ETRI

Environmental Technology Resources, Inc.

August 20, 2018

Mr. Sean Donahue
Urban Realty Partners
950 Joseph E. Lowery Boulevard
Suite 25
Atlanta, Georgia 30318

Re: Asbestos Inspection Report, 1100 Murphy Avenue, Atlanta, Georgia

Dear Mr. Donahue:

This letter serves to summarize the findings from an asbestos survey completed at the residential property located at 1100 Murphy Avenue in Atlanta, Fulton County, Georgia.

The asbestos survey and sampling was completed by Mr. Tom Harper of Environmental Technology Resources, Inc. (ETRI). Mr. Harper has completed the Asbestos Inspector and Assessment course work and passed an exam that meets all requirements for EPA/AHERA/ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. A copy of Mr. Harper's Asbestos Inspector's Training Certificate is attached to this letter report.

BACKGROUND INFORMATION

The subject property is developed with a four-story structure constructed on a concrete slab foundation. The building has a superstructure of brick, concrete columns, and wood beams, supporting a flat roof. The roof is a built-up rubber membrane system. The exterior is brick on all sides. The interior is unfinished with concrete or wood floors, exposed brick walls and an open roof exposing the underside of each floor and the roof. The building was constructed around 1905 and encompasses approximately 56,942 SF, according to tax assessor records.

Asbestos containing materials (ACM's) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile.

ASBESTOS SURVEY

The asbestos survey was completed on July 13, 2016. ETRI inspected the interior and exterior of the building and identified plaster walls, drywall compound, vinyl floor tile, window glazing, ceiling tiles, thermal system insulation and a concrete panel as suspect asbestos containing materials. It should be noted that the roof of the building was not inspected or sampled as the sampling process would have compromised the structural integrity of the roof.

Samples of suspect ACM were submitted to Analytical Environmental Services, Inc., which is a National Voluntary Accreditation Program (NVLAP) Certified laboratory. Each sample was analyzed using Polarized Light Microscopy (PLM).

Details regarding the type of samples, sample locations, condition and results of the asbestos analyses for samples

collected during the inspection are provided in Table 1. The locations of the samples collected from first, second and fourth floors of the building are included as Figures 1, 2 and 3. No suspect asbestos containing materials were identified on the third floor of the building. The laboratory report for the sample analyses is included in Attachment B.

The U.S. EPA Environmental Protection Agency (EPA) defines ACM as any material containing greater than one percent asbestos. The following samples collected from the house were found to contain asbestos.

Sample I.D.	Description	Result
Sample 4	Dark gray Vinyl Floor Tile – 2nd Floor	Layer 1 Tile – 2% Chrysotile
Sample 5	Dark gray Vinyl Floor Tile – 2nd Floor	Layer 1 Tile/Mastic – 2% Chrysotile
Sample 8	9 inch x 9 inch Vinyl Floor Tile – 2nd Floor	Layer 1 Tile/Mastic – 3% Chrysotile
Sample 9	Outer Wrap – 2-inch Pipe	Layer 1 – 60% Chrysotile
Sample 10	Thermal System Insulation (TSI) – 2-inch Pipe	Layer 1 – 60% Chrysotile
Sample 12	Thermal System Insulation – 4-inch Pipe	Layer 1 – 60% Chrysotile
Sample 13	Elbow – TSI	Layer 1 – 30% Chrysotile
Sample 15	Outer Wrap – 3-inch Pipe	Layer 2 – 60% Chrysotile
Sample 16	Thermal System Insulation – 3-inch Pipe	Layer 1 – 60% Chrysotile
Sample 17	Thermal System Insulation – Boiler	Layer 1 – 30% Chrysotile

Those materials that were found to contain asbestos should be removed and be properly disposed prior to conducting renovations or demolition of the building.

We appreciate the opportunity to work with you on this project. If you have any questions related to the report, please give me a call at (770) 888-8181.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.

Thomas R. Harper
Technical Director
Attachments

16-115.201 – 1100 Murphy Avenue

Table 1

Table 1

Asbestos Survey Sample Descriptions and Analytical Results

1100 Murphy Avenue, Atlanta, Georgia

Location	Sample I.D.	Sample Description	Condition and Friability	Analyses Results PLM Analyses
4th Floor	Sample 1	Window Glazing	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos
2nd Floor	Sample 2	Wall Plaster	Good, Friable	Layer 1 - No Asbestos
2nd Floor	Sample 3	Dark Gray Vinyl Floor - First Layer	Good, Non-friable	Layer 1 - No Asbestos Layer 2 - No Asbestos
2nd Floor	**Sample 4**	**Dark Gray Vinyl Floor - Second Layer**	**Good, Non-friable**	**Layer 1 Tile - 2% Chrysotile** **Layer 2 Felt - No Asbestos**
2nd Floor	**Sample 5**	**Dark Gray Vinyl Floor**	**Good, Non-friable**	**Layer 1 Tile/Mastic - 2% Chrysotile** **Layer 2 Glue - No Asbestos**
2nd Floor	Sample 6	Window Glazing	Good, Non-friable	Layer 1 - No Asbestos
2nd Floor	Sample 7	Ceiling Tile	Good, Non-friable	Layer 1 - No Asbestos
2nd Floor	**Sample 8**	**9 inch x 9 inch Vinyl Floor Tile**	**Good, Non-friable**	**Layer 1 Tile/Mastic - 3% Chrysotile**
1st Floor	**Sample 9**	**Outer Wrap - 2 inch Pipe**	**Good, Non-friable**	**Layer 1 - 60% Chrysotile**
1st Floor	**Sample 10**	**Thermal System Insulation - 2 inch Pipe**	**Fair, Friable**	**Layer 1 - 60% Chrysotile**
1st Floor	Sample 11	Outer Wrap - 4 inch Pipe	Good, Non-friable	Layer 1 - No Asbestos
1st Floor	**Sample 12**	**Thermal System Insulation - 4 inch Pipe**	**Fair, Friable**	**Layer 1 - 60% Chrysotile**
1st Floor	**Sample 13**	**Elbow - TSI**	**Fair, Friable**	**Layer 1 - 30% Chrysotile**
1st Floor	Sample 14	Drywall Compound	Good, Non-friable	Layer 1 - No Asbestos
1st Floor	**Sample 15**	**Outer Wrap - 3 inch Pipe**	**Good, Non-friable**	**Layer 1 - No Asbestos** **Layer 2 - 60% Chrysotile**
1st Floor	**Sample 16**	**Thermal System Insulation - 3 inch Pipe**	**Fair, Friable**	**Layer 1 - 60% Chrysotile**
1st Floor	**Sample 17**	**Thermal System Insulation - Boiler**	**Fair, Friable**	**Layer 1 - 30% Chrysotile**

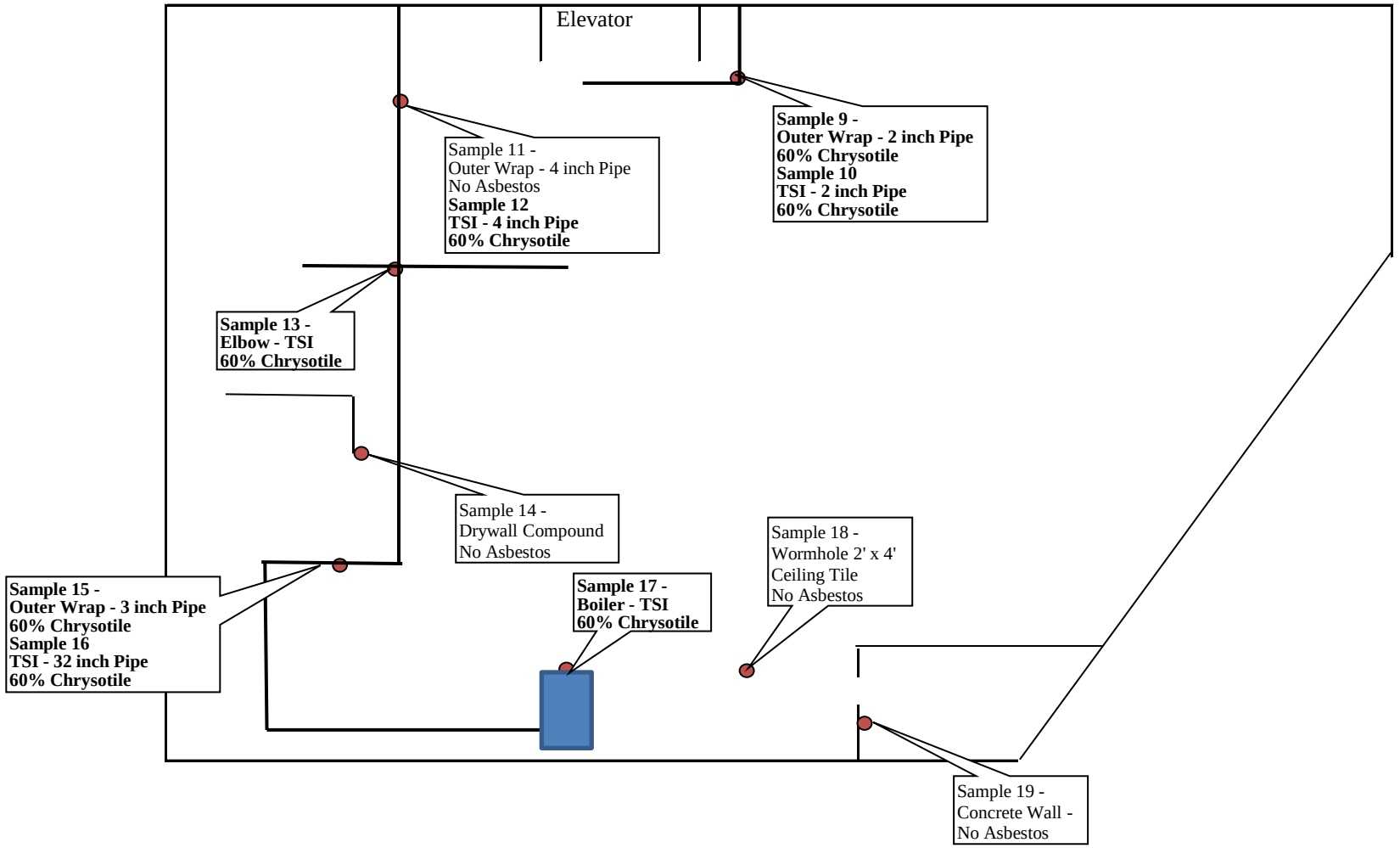
Table 1

Asbestos Survey Sample Descriptions and Analytical Results

1100 Murphy Avenue, Atlanta, Georgia

Location	Sample I.D.	Sample Description	Condition and Friability	Analyses Results PLM Analyses
1sr Floor	Sample 18	Wormhole 2 ft. x 4 ft. Ceiling Tile	Good, Non-friable	Layer 1 - No Asbestos
1st Floor	Sample 19	Concrete Panel	Good, Non-friable	Layer 1 - No Asbestos

Figures

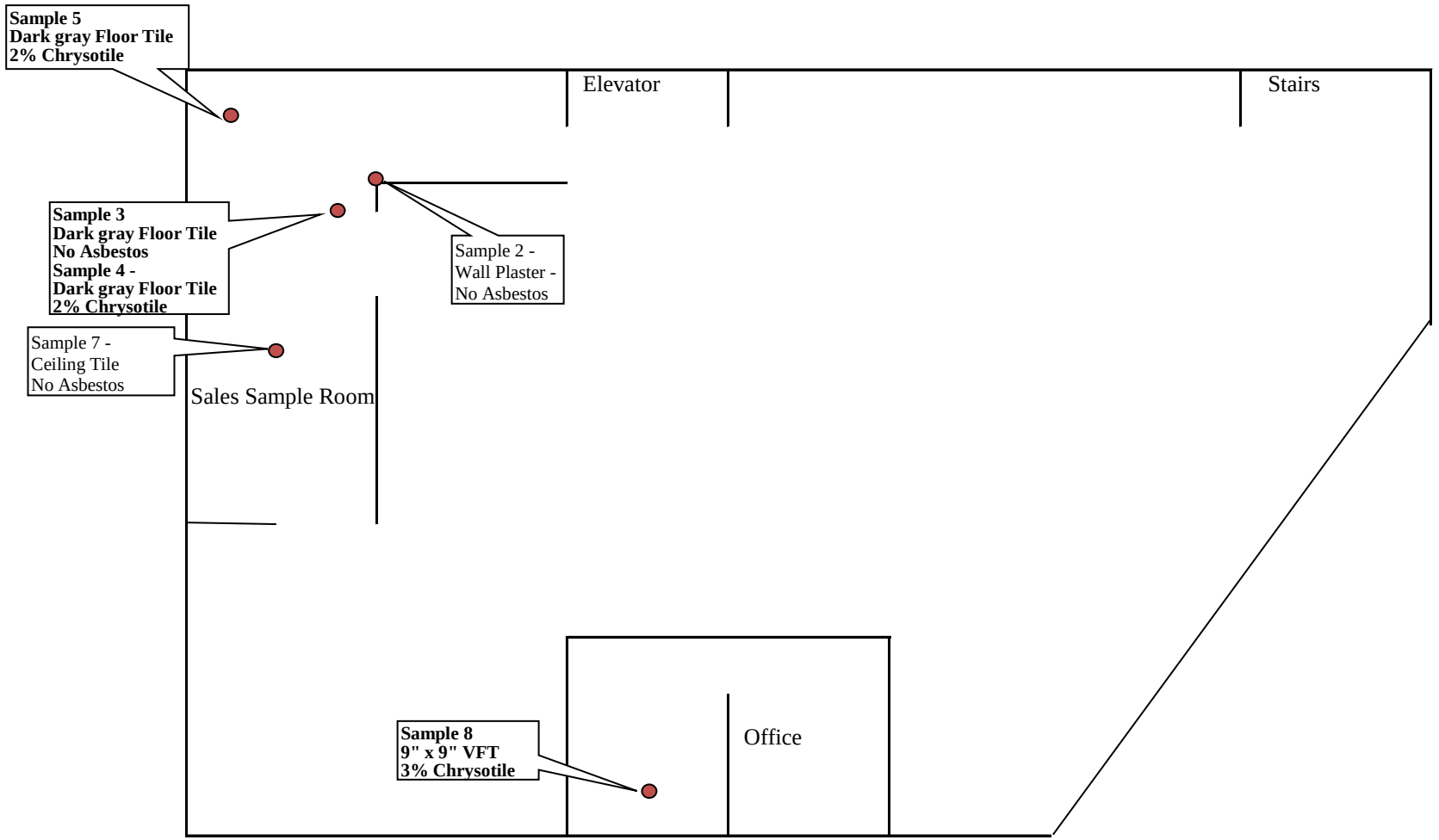


ETRI
Environmental Technology Resources, Inc.
4780 Ashford Dunwoody Rd.
Suite A-456
Atlanta, Georgia 30338

● Sample Location

Project No.	Scale	Date
16-115	Not to Scale	7-13-2016

FIGURE 1
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - First Floor
1100 Murphy Avenue
Atlanta, Georgia



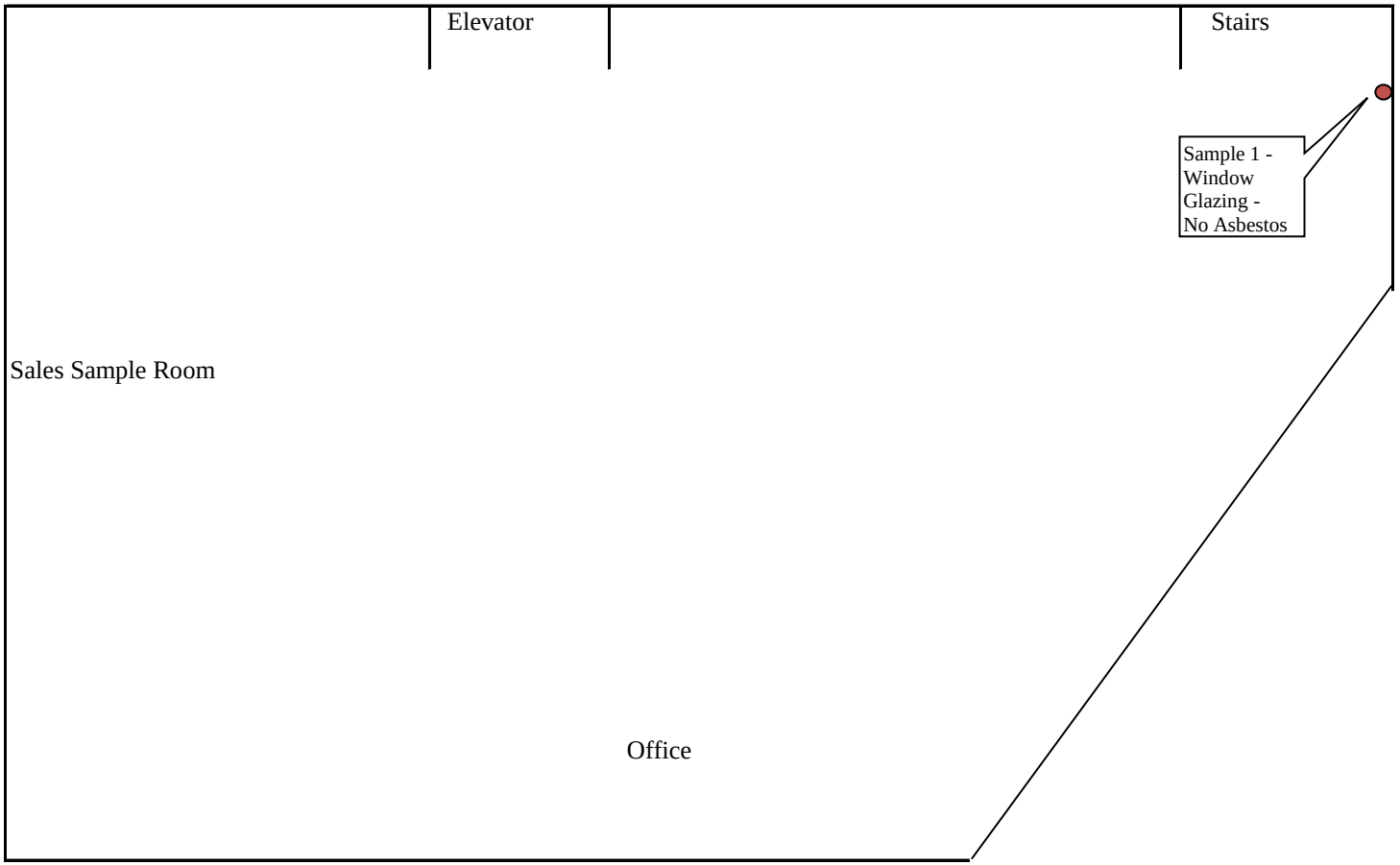
ETRI

Environmental Technology Resources, Inc.
4780 Ashford Dunwoody Rd.
Suite A-456
Atlanta, Georgia 30338

Sample Location

Project No.	Scale	Date
16-115	Not to Scale	7-13-2016

FIGURE 2
SUSPECT ASBESTOS CONTAINING MATERIALS
SAMPLE LOCATIONS - Second Floor
1100 Murphy Avenue
Atlanta, Georgia



ETRI
Environmental Technology Resources, Inc.
4780 Ashford Dunwoody Rd.
Suite A-456
Atlanta, Georgia 30338

Sample Location

Project No.	Scale	Date
16-115	Not to Scale	7-13-2016

FIGURE 3
SUSPECT ASBESTOS CONTAINING MATERIALS SAMPLE LOCATIONS - Fourth Floor
1100 Murphy Avenue
Atlanta, Georgia

Attachment A – Asbestos Inspector Training Certification

The Environmental Institute

Tom Harper

Social Security Number - XXX-XX-7279

Environmental Technology Resources - 4780 Ashford Dunwoody Road, Suite A456 - Atlanta, GA 30338

Has completed coursework and satisfactorily passed
an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reaccreditation

Asbestos in Buildings: Inspector Refresher

February 23, 2016
Course Date

15424
Certificate Number

February 23, 2016
Examination Date

February 22, 2017
Expiration Date

David W. Hogue - Principal Instructor / Training Manager

Rachel G. McCain - Exam Administrator

(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)

TEI - 1841 West Oak Parkway, Suite F - Marietta, Georgia 30062 - (770) 427-3600 - www.tei-atl.com

Attachment B – Laboratory Analytical Report

1607963

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

3080 Presidential Drive, Atlanta, GA 30340-3704
(770) 457-8177 / Toll Free (800) 972-4889 / Fax (770) 457-8188

CHAIN OF CUSTODY
BULK ASBESTOS ANALYSIS

Client Name: ETRI
Phone: (770 888-8181
Address: 4780 Ashford Dunwoody Rd Ste A-457
Fax: ( )
City, State, Zip: Atlanta GA 30338
Project Name: 1100 Murphy Ave
Contact : Tom Hupp
Project Number:
Sampler's Name: Tom Hupp
Sampling Date: 7-13-16

	Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time	Comments	For AES Use Only
1	Sample 1	Window Glazing	PLM	STD		
2	Sample 2	White Plaster				
3	Sample 3	Dark Gray Vinyl Floor				
4	Sample 4	Dark Gray Vinyl				
5	Sample 5	Dark Gray Vinyl				
6	Sample 6	Window Glazing				
7	Sample 7	Ceiling Tile				
8	Sample 8	9" x 9" VET				
9	Sample 9	Outer Wrap - 2" Pipe				
10	Sample 10	TSI - 2" Pipe				
11	Sample 11	Outer Wrap - 4" Pipe				
12	Sample 12	TSI - 4" Pipe				
13	Sample 13	Elbow TSI				
14	Sample 14	Drywall Compound				
15	Sample 15	Outer Wrap 3" Pipe				
16	Sample 16	TSI - 3" Pipe				
17	Sample 17	TSI - Boiler				
18	Sample 18	Wormhole 2" x 4" Gelbond Tile				
19	Sample 19	Concrete Pad				
20						

Relinquished by: Thomas Rupp
Date/Time: 7-13-16 1735
Received by:
Date/Time:
Relinquished by:
Date/Time:
Received by:
Date/Time:

FOR LAB USE ONLY

Lab Recipient: Jessica Ashley
Date/Time: 7/13/16 5:35 pm
Method of Shipment: Client

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Lab Code 102082-0

20-Jul-16

Client Name: **ETRI** AES Job Number: **1607963**

Project Name: **1100 MURPHY AVE** Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE1 Layer: 1	1607963-001A	Window Glazing	ND	ND	ND	ND	ND	ND	Paint included as binder
SAMPLE2 Layer: 1	1607963-002A	Wall Plaster	ND	ND	ND	ND	ND	ND	
SAMPLE3 Layer: 1	1607963-003A	Dark Gray Vinyl Floor	ND	ND	ND	ND	ND	ND	
SAMPLE3 Layer: 2	1607963-003A	Dark Gray Vinyl Floor	ND	ND	ND	ND	ND	ND	
SAMPLE4 Layer: 1	1607963-004A	Dark Gray Vinyl	2	ND	ND	ND	ND	ND	Floor tile
SAMPLE4 Layer: 2	1607963-004A	Dark Gray Vinyl	ND	ND	ND	ND	ND	ND	Felt

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophylite

For comments on the samples, see the individual analysis sheets.

ND = None Detected

AES,Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume.

PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

Microanalyst: Elena Ivanova

QC Analyst: Yelena Khanina

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report

Lab Code 102082-0

20-Jul-16

Client Name: **ETRI** AES Job Number: **1607963**

Project Name: **1100 MURPHY AVE** Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE5 Layer: 1	1607963-005A	Dark Gray Vinyl	2	ND	ND	ND	ND	ND	Floor tile with black mastic. Insufficient amount of black mastic to be analyzed
SAMPLE5 Layer: 2	1607963-005A	Dark Gray Vinyl	ND	ND	ND	ND	ND	ND	Glue
SAMPLE6 Layer: 1	1607963-006A	Window Glazing	ND	ND	ND	ND	ND	ND	Paint included as binder
SAMPLE7 Layer: 1	1607963-007A	Ceiling Tile	ND	ND	ND	ND	ND	ND	Paint included as binder
SAMPLE8 Layer: 1	1607963-008A	9"x9" VFT	3	ND	ND	ND	ND	ND	Floor tile with black mastic. Insufficient amount of black mastic to be analyzed
SAMPLE9 Layer: 1	1607963-009A	Outer Wrap - 2" Pipe	60	ND	ND	ND	ND	ND	

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Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE10 Layer: 1	1607963-010A	TSI-2" Pipe	60	ND	ND	ND	ND	ND	
SAMPLE11 Layer: 1	1607963-011A	Outer Wrap - 4" Pipe	ND	ND	ND	ND	ND	ND	
SAMPLE12 Layer: 1	1607963-012A	TSI-4" Pipe	60	ND	ND	ND	ND	ND	
SAMPLE13 Layer: 1	1607963-013A	Elbow TSI	30	ND	ND	ND	ND	ND	
SAMPLE14 Layer: 1	1607963-014A	Drywall Compound	ND	ND	ND	ND	ND	ND	
SAMPLE15 Layer: 1	1607963-015A	Outer Wrap - 3" Pipe	ND	ND	ND	ND	ND	ND	

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Lab Code 102082-0

20-Jul-16

Client Name: **ETRI** AES Job Number: **1607963**

Project Name: **1100 MURPHY AVE** Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
SAMPLE15 Layer: 2	1607963-015A	Outer Wrap - 3" Pipe	60	ND	ND	ND	ND	ND	
SAMPLE16 Layer: 1	1607963-016A	TSI-3" Pipe	60	ND	ND	ND	ND	ND	
SAMPLE17 Layer: 1	1607963-017A	TSI - Boiler	30	ND	ND	ND	ND	ND	
SAMPLE18 Layer: 1	1607963-018A	Wormhole 2'x4' Ceiling Tile	ND	ND	ND	ND	ND	ND	Paint included as binder
SAMPLE19 Layer: 1	1607963-019A	Concrete Panel	ND	ND	ND	ND	ND	ND	Paint included as binder

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