

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8712 2 nd Avenue, Silver Spring	Meeting Date:	10/11/17
Resource:	Contributing Resource Woodside Locational Atlas District	Report Date:	10/04/17
Applicant:	Wexford Homes, LLC	Public Notice:	09/27/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	36/04-A	Staff:	Dan Bruechert
Proposal:	Building Demolition		

STAFF RECOMMENDATION

Staff recommends the HPC **approve condition** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Woodside Locational Atlas District
STYLE: Traditional
DATE: c.1915

The house is a two-story, front gable house, with vinyl siding, and a small one-story front porch. All of the historic windows have been replaced with vinyl windows. It appears as though the fenestration pattern has been heavily altered as there is a single window to the left of the central, front door and two windows to the right; the second floor has a paired window on the left side and a single window to the right. This appearance is not consistent with any building style from the first quarter of the 20th century.

There is a one-story, detached garage on the right side to the rear of the house. It is difficult to determine a date of this structure, due to the vinyl cladding and overgrowth of vegetation around the foundation, but it does not appear to be historic.

BACKGROUND

This property is located in a district listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland." Properties with this designation are not typically subject to review by the HPC, however, because the applicants are proposing to demolish the structure, Staff believes that this triggers 24A-10 in the County Code, which requires the review of demolition of structures in the Locational Atlas under the provisions of 24A-7 (the HAWP procedure).



PROPOSAL

The applicant proposes to demolish the house and to construct a new house on the site. The new construction will be evaluated as a preliminary review independent of this HAWP.

APPLICABLE GUIDELINES

Proposed alterations to resources listed in Locational Atlas Districts are given a lenient review under Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

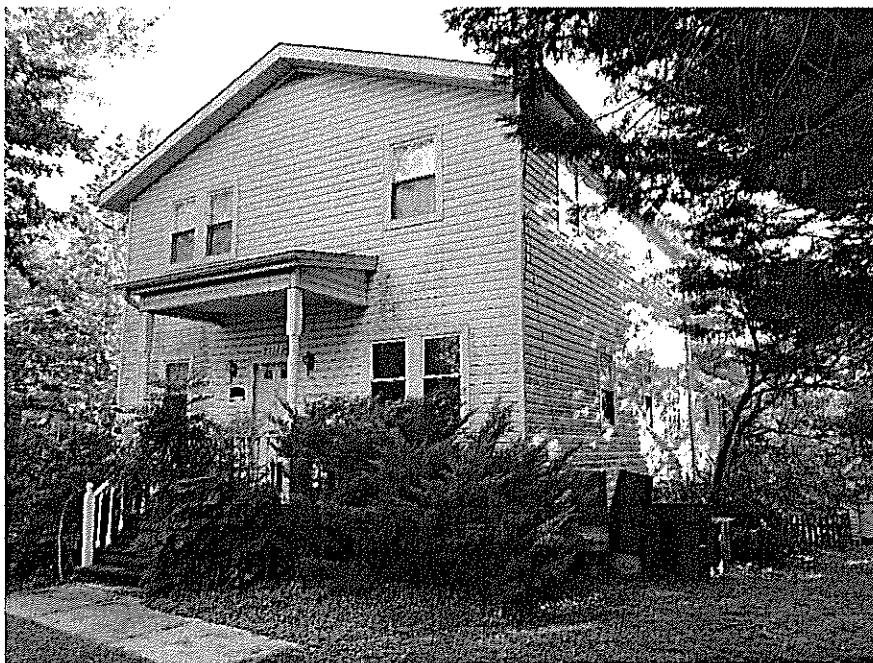
The applicant is proposing to demolish the house and the garage. The applicant is developing plans for construction of a new house on the lot, but these plans are not reviewed as part of this HAWP.

Staff's records indicate that the building was constructed c.1915, however, there does not appear to be any remaining exterior historic fabric visible. Based on observations from a site visit, Staff has determined that there are no remaining historic windows or doors and the siding has either been replaced or covered in vinyl siding. Additionally, the window openings on the front façade suggest that the building has been heavily modified sometime after the period of construction. The building has been unoccupied for an unknown length of time.

The applicant has presented an environmental inspection showing the presence of both asbestos and mold throughout the building. Staff acknowledges that most buildings of this era have a variety of asbestos-containing materials, however asbestos does not present a danger to occupants unless the material is degrading. The asbestos-containing materials are stable and are not a hazard to potential occupants and are not a reasonable justification for demolishing this building. The mold, however, is a more significant problem. It has infiltrated all spaces and surfaces and most of the interior materials will need to be removed to mitigate the problem. In conducting a site visit, staff recognized the apparent presence of mold on the exterior vinyl cladding which would suggest that there is likely significant mold infiltration in any historic cladding that may be extant as well. In Staff's opinion, the presence of mold alone is not sufficient to justify demolition of a structure in either a Master Plan district or a Locational Atlas District, though some support for this proposal can be found in 24A8-(b)(4).



While Staff does not feel that the extensive mold growth alone supports approving the demolition, when that is coupled with the loss of the historic fabric and character, Staff feels the proposal can be supported under 24A8-(d). The date of the structure could not be determined based on observation of the building from Staff's site visit. Because of the vinyl cladding, Staff could not even determine if the form of the building was consistent with its historic appearance. As this structure is located in a Locational Atlas district, the review should be more lenient than a building in a Master Plan District. Typically, an applicant is asked to remove the non-historic cladding to determine the condition of any historic cladding. Staff does not believe that this is necessary in this instance because the form and fenestration of the building have been so heavily modified.



Lastly, Staff feels that this demolition is acceptable because, if this Locational Atlas district were to be reviewed as a potential Master Plan district, the subject property would be determined to be a non-contributing resource regardless of its original date of construction. Based on the subject property's total loss of integrity and failure to contribute to the character of the surrounding district, staff supports the proposed demolition of this property.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

Woodside LA -
36/004-000A



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-1918

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phil@cas.dc.com Contact Person: Phillip Long - CAS Eng.
Daytime Phone No.: 240-418-3204
Tax Account No.: 13-01090973
Name of Property Owner: Wexford Homes LLC Daytime Phone No.: 301-580-3181
Address: 2600 Tower Oaks Blvd. #620, Rockville, MD 20852
Street Number City Street Zip Code
Contractor: Wexford Homes LLC Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

House Number: 8712 Street: 2nd Avenue
Town/City: Silver Spring Nearest Cross Street: Ballard Street
Lot: 7 Block: 12 Subdivision: Leightons Addition to Woodside
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☒ Wreck/Place
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Sidewalk
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 1,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE ALL SEWER, WATER, GAS, AND ELEC. UTILITIES

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

8/26/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

811625

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Vacant Detached Single Family Home Built
Circa 1993

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Proposed demolition of a non-historic single family home. Due to the amount of asbestos and mold the house is uninhabitable, please see the attached environmental reports. Also attached is a concept drawing for the new home.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

7

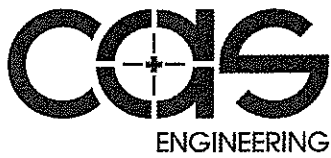
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Doug Stein - Wexford Homes 2600 Tower Oaks Blvd Suite 620 Rockville, MD 20852	Phillip Long CAS Engineering 10 S Bentz St Frederick, MD 21701
Adjacent and confronting Property Owners mailing addresses	
Peter Murtha & Mary Andrews 8710 2nd Ave Silver Spring, MD 20910	Walter Plicher & Tasneem Hussain 8714 2nd Ave Silver Spring, MD 20910
Margaret Ann Donnelly Trust 8717 2nd Ave Silver Spring, MD 20910	Shawn Donnelly 8715 2nd Ave Silver Spring, MD 20910
Leonard Stamm 8713 2nd Ave Silver Spring, MD 20910	James Specht & Erin Kelly 1610 Ballard Street Silver Spring, MD 20910

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
William & Starr Skirud 1608 Ballard Street Silver Spring, MD 20910	Kenneth Morris & Terri Zall 1606 Ballard Street Silver Spring, MD 20910

(9)



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civil • surveying • land planning

August 28, 2017

Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

Re: **8712 2nd Avenue, Silver Spring, MD 20910**
Lot 7, Block 12, Leightons Addition to Woodside
HAWP Application Submittal

To Whom It Concerns,

The attached HAWP application is for the proposed demolition of a non-historic detached single family home. Due to sever amounts of asbestos and mold the house is uninhabitable. Attached are the following for your review:

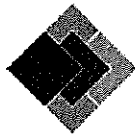
- Signed HAWP application
- Mold and Asbestos Inspection Reports
- Ratified Sales Contract
- 2 Copies of the Existing Conditions Site Plan
- 2 Copies of the New House Concept
- Photos of the Existing House

Please don't hesitate to contact myself or the applicant with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'P Long', written over a light blue horizontal line.

Phillip Long
Permit Technician



ACM

SERVICES, INC. Asbestos | Lead | Mold Removal/Management

July 31, 2017

Doug P. Stein
Wexford Homes, LLC
2600 Towers Oaks Blvd., Suite 620
Rockville MD 20852

RE: Mold and Asbestos Inspection – (Vacant Residence, 7 years)
 8712 2nd Avenue, Silver Spring MD 20910
 ACM Project #MD24448DM

Dear Mr. Stein:

ACM Services, Inc. engaged the services of BOGG Environmental Consultants (BEC) to complete the mold and asbestos inspection on July 13, 2017 within the abandoned structure at the referenced project location. Attached please find their completed reports.

The property was confirmed to have asbestos containing flooring in multiple locations. Any activity involving renovations, maintenance, repair or razing must follow the Maryland Department of the Environment, USEPA and OSHA governing regulations. In addition, please note **no testing** was performed on any exterior building materials, roofing, siding, etc. These items should also be tested prior to any activity involving renovations, maintenance, repair and/or razing.

Mold was visibly identified throughout the structure to include framing elements. In addition, Viable Fungal air sampling confirm elevated concentrations within the structure compared the exterior concentrations.

Based on the condition of this structure, ACM Services supports BEC recommendation to engage a professional A/E firm to evaluate estimated costs of structural stability, building envelope repair, decontamination and abatement of all porous and non-porous building components and compare to razing of the structure. In the absence of building envelope and mechanical repair, water damage and microbial growth will continue to expand. Furthermore, based on BEC assessment, to confirm all microbial growth has been successfully remediated all building construction materials will need removed down to the slab and exterior foundation perimeter walls to efficiently evaluated all enclosed areas.

It is my opinion that the entire structure needs to be deconstructed down to the foundation to eradicate all the mold with in the structure. Should you need our services again or require additional information, please feel free to call.

Sincerely,
ACM Services, Inc.

Dale R. McGuire
Vice President of Operations
Maryland Asbestos Supervisor/Inspector 16012201/16027171
Mold Remediation Supervisor 03-4974

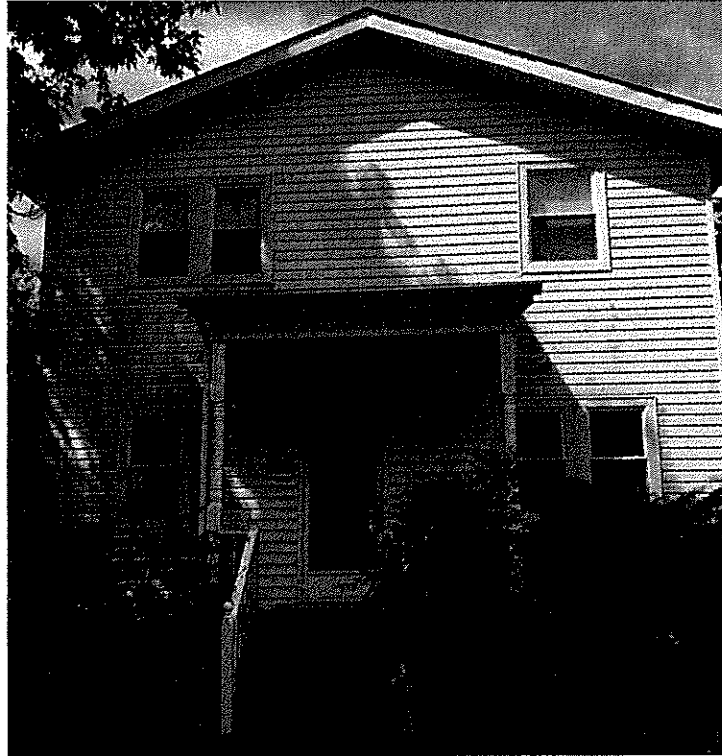
Attachments: BEC Reports, Asbestos July 19, 2017 and Mold July 26, 2017

12022 Parklawn Drive, Rockville, MD 20852 T 301-230-2822 F 301-230-1377 info@acmservices.com www.acmservices.com

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ASBESTOS-CONTAINING MATERIALS SURVEY

Conducted at:



8712 2nd Avenue
Silver Spring, Maryland 20910

Prepared for:

ACM SERVICES, INC.
12022 Parklawn Drive
Rockville, Maryland 20852

Attention: Mr. Dale McGuire
Vice President of Operations
dale@acmservices.com

BEC Project # MD17162

Fieldwork Conducted: July 12, 2017

Final Technical Report Date: July 19, 2017

Prepared by:

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BOGGS
ENVIRONMENTAL CONSULTANTS

Middletown, MD ~ Morgantown, WV
Corporate Office: 200 W Main Street, Middletown, MD 21769
Tel: (301) 694-5687 ~ Fax: (301) 694-9799

ASBESTOS-CONTAINING MATERIALS SURVEY

Conducted at:

8712 2nd Avenue
Silver Spring, Maryland 20910

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APPENDICES

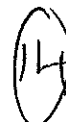
APPENDIX A:	<u>Homogeneous Area Photo Sheet</u>
APPENDIX B:	<u>BEC Bulk Sampling Locations</u>
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BOGGS ENVIRONMENTAL CONSULTANTS, INC.

On-site Fieldwork & Final Technical Report By:



Derrick A. Klein
Environmental Specialist
State of Maryland Asbestos Inspector (License No. 17016511)



SECTION 1.0 SUBJECT SITE DESCRIPTION & SCOPE OF WORK

Project Site: 8712 2nd Avenue,
Silver Spring, Maryland 20910

Requester Name: Mr. Dale McGuire, Vice President of Operations

Requestor Address: **ACM SERVICES, INC.**
12022 Parklawn Drive
Rockville, Maryland 20852

Subject Site Description & Scope of Work:

The focus of this inspection was the readily-accessible suspect asbestos-containing materials located at 8712 2nd Avenue, Silver Spring, Maryland 20910; hereinafter referred to as the subject site. The two story subject site was approximately two thousand (2,000 gsf) gross square feet with an open floor layout within each floor.

BEC received authorization from Mr. Dale McGuire, Vice President with ACM Services, to provide industrial hygiene services to determine the presence of asbestos-containing materials located within the subject site. BEC advises, this asbestos inspection was focused solely on readily accessible interior suspect asbestos-containing materials of the subject site that were identified and designated for bulk sampling by the client. Therefore, BEC makes no references or representations regarding the presence or absence of asbestos-containing materials not included in the scope of this survey.

SECTION 2.0 LIMITED ASBESTOS-CONTAINING MATERIALS SURVEY**2.1 Background**

BOGGS ENVIRONMENTAL CONSULTANTS, INC. (BEC) conducted an asbestos-containing building construction materials (ACBMs) survey within the subject site, located at 8712 2nd Avenue, Silver Spring, Maryland 20910 on July 12, 2017.

BEC conducted interviews with Mr. Dale McGuire, Vice President of Operations for ACM Services, to become familiar with the building history and any potential limits of the inspection, prior to proceeding with the field inspection activities. BEC notes, only readily accessible interior materials identified at the subject site were sampled during the course of this limited asbestos-containing materials survey. BEC cautions that additional suspect asbestos-containing building construction materials may exist outside this limited asbestos inspection scope of work; but were not sampled during the conduct of this work effort.

SECTION 2.0 LIMITED ASBESTOS-CONTAINING MATERIALS SURVEY**2.2 Field Sampling**

BEC staff licensed State of Maryland Department of the Environment (MDE) "Asbestos Inspector", Derrick A. Klein, conducted preliminary field walk inspections for the purpose of developing an inventory of suspect ACBMs associated with the scheduled renovations within the areas of concern at the subject site. Subsequently, Mr. Klein collected multiple bulk samples of suspect asbestos-containing materials observed at the subject site on July 12, 2017.

BEC advises, based upon current United States Environmental Protection Agency (US EPA) asbestos hazard control regulations, the minimum number of samples necessary to definitively determine the presence (or absence) of ACBMs is dependent on the nature and quantity of the suspect building construction material. Additionally, the US EPA has established a standardized schedule for bulk sample collection of suspect ACBMs based upon homogeneous areas. Homogeneous areas are defined as "...building construction materials that are similar in color, consistency, texture, and appearance of similar application/installation time period".

SECTION 2.0 LIMITED ASBESTOS-CONTAINING MATERIALS SURVEY

2.2 Field Sampling (continued)

Based upon on-site visual inspection and bulk sampling guidelines, seventeen (17) samples of the suspect ACBMs were collected and submitted to the analytical laboratory; which upon standard polarized light microscopy with dispersion staining (PLM/DS) examination revealed the presence of twenty-seven (27) individual PLM/DS layers.

BEC advises, based upon the US EPA asbestos regulations' prescribed (mandatory) analytical method, the laboratory analyst has the sole discretion/responsibility in determining whether the bulk sample is composed of one or multiple layers.

2.3 Material Classification

Asbestos-containing materials (ACMs) are any building construction materials containing greater than one percent (>1%) asbestos. Friable ACM is any material which can be broken, crumbled, pulverized, or reduced to powder under hand pressure; conversely, non-friable ACMs are materials incapable of reduction to powder via hand pressure.

In accordance with Federal asbestos hazard control regulations (40 CFR Part 763 - Asbestos, Subpart E), bulk sampling is not required to designate (i.e., presume and treat) a construction material suspected to contain asbestos as Presumed Asbestos-Containing Material (PACM), should a duly trained and accredited asbestos inspector observe/inspect and assign the PACM designation to the suspect ACM.

However, BEC advises, in accordance with Federal regulations, rebuttal of the PACM designation and re-classification of a material to non-ACM, requires collection and analysis of a minimum number of samples of the suspect ACM. As a reminder, a homogeneous material is a unique group of construction materials (eg, surfacing material, thermal system insulation material, or miscellaneous material) that possesses uniform properties such as color, texture, age, and functionality.

For a summary of the minimum number of samples required to undergo collection and analysis to rebut the PACM designation, please refer to **TABLE A: US EPA Minimum Number of Bulk Samples Required to Rebut ACM Designation**.

TABLE A: US EPA Minimum Number of Bulk Samples Required to Rebut ACM Designation

<i>Thermal System Insulation (TSI):</i>		
Thermal System Insulation includes materials such as boiler insulation, pipe insulation, and ductwork insulation.		
At least three (3) samples from each homogeneous material of TSI.	At least one (1) sample from patched TSI that is less than six square feet.	For pipe fittings, in a manner sufficient to determine if the material is asbestos-containing.
<i>Surfacing Material:</i>		
Surfacing material includes materials such as spray-applied fireproofing, troweled-on plasters or ceiling textures.		
At least three samples from homogeneous materials of 1,000 square feet or less.	At least five samples from homogeneous materials of greater than 1,000 square feet but less than 5,000 square feet.	At least seven samples from homogeneous materials of greater than 5000 square feet, with an additional 1 sample per each increment of 1,000 sf, in excess of 5,000 sf.
<i>Miscellaneous Material and Non-friable Suspect ACM:</i>		
Miscellaneous materials include all materials that are not <i>TSI</i> or <i>Surfacing Materials</i> , such as vinyl floor tile, acoustical ceiling tile, vinyl sheet goods (linoleum), roofing materials, <i>et cetera</i> .		
For each homogeneous material, a sufficient number are required to be collected and analyzed to determine if the material is ACM.	Samples are not required to be collected from homogeneous materials, of which the trained accredited asbestos inspector has determined to be non-asbestos-containing material, such as fiberglass or rubber.	

SECTION 2.0 LIMITED ASBESTOS-CONTAINING MATERIALS SURVEY

2.4 Laboratory Analysis

Pursuant to the field screen and bulk sample collection, BEC submitted the bulk samples to Scientific Analytical Institute (SAI) of Greensboro, North Carolina for asbestos content analysis. SAI is fully accredited by the American Industrial Hygiene Association and the National Institute of Standards and Technology's (NIST) National Voluntary Laboratory Accreditation Program (NVLAP) as proficient in the analysis of asbestos in bulk samples.

SAI performed PLM/DS analysis of all bulk samples, in accordance with the "Test Method for the Determination of Asbestos in Bulk Building Materials" (US EPA 600/R-93/116, July 1993). BEC advises PLM/DS analysis revealed four (4) of the suspect ACM bulk samples submitted to SAI contained US EPA and United States Occupational Safety and Health Administration (OSHA) regulated asbestos concentrations (>1%). BEC provides the results of the PLM/DS analyses hereunder in **TABLE B: Asbestos-Containing Material Testing Results**:

TABLE B: Asbestos-Containing Material Testing Results

HA #	Sample #	Material Class	Sampling Location	Building Construction Material	Asbestos (%)
1	SP-1	Surfacing	Basement Shop	Textured Ceiling	None Detected
1	SP-2	Surfacing	Basement Hallway	Textured Ceiling	None Detected
1	SP-3	Surfacing	Basement Shop	Textured Ceiling	None Detected
2	SP-4	Misc.	Basement Utility Hallway	12" x 12" Brown Wood Pattern Vinyl Floor Tile	3% Chrysotile
				Associated Brown Mastic	None Detected
3	SP-5	Misc.	Basement Bathroom	12" x 12" Beige Vinyl Floor Tile	3% Chrysotile
				Associated Brown Mastic	None Detected
4	SP-6	TSI	Basement Laundry Room	Insulation Sleeve on Wood Stove Flue	70% Chrysotile
5	SP-7	Misc.	1st Floor Kitchen Ceiling	Gypsum Board System & Joint Compound	None Detected
5	SP-8	Misc.	1st Floor Family Room Wall	Gypsum Board System & Joint Compound	None Detected
6	SP-9	Misc.	1st Floor Rear Closet	12" x 12" Beige Stone Pattern Vinyl Floor Tile	4% Chrysotile
				Associated Yellow Mastic	None Detected
5	SP-10	Misc.	2nd Floor SW Bed Rm	Gypsum Board System & Joint Compound	None Detected
7	SP-11	Misc.	2nd Floor Bathroom #2	Pink Ceramic Floor Tile	None Detected
				Associated White Grout	None Detected
				Associated Yellow Mastic	None Detected
8	SP-12	Misc.	2nd Floor Bathroom #3	4" x 4" Blue Ceramic Wall Tile	None Detected
				Associated Yellow Mastic	None Detected
9	SP-13	Misc.	2nd Floor Bathroom #3	1" x 2" Blue Ceramic Floor Tile	None Detected
				Associated Yellow Mastic	None Detected
10	SP-14	Misc.	Back Porch Roof	Green Asphalt Roofing Shingle	None Detected
				Associated Black Adhesive	None Detected
11	SP-15	Misc.	1st Floor Bathroom 4	1" x 2" Pink Ceramic Floor Tile	None Detected
				Associated Yellow Mastic	None Detected

SECTION 2.0 LIMITED ASBESTOS-CONTAINING MATERIALS SURVEY

2.4 Laboratory Analysis (continued)

TABLE B: Asbestos-Containing Material Testing Results

HA #	Sample #	Material Class	Sampling Location	Building Construction Material	Asbestos (%)
12	SP-16	Misc.	1st Floor Kitchen	Grey/Black Asphalt Roofing Shingle	None Detected
				Associated White Mortar	None Detected
13	SP-17	Misc.	Roof of Shed (Same as Main Roof)	Grey/Black Asphalt Roofing Shingle	None Detected

2.5 Asbestos Survey Limitations

The above inspection was characterized by making observations for suspect ACBMs and conducting bulk sampling of same, limited to only readily-accessible building areas at the subject site specified by the client. All accessible areas within the scope of work were inspected in accordance with US EPA regulations and generally accepted engineering work practices.

BEC asbestos survey sampling strategy included collection of multiple samples of the same materials chosen at random. However, BEC advises, due to the inconsistencies of manufacturer processes and contractor installation methods, materials of similar construction may have varied quantities of asbestos.

Furthermore, BEC advises locating all asbestos-containing materials present at a structure can only be definitively achieved by bulk sampling every section of pipe insulation, every fitting or valve covering, every square yard of fireproofing, and every square foot of other surface coating materials, for suspect materials both readily-accessible and hidden. BEC was unable to sample the main roof sample due to no accessibility and is outside the scope of work.

Therefore, BEC makes no warranty, expressed or implied, that all asbestos within the subject site has been found. Accordingly, BEC recommends bulk sampling and analysis of all suspect ACBMs (not otherwise evaluated during this survey) during work which will, or can be reasonably anticipated to, result in the disturbance or damage of same, prior to commencement and/or during demolition/renovation work.

SECTION 3.0 CONCLUSIONS & RECOMMENDATIONS

3.1 Conclusions

- BEC concludes, based up-on onsite visual inspection and review of analytical data, US EPA-regulated asbestos-containing materials were identified at the subject site and are listed hereunder in **TABLE C: Asbestos-Containing Materials**.

TABLE C: Asbestos-Containing Materials

Building Construction Material	Material Location(s)	EPA Regulated	OSHA Regulated	Quantity*
12" x 12" Brown Wood Pattern Vinyl Floor Tile	Basement Utility Hallway	YES	YES	~ 375 SF
12" x 12" Beige Vinyl Floor Tile	Basement Bathroom	YES	YES	~ 60 SF
Insulation Sleeve on Wood Stove Flue	Basement Laundry Room	YES	YES	~ 3 SF
12" x 12" Beige Stone Pattern Vinyl Floor Tile	1st Floor Rear Closet	YES	YES	~ 21 SF

*BEC advises that these quantifications are solely estimations based on the square footage of the materials in question that was visibly observed within the subject site. Therefore, it is incumbent upon the general and/or asbestos abatement contractor to verify these quantities prior to the commencement of any demolition/renovation activities that may impact asbestos-containing materials within the subject site.

SECTION 3.0 CONCLUSIONS & RECOMMENDATIONS**3.1 Conclusions** (Continued)

2. BEC concludes, based upon review of US EPA and State of Maryland Department of the Environment law, specific regulations governing the disturbance, removal, and disposal of asbestos, **DO APPLY** to **ANY** work, of which is planned and/or can be reasonably anticipated to result in the disturbance of the asbestos-containing materials identified in the course of this inspection.
3. BEC concludes, based upon review of United States Occupational Safety and Health Administration (Construction Industry: 29 CFR 1926.1101 and General Industry: 29 CFR 1910.1001) regulations governing non-occupational and occupational exposure to asbestos, **DO APPLY** to **ANY** renovation/demolition, housekeeping, maintenance, and/or repair activities directly and/or indirectly impacting (disturbance/damage) the asbestos-containing materials.

3.2 Recommendations

1. In the event the client elects to abate any asbestos-containing materials identified at the subject site, BEC recommends a third-party Industrial Hygiene firm perform baseline, continuous, and post abatement air quality surveillance at the asbestos abatement work area(s) prior to permitting re-occupancy of the work area(s).
2. BEC recommends should any planned renovation activities result in the discovery of additional suspect ACBMs, halting all work activities with subsequent bulk sample collection and analysis of discovered ACBMs, to determine asbestos content.

PLM/DS Limitations

BEC advises all bulk samples were analyzed by Polarized Light Microscopy with Dispersion Staining (PLM/DS). This is a standard method of analysis in optical mineralogy and a suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The resultant characteristic color display enables mineral identification.

Although PLM/DS analysis is the primary technique used for asbestos determination, it can show significant bias leading to false negatives and false positives for certain types of materials. PLM is limited by the visibility of the asbestos fibers. In some samples the fibers may be reduced to a diameter so small or masked by coatings to such an extent that they cannot be reliably observed or identified using PLM.

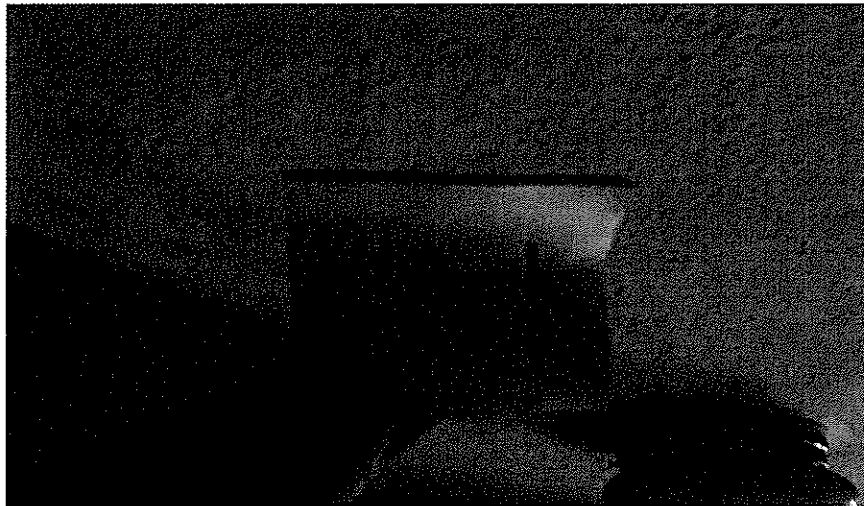
As such, BEC recommends further evaluation via gravimetric reduction sample preparation technique and PLM/DS analysis with subsequent TEM analysis (10,000-20,000x magnification), should inconclusive PLM results persists, prior to designation as "non-asbestos-containing".



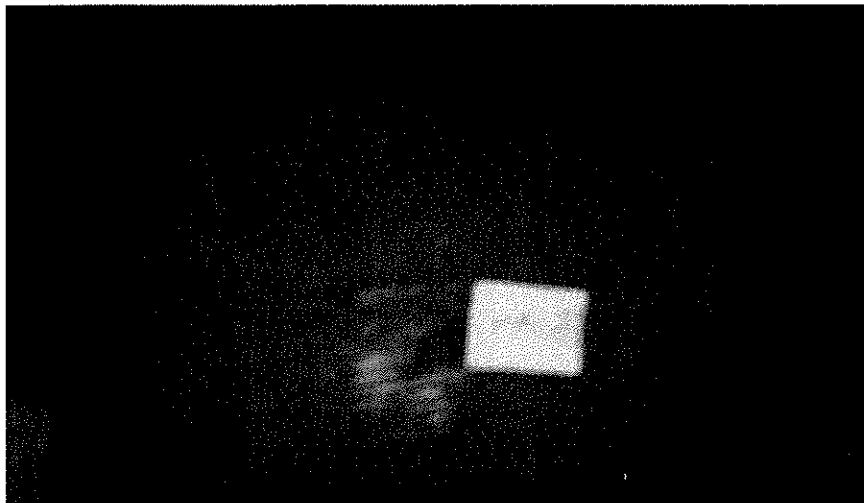
APPENDIX A

HOMOGENEOUS AREA PHOTO SHEET

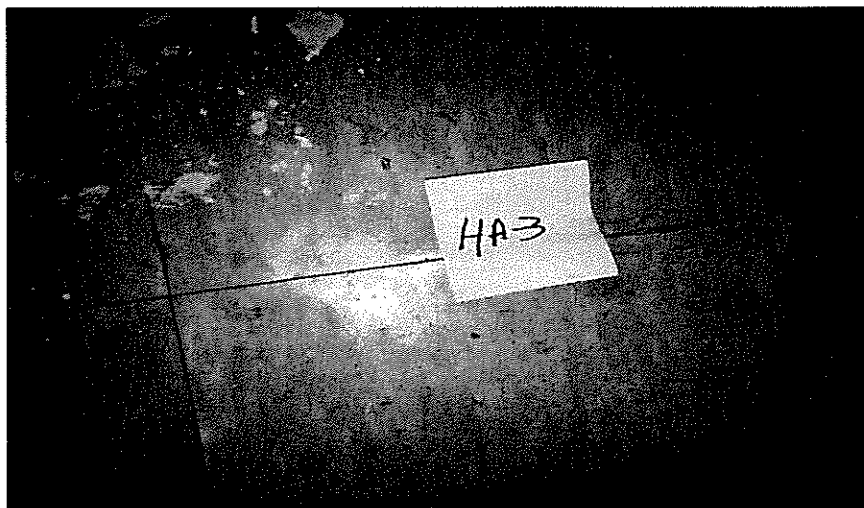
26



HA #1: Textured Ceiling

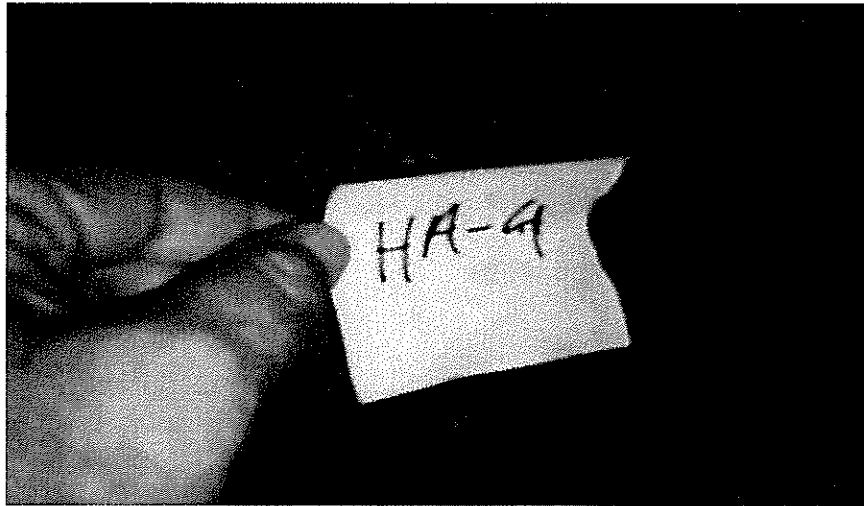


HA #2: 12" x 12" Brown Wood Pattern Vinyl Floor Tile

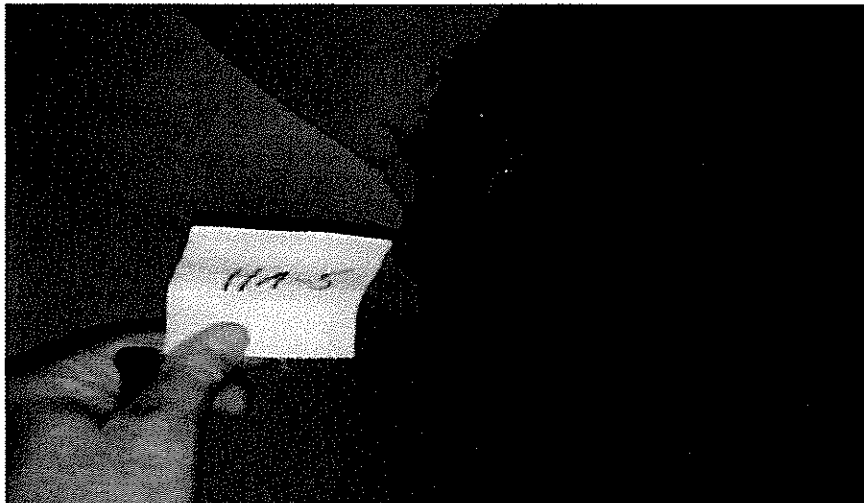


HA #3: 12" x 12" Beige Vinyl Floor Tile

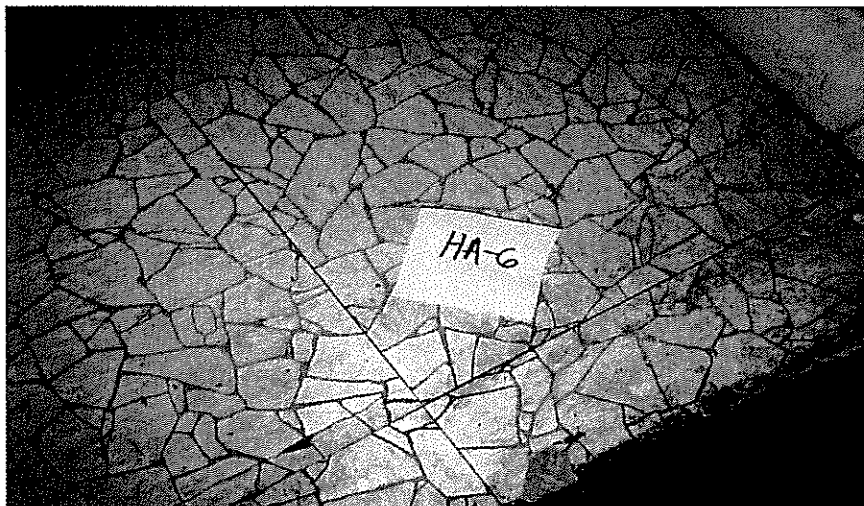
(21)



HA #4: Insulation Sleeve on Wood Stove Flue



HA #5: Gypsum Board Sheeting & Joint Finishing Compound

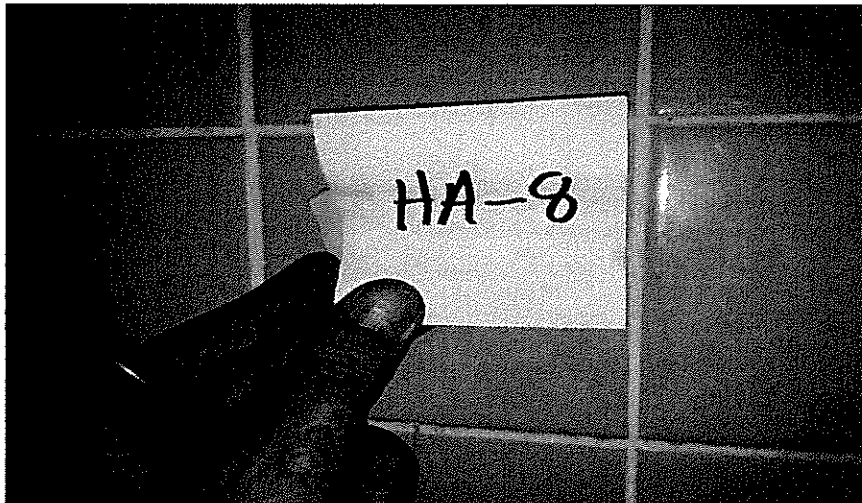


HA #6: 12" x 12" Beige Stone Pattern Vinyl Floor Tile

(22)



HA #7: Pink Ceramic Floor Tile & Associated Grout

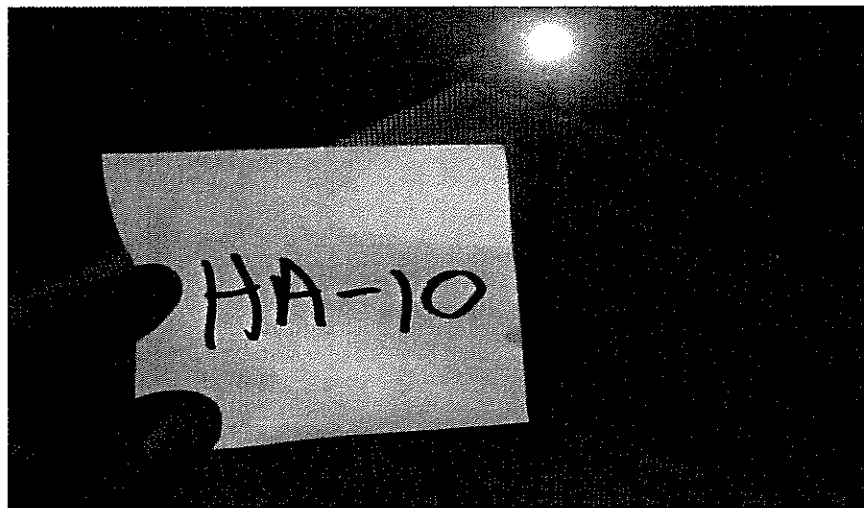


HA #8: 4" x 4" Blue Ceramic Wall Tile & Associated Grout



HA #9: 1" x 2" Blue Ceramic Floor Tile & Associated Grout

23



HA #10: Green Asphalt Roof Shingles & Associated Adhesive



HA #11: 1" x 2" Pink Ceramic Floor Tile & Associated Grout



HA #12: 6" x 6" White Ceramic Floor Tile & Associated Grout

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APPENDIX B
BEC BULK SAMPLING LOCATIONS

ASBESTOS INSPECTION BULK SAMPLING LOGSHEET

Project #: MD171602 Inspector: Derrick Kleir Date: 7/12/17
 Project Name: ACM-8712 2nd Avenue Page: 1 of 1
 Project Address: 8712 2nd Ave, Silver Spring MD

Sample #	HA #	Location	Description	Quantity (sf, lf, yd ³)	Condition	Check	Check
SP - 1	1	Basement Shop	Textured Ceiling	600 sf	Poor	✓	
-2	1	Basement Hallway	I	I	I	✓	
-3	1	Basement Rec Room				✓	
-4	2	Basement Utility Hallway	12" x 12" Brown Wood Pattern VET	375 sf	Good	✓	
-5	3	Basement Bathroom	12" x 12" Beige VET	60 sf	Good	✓	
-6	4	Basement Laundry Room	Insulation Sleeve on Wood Stove Flue	3 sf	Damaged	✓	
-7	5	1st Floor Kitchen Ceiling	Gypsum Board Sheeting and Joint Compound	2000sf	Damaged	✓	
-8	5	1st Floor Family Room Wall	I	I	Good	✓	
-9	6	1st Floor Rear Closet	12" x 12" Beige Stone Pattern VET	21 sf	Good	✓	
-10	5	2nd Floor Sls Bedroom	Gypsum Board Sheeting and Joint Compound	200sf	Good	✓	
-11	7	2nd Floor Bathroom #2	Pink Ceramic Floor Tile and Grout	90 sf	Good	✓	
-12	8	2nd Floor Bathroom #3	4" x 4" Blue Ceramic Wall Tile and Grout	40 sf	Good	✓	
-13	9	2nd Floor Bathroom #3	1" x 2" Blue Ceramic Floor Tile and Grout	30 sf	Good	✓	
-14	10	Back Porch Roof	Green Asphalt Roof Shingles and Adhesive	40sf	Good	✓	
-15	11	1st Floor Bathroom	1" x 2" Pink Ceramic Floor Tile and Grout	25sf	Good	✓	
-16	12	1st Floor Kitchen	6" x 6" White Ceramic Floor Tile and Grout	80sf	Good	✓	
-17	13	Roof Shed (same as Main)	Gray/Black Asphalt Roof Shingle	1300sf	Good	✓	

(20)

Date: 7/12/17

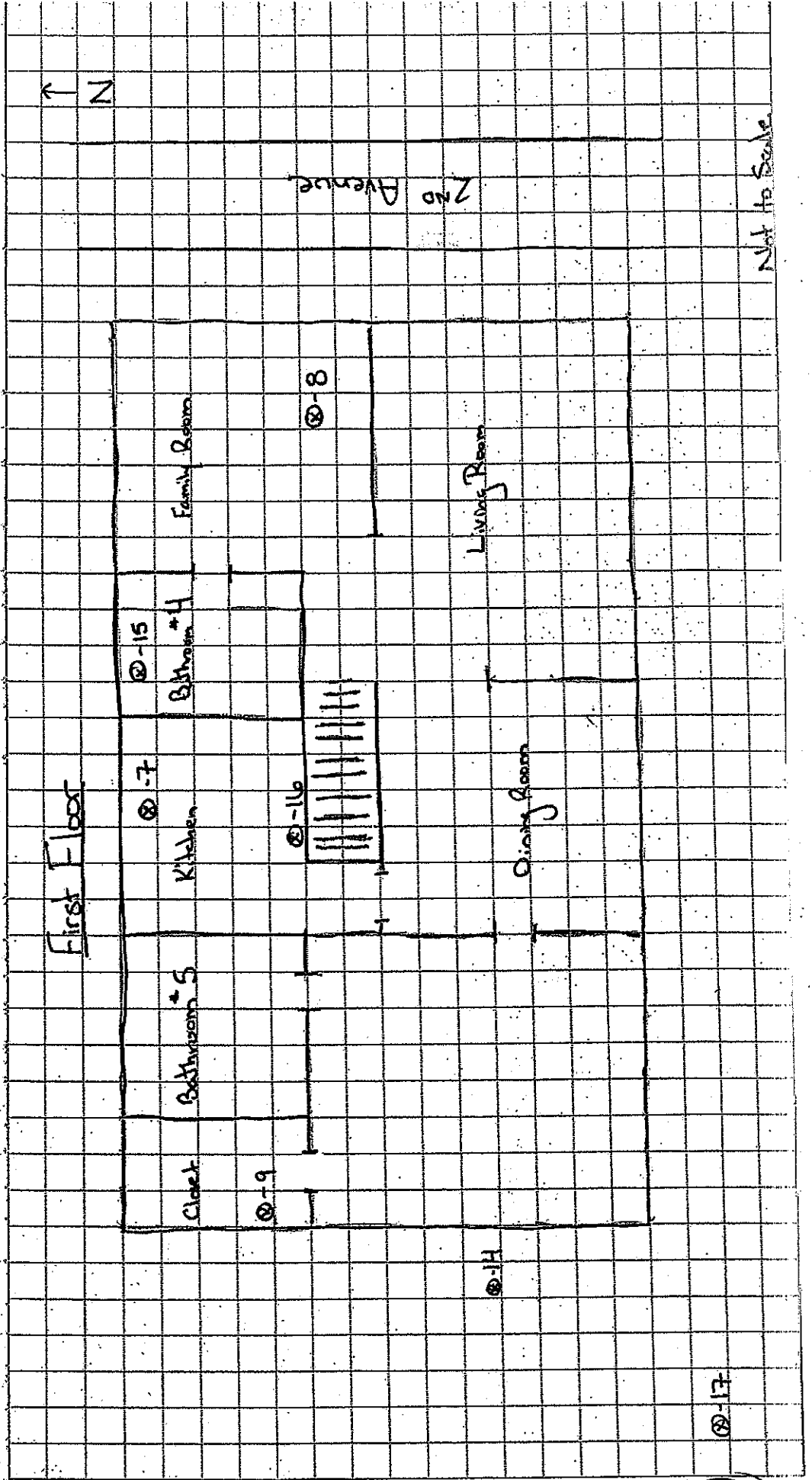
BEC Project No: MO17-162

Project Manager: Richard Robinson

Project Location: 8712 2nd Avenue

Silver Spring, Maryland

SUBJECT SITE/WORK AREA SKETCH





Date: 7/12/17

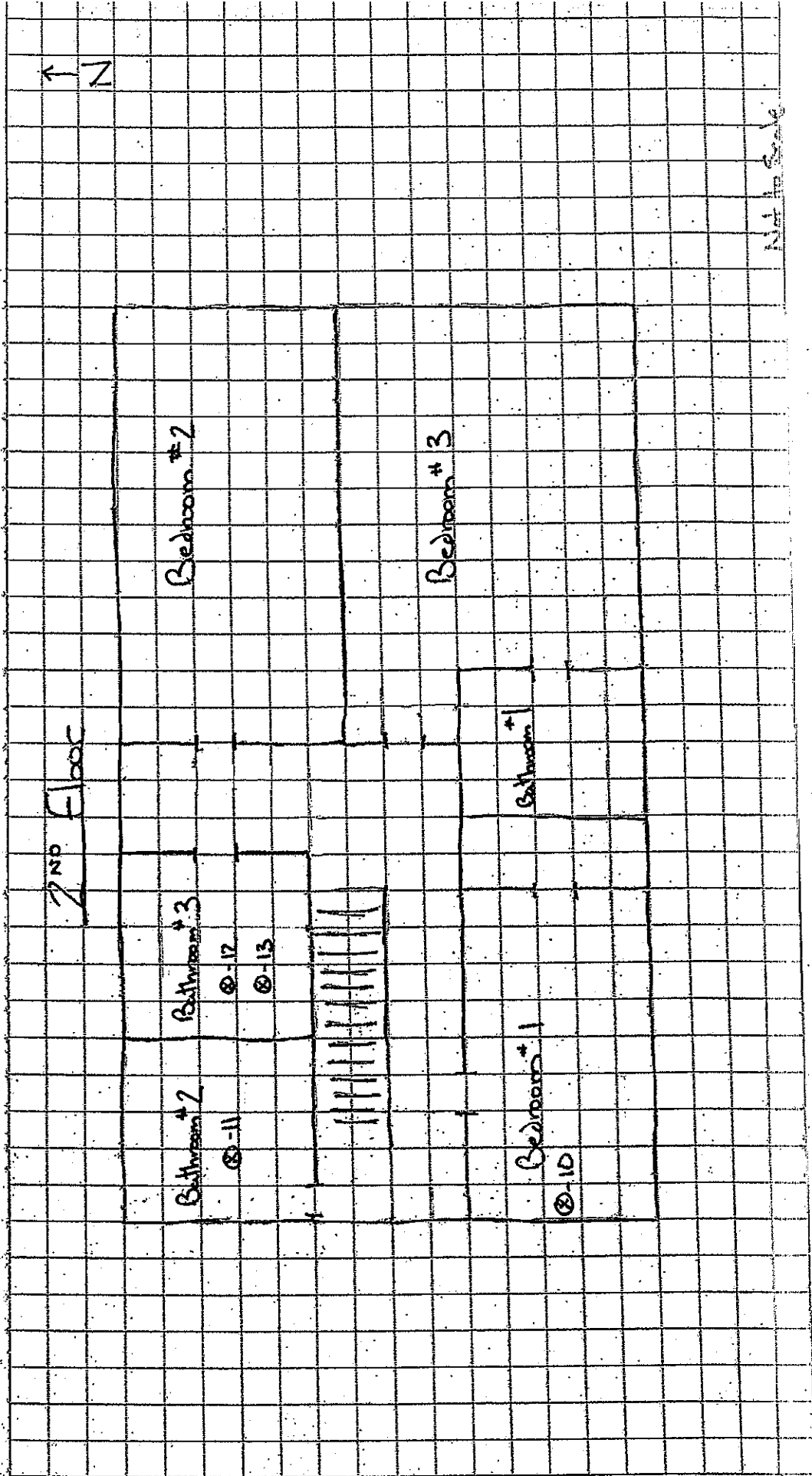
BEC Project No: MD17-162

Project Manager: Richard Robinson

Project Location: 8712 2nd Avenue

Silver Spring, Maryland

SUBJECT SITE/ WORK AREA SKETCH





BOCES
ENVIRONMENTAL CONSULTANTS

Date: 7/12/17

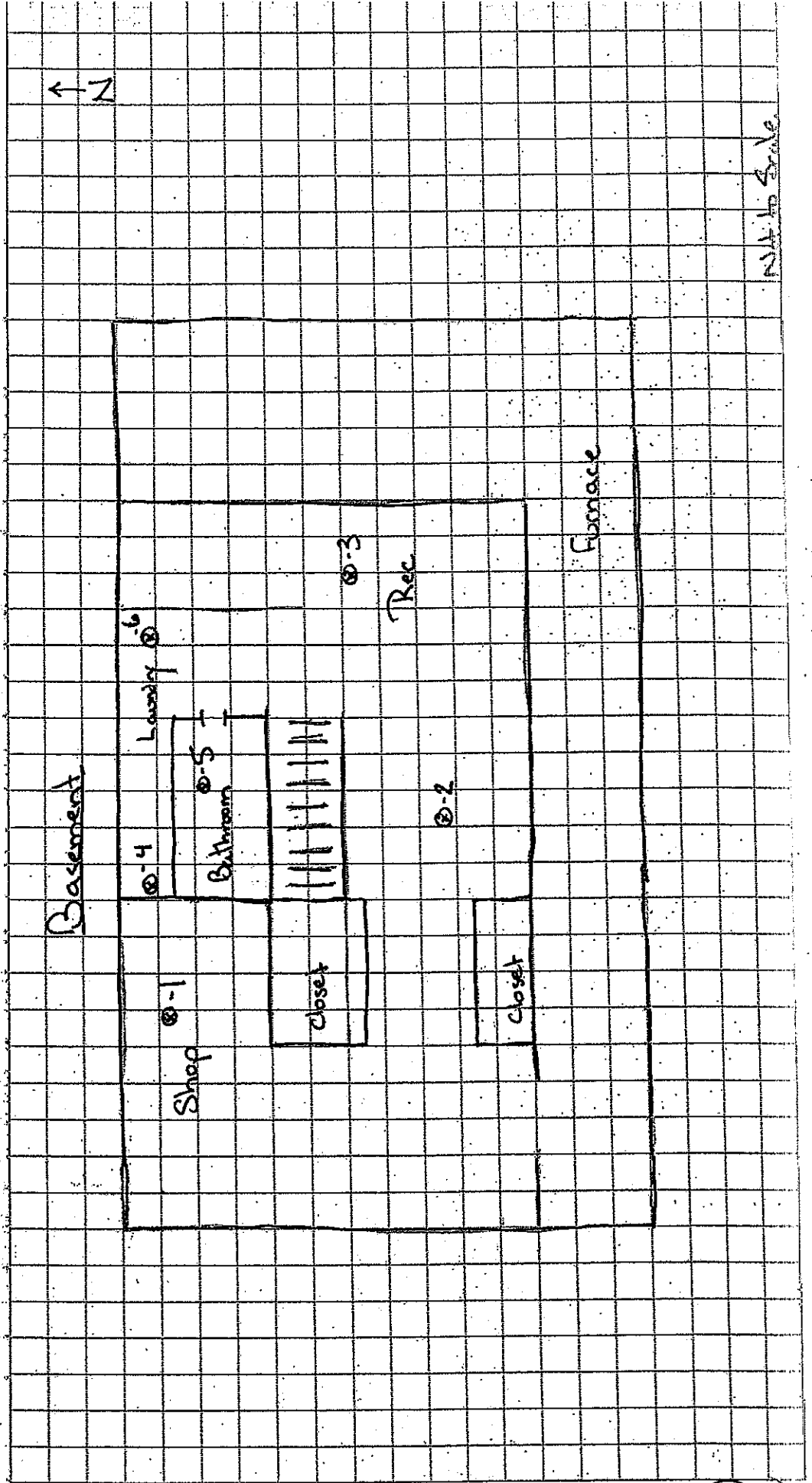
BEC Project No: MO17-162

Project Manager: Richard Robinson

Project Location: BH2 2nd Avenue

Silver Spring, Maryland

SUBJECT SITE/WORK AREA SKETCH



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APPENDIX C
SAI LABORATORY ANALYTICAL RESULTS
&
CHAIN OF CUSTODY

30



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

NVLAP®
NVLAP Lab Code: 200664-0



Customer: Boggs Environmental Consultants, Inc. Attn: Bill Warfel
200 W Main Street
Middletown, MD 21769

Lab Order ID: 1714913
Analysis ID: 1714913_PLM
Date Received: 7/14/2017
Date Reported: 7/17/2017

Project: MD1762 ; ACM - 8712 2nd Ave Silver Spring

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SP-1	Textured Ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_1					Dissolved
SP-2	Textured Ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_2					Dissolved
SP-3	Textured Ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_3					Dissolved
SP-4 - A	Brown 12x12-Inch Floor Tile Wood Pattern	3% Chrysotile		97% Other	Brown Non Fibrous Homogeneous
1714913PLM_4	tile				Dissolved
SP-4 - B	Brown 12x12-Inch Floor Tile Wood Pattern	None Detected		100% Other	Yellow, Brown Non Fibrous Homogeneous
1714913PLM_18	mastic				Dissolved
SP-5 - A	Beige 12x12-Inch Floor Tile	3% Chrysotile		97% Other	Beige Non Fibrous Homogeneous
1714913PLM_5	tile				Dissolved
SP-5 - B	Beige 12x12-Inch Floor Tile	None Detected		100% Other	Yellow, Brown Non Fibrous Homogeneous
1714913PLM_19	mastic				Dissolved
SP-6	Insulation Sleeve on Wood Stove Flue	70% Chrysotile	5% Cellulose	25% Other	Gray Non Fibrous Homogeneous
1714913PLM_6					Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Philip Szabo (27)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

NVLAP®
NVLAP Lab Code: 200664-0



Customer: Boggs Environmental Consultants, Inc. Attn: Bill Warfel
200 W Main Street
Middletown, MD 21769

Lab Order ID: 1714913
Analysis ID: 1714913_PLM
Date Received: 7/14/2017
Date Reported: 7/17/2017

Project: MD1762 ; ACM - 8712 2nd Ave Silver Spring

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SP-7	Gypsum Board System and Joint Compound	None Detected	5% Cellulose	95% Other	Gray, White Non Fibrous Homogeneous
1714913PLM_7	<i>drywall: none detect; joint compnd: none detect</i>				Dissolved
SP-8	Gypsum Board System and Joint Compound	None Detected	5% Cellulose	95% Other	Gray, White Non Fibrous Homogeneous
1714913PLM_8	<i>drywall: none detect; joint compnd: none detect</i>				Dissolved
SP-9 - A	12x12-Inch Beige Floor Tile Stone Pattern	4% Chrysotile		96% Other	Beige Non Fibrous Homogeneous
1714913PLM_9	<i>tile</i>				Dissolved
SP-9 - B	12x12-Inch Beige Floor Tile Stone Pattern	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_20	<i>mastic</i>				Dissolved
SP-10	Gypsum Board System and Joint Compound	None Detected	5% Cellulose	95% Other	Gray, White Non Fibrous Homogeneous
1714913PLM_10	<i>drywall: none detect; joint compnd: none detect</i>				Dissolved
SP-11 - A	Pink Ceramic Tile Floor & Grout	None Detected		100% Other	Pink Non Fibrous Homogeneous
1714913PLM_11	<i>ceramic tile</i>				Dissolved
SP-11 - B	Pink Ceramic Tile Floor & Grout	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_21	<i>grout</i>				Dissolved
SP-11 - C	Pink Ceramic Tile Floor & Grout	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_22	<i>mastic</i>				Dissolved

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Philip Szabo (27)

Analyst


Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

NVLAP[®]
NVLAP Lab Code: 200664-0



Customer: Boggs Environmental Consultants, Inc. Attn: Bill Warfel
200 W Main Street
Middletown, MD 21769

Lab Order ID: 1714913
Analysis ID: 1714913_PLM
Date Received: 7/14/2017
Date Reported: 7/17/2017

Project: MD1762 ; ACM - 8712 2nd Ave Silver Spring

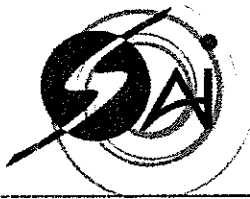
Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SP-12 - A	Blue Ceramic Wall and Grout 4x4-Inch	None Detected		100% Other	Blue Non Fibrous Homogeneous
1714913PLM_12	ceramic tile				Dissolved
SP-12 - B	Blue Ceramic Wall and Grout 4x4-Inch	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_23	mastic				Ashed, Dissolved
SP-13 - A	Blue Ceramic Floor and Grout 1x2-Inch	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_13	ceramic tile				Ashed, Dissolved
SP-13 - B	Blue Ceramic Floor and Grout 1x2-Inch	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_24	mastic				Ashed, Dissolved
SP-14 - A	Green Asphalt Roofing Shingle and Adhesive	None Detected	5% Cellulose 5% Fiber Glass	90% Other	Green, Black Non Fibrous Homogeneous
1714913PLM_14	shingle				Dissolved
SP-14 - B	Green Asphalt Roofing Shingle and Adhesive	None Detected		100% Other	Black Non Fibrous Homogeneous
1714913PLM_25	adhesive				Dissolved
SP-15 - A	Pink Ceramic Flooring and Grout 1x2-Inch	None Detected		100% Other	Pink Non Fibrous Homogeneous
1714913PLM_15	ceramic tile				Dissolved
SP-15 - B	Pink Ceramic Flooring and Grout 1x2-Inch	None Detected		100% Other	Yellow Non Fibrous Homogeneous
1714913PLM_26	mastic				Ashed, Dissolved

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Philip Szabo (27)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and 600/M4-82-020

NVLAP®
NVLAP Lab Code: 200664-0



Customer: Boggs Environmental Consultants, Inc. Attn: Bill Warfel
200 W Main Street
Middletown, MD 21769

Lab Order ID: 1714913
Analysis ID: 1714913_PLM
Date Received: 7/14/2017
Date Reported: 7/17/2017

Project: MD1762 ; ACM - 8712 2nd Ave Silver Spring

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SP-16 - A	White Ceramic Flooring and Grout 6x6-Inch	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_16	ceramic tile				Dissolved
SP-16 - B	White Ceramic Flooring and Grout 6x6-Inch	None Detected		100% Other	White Non Fibrous Homogeneous
1714913PLM_27	mortar				Crushed
SP-17	Grey/Black Asphalt Roofing Shingle	None Detected	10% Cellulose	90% Other	Gray, Black Non Fibrous Homogeneous
1714913PLM_17					Dissolved

34

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Philip Szabo (27)

Analyst

Approved Signatory

1714913

Client:	Boggs Environmental Consultants	*Instructions:
Contact:	Bill Warfel	Use Column "B" for your contact info.
Address:	200 W. Main St. Middletown, MD 21769	To See an Example Click the bottom Example Tab.
Phone:	301-694-5687	
Fax:	301-694-9799	
Email:	allhands@boggsenvironmental.com	
Project:	MD17162	Enter samples between "<<" and ">>"
Client Notes:	ACM - 8712 2nd Ave Silver Spring	Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1"
P.O. #:	[Enter P.O. # Here]	Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.
Date Submitted:	7/13/2017 10:00	
Analysis:	PLM 600	
Turnaround Time:	48 Hour	



4604 Dundas Drive
Greensboro, NC 27407
Phone: 336.292.3888
Fax: 336.292.3313
Email: lab@sallab.com

Sample Number	Data 1	Sample Description	Data 2
<<			
SP-1	1	Textured Ceiling	Basement Shop
SP-2	1	Textured Ceiling	Basement Hallway
SP-3	1	Textured Ceiling	Basement Rec Room
SP-4	2	Brown 12x12-Inch Floor Tile Wood Pattern	Basement Utility Hallway
SP-5	3	Beige 12x12-Inch Floor Tile	Basement Bathroom
SP-6	4	Insulation Sleave on Wood Stove Flue	Basement Laundry Rm
SP-7	5	Gypsum Board System and Joint Compound	1st Floor Kitchen Ceiling
SP-8	5	Gypsum Board System and Joint Compound	1st Floor Family Room Wall
SP-9	6	12x12-Inch Beige Floor Tile Stone Pattern	1st Floor Rear Closet
SP-10	5	Gypsum Board System and Joint Compound	2nd Floor SW Bed Rm
SP-11	7	Pink Ceramic Tile Floor & Grout	2nd Floor Bathroom #2
SP-12	8	Blue Ceramic Wall and Grout 4x4-Inch	2nd Floor Bathroom #3
SP-13	9	Blue Ceramic Floor and Grout 1x2-Inch	2nd Floor Bathroom #3
SP-14	10	Green Asphalt Roofing Shingle and Adhesive	Back Porch Roof
SP-15	11	Pink Ceramic Flooring and Grout 1x2-Inch	1st Floor Bathroom 4
SP-16	12	White Ceramic Flooring and Grout 6x6-Inch	1st Floor Kitchen
SP-17	13	Grey/Black Asphalt Roofing Shingle	Roof of Shed- Same as Main Roof
>>			

Relinquished By
William R. Warfel
7/13/17

Accepted ☒ Relinquished ☐

Received By
Shelton 7/14 830A

APPENDIX D

BEC STAFF QUALIFICATIONS

36

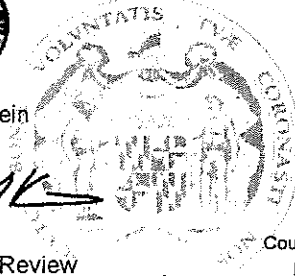


Asbestos License

Derrick Klein
Name

Signature

Inspector Review
Course Title



Course Date: 03/10/2017

Exp Date: 03/10/2018

Exam Date: 06/15/2017

17016511

STATE OF MARYLAND

37



BOGGS
ENVIRONMENTAL CONSULTANTS

Middletown, MD ~ Morgantown, WV
Corporate Office: 200 W Main Street, Middletown, MD 21769
Tel: (301) 694-5687 ~ Fax: (301) 694-9799

July 26, 2017

ACM SERVICES, INC.
12022 Parklawn Drive
Rockville, Maryland 20852
dale@acmservices.com

ATTENTION: Mr. Dale McGuire
Vice President of Operations

REFERENCE: Mold Evaluation Assessment
8712 2nd Avenue, Silver Spring, Maryland 20910

Mr. McGuire:

BOGGS ENVIRONMENTAL CONSULTANTS, INC. (BEC) conducted a mold evaluation assessment at the multi-story single family structure located at 8712 2nd Avenue, Silver Spring, Maryland. The investigative fieldwork was performed on July 13, 2017. The evaluation was requested to determine the extent of microbial infestation within the residence. The following sections provide field observations, sampling methodologies, and findings.

SECTION 1.0 – FIELD OBSERVATIONS

BEC conducted the assessment on July 13, 2017. BEC industrial hygienists, Richard Robinson and William Warfel met at 8712 2nd Avenue, Silver Spring, Maryland, herein referred as the subject site. BEC was informed by the owner the subject site had been vacant for seven plus years. BEC observed damaged building components adjacent to three of the bathrooms. Based on the occupancy status and these conditions, BEC reasonably assumed the residence was not properly “winterized” causing plumbing fixtures to fail during cooler seasons, exposing building construction materials to moisture for long periods of time.

Section 1.1- Observations

BEC conducted visual observations for the presence of mold on surfaces throughout all interior areas of the residence. Visible mold was observed on the walls, ceilings, floors, insulation, carpeting, framing elements and millwork. In addition, dusty conditions were observed inside the HVAC ductwork. Photographs taken during observations and sampling are contained in Attachment A.

Section 1.2 - Temperature & Relative Humidity

BEC measured ambient temperature (°F) and relative humidity levels (%RH) using a *Supco DSP 1000* hand-held direct-reading instrument. Temperature and relative humidity readings were collected within each level of the residence as well as an exterior location outside of the building. Temperatures within the interior areas of concern ranged from 79° to 84°F. Relative humidity within the interior areas of concern ranged from 62% to 70%. Exterior conditions on the day of the assessment were 90 °F and 63% RH. Temperature and RH levels are recorded in the Air Sampling Log included in the field notes in Attachment B.

BEC advises, based upon review of the American Society of Heating, Refrigerating and Air – Conditioning Engineers, Inc. (ASHRAE) standard “*Thermal Environmental Conditions for Human Occupancy*” (#55-2004), that the acceptable indoor temperature recommended range during the summer/transitional season is 73 °F – 79 °F with relative humidity between 30% - 60%. These recommended values are considered acceptable operative temperature and humidity for persons wearing typical light clothing and engaged in light work activity, such as in a typical office environment. Relative humidity greater than 60% may result in the condensing of water vapor onto surfaces with potential fungal growth on those (wet) surfaces. Relative humidity below 30% may cause drying of the skin, throat, and eyes.

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ACM SERVICES, INC.

 8712 2nd Avenue, Silver Spring, Maryland 20910

Mold Evaluation Assessment – Final Technical Report

July 26, 2017

Page Two

SECTION 2.0 – VIABLE FUNGAL SAMPLING
Section 2.1 Viable Fungal Air Sampling

BEC collected environmental air samples via high volume air sampling pumps (*SAS Microbial Air Sampler Super 100*) that draws air through a particle separator sieve and impacts airborne particulates on a nutrient-rich culturing media plate (malt extract agar) for transfer, culture, and identification of fungal organisms. Viable fungal air samples were collected within four areas at the interior and an exterior location outside of the building (outside comparison sample).

The sampling pump was factory calibrated to collect one hundred fifty (150) liters of air for each individual sample collected. Additionally, BEC conducted a thorough cleaning of the instrument with an alcohol swab prior to collection of each individual sample. Upon the collection of each sample, the culture plate was covered, sealed, placed in a cooler with ice, and delivered to Aerobiology Laboratory Associates of Dulles, Virginia. The samples were hand delivered with a chain of custody to Aerobiology Laboratory Associates (no relation to Aerobiological Solutions, Inc.) for fungal count by Method Test: 1030, Fungal Count w/Complete Genius ID: SOP 3.2 with our request for a five (5) to ten (10) business day turnaround time upon laboratory receipt. Aerobiology is an American Industrial Hygiene Association accredited laboratory, certified as proficient in environmental microbiological analysis (EMPAT #103005). BEC received the report from Aerobiology on July 20, 2017. Table 1 below summarizes the results of the viable fungal air sampling.

TABLE 1: VIABLE FUNGAL AIR SAMPLING RESULTS

Sample ID	Sampling Location	Fungal Identification	Raw Counts	Airborne Concentration (CFU/m ³)	Total Positive Plate Corrected CFU/m ³
MIC-1	Exterior Front Porch (Exterior Ambient)	Arthospore-former	1	7	317
		Aspergillus niger	5	33	
		Aspergillus species	5	33	
		Cladosporium species	28	187	
		Penicillium species	6	40	
MIC-2	Basement Shop (Area of Concern)	Alternaria species	1	7	1,342
		Arthospore-former	1	7	
		Aspergillus species	50	333	
		Cladosporium species	7	47	
		Curvularia species	2	13	
		Penicillium species	100	667	
MIC-3	Basement Rec Room (Area of Concern)	Aspergillus species	30	200	602
		Cladosporium species	6	40	
		Curvularia species	2	13	
		Mucor species	1	7	
		Non-sporulating colonies	3	20	
		Penicillium species	41	273	
MIC-4	1 st Floor Kitchen (Area of Concern)	Aspergillus niger	2	13	471
		Aspergillus species	11	73	
		Cladosporium species	9	60	
		Penicillium species	42	280	
		Syncephalastrum species	1	7	

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Page Three

SECTION 2.0 – VIABLE FUNGAL SAMPLING

Section 2.1 Viable Fungal Air Sampling

TABLE 1: VIABLE FUNGAL AIR SAMPLING RESULTS

Sample ID	Sampling Location	Fungal Identification	Raw Counts	Airborne Concentration CFU/m ³	Total Positive Hole Corrected CFU/m ³
MIC-5	2 nd Floor Top of Stairs (Area of Concern)	Arthrospore-former	8	53	399
		Aspergillus niger	1	7	
		Aspergillus ochraceus	1	7	
		Aspergillus species	1	7	
		Chaetomium species	1	7	
		Cladosporium species	33	220	
		Penicillium species	10	67	
		Pithomyces species	1	7	

CFU/m³ = Colony Forming Units/Cubic Meter

*Total Positive Hole Corrected - The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; For this reason the sum of the calculated counts may be less than the positive hole corrected total.

In order for mold to grow in any environment, they need a food source, moisture, proper temperature and humidity, and a source of light. There will always be some fungi in any indoor environment, due to a variety of reasons, including traffic in and out of a building and air infiltration through doors, windows and the building's HVAC system. The primary factor that can be easily controlled in any building is moisture. As such, indoor fungal investigations typically focus on sources of water loss inside the building (e.g. from plumbing and operational processes), and sources of water intrusion from outside the building (e.g. roof/window leaks).

The intent of the fungal air sampling was to conduct a screening of the potential presence and concentration of airborne fungal spores as directed by the owner. Based upon recognized industry standards, the accepted method for interpreting laboratory fungal spores analytical data and rendering judgments regarding mold-influenced degraded indoor air quality involves comparing the fungal spore species and concentrations detected at interior building areas to exterior ambient (background) levels and/or interior control areas/rooms. Specifically, in buildings without "mold problems", the qualitative diversity (types) of airborne fungal spores identified at interior and exterior areas should be similar. Conversely, the dominating presence of one or two species of fungal spores identified at interior areas and the absence of the same species at exterior areas may indicate a moisture problem and degraded air quality. Additionally, the consistent presence of certain fungi such as *Stachybotrys*, *Aspergillus*, or various *Penicillium* species greater than exterior concentrations may indicate the occurrence of a moisture problem and a potential atypical mold presence at the interior of a building. Fungi species present in the general exterior ambient environment are typically found within buildings at levels ranging from approximately ten (10) to fifty (50) percent of their levels in the exterior ambient air (reflects filtering of the air by the building's HVAC system). It should be noted that fungal air sampling is qualitative only, due to the sample collection time (five minutes) and potential influences that can change airborne spore concentration over short period of times.

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SECTION 3.0 – FINDINGS & CONCLUSIONS**Section 2.1 Viable Fungal Air Sampling**

As indicated by the data in Table 1, concentrations in the five locations of concern ranged from 399 to 1,42 colony forming units per cubic meter of air (CFU/m³), while the exterior concentration was 317 CFU/m³. The most common species found in the outdoor sample was various *Cladosporium* species, while the most common species found in the areas of concern was *Penicillium* species. *Cladosporium* is the most common mold type in the outdoor environment; it enters the indoor environment through occupant travel and through the introduction of fresh air into the air handling system. *Penicillium* and *Aspergillus* molds are found in the outdoor and indoor environment. The consistent presence of certain fungi, such as *Aspergillus* or various *Penicillium* species, at greater than exterior concentrations may indicate a moisture problem and a potential atypical mold presence at the interior of a building.

SECTION 3.0 – FINDINGS & CONCLUSIONS**Visual Observations:**

1. Visible or suspected mold was observed throughout all interior areas. In addition, visible mold growth was observed on a variety readily visible building components including framing elements in addition to dusty conditions observed on and inside the interior of HVAC ductwork.

Air Temperature & Relative Humidity

1. Temperatures within the interior areas of concern ranged from 79°F to 84°F, while relative humidity ranged from 62% to 70%. Exterior conditions on the day of the assessment were 63°F and 90%. Temperatures and relative humidity were within the ASHRAE standard “Thermal Environmental Conditions for Human Occupancy” (#55-2004) which incorporates an indoor temperature recommended range of 73°F - 79°F during summer/transitional season and 68°F - 74°F during the winter/transitional season, and relative humidity between 30% - 60%.

Viable Fungal Air Sampling

1. The concentrations in the samples collected at the interior were 2x – 3x higher than the exterior sample. The predominant species found in the outdoor sample was various *Cladosporium* species, while the most common species found at the interior was *Penicillium* species.

SECTION 4.0 – RECOMMENDATIONS

Based on our onsite assessment, BEC recommends the following:

1. It is BEC opinion, based on visual observations, present day conditions and occupancy within the residence are indicative that preventive maintenance and inspection to govern routine inspection of the building systems has been discontinued for a period of time. In as much, based on the condition of this building, BEC recommends engaging a professional A/E firm to evaluate estimated costs of structural stability, building envelope repair, decontamination and abatement of all porous and non-porous building components and compare to razing of the structure. In the absence of building envelope and mechanical repair, water damage and microbial growth will continue to expand. Furthermore, based on this assessment, BEC cautions, in order to confirm all microbial growth has been successfully remediated all building construction materials will need removed down to the slab and exterior perimeter walls to efficiently evaluated all enclosed areas.

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SECTION 5.0 LIMITATIONS

BEC advises that only accessible areas were evaluated. Interstitial spaces including ceiling plenums and wall cavities were not inspected. Therefore, BEC does not warrant that an undisclosed condition of mold growth is not present within these areas. BEC lists a brief synopsis of inherent limitations of this sampling methodology.

1. Sampling is done on a comparative basis where it is assumed that a building that doesn't exhibit fungi significantly different from the general surrounding environment (outdoor air) is acceptable. Results can not definitively identify "safe" or "acceptable" in the same way that sampling for other regulated airborne contaminants can be compared to for example, OSHA permissible exposure limits or EPA limits for air pollution. There is no jurisdiction at the federal or state level that has established acceptable "exposure" limits for fungi.
2. Mold sampling is generally utilized to provide an index of the operation of a building with regard to its management of moisture/water, since fungi depend upon water and moisture sources within a building to flourish. If in fact the data exhibits significant differences in the indoor airborne fungi, it suggests potential issues with design, construction, and/or management of a building (to include the HVAC system) which are not controlling moisture sufficiently.
3. The technology for fungal sampling only permits short term (i.e, a few minutes) sampling time. The result is that single sample results are extremely variable in both the indoor and outdoor (reference zone) air. The consequence is that many samples have to be collected throughout the same day in both the indoor test environment and outdoor air (with the HVAC operating), and the proper statistics have to be utilized to properly analyze the data to generate scientifically defensible conclusions. This is a substantially more costly undertaking that is generally not embraced.
4. Notwithstanding the collection of mold air samples and their associated data sets, the primary criterion for acceptability remains the absence of A) visible mold growth and B) uncontrolled water/moisture. Both are best assessed by visual inspection and moisture content testing/monitoring, and is the approach that is recommended as it is consistent with guidelines (not regulations) provided by State and Federal regulatory agencies.

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If you have any further questions, please do not hesitate to contact us here at the office, at your earliest convenience.

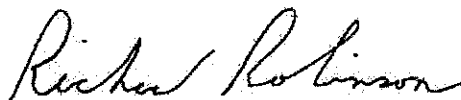
Sincerely,

BOGGS ENVIRONMENTAL CONSULTANTS, INC.

Fieldwork Conducted By:



William R. Warfel
Principal Environmental Scientist



Richard C. Robinson
Vice President

ATTACHMENTS

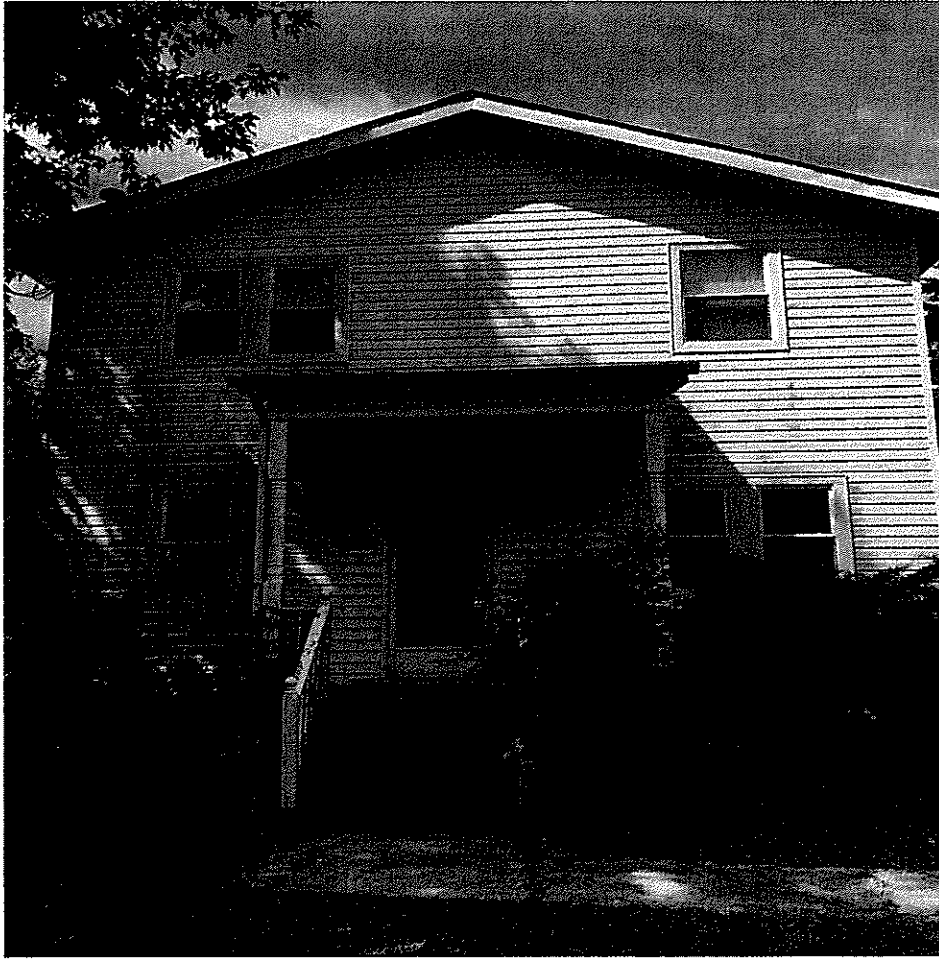
Attachment A	Site Photographs
Attachment B	BEC Field Documentation
Attachment C	Aerobiology Laboratory Associates Analytical Reports & Chain of Custodies

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ATTACHMENT A

SITE PHOTOGRAPHS

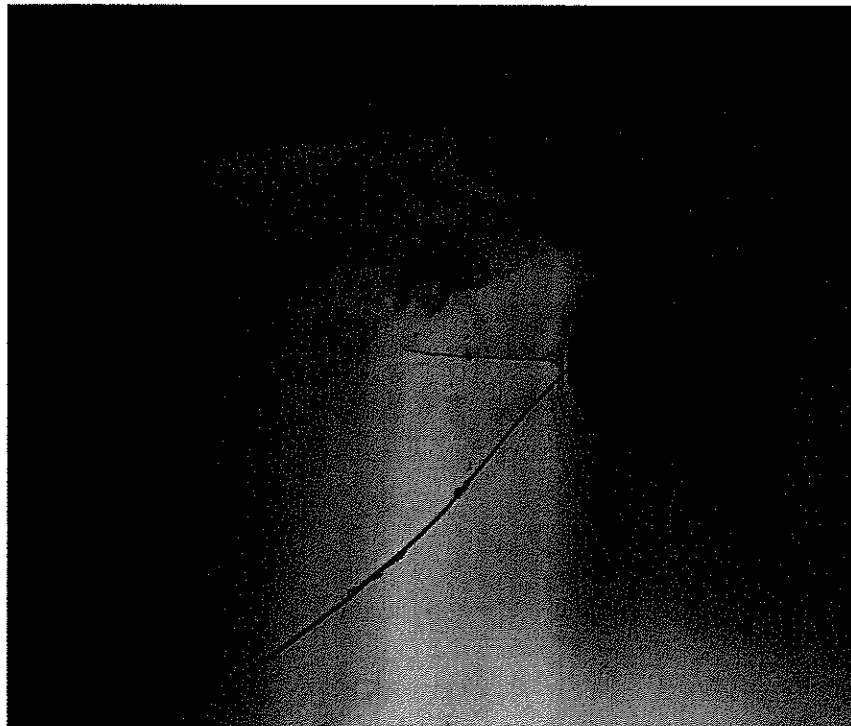
45



8712 2nd Avenue, Silver Spring, Maryland



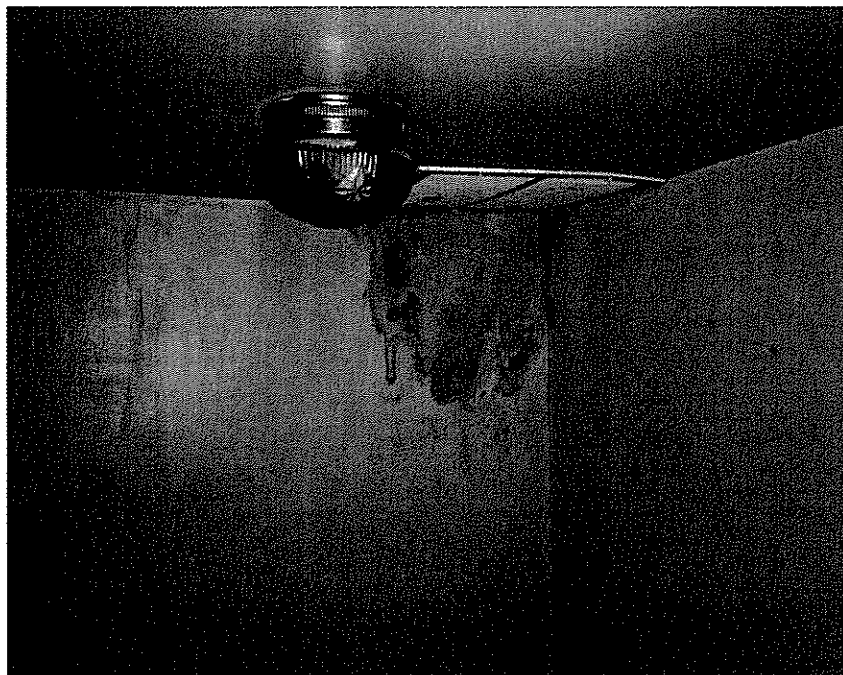
View of visible mold growth on gypsum board sheeting within the basement. In addition, visible water staining and swelling of the vinyl flooring



View of visible mold growth on gypsum board sheeting in the basement on the ceiling directly below plumbing on the first floor restroom.



View of surficial mold adjacent to HVAC return



View of surficial mold growth and visible water staining below HVAC return. Based on this condition is can be reasonably assumed conditions promoting microbial growth are present within the HVAC ductwork and enclosed areas.



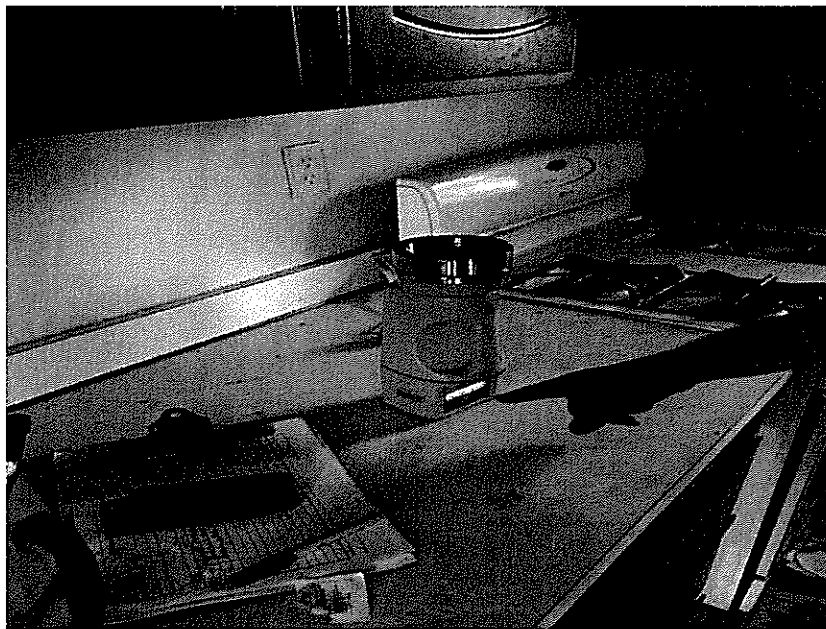
View of visible mold growth directly below second floor bathroom. IT is BEC opinion that the plumbing likely ruptured during the cooler seasons.



View of water staining and visible mold growth within the kitchen area



View of visible mold/mildew on the exterior of the subject site



View of SAS sampler at the interior kitchen sampling location

ATTACHMENT B
BEC FIELD DOCUMENTATION

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NVLAP

NVLAP Lab Code 200860-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
NVLAP Lab Code 201076-1 (CA)



LAB #192683 (CO)
LAB #163063 (GA)
LAB #101277 (VA)
LAB #210229 (AZ)
LAB #102747 (NJ)
LAB #218581 (CA)

AZ, CA, CO, GA, VA, NJ

Aerobiology Client		Boggs Environmental Consultants	
Field Contact	Ricky Robinson	Collected By/Date	BWORE 7/13/17
Reporting Address	200 W Main Street, Middletown MD	Relinquished By/Date	RR 7/13/17
Billing Address	(Same as Above)	Received By/Date	CM 7/13/17
Phone/Fax	301.694.5687	Sampler Type	Andersen <input type="checkbox"/> SAS <input checked="" type="checkbox"/> Aero Trap <input type="checkbox"/> BioCulture <input type="checkbox"/>
Reporting Email(s)	allhands@boggsenvironmental.com	PO# Job#	MD17162
Routine	24 Hour <input type="checkbox"/> Same-Day <input type="checkbox"/> 4 Hour <input type="checkbox"/> 2 Hour <input type="checkbox"/> 5 Day (Substrate Only) <input type="checkbox"/>	Project Name	8712 2nd Ave, Silver Spring, MD
SAMPLING LOCATION ZIP CODE		Notes: Standard 5-7 Day TAT	
CC Info:			

Sample No.	Test Code	Sample Location	Total Volume/Area
1 MIC-1	1030	Exterior Ambient - Front Porch	150 (L)
2 MIC-2	1030	Basement Shop	150 (L)
3 MIC-3	1030	Basement Rec Room	150 (L)
4 MIC-4	1030	1st Floor Kitchen	150 (L)
5 MIC-5	1030	2nd Floor Top of Stairs	150 (L)
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	SWAB - Sewage Screen (E. coli/Entero/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	WATER - Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

Washington, D.C. (877) 648-9150 Atlanta, GA (770) 647-2828 Denver, CO (303) 232-3746 Phoenix, AZ (602) 441-3700 Cherry Hill, NJ (856) 486-1177 Los Angeles, CA (714) 895-8401

Revision 11

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JBW

Final Data
CERTIFICATE OF CALIBRATION

NIST*-Traceable Certification for SAS Air Sampler

*National Institute of Standards and Technology

Model: SUPER " 100 "

Date: 8-20-16

Serial No.: 04-CD2947 w/SS Head 27608 Next Cal. Due: 8-20-17

Company: Aerobiology Laboratory Associates Cal. Technician: [Signature]

ID: Unit #5

Checked by: [Signature]

Temperature, °F: 70

Barometric Pressure, in. Hg: 29.9

Temp. and Pressure Correction Factor: .997

Anemometer Reading, meters/second: .286

Corrected Air Velocity, meters/second: .285

Air Flow, liters/minute: 100.0

Display Setting (Sample Volume)	Sampling Time (Minutes)
100 liters:	<u>1.0</u> Minutes
500 liters:	<u>5.0</u> Minutes
1000 liters:	<u>10.0</u> Minutes

Comments:

1. Accuracy = $\pm 5\%$ Total
2. Calibrated at battery output 9.7 volts BBL TSA Petri
3. Calibrated with contact plate in place. Lot 6151935 Exp 11-7-16
4. Anemometer serial number 66050014 (see attached certificate of calibration).

JBW & Associates, Inc.
10242 Little Rock Lane
Frederick, Maryland 21702

Bioscience International
Telephone: 301-230-0072



INSPECTION LOG

Date: 7/13/17

Project Number: MD17162

Project Name: ACM - 8712 2nd Ave

Room / Location: Silver Spring, MD

1st Floor
RH% = 71.5
F - 82.6

(105°F) Exterior
RH% (F) - 62.7
Temp (F) - 89.9

1. Was mold present in the inspected area? No Yes (if yes please describe in Comments)

2. Moisture Content Readings in room. (4 highest readings)

13.0 11.4 12.6 10.9

3. Any indication of water infiltration? No Yes (if yes please describe)

4. Dehumidification present? No / Yes

Type / Model Number _____

5. HVAC present? No Yes

Type Disconnected

Comments: BEC staff William Wartel & Richard Robinson ARRIVE 1002

Interior: Vacant 2 story Residential Home with basement, all utilities disconnected

Basement: Visible mold growth present on multiple locations on gypsum board sheetrock at both walls & ceilings. Vinyl flooring shows swelling. Wipe readings all less than 13%. Visible mold growth mostly attributable to unconditioned space. One ceiling area revealed historical leak. All interior framing and insulation affected.

1st Floor - Visible mold growth present with kitchen walls & ceiling indicative of water infiltration at second floor bathroom. Mold is present at GBS & framing elements

2nd floor - small area of visible mold in bathroom. Given occupancy of house all indications home was never winterized causing plumbing to burst at distant enclosed locations.

Exterior - Visible mildew & mold growth on vinyl siding, wood is deteriorated where exposed

[Signature]

Environmental Technician

7/13/17

Date

(54)

INSPECTION LOG

Date: 7/13/17

Project Number: MD17162

Project Name: Aum 8712 2nd Ave

Room / Location: Silver Spring, MD

1. Was mold present in the inspected area? No / Yes (If yes please describe in Comments)

2. Moisture Content Readings in room. (4 highest readings)

13.0 11.4 12.6 10.9

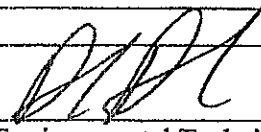
3. Any indication of water infiltration? No / (Yes) (If yes please describe)

4. Dehumidification present? (No) / Yes
Type / Model Number _____

5. HVAC present? No (Yes)
Type Disconnected

Comments:

William Warfel prepares SAS Autosampler for the collection of
viable microbial samples. (7) will be collected at the water exterior
(2) in basement and (1) each at 1st & 2nd floors. (106) Sample
complete. 1202 BEC offsite.



Environmental Technician

7/13/17

Date

(55)



BOGS
ENVIRONMENTAL CONSULTANTS

Date: 7/12/17

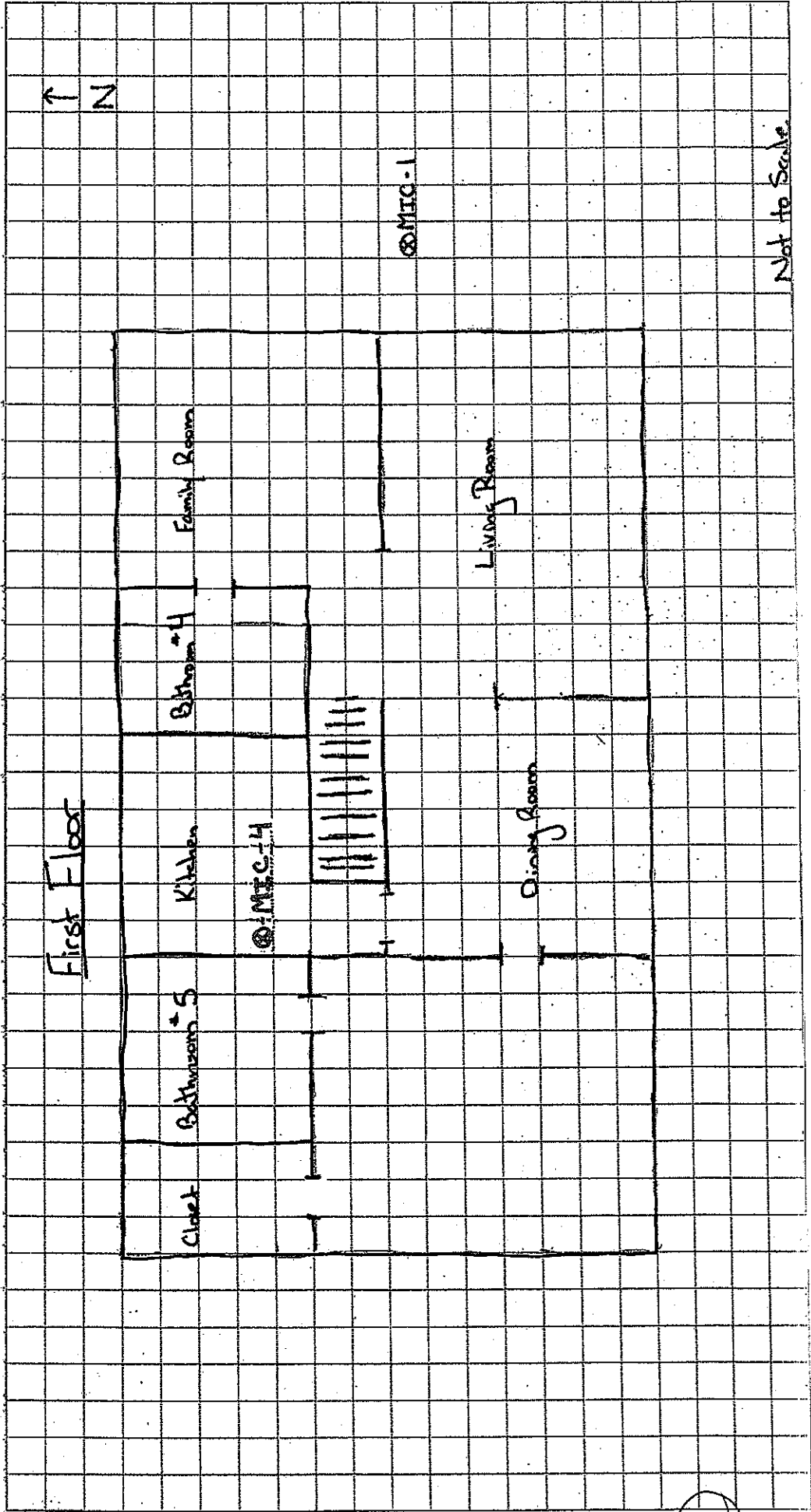
BEC Project No: MO17-162

Project Manager: Richard Robinson

Project Location: 8712 2ND Avenue

Silver Spring, Maryland

SUBJECT SITE/ WORK AREA SKETCH





Date: 7/12/17

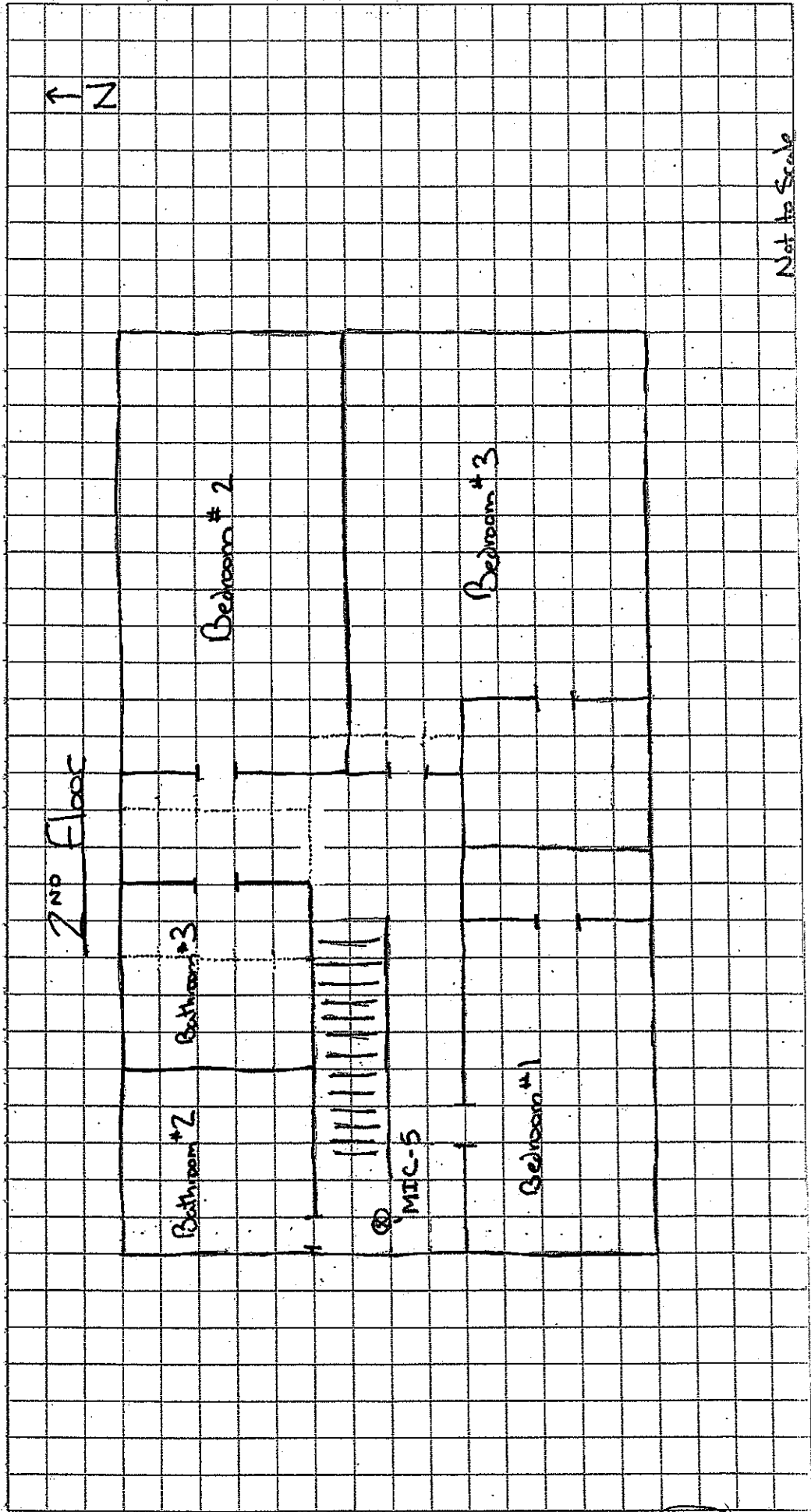
BEC Project No: MD17162

Project Manager: Richard Robinson

Project Location: 8712 2nd Avenue

Silver Spring, Maryland

SUBJECT SITE/WORK AREA SKETCH





BOGS
ENVIRONMENTAL CONSULTANTS

Date: 7/12/17

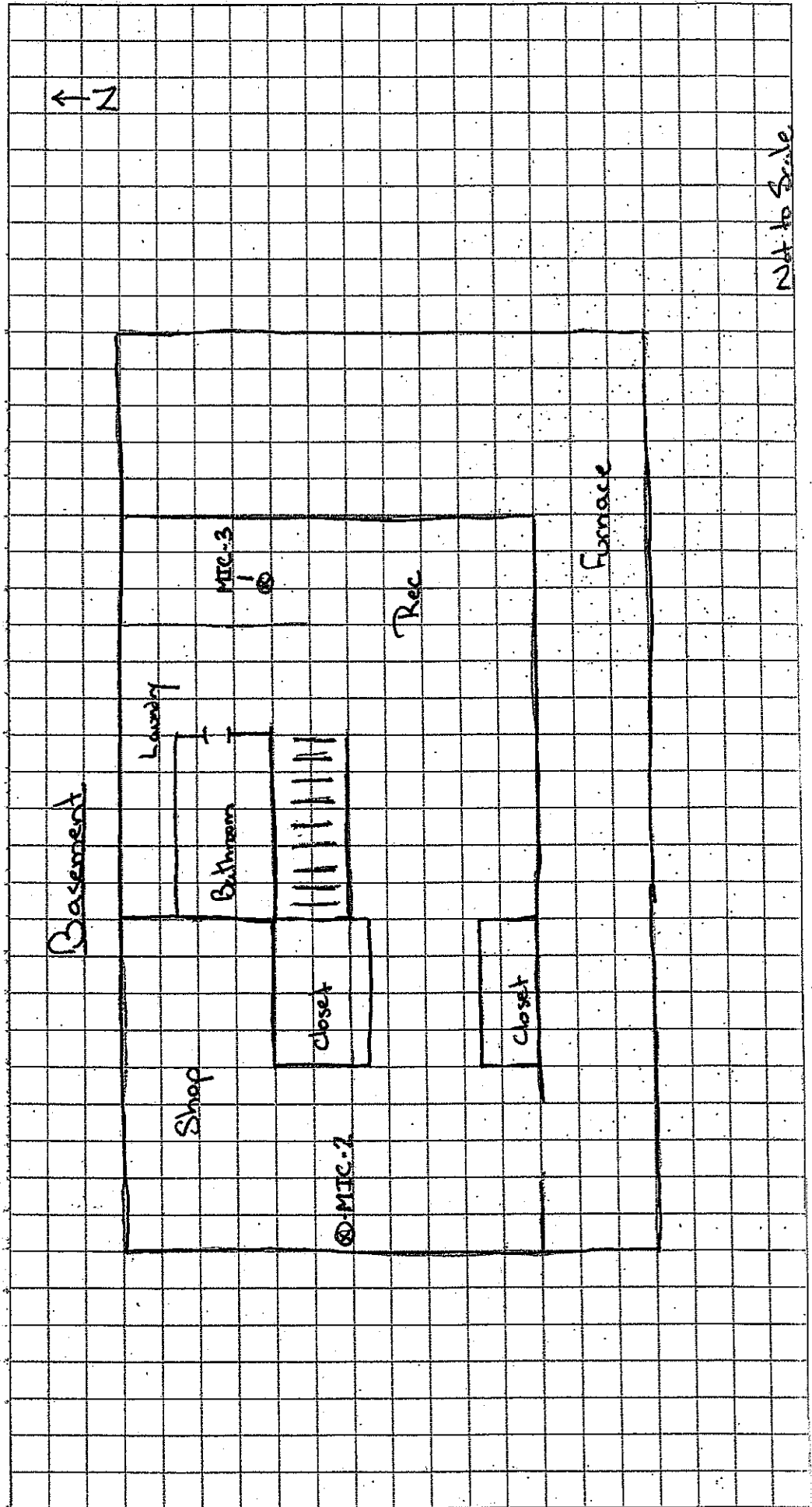
BEC Project No: MO1716Z

Project Manager: Richard Robinson

Project Location: 3717 2nd Avenue

Silver Spring, Maryland

SUBJECT SITE/ WORK AREA SKETCH





5/5/7

Ricky Robinson/William Waetel

29/7/62

Calibration Test Performed By (Technician/Date) & Type (Rotameter):

Acobiology

Temperature: _____ RH%: _____

RH%.

[illegible]

COMMENTS:

Name:

Date: 7/13/17

ATTACHMENT C

AEROBIOLOGY LABORATORY ASSOCIATES ANALYTICAL REPORTS & CHAIN OF CUSTODIES

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Boggs Environmental Consultants
1 College Ave
Frederick, Maryland 21701
Attn: Mark Boggs
Project: **PO #M017162 / 87112 2nd Ave. Silver Spring, MD**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 07/13/2017
Date Received: 07/13/2017
Date Analyzed: 07/19/2017
Date Reported: 07/20/2017
Project ID: 17021877
Page 1 of 3

Client Sample #: MIC-1
Sample Location: Exterior Ambient - Front Porch
Test: 1030, Fungal Count w/ Complete Genus ID: SOP 3.2
Positive Hole Corrected Result: **317 CFU/m³**

Lab Sample #: 17021877-001

Positive Hole: 219
Air Volume: 150 (L)

Organism(s) Isolated:	Raw Count	CFU/m ³	% Total	MRL
Arthrospore-former	1	7	2	7
Aspergillus niger	5	33	11	7
Aspergillus species	5	33	11	7
Cladosporium species	28	187	62	7
Penicillium species	6	40	13	7
	45	300	~100%	

Client Sample #: MIC-2
Sample Location: Basement Shop
Test: 1030, Fungal Count w/ Complete Genus ID: SOP 3.2
Positive Hole Corrected Result: **1342 CFU/m³**

Lab Sample #: 17021877-002

Positive Hole: 219
Air Volume: 150 (L)

Organism(s) Isolated:	Raw Count	CFU/m ³	% Total	MRL
Alternaria species	1	7	1	7
Arthrospore-former	1	7	1	7
Aspergillus species	50	333	31	7
Cladosporium species	7	47	4	7
Curvularia species	2	13	1	7
Penicillium species	100	667	62	7
	161	1074	~100%	

Client Sample #: MIC-3
Sample Location: Basement Rec Room
Test: 1030, Fungal Count w/ Complete Genus ID: SOP 3.2
Positive Hole Corrected Result: **602 CFU/m³**

Lab Sample #: 17021877-003

Positive Hole: 219
Air Volume: 150 (L)

Organism(s) Isolated:	Raw Count	CFU/m ³	% Total	MRL
Aspergillus species	30	200	36	7
Cladosporium species	6	40	7	7
Curvularia species	2	13	2	7
Mucor species	1	7	1	7
Non-sporulating colonies	3	20	4	7
Penicillium species	41	273	49	7
	83	553	~100%	

(91)

Boggs Environmental Consultants
1 College Ave
Frederick, Maryland 21701
Attn: Mark Boggs
Project: **PO #M017162 / 87112 2nd Ave. Silver Spring, MD**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 07/13/2017
Date Received: 07/13/2017
Date Analyzed: 07/19/2017
Date Reported: 07/20/2017
Project ID: 17021877
Page 2 of 3

Client Sample #: MIC-4
Sample Location: 1st Floor Kitchen
Test: 1030, Fungal Count w/ Complete Genus ID: SOP 3.2
Positive Hole Corrected Result: **471 CFU/m³**

Lab Sample #: 17021877-004
Positive Hole: 219
Air Volume: 150 (L)

Organism(s) Isolated:	Raw Count	CFU/m ³	% Total	MRL
Aspergillus niger	2	13	3	7
Aspergillus species	11	73	17	7
Cladosporium species	9	60	14	7
Penicillium species	42	280	65	7
Syncephalastrum species	1	7	2	7
	65	433	~100%	

Client Sample #: MIC-5
Sample Location: 2nd Floor Top of Stairs
Test: 1030, Fungal Count w/ Complete Genus ID: SOP 3.2
Positive Hole Corrected Result: **399 CFU/m³**

Lab Sample #: 17021877-005
Positive Hole: 219
Air Volume: 150 (L)

Organism(s) Isolated:	Raw Count	CFU/m ³	% Total	MRL
Arthrospore-former	8	53	14	7
Aspergillus niger	1	7	2	7
Aspergillus ochraceus	1	7	2	7
Aspergillus species	1	7	2	7
Chaetomium species	1	7	2	7
Cladosporium species	33	220	59	7
Penicillium species	10	67	18	7
Pithomyces species	1	7	2	7
	56	375	~100%	

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Boggs Environmental Consultants
1 College Ave
Frederick, Maryland 21701
Attn: Mark Boggs
Project: **PO #M017162 / 87112 2nd Ave. Silver Spring, MD**
Condition of Sample(s) Upon Receipt: Acceptable

Date Collected: 07/13/2017
Date Received: 07/13/2017
Date Analyzed: 07/19/2017
Date Reported: 07/20/2017
Project ID: 17021877
Page 3 of 3

Footnotes and Additional Report Information

Debris Rating Table

1	Minimal (<5%) particulate present	Reported values are minimally affected by particulate load.
2	5% to 25% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
3	26% to 75% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
4	75% to 90% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
5	Greater than 90% of the trace occluded with particulate	Quantification not possible due to large negative bias. A new sample should be collected at a shorter time interval or other measures taken to reduce particulate load.

1. Penicillium/Aspergillus group spores are characterized by their small size, round to ovoid shape, being unicellular, and usually colorless to lightly pigmented. There are numerous genera of fungi whose spore morphology is similar to that of the Penicillium/Aspergillus type. Two common examples would be Paecilomyces and Acremonium. Although the majority of spores placed in this group are Penicillium, Aspergillus, or a combination of both. Keep in mind that these are not the only two possibilities.
2. Ascospores are sexually produced fungal spores formed within an ascus. An ascus is a sac-like structure designed to discharge the ascospores into the environment, e.g. Ascobolus.
3. Basidiospores are typically blown indoors from outdoors and rarely have an indoor source. However, in certain situations a high basidiospore count indoors may be indicative of a wood decay problem or wet soil.
4. The colorless group contains colorless spores which were unidentifiable to a specific genus. Examples of this group include Acremonium, Aphanocladium, Beauveria, Chrysosporium, Engyodontium microconidia, yeast, some arthrospores, as well as many others.
5. Hyphae are the vegetative mode of fungi. Hyphal elements are fragments of individual Hyphae. They can break apart and become airborne much like spores and are potentially allergenic. A mass of hyphal elements is termed the mycelium. Hyphae in high concentration may be indicative of colonization.
6. Dash (-) in this report, under raw count column means 'not detected (ND)'; otherwise 'not applicable' (NA).
7. The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; for this reason the sum of the calculated counts may be less than the positive hole corrected total.
8. Due to rounding totals may not equal 100%.
9. Analytical Sensitivity for each spores is different for Non-viable sample when the spores are read at different percentage. Analytical Sensitivity is calculated as spr/m^3 divided by raw count. $\text{spr/m}^3 = \text{raw counts} \times (100 / \% \text{ read}) \times (1000 / \text{Sample volume})$. If Analytical Sensitivity is 13 spr/m^3 at 100% read, Analytical Sensitivity at 50% read would be 27 spr/m^3 , which is 2 times higher. Analytical Sensitivity provided on the report is based on an assumed 100% of the trace being analyzed.
10. Minimum Reporting Limits (MRL) for BULKS, DUSTS, SWABS, and WATER samples are a calculation based on the sample size and the dilution plate on which the organism was counted. Results are a compilation of counts taken from multiple dilutions and multiple medias. This means that every genus of fungi or bacteria recovered can be counted on the plate on which it is best represented.
11. If the final quantitative result is corrected for contamination based on the blank, the blank correction is stated in the sample comments section of the report.
12. Analysis conducted on non-viable spore traps is completed using Indoor Environmental Standards Organization (IESO) Standard 2210.
13. The results in this report are related to this project and these samples only.
14. For samples with an air volume of < 100L, the number of significant figures in the result should be considered (2) two. For samples with air volumes between 100-999L, the number of significant figures in the result should be considered (3) three. For example, a sample with a result of 55,443 spr/m^3 from a 75L sample using significant figures should be considered 55,000. The same result of 55,443 from a 150L sample using significant figures should be considered 55,400 spr/m^3 .
15. If the In/Out ratio is greater than 100 times it is indicated >100/1, rather than showing the real value.

Terminology Used in Direct Exam Reporting

Conidiophores are a type of modified hyphae from which spores are born. When seen on a surface sample in moderate to numerous concentrations they may be indicative of fungal growth.

Suzanne S. Blevins

Suzanne S. Blevins, B.S., SM (ASCP)
Laboratory Director

13



AZ, CA, CO, GA, VA, NJ



NVLAP Lab Code 200460-0 (CO)
NVLAP Lab Code 200829-0 (VA)
NVLAP Lab Code 500097-0 (AZ)
NVLAP Lab Code 201076-1 (CA)



LAB #192683 (CO)
LAB #163063 (GA)
LAB #163077 (VA)
LAB #210329 (AZ)
LAB #102747 (NJ)
LAB #210941 (CA)

Aerobiology Client		Boogs Environmental Consultants	
Field Contact	Ricky Robinson	Collected By/Date:	RR 7/13/17
Reporting Address	200 W Main Street, Middletown MD	Relinquished By/Date:	RR 7/13/17
Billing Address	(SAME AS ABOVE)	Received By/Date:	7/13/17
Phone/Fax	301.694.5687	Sampler Type	Andersen <input type="checkbox"/> SAS <input checked="" type="checkbox"/> SampleAire <input type="checkbox"/> Aero Trap <input type="checkbox"/> Other <input type="checkbox"/> BioCulture <input type="checkbox"/>
Reporting Email(s)	allhands@boogsenvironmental.com	POB/Job#	MD17162
Routine	24 Hour <input type="checkbox"/> Same Day <input type="checkbox"/> 4 Hour <input type="checkbox"/> 2 Hour <input type="checkbox"/>	Project Name:	8712 2nd Ave, Silver Spring, MD
		5 Day (Advance Only)	Notes: Standard 5-7 Day TAT
SAMPLING LOCATION ZIP CODE		CC Info:	

Sample No.	Test Code	Sample Location	Total Volume/Area
1 MIC-1	1030	Exterior Ambient - Front Porch	150 (L)
2 MIC-2	1030	Basement Shop	150 (L)
3 MIC-3	1030	Basement Rec Room	150 (L)
4 MIC-4	1030	1st Floor Kitchen	150 (L)
5 MIC-5	1030	2nd Floor Top of Stairs	150 (L)
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	SWAB - Sewage Screen (E. coli/Enterofecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	WATER - Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

Vashington, D.C. (877) 648-9150 Atlanta, GA (770) 647-2828 Denver, CO (303) 232-3746 Phoenix, AZ (602) 441-3700 Cherry Hill, NJ (856) 486-1177 Los Angeles, CA (714) 895-8401



**FIRST AMENDMENT
TO
AGREEMENT FOR SALE AND PURCHASE
OF
8712 SECOND AVENUE, SILVER SPRING, MARYLAND**

This **FIRST AMENDMENT TO AGREEMENT FOR SALE AND PURCHASE OF 8712 SECOND AVENUE, SILVER SPRING, MARYLAND** (hereinafter "First Amendment to Agreement"), is made and shall be effective as of the 3rd day of July, 2017, by and between **8712 SECOND AVENUE HOME PARCEL, LLC** (hereinafter "Seller"), a Maryland limited liability company, and **WEXFORD HOMES, LLC** (hereinafter "Purchaser"), a Virginia limited liability company.

W I T N E S S E T H:

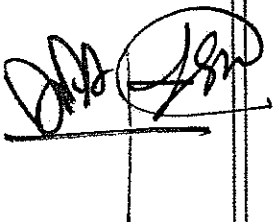
WHEREAS, Seller is the owner of certain real property (hereinafter the "Property"), located at 8712 Second Avenue, in Silver Spring, Maryland, more specifically described in Attachment "A" hereto, consisting of approximately 12,315 square feet of land, more or less, on which presently exist an unoccupied single family home and detached garage both of uncertain and unwarranted condition;

WHEREAS, on June 13, 2017, Seller and Purchaser entered into a certain "Agreement for Sale and Purchase of 8712 Second Avenue, Silver Spring, Maryland" (hereinafter the "June 13, 2017 Agreement"), containing a ten-day "Study Period" during which Purchaser had the right to cancel and declare the Agreement null and void, which Purchaser exercised on June 22, 2017; and

WHEREAS, Seller still desires to sell and Purchaser still desires to purchase the Property, on the terms and conditions agreed upon in the June 13, 2017 Agreement, incorporated herein in its entirety, modified and amended, however, as expressly set forth below.

NOW, THEREFORE, in consideration of the mutual promises contained herein and in the June 13, 2017 Agreement, and other good and sufficient consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree to amend and modify the June 13, 2017 Agreement as follows:

1. **PURCHASE PRICE.** The purchase price shall be **FOUR HUNDRED FIFTY THOUSAND (\$450,000) DOLLARS**, to be paid by Purchaser, as follows:



- (a) an initial deposit (hereinafter "Initial Deposit"), by check, subject to collection, to be made on the effective date of this Agreement, in the amount of THIRTY THOUSAND (\$30,000) DOLLARS, payable to Maxwell Barke & Zuckerman LLC (hereinafter "MBZLLC"), to be held in escrow in the law firm's attorney IOLTA trust account, with the understanding that neither Purchaser nor Seller will be entitled to receive any interest generated relating to said Initial Deposit; and
- (b) the purchase price, less the Initial Deposit actually remitted to Seller at settlement, shall be paid in full by Purchaser, in cash, wired funds, bank check, or certified check.

2. **SETTLEMENT.** Settlement shall take place, the purchase price paid, and insurable title passed, on the first business day falling on or after the fifteenth (15th) day following approval and issuance to Purchaser of an Historic Area Work Permit (hereinafter "HAWP") to demolish the structures (residence and garage) presently located on the Property, and construct a suitable new residence, as more fully addressed below, or earlier if mutually agreed to in writing by the parties. If, however, approval and issuance of a HAWP does not occur on or before January 31, 2018, either party shall have the unconditional right to cancel the sale and purchase and declare the June 13, 2017 Agreement and this First Amendment to Agreement null and void, thus entitling Purchaser to promptly receive its Initial Deposit back in full, provided that Purchaser has not materially defaulted in its obligation to file and diligently pursue the HAWP application process to a conclusion.


3. **HAWP APPLICATION.** The parties understand that, because the Property is located within an Historic District, demolition of existing structures and new construction on the Property require the advance approval of the Montgomery County Historic Preservation Commission (hereinafter "HPC"). The HPC reviews proposals for demolition and new construction through the mechanism of the HAWP application process. Purchaser agrees to use its best efforts to obtain a HAWP allowing demolition of existing structures and construction of a suitable new residence on the Property, as determined by Purchaser, by promptly filing with the Department of Permitting Services, and diligently pursuing to conclusion, at Purchaser's expense, an application and/or applications for approval for demolition and new construction on the Property. Purchaser acknowledges that the HAWP application process may include, but not be limited to, filing multiple applications, providing documentation pertaining to the need for demolition and new construction, as well as sketches and/or renderings of proposed designs, and attendance and presentations at public hearings, all of which Purchaser is prepared to and agrees to do and pursue in using its best efforts to obtain a HAWP allowing demolition of existing structures and construction of a suitable new residence on the Property. Purchaser also agrees on a timely basis to keep Seller informed of Purchaser's progress in the HAWP application process, and also to share with Seller, upon Seller's request, documentation and information corroborating Purchaser's efforts in that

regard. Finally, Seller agrees to cooperate with Purchaser in the HAWP application process, including allowing access to the Property and executing any documents requiring signature of the owner of the Property.

IN WITNESS WHEREOF, the parties hereto and the escrowee of the Initial Deposit have hereunto set their hands and seals effective as of the date first above written.

SELLER:

**8712 SECOND AVENUE
HOME PARCEL, LLC**

By  (L.S.)

Printed name: James S. Maxwell

Email: maxwell@maxlaw.us

Address: 910 Maxwell Barke & Zuckerman LLC
51 Monroe Place, Suite 806
Rockville, MD 20850

PURCHASER:

WEXFORD HOMES, LLC

By  (L.S.)

An authorized member

Printed name: Douglas P. Stein

Email: doug.wexfordhomes@gmail.com

Address: 8120 Woodmont Ave. # 900
Bethesda, MD 20814

ACCEPTED BY ESCROWEE:

**MAXWELL BARKE &
ZUCKERMAN LLC**

By  (L.S.)

An authorized member

Printed name: Joel R. Zuckerman

Email: zuckerman@maxlaw.us

Address: 51 Monroe Place, Suite 806
Rockville, MD 20850

ATTACHMENT "A"

Property Description

Lot numbered Seven (7) in Block Numbered Twelve (12) in subdivision of land in the said county known as and called "B.F. LEIGHTON'S ADDITION TO WOODSIDE" according to the plate thereof as recorded in Plat Book A, Plat 25, one of the Land Records of said Montgomery County.

BEGINNING for the same at a pipe found at the front corner of Lots Six (6) and Seven (7) and running thence along the dividing line of Lots Six (6) and Seven (7) South 50° 17' West 105.26 feet, thence running across Lot Seven (7), North 39° 43' West 55.85 feet, thence running across Lot Seven (7) North 50° 17' East 105.26 feet, thence bearing East and running South 39° 43' East 55.85 feet to the place of the beginning containing 5,879 square feet.

AND

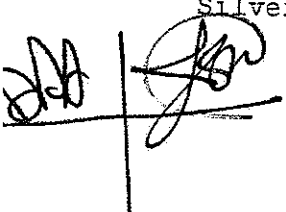
BEGINNING for the same at the rear common corner Lots 6, 7, 10 and 11 Block 12; WOODSIDE, a plat thereof recorded in Plat Book A Plat No. 25; thence running with the common line of Lots 7 and 10

1. N 40° 00' 00" W - 75.00 feet, thence with the common line of Lots 7 and 8
2. N 50° 00' 00" E - 164.20 feet to the front common corner of Lots 7 and 8 at Second Avenue, thence with part of Lot 7 and Second Avenue
3. S 40° 00' 00" E - 19.15 feet, thence leaving Second Avenue and running so as to cross part of Lot 7
4. S 50° 00' 00" W - 105.26 feet, thence
5. S 40° 00' 00" E - 55.85 feet to a point on the common line of Lots 6 and 7, thence with the remainder of said lots
6. S 50° 00' 00" W - 58.94 feet to the place of beginning, containing 6436 square feet of land.

Being the same property conveyed to 8712 Second Avenue Home Parcel, LLC by two deeds, namely:

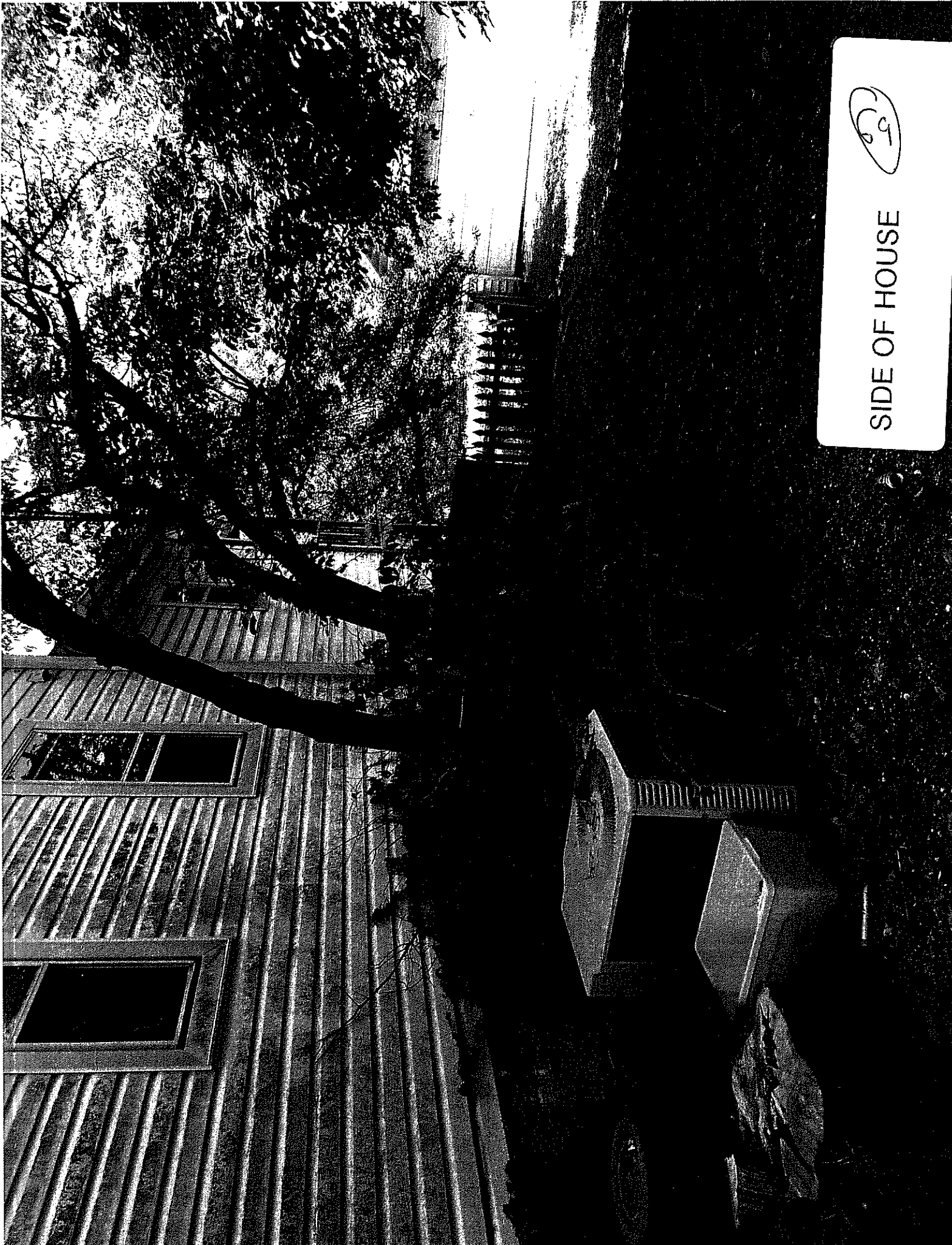
- (1) by deed dated May 27, 2016, and recorded among the Land Records of Montgomery County, Maryland, in Book 52328, at page 176; and
- (2) by deed dated April 25, 2017, and recorded in the Land Records of Montgomery, Maryland, in Book 54277, at page 334.

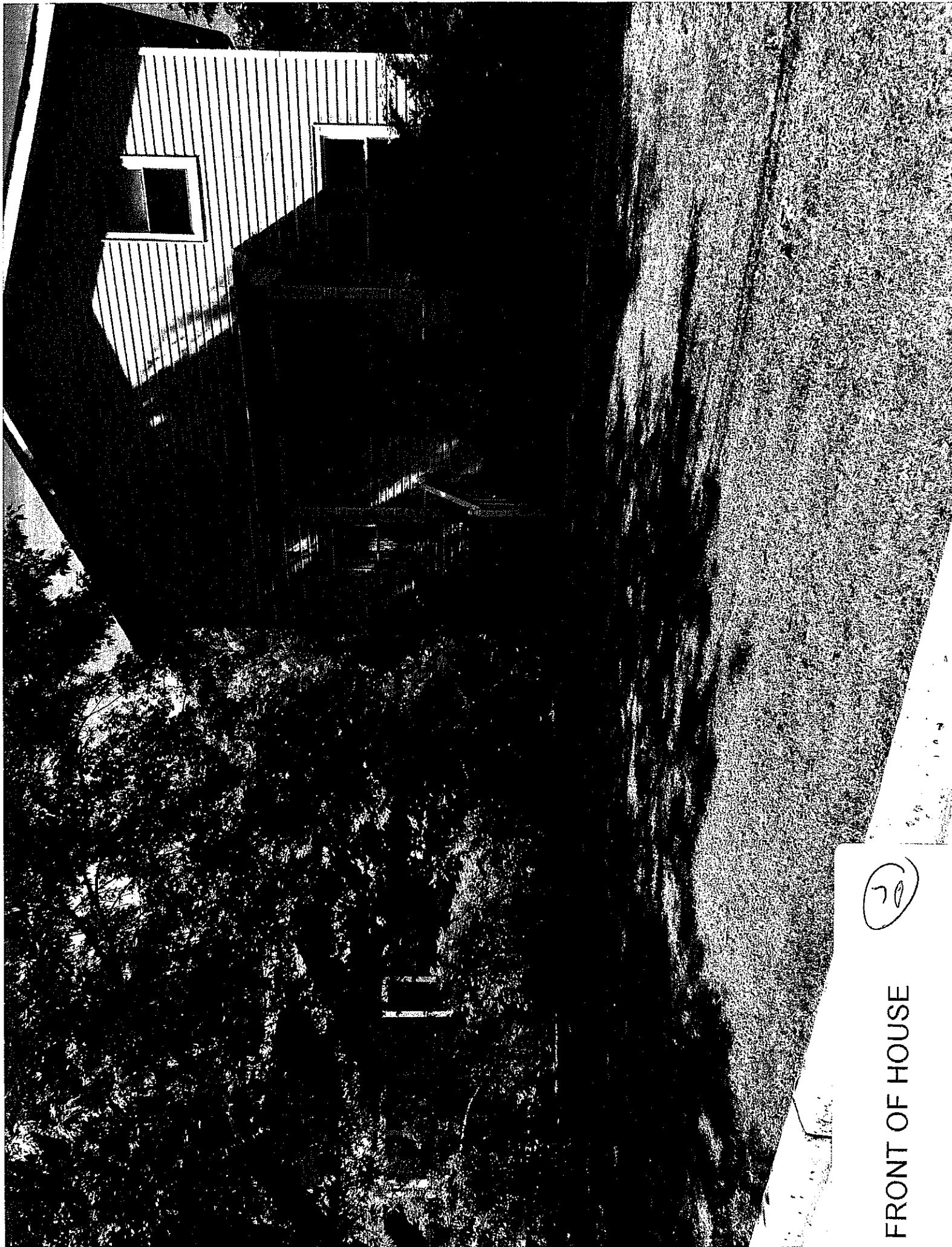
Said property having a street address of 8712 Second Avenue, Silver Spring, Maryland 20910, and a Tax/Parcel ID No. Of 13-01090973.



59

SIDE OF HOUSE





70

FRONT OF HOUSE

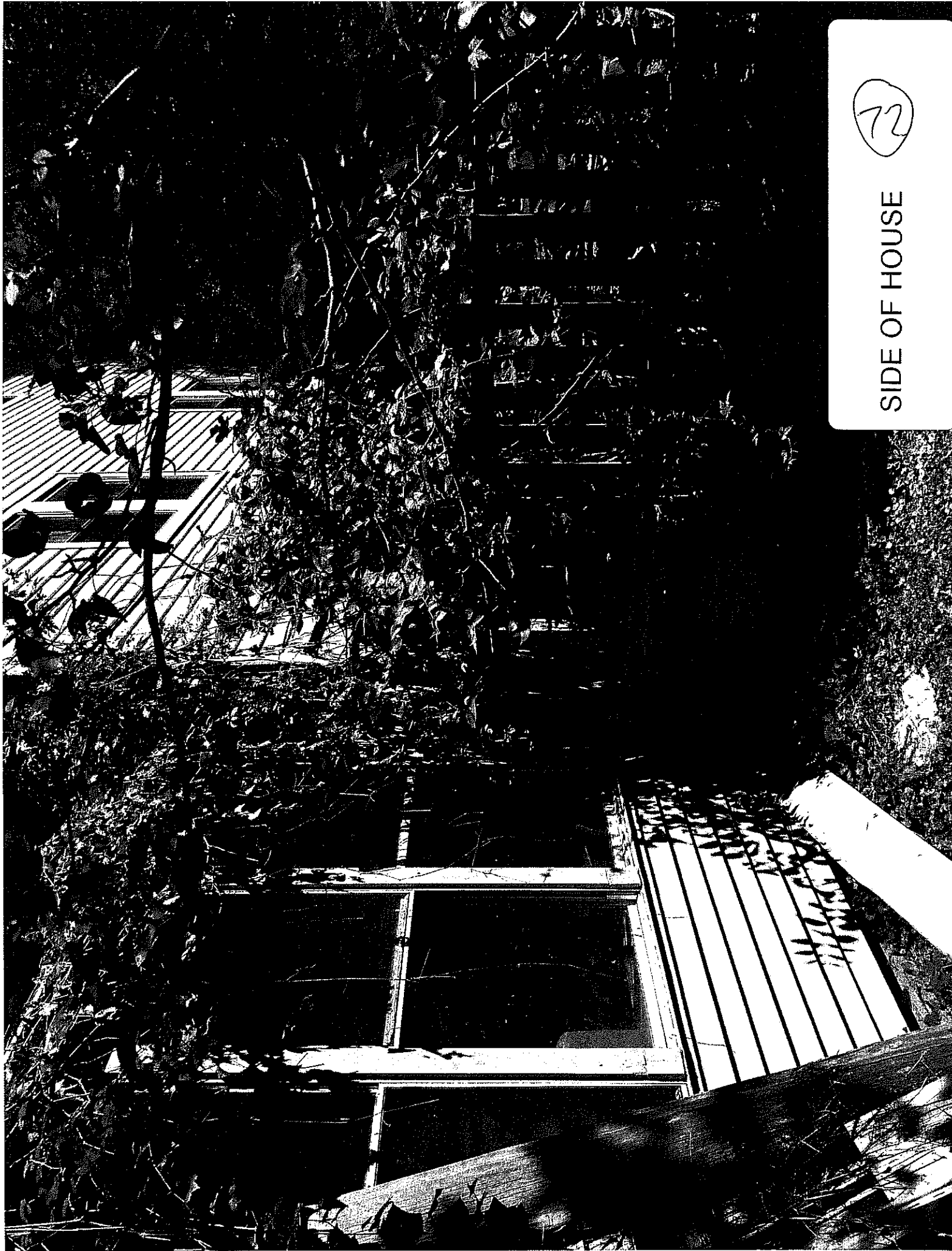


71

REAR OF HOUSE

72

SIDE OF HOUSE



[illegible]