ASBESTOS SURVEY REPORT

1900 Bayshore Avenue
Brigantine, Atlantic County, NJ 08203

September 13, 2022

Prepared for:
City of Brigantine
1417 West Brigantine Avenue
Brigantine, NJ 08203

Prepared by:

ACER ASSOCIATES, LLC
1012 Industrial Drive
West Berlin, New Jersey 08091

ACER Project Number: 20220953

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1.0 Introduction

Acer Associates, LLC (ACER) has prepared this report to summarize the findings of the survey for asbestos containing building materials (ACBMs) at 1900 Bayshore Avenue in Brigantine, Atlantic County, New Jersey. The survey was completed on August 25, 2022

The intent of the survey was to locate, quantify, and assess the present condition of asbestos containing building materials (ACBMs) throughout the residential structure and detached shed prior to demolition.

The asbestos survey was conducted in accordance with the requirements of Federal and New Jersey State regulations pertaining to asbestos, including OSHA (29 CFR 1910.1001 & 29 CFR 1926.1101), EPA (40 CFR Part 61), TSCA Title II AHERA/ASHARA (40 CFR Part 763), and N.J.A.C. 8:60 and 12:120. The findings in this report are consistent with accepted principles and practice established and prescribed by the EPA and AHERA.

This report, and the supporting data, findings, conclusions, opinions, and the recommendations it contains, represents the result of ACER's efforts. This report is not an asbestos abatement specification and should not be used for specifying removal methods or techniques. The results, assessments, conclusions, and recommendations stated in this report are factually representative of the conditions observed at this location on the date of the survey. ACER cannot assume responsibility for any change in conditions that occurred after the survey.

END OF SECTION

2.0 Survey for Asbestos Containing Building Materials (ACBMs)

ACER conducted this survey to locate, quantify, and assess the present condition of (ACBMs) at the site. Visual inspection and bulk sample collection was performed utilizing protocols and guidelines outlined in the United States Environmental Protection Agency (EPA) document #560/5-85-024 - Guidance for Controlling Asbestos Containing Materials in Buildings, the EPA Asbestos Hazard Emergency Response Act (AHERA) of 1987, and the OSHA 1910.1101 Asbestos General Industry Standard (August 10, 1994). The facility was inspected physically, functional space by functional space, and homogeneous area by homogeneous area to determine the presence or absence of asbestos-containing materials. Please see the project limitations in Section 4.2 of this report for a comprehensive summary of the survey parameters.

The survey was characterized by close visual inspection of all accessible areas. Observations were made for friable and non-friable thermal surfacing and miscellaneous building materials. Suspected ACBMs were identified by visual inspection and bulk sampling in accordance with all applicable regulations and requirements. Materials were inventoried and examined for evidence of deterioration, damage and/or exposed friable material.

Random bulk material samples were collected of all suspected asbestos containing materials. Sixty-five (65) bulk samples were collected of the potential ACBMs. The bulk samples collected were placed in zip-lock bags, labeled with an identifying code, and logged onto survey logs. Representative samples of each sampling area were then submitted to the laboratory to be analyzed for asbestos content. Sampling included collection of samples of each suspect material chosen at representative locations as specified by EPA and OSHA standards, regulations, and/or guidelines. However, due to the inconsistencies of installation contractor methods and other factors, materials of similar type may have varying quantities of asbestos.

The bulk samples were submitted to EMSL Analytical, Inc. (EMSL) of Cinnaminson, New Jersey. Thirty-one (31) samples were analyzed via polarized light microscopy (PLM). EMSL analyzed the samples by PLM with dispersion staining, using the "Test Method - Method for the determination of Asbestos in Bulk Building Materials," EPA/600/R-93/116, July 1993. This is a standard method of analysis in optical mineralogy, and a definitive method for the determination of asbestos in bulk samples. PLM is the method required by the EPA for the analysis of asbestos bulk samples. EMSL is a participant in the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of asbestos containing materials via PLM.

Due to the serious shortcomings with the PLM methodology in analyzing non-friable organically bound materials (NOBs), samples of floor tiles, mastics associated with floor tile, cove base mastic, mastic associated with carpet, mastic associated with paneling, and caulks were analyzed

via Transmission Electron Microscopy (TEM) analysis. In the state of New Jersey, N.J.A.C. 12:120 requires the analysis of all Category I Non-Friable organically bound materials via TEM when PLM results are 1% or less (including findings that a sample contains no asbestos). TEM is required for a more definitive analysis of non-friable organically bound materials. Therefore, additional analysis via TEM (TEM/NOB) was performed on sixteen (16) samples to confirm or deny the presence of asbestos.

END OF SECTION

3.0 FINDINGS OF THE INSPECTION

On August 25, 2022, ACER conducted an asbestos building survey of the residential structure and detached shed prior at 1900 Bayshore Avenue in Brigantine, New Jersey. The purpose of the survey was to locate, quantify, and assess the present condition of ACBMs prior to demolition. ACER made their best effort to access all areas of the structure including, but not limited to, pipe chases, walls, ceilings, ducts, and other areas hidden from view. Materials containing greater than one percent (1%) asbestos are classified as asbestos containing. The following table identifies the location and quantities of ACBMs identified during the survey.

Location	Material	Quantity
House / Exterior	Gray/White Transite Shingles	750 SF
	White Caulk	2 doors / 16 windows (242 LF)
House / Interior	Tan Joint Compound	4,400 SF (drywall ceiling & walls)
Shed / Exterior	Roofing Materials	160 SF

END OF SECTION

4.0 Conclusions & Recommendations

4.1 Asbestos Containing Building Materials (ACBMs)

On August 25, 2022, ACER conducted an asbestos building survey of the residential structure and detached shed located at 1900 Bayshore Avenue in Brigantine, Atlantic County, New Jersey.

The purpose of the inspection was to locate, quantify, and assess the present condition of ACBMs prior to demolition. ACER made their best effort during exploratory demolition to access areas of the structure that may have ACBMs. This included but was not limited to pipe chases, walls, ceilings, roofs, ducts, and other areas hidden from view.

The following table summarizes the building materials identified during the inspection to be ACBMs.

Location	Material	Quantity
House / Exterior	Gray/White Transite Shingles	750 SF
	White Caulk	2 doors / 16 windows (242 LF)
House / Interior	Tan Joint Compound	4,400 SF (drywall ceiling & walls)
Shed / Exterior	Roofing Materials	160 SF

Prior to the proposed demolition activities at the facility, all ACBMs must be removed by a licensed New Jersey Asbestos Abatement Contractor.

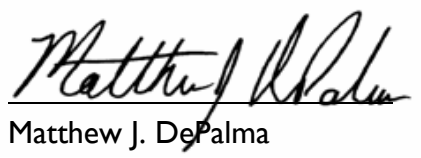
4.2 Limitations

The inspection and sample procedures used to complete this survey are consistent with prevalent environmental and industrial hygiene standards for ACBMs. All reasonable efforts were made to identify the presence of ACBMs within the surveyed areas. Materials not identified in this report should be considered as not sampled.

END OF SECTION

5.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Prepared By:



Matthew J. DePalma
Vice President

6.0 Appendices

Appendix A

Asbestos Bulk Sample Survey Logs & Certificates of Analysis

042221465

ASBESTOS BULK SAMPLE SURVEY LOG

Client: City of Brigantine
Project #:
Site: 1900 Bayshore Drive

Date: 8/25/2022
By: Matt DePalma
Signature:

Type of Analysis: PLM
Turnaround Time: 5-Day

LOCATION	MATERIAL	COND G/M/P	QTY LF/SF	HM ID	SAMPLE #	RESULT (%)
Exterior	Transite Shingles	M	750 SF	1	Bulk 01	
↓	Tar Felt Paper Behind Shingles	M	750 SF	2	Bulk 02	
	↓	M	-	2	Bulk 03	
Exterior / Front	Window Caulk	P	8 windows	3	Bulk 04	
↓	↓	P	-	3	Bulk 05	
Shed / Exterior	Tar Felt Paper Behind Vinyl Siding	M	560 SF	4	Bulk 06	
↓	↓	M	-	4	Bulk 07	
↓	Roofing Materials	M	160 SF	5	Bulk 08	
↓	↓	M	-	5	Bulk 09	
Shed / Interior	Drywall	P		6	Bulk 10	
↓	↓	M		6	Bulk 11	
↓	Joint Compound	M		7	Bulk 12	
↓	↓	P		7	Bulk 13	
↓	↓	P		7	Bulk 14	

RECEIVED 22 AUG 26 AM 8:37 EMSL CINNAMINSON, NJ

COMMENTS:
* total of 2 doors & 10 windows

Chain of Custody:
Released By: [signature] Date: 8/25/2022 Time:
Received By: [signature] Date: 8/26/22 Time: 8:35

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3 RH

042221465

ASBESTOS BULK SAMPLE SURVEY LOG

Client: City of Brigantine
Date: 8/25/2022
Type of Analysis: PLM
Project #:
By: Matt DePalma
Site: 1900 Bayshore
Signature:
Turnaround Time: 5 - Day

LOCATION	MATERIAL	COND G/M/P	QTY LF/SF	HM ID	SAMPLE #	RESULT (%)
Shed / Interior	Black Floor Insulation Beneath Carpet	G	100 SF	8	Bulk 15	
↓	↓	G	-	8	Bulk 16	
Shed / Exterior	Door Caulk	P	1 Door	9	Bulk 17	
↓	↓	P	-	9	Bulk 18	
Exterior / Roof	Tar Rolled Layer (Top)	G	1800 SF	10	Bulk 19	
↓	↓	G	-	10	Bulk 20	
↓	Black Tar Felt Paper (Bottom)	G	1800 SF	11	Bulk 21	
↓	↓	G	-	11	Bulk 22	
Interior / Utility - Laundry Room	Tan Linoleum (Top Layer)	M	75 SF	12	Bulk 23	
↓	↓	M	-	12	Bulk 24	
↓	Red / Green Linoleum (Bottom Layer)	P	75 SF	13	Bulk 25	
↓	↓	P	-	13	Bulk 26	
↓	Drywall	G	-	14	Bulk 27	
↓	Joint Compound	G	-	15	Bulk 28	

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COMMENTS:

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Received By:	Date:	Time:

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042221465

ASBESTOS BULK SAMPLE SURVEY LOG

Client: City of Brigantine
Project #:
Site: 9100 Baystore

Date: 8/25/2022
By: Matt DeStefano
Signature:

Type of Analysis: PLM
Turnaround Time: 3-Day

LOCATION	MATERIAL	COND G/M/P	QTY LF/SF	HM ID	SAMPLE #	RESULT (%)
Interior / Living Room	Drywall	G	-	14	Bulk 29	
↓	Joint Compound	G	-	15	Bulk 30	
Interior / Hallway	↓	G	-	15	Bulk 31	

RECEIVED EMSL CINNAMINSON, NJ 22 AUG 26 AM 11:38

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Chain of Custody:

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Received By:	Date:	Time:

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Customer PO:
Project ID:

Attn: Matt DePalma
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West Berlin, NJ 08091

Phone: (856) 809-1202
Fax: (856) 809-1203
Collected: 8/25/2022
Received: 8/26/2022
Analyzed: 9/08/2022

Proj: City of Brigantine / 1900 Bayshore Avenue

Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: Bulk-01 ***Lab Sample ID:*** **042221465-0001**
Sample Description: Exterior/Transite Shingle

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Gray/White	0.0%	80.0%	**20% Chrysotile**	

Client Sample ID: Bulk-02 ***Lab Sample ID:*** **042221465-0002**
Sample Description: Exterior/Tar Felt Paper Behind Shingles

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	60.0%	40.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-03 ***Lab Sample ID:*** **042221465-0003**
Sample Description: Exterior/Tar Felt Paper Behind Shingles

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	60.0%	40.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-04 ***Lab Sample ID:*** **042221465-0004**
Sample Description: Exterior - Front/Window Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-05 ***Lab Sample ID:*** **042221465-0005**
Sample Description: Exterior - Front/Window Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	95.0%	**5% Chrysotile**	

Client Sample ID: Bulk-06 ***Lab Sample ID:*** **042221465-0006**
Sample Description: Shed - Exterior/Tar Felt Paper behind Vinyl Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	60.0%	40.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

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Client Sample ID: Bulk-07 ***Lab Sample ID:*** **042221465-0007**
Sample Description: Shed - Exterior/Tar Felt Paper behind Vinyl Siding

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	60.0%	40.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-08 ***Lab Sample ID:*** **042221465-0008**
Sample Description: Shed - Exterior/Roofing Materials

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White/Black	20.0%	78.0%	**2% Chrysotile**	Result includes a small amount of inseparable attached material

Client Sample ID: Bulk-09 ***Lab Sample ID:*** **042221465-0009**
Sample Description: Shed - Exterior/Roofing Materials

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White/Black	25.0%	73.0%	**2% Chrysotile**	

Client Sample ID: Bulk-10 ***Lab Sample ID:*** **042221465-0010**
Sample Description: Shed - Interior/Drywall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Brown/White	15.0%	85.0%	None Detected	

Client Sample ID: Bulk-11 ***Lab Sample ID:*** **042221465-0011**
Sample Description: Shed - Interior/Drywall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Brown/White	15.0%	85.0%	None Detected	

Client Sample ID: Bulk-12 ***Lab Sample ID:*** **042221465-0012**
Sample Description: Shed - Interior/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-13 ***Lab Sample ID:*** **042221465-0013**
Sample Description: Shed - Interior/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-14 ***Lab Sample ID:*** **042221465-0014**
Sample Description: Shed - Interior/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

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Client Sample ID: Bulk-15 ***Lab Sample ID:*** **042221465-0015**

Sample Description: Shed - Interior/Black Floor Insulation beneath Carpet

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	60.0%	40.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-16 ***Lab Sample ID:*** **042221465-0016**

Sample Description: Shed - Interior/Black Floor Insulation beneath Carpet

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	0.0%	100.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-17 ***Lab Sample ID:*** **042221465-0017**

Sample Description: Shed - Exterior/Door Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	
TEM Grav. Reduction	9/08/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-18 ***Lab Sample ID:*** **042221465-0018**

Sample Description: Shed - Exterior/Door Caulk

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	
TEM Grav. Reduction	9/08/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-19 ***Lab Sample ID:*** **042221465-0019**

Sample Description: Exterior - Roof/Tar Rolled Layer - Top

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	10.0%	90.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-20 ***Lab Sample ID:*** **042221465-0020**

Sample Description: Exterior - Roof/Tar Rolled Layer - Top

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	12.0%	88.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-21 ***Lab Sample ID:*** **042221465-0021**

Sample Description: Exterior - Roof/Black Tar Felt Paper - Bottom

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	30.0%	70.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

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Client Sample ID: Bulk-22 ***Lab Sample ID:*** **042221465-0022**
Sample Description: Exterior - Roof/Black Tar Felt Paper - Bottom

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Black	25.0%	75.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Black	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-23 ***Lab Sample ID:*** **042221465-0023**
Sample Description: Interior - Utility - Laundry Room/Tan Linoleum - Top Layer

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Tan/Green	30.0%	70.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Tan/Green	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-24 ***Lab Sample ID:*** **042221465-0024**
Sample Description: Interior - Utility - Laundry Room/Tan Linoleum - Top Layer

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Tan/Green	30.0%	70.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Tan/Green	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-25 ***Lab Sample ID:*** **042221465-0025**
Sample Description: Interior - Utility - Laundry Room/Red/Green Linoleum - Bottom Layer

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Red/Black/Blue	30.0%	70.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Red/Black/Blue	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-26 ***Lab Sample ID:*** **042221465-0026**
Sample Description: Interior - Utility - Laundry Room/Red/Green Linoleum - Bottom Layer

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Red/Black/Blue	24.0%	76.0%	None Detected	
TEM Grav. Reduction	9/08/2022	Red/Black/Blue	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-27 ***Lab Sample ID:*** **042221465-0027**
Sample Description: Interior - Utility - Laundry Room/Drywall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Brown/White	15.0%	85.0%	None Detected	

Client Sample ID: Bulk-28 ***Lab Sample ID:*** **042221465-0028**
Sample Description: Interior - Utility - Laundry Room/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

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Summary Test Report for Asbestos Analysis in Accordance with N.J.A.C. 8:60 and 12:120 via EPA 600/R-93/116

Client Sample ID: Bulk-29 ***Lab Sample ID:*** **042221465-0029**

Sample Description: Interior - Living Room/Drywall

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	15.0%	85.0%	None Detected	

Client Sample ID: Bulk-30 ***Lab Sample ID:*** **042221465-0030**

Sample Description: Interior - Living Room/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: Bulk-31 ***Lab Sample ID:*** **042221465-0031**

Sample Description: Interior - Hallway/Joint Compound

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	8/31/2022	Tan	0.0%	98.0%	**2% Chrysotile**	

Analyst(s):

Debbie Little	TEM Grav. Reduction (9)
Julianna Hosbach	PLM (14)
Keishla Vazquez Caraballo	PLM (17)
Seri Smith	TEM Grav. Reduction (7)

Reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NJ DEP 03036, PA ID# 68-00367, LA #04127

Initial report from: 09/01/202200:30:27