



ADDENDUM #2

Solicitation No. 2024-3004

Marquette Manor

Cincinnati Metropolitan Housing Authority
1627 Western Avenue
Cincinnati, OH 45214

Addendum 2 – Issued April 19, 2024

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above referenced project shall hereby be incorporated into the work, and their affect on the proposal shall be reflected in the Offeror's proposal. Offerors shall also verify this fact by indicating the receipt of the addendum in their proposal.

Comments

1. A walk through of the site has been schedule for **Tuesday, April 23, 2023 at 10:30 A. M.**.
2. An asbestos survey of the building is attached. Contractors are responsible for removal and disposal of all asbestos materials disturbed during the renovations. All work to be performred in accordance with local codes and regulations.
3. The project will be required to meet green certification criteria. A draft of the green checklist is included in the project manual. CMHA has procured a consultant to ensure certification. This will include blower door testing, recycling of construction waste such as cardboard and product selections. The contractor will be required to corrdinate with the consultant and provide information as required.

Questions:

Are the existing plumbing stacks to be abandoned in place or removed completely?

Response: All existing plumbing stacks are to be removed to allow room in existitng chases for the new piping.

***END OF ADDENDUM ***

1627 WESTERN AVENUE, CINCINNATI, OHIO 45214

Phone: (513) 333-0670 Fax: (513) 977-5606 TDD: (513) 977-5807 Website: www.cintimha.com

Equal Opportunity Employer, Equal Housing Opportunities



September 22, 2023

Cincinnati Metropolitan Housing Authority
Attn: Mr. Michael Koch
1627 Western Avenue
Cincinnati, OH 45214
michael.koch@cintimha.com

RE: Marquette Manor
1999 Sutter Avenue – Cincinnati, Ohio
D3G Project #2023-1641
Limited Asbestos Survey Report

Dear Mr. Koch,

Dominion Due Diligence Group (D3G) is pleased to provide the results of the limited asbestos survey conducted at the Marquette Manor located at 1999 Sutter Avenue in Cincinnati, Hamilton County, Ohio (subject property). The subject property consists of one (1) fifteen-story multi-family apartment structure with a full basement constructed in 1969. The subject property structure contains a total of 140 residential dwelling units. D3G was contracted to perform a limited asbestos survey at the subject property in order to comply with Ohio Housing Finance Agency (OHFA) for a Low-Income Housing Tax Credit (LIHTC) requirements, with the potential for future submission under a HUD Program. No current scope of work for rehabilitation has been proposed. Therefore, the sampling performed was for general informational purposes and not for renovation purposes.

Mr. Pete Gibson, a State of Ohio licensed Asbestos Hazard Evaluation Specialist (license #ES35718) with Environmental Concerns, Inc., conducted a limited asbestos survey at the subject property on August 28-29, 2023 on behalf of D3G. The survey was conducted in accordance with practices described within the ASTM Standard Practice for Comprehensive Asbestos Building Surveys Designation: E 2356-18 (ASTM E 2356-18) for Baseline Surveys. However, the inspection was limited to accessible areas of the facility and is not considered to be in full compliance with pre-renovation standards (40 CFR 61 Subpart M). However, all suspect ACMs were identified during the course of the inspection. Sampled materials included textured ceiling materials, sink undercoating materials, drywall, joint compound, caulking and glazing materials, vinyl flooring and covebase materials and associated mastics, pipe insulation and fitting materials and ceiling tiles. An asbestos-containing material is defined as containing greater than 1% asbestos. Samples were analyzed via Polarized Light Microscopy (PLM). In addition, due to the limitations of PLM analysis, at least one (1) of each different bulk sample result reported to contain trace (less than or equal to 1%) asbestos or no asbestos for non-friable organically bound (NOB) materials (i.e. floor tiles, covebase, mastics, roofing materials, caulks) was re-analyzed via Transmission Electron Microscopy (TEM) to

comply with the analytical requirements of the ASTM E 2356-18 standard. The following table itemizes the sampled materials and their respective asbestos concentrations:

SAMPLE NUMBER	SAMPLED MATERIAL	LOCATION	% ASBESTOS
1411-1	Ceiling Texture	Unit 1411	2% Chrysotile
1411-2	Sink Undercoating - Black	Unit 1411	4% Chrysotile
1411-3	Joint Compound	Unit 1411	2% Chrysotile
1411-4	Drywall	Unit 1411	None Detected
1411-5	Interior Caulk	Unit 1411	None Detected*
1411-6 (Layer 1)	Floor Tile - 9" Gray	Unit 1411	2% Chrysotile
1411-6 (Layer 2)	Mastic - Black	Unit 1411	3% Chrysotile
1210-7	Joint Compound	Unit 1210	2% Chrysotile
1210-8	Drywall	Unit 1210	None Detected
1210-9 (Layer 1)	Floor Tile - 9" Gray	Unit 1210	2% Chrysotile
1210-9 (Layer 2)	Mastic - Black	Unit 1210	3% Chrysotile
1210-10	Sink Undercoating - Black	Unit 1210	4% Chrysotile
1105-11	Joint Compound	Unit 1105	None Detected
LH 12	Drywall	6th Hall	None Detected
LH 13	Pipe Insulation	6th Hall	None Detected
LH 14	Lay In Ceiling Tile	6th Hall	None Detected
LH 15 (Layer 1)	Cove Base - Gray	6th Hall	None Detected*
LH 15 (Layer 2)	Mastic - Cream/Brown	6th Hall	None Detected*
903 16 (Layer 1)	Cove Base - Gray	903	None Detected
903 16 (Layer 2)	Mastic - Cream	903	None Detected
903-17	Drywall	903	None Detected
903-18	Joint Compound	903	None Detected
602 19	Ceiling Tile	602	None Detected
602 20	Window Glazing	602	None Detected
SH-21	Lay In Ceiling Tile	5H	None Detected
602-22	Sink Undercoating - Black	602	4% Chrysotile
608-23 (Layer 1)	Floor Tile - 12" Gray	608	None Detected*
608-23 (Layer 2)	Mastic - Black/Yellow	608	2% Chrysotile
611-24	Caulk @ Countertop	611	None Detected
611-25	Window Glazing	611	None Detected*
611-26 (Layer 1)	Floor Tile - 12" Beige	611	None Detected*
611-26 (Layer 2)	Mastic - Clear	611	None Detected*
611-26 (Layer 3)	Mastic - Black	611	3% Chrysotile
611-27	Pipe Fitting	611	None Detected
510 28	Pipe Insulation Jacket	510	None Detected
510 29	Window Glazing	510	None Detected
CA 30	Window Glazing	2nd Hall	None Detected
502 31	Sink Undercoating	502	4% Chrysotile
CA 32 (Layer 1)	Floor Tile - 12" Gray	12th Hall	None Detected
CA 32 (Layer 2)	Mastic - Yellow	12th Hall	None Detected
CA 32 (Layer 3)	Mastic - Black	12th Hall	3% Chrysotile
CA 33 (Layer 1)	Floor Tile - 12" Gray	10th Hall	None Detected
CA 33 (Layer 2)	Mastic - Yellow	10th Hall	None Detected
CA 33 (Layer 3)	Mastic - Black	10th Hall	3% Chrysotile
CA 34 (Layer 1)	Floor Tile - 12" Gray	6th Hall	None Detected
CA 34 (Layer 2)	Mastic - Yellow	6th Hall	None Detected



SAMPLE NUMBER	SAMPLED MATERIAL	LOCATION	% ASBESTOS
CA 34 (Layer 3)	Mastic - Black	6th Hall	3% Chrysotile
602-35	Caulk @ Countertop	602	None Detected
602-36	Ceiling Texture	602	2% Chrysotile
1002 37 (Layer 1)	Floor Tile - 12" Gray	1002	None Detected
1002 37 (Layer 2)	Mastic - Black	1002	2% Chrysotile
1105 38	Interior Caulk	1105	None Detected
Ext 39	Window Caulk	Exterior	None Detected*
Ext 40	Window Caulk	Exterior	None Detected
Ext 41	Window Caulk	Exterior	None Detected
611-42	Ceiling Texture	611	2% Chrysotile
6H 43	Ceiling Texture	6th Fl Hall	2% Chrysotile
608-44	Ceiling Texture	608	2% Chrysotile
1210 45	Ceiling Texture	1210	None Detected
LH 46	Ceiling Texture	1st Fl Hall	None Detected
3H-47	Pipe Insulation Jacket	1st Fl Hall	None Detected
3H-48	Pipe Fitting	3rd Fl Hall	None Detected
2H-49	Pipe Fitting	2nd Hall	None Detected
1210-50	Compound	1210	None Detected
CA 51	Lay In Ceiling Tile	Comm Rm	None Detected
CA-52 (Layer 1)	Cove Base - Tan	2nd Fl Hall	None Detected*
CA-52 (Layer 2)	Mastic - Cream/Brown	2nd Fl Hall	None Detected*

* = NOB material - re-analyzed via TEM

The identified ACMs are denoted in bold type. In addition, the following materials were observed but not sampled and considered to be suspect asbestos-containing materials until appropriate sampling proves otherwise: unsampled vinyl flooring and covebase materials and associated mastics, unsampled caulking materials and roofing materials. The textured ceiling materials and drywall joint compound are typically considered to be non-friable (not able to be crushed via hand pressure) materials so long as they are not impacted and are not suspected to present a concern to residents or maintenance personnel. The remainder of the identified and presumed ACMs are considered to be non-friable materials were observed to be in good condition at the time of the inspection. It should be noted that a comprehensive asbestos inspection was not performed of the facility. Therefore, additional sampling may be warranted prior to future renovation activities. This asbestos survey was nondestructive in nature, therefore, potential ACMs that are concealed inside walls, roofs, and inaccessible areas, were not sampled.

D3G recommends that the identified and presumed asbestos-containing materials be managed under a site-specific Operations and Maintenance (O&M) Program. In addition, compliance with 40 CFR 61 Subpart M is recommended prior to any renovation or demolition activities at the subject property.

The asbestos analytical results, inspector notes and inspector credentials are attached to this letter.

The foregoing report has been prepared in accordance with the contract between Client and D3G and under no alternative direction unless expressly stated otherwise in the report;



the foregoing report is subject to the qualifications, limitations, and exclusions identified therein and in this section.

Applicable local, state, and federal guidelines, regulations, standards, and codes related to the services D3G performed in preparation of this report are subject to reasonable interpretation by Client, D3G, and governmental or regulatory inspectors and agencies. This report does not constitute a representation or warranty that the opinions and interpretations contained therein are the only ones available, and D3G shall not be liable for any contrary opinions, interpretations, or recommendations of such governmental or regulatory inspectors and agencies. If Client requests a more specific or definite opinion or interpretation related to a specific guideline, regulation, standard, or code provision, D3G may consider supplying the same by additional agreement and compensation.

The opinions, conclusions, and findings contained in this report are valid for a period of 180 days, and modifications or services the Client requests after this time may be provided under an additional agreement and compensation.

This report was performed for Client's sole benefit and use. No other party may claim any rights as a third-party beneficiary and no third-party has the right to claim reliance upon any information or documents provided by D3G. Client shall not distribute documents provided by D3G unless authorized in writing by D3G.

If you have further questions upon review of this letter, please contact me at (804) 237-1882.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly Dingle". The signature is written in a cursive style.

Kimberly L. Dingle
Hazardous Materials Manager/Environmental Professional





AmeriSci Richmond

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: 8047631200 FAX: 8047631800

September 16, 2023

Dominion Due Diligence Group
Attn: Kim Dingleline
201 Wylderose Drive
Midlothian, VA 23113

RE: Dominion Due Diligence Group
Job Number 123091130
P.O. #2023-1641
2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

Dear Kim Dingleline:

Enclosed are the results for PLM asbestos analysis of the following Dominion Due Diligence Group samples received at AmeriSci on Wednesday, September 6, 2023, for a 3 day turnaround:

1411-1, 1411-2, 1411-3, 1411-4, 1411-5, 1411-6, 1210-7, 1210-8, 1210-9, 1210-10, 1105-11, LH 12, LH 13, LH 14, LH 15, 903 16, 903-17, 903-18, 602 19, 602 20, SH-21, 602-22, 608-23, 611-24, 611-25, 611-26, 611-27, 510 28, 510 29, CA 30, 502 31, CA 32, CA 33, CA 34, 602-35, 602-36, 1002 37, 1105 38, Ext 39, Ext 40, Ext 41, 611-42, 6H 43, 608-44, 1210 45, LH 46, 3H-47, 3H-48, 2H-49, 1210-50, CA 51, CA-52

The 52 samples contained in zip lock bag were shipped to AmeriSci via Fed Ex 7833 5676 3125 TP 935. These samples were prepared and analyzed according to EPA PLM Method (EPA 600/R-93/116 Section 2.2). The required analytical information, analysis results, analyst signature and laboratory identification are contained in the PLM Bulk Asbestos Report. If TEM analysis was requested for selected samples the gravimetric reduction data (by Sec 2.3) and TEM Asbestos % (by Sec 2.5) are included in Table 1 along with a summary of Asbestos % by PLM for all samples analyzed.

This report relates ONLY to the sample analysis expressed as % asbestos. AmeriSci assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by AmeriSci, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology accreditation requirements mandate that this report must not be reproduced, except in full, without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Cory M. Parnell

Laboratory Director | Authorized Signatory

**AmeriSci Richmond**13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800**PLM Bulk Asbestos Report**Dominion Due Diligence Group
Attn: Kim Dingledine
201 Wylderose Drive

Midlothian, VA 23113**Date Received** 09/06/23 **AmeriSci Job #** 123091130
Date Examined 09/09/23 **P.O. #**
Page 1 of 12
RE: 2023-1641; Marquette Manor; 1999 Sutter Avenue -
Cincinnati, OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1411-1 Location: Ceiling Texture; Unit 1411 Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0% Other Material: Non-fibrous 98%	123091130-01	Yes	2.0% <small>(by CVES) by Tou Si Anothay on 09/09/23</small>
1411-2 Location: Sink Undercoat - Black; Unit 1411 Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 4.0% Other Material: Non-fibrous 96%	123091130-02	Yes	4.0% <small>(by CVES) by Tou Si Anothay on 09/09/23</small>
1411-3 Location: Compound; Unit 1411 Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0% Other Material: Non-fibrous 98%	123091130-03	Yes	2.0% <small>(by CVES) by Tou Si Anothay on 09/09/23</small>
1411-4 Location: Drywall; Unit 1411 Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 2.0%, Non-fibrous 98%	123091130-04	No	NAD <small>(by CVES) by Tou Si Anothay on 09/09/23</small>
1411-5 Location: Caulk; Unit 1411 Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%	123091130-05	No	NAD <small>(by CVES) by Tou Si Anothay on 09/09/23</small>

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1411-6 Location: 9" Gray FI Tile/Mastic; Unit 1411	123091130-06L1	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile Asbestos Types: Chrysotile 2.0% Other Material: Non-fibrous 98%			
1411-6 Location: 9" Gray FI Tile/Mastic; Unit 1411	123091130-06L2	Yes	3.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 3.0% Other Material: Non-fibrous 97%			
1210-7 Location: Compound; Unit 1210	123091130-07	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0% Other Material: Non-fibrous 98%			
1210-8 Location: Drywall; Unit 1210	123091130-08	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 2.0%, Non-fibrous 98%			
1210-9 Location: Gray 9" FI Tile/Mastic Unit 1210	123091130-09L1	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile Asbestos Types: Chrysotile 2.0% Other Material: Non-fibrous 98%			
1210-9 Location: Gray 9" FI Tile/Mastic Unit 1210	123091130-09L2	Yes	3.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 3.0% Other Material: Non-fibrous 97%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1210-10 Location: Sink Undercoat; Unit 1210	123091130-10	Yes	4.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 4.0%			
Other Material: Non-fibrous 96%			
1105-11 Location: Compound; Unit 1105	123091130-11	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
LH 12 Location: Drywall; 6th Hall	123091130-12	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 2.0%, Non-fibrous 98%			
LH 13 Location: Pipe Insulation; 6th Hall	123091130-13	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Yellow/White/Silver, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 35%, Fibrous glass 35%, Non-fibrous 30%			
LH 14 Location: Lay In Ceiling Tile; 6th Hall	123091130-14	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 45%, Fibrous glass 25%, Non-fibrous 30%			
LH 15 Location: Covebase; 6th Hall	123091130-15L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cove Base			
Asbestos Types:			
Other Material: Non-fibrous 100%			

See Reporting notes on last page

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
LH 15 Location: Covebase; 6th Hall	123091130-15L2	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Cream/Brown, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100%			
903 16 Location: Covebase; 903	123091130-16L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cove Base Asbestos Types: Other Material: Non-fibrous 100%			
903 16 Location: Covebase; 903	123091130-16L2	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Cream, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100%			
903-17 Location: Drywall; 903	123091130-17	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			
903-18 Location: Compound; 903	123091130-18	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			
602 19 Location: Ceiling Tile; 602	123091130-19	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
602 20 Location: Window Glazing; 602	123091130-20	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
SH-21 Location: Lay In Ceiling Tile; 5H	123091130-21	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 45%, Fibrous glass 15%, Non-fibrous 40%			
602-22 Location: Sink Undercoating; 602	123091130-22	Yes	4.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 4.0%			
Other Material: Non-fibrous 96%			
608-23 Location: 12" Floor Tile/9" FI Tile/Mastic; 608	123091130-23L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
Comment: Only One Type of Floor Tile In The Bag			
608-23 Location: 12" Floor Tile/9" FI Tile/Mastic; 608	123091130-23L2	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black/Yellow, Homogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
611-24 Location: Caulk @ Countertop; 611	123091130-24	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
611-25 Location: Window Glazing; 611	123091130-25	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
611-26 Location: 12" Floor Tile/Black Mastic; 611	123091130-26L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Beige, Homogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
611-26 Location: 12" Floor Tile/Black Mastic; 611	123091130-26L2	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Clear, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			
611-26 Location: 12" Floor Tile/Black Mastic; 611	123091130-26L3	Yes	3.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 3.0%			
Other Material: Non-fibrous 97%			
611-27 Location: Pipe Fitting; 611	123091130-27	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Fibrous glass 25%, Non-fibrous 75%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
510 28 Location: Pipe Insulation Jacket; 510	123091130-28	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White/Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 2.0%, Non-fibrous 98%			
510 29 Location: Window Glazing; 510	123091130-29	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA 30 Location: Window Glazing; 2nd Hall	123091130-30	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
502 31 Location: Sink Undercoating; 502	123091130-31	Yes	4.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 4.0%			
Other Material: Non-fibrous 96%			
CA 32 Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall	123091130-32L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA 32 Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall	123091130-32L2	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Yellow, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA 32	123091130-32L3	Yes	3.0%
Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 3.0%			
Other Material: Non-fibrous 97%			
CA 33	123091130-33L1	No	NAD
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA 33	123091130-33L2	No	NAD
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Yellow, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA 33	123091130-33L3	Yes	3.0%
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 3.0%			
Other Material: Non-fibrous 97%			
CA 34	123091130-34L1	No	NAD
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA 34	123091130-34L2	No	NAD
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Yellow, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA 34	123091130-34L3	Yes	3.0%
Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 3.0%			
Other Material: Non-fibrous 97%			
602-35	123091130-35	No	NAD
Location: Caulk @ Countertop; 602			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
602-36	123091130-36	Yes	2.0%
Location: Ceiling Texture; 602			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			
1002 37	123091130-37L1	No	NAD
Location: 12" Gray FI Tile/BI Mastic; 1002			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Homogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
1002 37	123091130-37L2	Yes	2.0%
Location: 12" Gray FI Tile/BI Mastic; 1002			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			
1105 38	123091130-38	No	NAD
Location: Caulk; 1105			(by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
Ext 39 Location: Window Caulk; Exterior	123091130-39	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
Ext 40 Location: Window Caulk; Exterior	123091130-40	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
Ext 41 Location: Window Caulk; Exterior	123091130-41	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
611-42 Location: Ceiling Texture; 611	123091130-42	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			
6H 43 Location: Ceiling Texture; 6th FI Hall	123091130-43	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			
608-44 Location: Ceiling Texture; 608	123091130-44	Yes	2.0% (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			

Client Name: Dominion Due Diligence Group

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati,
OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1210 45 Location: Ceiling Texture; 1210	123091130-45	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			
LH 46 Location: Ceiling Texture; 1st FI Hall	123091130-46	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 35%, Fibrous glass 15%, Non-fibrous 50%			
3H-47 Location: Pipe Insulation Jacket; 1st FI Hall	123091130-47	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 25%, Non-fibrous 75%			
3H-48 Location: Pipe Fitting; 3rd FI Hall	123091130-48	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 35%, Fibrous glass 35%, Non-fibrous 30%			
2H-49 Location: Pipe Fitting; 2nd Hall	123091130-49	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 25%, Non-fibrous 75%			
1210-50 Location: Compound; 1210	123091130-50	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			

PLM Bulk Asbestos Report

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
CA 51 Location: Lay In Ceiling Tile; Comm Rm	123091130-51	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: White, Homogeneous, Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 35%, Fibrous glass 15%, Non-fibrous 50%			
CA-52 Location: Cove Base - Tan; 2nd FI Hall	123091130-52L1	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Tan, Heterogeneous, Non-Fibrous, Cove Base			
Asbestos Types:			
Other Material: Non-fibrous 100%			
CA-52 Location: Cove Base - Tan; 2nd FI Hall	123091130-52L2	No	NAD (by CVES) by Tou Si Anothay on 09/09/23
Analyst Description: Cream/Brown, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			

Reporting Notes:

Analyzed by: Tou Si Anothay
Date: 9/9/2023



Reviewed by: Cory M. Parnell



*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6120 microscope, Serial #1900011, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Table I
Summary of Bulk Asbestos Analysis Results

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	1411-1		---	---	---	---	Chrysotile 2.0	NA
	Location: Ceiling Texture; Unit 1411							
02	1411-2		---	---	---	---	Chrysotile 4.0	NA
	Location: Sink Undercoat - Black; Unit 1411							
03	1411-3		---	---	---	---	Chrysotile 2.0	NA
	Location: Compound; Unit 1411							
04	1411-4		---	---	---	---	NAD	NA
	Location: Drywall; Unit 1411							
05	1411-5		0.215	31.7	64.2	4.0	NAD	NAD
	Location: Caulk; Unit 1411							
06L1	1411-6		---	---	---	---	Chrysotile 2.0	NA
	Location: 9" Gray FI Tile/Mastic; Unit 1411							
06L2	1411-6		---	---	---	---	Chrysotile 3.0	NA
	Location: 9" Gray FI Tile/Mastic; Unit 1411							
07	1210-7		---	---	---	---	Chrysotile 2.0	NA
	Location: Compound; Unit 1210							
08	1210-8		---	---	---	---	NAD	NA
	Location: Drywall; Unit 1210							
09L1	1210-9		---	---	---	---	Chrysotile 2.0	NA
	Location: Gray 9" FI Tile/Mastic Unit 1210							
09L2	1210-9		---	---	---	---	Chrysotile 3.0	NA
	Location: Gray 9" FI Tile/Mastic Unit 1210							
10	1210-10		---	---	---	---	Chrysotile 4.0	NA
	Location: Sink Undercoat; Unit 1210							
11	1105-11		---	---	---	---	NAD	NA
	Location: Compound; Unit 1105							
12	LH 12		---	---	---	---	NAD	NA
	Location: Drywall; 6th Hall							
13	LH 13		---	---	---	---	NAD	NA
	Location: Pipe Insulation; 6th Hall							
14	LH 14		---	---	---	---	NAD	NA
	Location: Lay In Ceiling Tile; 6th Hall							

Table I
Summary of Bulk Asbestos Analysis Results

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
15L1	LH 15		0.421	53.5	44.3	2.2	NAD	NAD
	Location: Covebase; 6th Hall							
15L2	LH 15		0.188	51.1	5.9	43.0	NAD	NAD
	Location: Covebase; 6th Hall							
16L1	903 16		---	---	---	---	NAD	NA
	Location: Covebase; 903							
16L2	903 16		---	---	---	---	NAD	NA
	Location: Covebase; 903							
17	903-17		---	---	---	---	NAD	NA
	Location: Drywall; 903							
18	903-18		---	---	---	---	NAD	NA
	Location: Compound; 903							
19	602 19		---	---	---	---	NAD	NA
	Location: Ceiling Tile; 602							
20	602 20		0.270	73.8	14.0	12.2	NAD	NAD
	Location: Window Glazing; 602							
21	SH-21		---	---	---	---	NAD	NA
	Location: Lay In Ceiling Tile; 5H							
22	602-22		---	---	---	---	Chrysotile 4.0	NA
	Location: Sink Undercoating; 602							
23L1	608-23		0.554	21.1	32.5	46.4	NAD	NAD
	Location: 12" Floor Tile/9" FI Tile/Mastic; 608							
23L2	608-23		---	---	---	---	Chrysotile 2.0	NA
	Location: 12" Floor Tile/9" FI Tile/Mastic; 608							
24	611-24		---	---	---	---	NAD	NA
	Location: Caulk @ Countertop; 611							
25	611-25		---	---	---	---	NAD	NA
	Location: Window Glazing; 611							
26L1	611-26		0.166	57.9	27.7	14.4	NAD	NAD
	Location: 12" Floor Tile/Black Mastic; 611							
26L2	611-26		0.459	94.4	2.9	2.7	NAD	NAD
	Location: 12" Floor Tile/Black Mastic; 611							

Table I
Summary of Bulk Asbestos Analysis Results

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
26L3	611-26		---	---	---	---	Chrysotile 3.0	NA
	Location: 12" Floor Tile/Black Mastic; 611							
27	611-27		---	---	---	---	NAD	NA
	Location: Pipe Fitting; 611							
28	510 28		---	---	---	---	NAD	NA
	Location: Pipe Insulation Jacket; 510							
29	510 29		---	---	---	---	NAD	NA
	Location: Window Glazing; 510							
30	CA 30		---	---	---	---	NAD	NA
	Location: Window Glazing; 2nd Hall							
31	502 31		---	---	---	---	Chrysotile 4.0	NA
	Location: Sink Undercoating; 502							
32L1	CA 32		---	---	---	---	NAD	NA
	Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall							
32L2	CA 32		---	---	---	---	NAD	NA
	Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall							
32L3	CA 32		---	---	---	---	Chrysotile 3.0	NA
	Location: 12" Grass FI Tile/Yellow Black Mastic; 12th Hall							
33L1	CA 33		---	---	---	---	NAD	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall							
33L2	CA 33		---	---	---	---	NAD	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall							
33L3	CA 33		---	---	---	---	Chrysotile 3.0	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 10th Hall							
34L1	CA 34		---	---	---	---	NAD	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall							
34L2	CA 34		---	---	---	---	NAD	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall							
34L3	CA 34		---	---	---	---	Chrysotile 3.0	NA
	Location: 12" Gray Floor Tile/Yellow/Black Mastic; 6th Hall							
35	602-35		---	---	---	---	NAD	NA
	Location: Caulk @ Countertop; 602							

Table I
Summary of Bulk Asbestos Analysis Results

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
36	602-36						Chrysotile 2.0	NA
	Location: Ceiling Texture; 602							
37L1	1002 37						NAD	NA
	Location: 12" Gray FI Tile/BI Mastic; 1002							
37L2	1002 37						Chrysotile 2.0	NA
	Location: 12" Gray FI Tile/BI Mastic; 1002							
38	1105 38						NAD	NA
	Location: Caulk; 1105							
39	Ext 39		0.356	76.8	18.5	4.6	NAD	NAD
	Location: Window Caulk; Exterior							
40	Ext 40						NAD	NA
	Location: Window Caulk; Exterior							
41	Ext 41						NAD	NA
	Location: Window Caulk; Exterior							
42	611-42						Chrysotile 2.0	NA
	Location: Ceiling Texture; 611							
43	6H 43						Chrysotile 2.0	NA
	Location: Ceiling Texture; 6th FI Hall							
44	608-44						Chrysotile 2.0	NA
	Location: Ceiling Texture; 608							
45	1210 45						NAD	NA
	Location: Ceiling Texture; 1210							
46	LH 46						NAD	NA
	Location: Ceiling Texture; 1st FI Hall							
47	3H-47						NAD	NA
	Location: Pipe Insulation Jacket; 1st FI Hall							
48	3H-48						NAD	NA
	Location: Pipe Fitting; 3rd FI Hall							
49	2H-49						NAD	NA
	Location: Pipe Fitting; 2nd Hall							
50	1210-50						NAD	NA
	Location: Compound; 1210							

Client Name: Dominion Due Diligence Group

Table I
Summary of Bulk Asbestos Analysis Results

2023-1641; Marquette Manor; 1999 Sutter Avenue - Cincinnati, OH (Report Amended 9/16/2023)

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
51	CA-51						NAD	NA
Location: Lay In Ceiling Tile; Comm Rm								
52L1	CA-52		0.383	53.8	44.2	2.0	NAD	NAD
Location: Cove Base - Tan; 2nd Fl Hall								
52L2	CA-52		0.147	50.2	10.0	39.8	NAD	NAD
Location: Cove Base - Tan; 2nd Fl Hall								



Reviewed by: Cory M. Parnell



Analyzed by: Cory M. Parnell

Date: 9/16/2023

Semi-Quantitative Analysis: NAD = no asbestos detected; NA = not analyzed; NA/PS = not analyzed due to positive stop; Trace = <1%; PLM analysis by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) or NY ELAP 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NY ELAP Lab # 10984); TEM prep by EPA 600/R-93/116 Section 2.3 (analysis by Section 2.5, not covered by NVLAP Bulk accreditation); or NY ELAP 198.4 for New York NOB samples (NY ELAP Lab # 10984). Analysis using Jeol, Model JEM-100CX II microscope, Serial #156147-247. ** Warning Notes: Consider PLM fiber diameter limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris, soils or other heterogeneous materials for which a combination PLM/TEM evaluation is recommended; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only.

AmeriSci Richmond	Report Amendment Explanation Form (append to amended report)	Date Amended 9/16/2023
------------------------------	---	---------------------------

Client: Dominion Due Diligence Group

AmeriSci Job #: 123091130

Client Job: 2023-1641

Analysis Type: PLM

AmeriSci Sample
#s affected: 123091130-

Amended by
(print/sign): Cory M. Parnell

Original Item(s)
Being Amended: TEM Upgrade

Changes Made: Analyzed selected samples by TEM

Reason for
Changes: Client Request

Attach original sheet with incorrect item or items to be amended clearly indicated or circled.

123091130
123091130

ASBESTOS-CONTAINING MATERIALS SURVEY

SITE: Marquette Manor
 ADDRESS: 1999 Sutter Avenue - Cincinnati, OH
 DATE: 8/26 - 8/27/23
 CLIENT: _____

PERSONNEL: P. G. Gibson
 PROJECT #: 2023-1641
 LABORATORY: AmeriSci
 TAT: 3-day

PLEASE ALLOW FOR POSITIVE STOP METHODOLOGY

TYPE OF ANALYSIS: PLM

HOMOGENOUS AREA	SAMPLE #	MATERIAL DESCRIPTION	LOCATION	QUANTITY/FRIABILITY
1	1411	1 Ceiling texture	Unit 1411	NF 700 SF/unit
2		2 Sink undercoat - Black		3 SF
3		3 Compound		
4		4 drywall		
5		5 cement		
6		6 9" Gray fl. tile, Black mortar		700 SF/unit
3	1210-	7 Compound	Unit 1210	
4		8 Drywall		
6		9 Gray 9" fl. tile / mortar		
2		10 Sink undercoat		
3	1105-	11 Compound	Unit 1105	
4	6H	12 Drywall	6th Gr Hall	
7		13 Pipe Insulation		F
8		14 latex ceiling tile		F 1200 SF
9		15 Cove base		
9	903	14	903	
4	903-	17 drywall	903	
3		18 Compound		
8	602	19 Ceiling tile	602	
10		20 window glazing		
8	5H-	21 latex ceiling tile	5H	
2	602-	22 Sink undercoating	602	
11/6	608-	23 12" floor tile / 9" fl. tile / mortar	608	

SUBMITTED BY: P. G. Gibson DATE SUBMITTED: 8/31/23 SIGNATURE: P. G. Gibson
 RECEIVED BY: _____ DATE RECEIVED: _____ SIGNATURE: _____

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 358-2020 ♦ FAX: (804) 358-3003

Received

SEP 06 2023

aw

123091130

ASBESTOS-CONTAINING MATERIALS SURVEY

SITE: Marquette Manor
 ADDRESS: 1999 Sutter Avenue - Cincinnati, OH
 DATE: 8/26-8/27/23
 CLIENT: _____

PERSONNEL: P. G. G...
 PROJECT #: 2023-1641
 LABORATORY: AmeriSci
 TAT: 3-day

PLEASE ALLOW FOR POSITIVE STOP METHODOLOGY TYPE OF ANALYSIS: PLM

HOMOGENOUS AREA	SAMPLE #	MATERIAL DESCRIPTION	LOCATION	QUANTITY/FRIABILITY
5	611-24	caulk @ countertop	611	
10	25	window glazing		
11	26	12" floor tile / black mastic		
12	27	Pipe fitting		
7	510 28	pipe insulation jacket	510	
10	29	Window glazing		
10	CA 30		2nd Hall	
2	502 31	sink undercoating	502	
11	CA 32	12" Gray fl. tile / Yellow mastic	12th Hall	
11	CA 33	12" Gray floor tile / Yellow/Black mastic	10th Hall	
11	CA 34		6th Hall	
5	602-35	caulk @ counter top	602	
1	36	ceiling texture		
11	1002 37	12" Gray fl. tile / Bl. mastic	1002	
5	1105 38	caulk	1105	
13	Ext 39	window caulk	Exterior	
13	40			
13	41			
1	611-42	ceiling texture	611	
1	6th 43		6th FL Hall	
1	608-44		608	
1	1210 45		1210	
1	LH 46	ceiling texture	1st FL HALL	

SUBMITTED BY: _____ DATE SUBMITTED: 8/31/23 SIGNATURE: P. G. G...
 RECEIVED BY: _____ DATE RECEIVED: _____ SIGNATURE: _____

DOMINION DUE DILIGENCE GROUP

201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 353-2020 ♦ FAX: (804) 358-3003

Received

SEP 06 2023

AGW

ASBESTOS-CONTAINING MATERIALS SURVEY

SITE: Marquette Manor
ADDRESS: 1999 Sutter Avenue - Cincinnati, OH
DATE: 8/24 - 8/27/23
CLIENT: _____

PERSONNEL: P. Gibson
PROJECT #: 2023-1641
LABORATORY: AmeriSci
TAT: 3-day
TYPE OF ANALYSIS: PLM

PLEASE ALLOW FOR POSITIVE STOP METHODOLOGY

HOMOGENOUS AREA	SAMPLE #	MATERIAL DESCRIPTION	LOCATION	QUANTITY/FRIABILITY
7	3H- 47	Pipe insulation jacket	1st FL Hall	
12	3H- 48	Pipe fitting	3rd FL Hall	
12	2H- 49	Pipe fitting	2nd Hall	
3	1210- 50	compound	1210	
8	CA 51	lagin ceiling tile	Comm. Rm	
9	CA- 52	cover base - fan	2nd FL Hall	

SUBMITTED BY: [Signature] DATE SUBMITTED: 8/31/23 SIGNATURE: [Signature]
RECEIVED BY: _____ DATE RECEIVED: _____ SIGNATURE: _____

DOMINION DUE DILIGENCE GROUP
201 Wylderose Drive ♦ MIDLOTHIAN ♦ VIRGINIA 23113 ♦ PHONE: (804) 358-2020 ♦ FAX: (804) 358-3003

Received
SEP 06 2023
[Signature]

ASBESTOS-CONTAINING MATERIALS SURVEY FORM

SITE: Marquette Manor
ADDRESS: 1999 Sutter Avenue – Cincinnati, OH
DATE: 8/28 – 8/29/23

INSPECTOR NAME: Pete Gibson
INSPECTOR LICENSE #: _____
D3G PROJECT #: 2023-1641

HOMOGENOUS AREA/MATERIAL DESCRIPTION	LOCATIONS OBSERVED	SAMPLE #	QUANTITY OBSERVED	OBSERVED CONDITION	FRIABILITY	NOB MATERIAL?
<i>(i.e. 12"x12" brown floor tile, ceiling texture, roofing shingles, caulking materials)</i>	<i>(i.e. Unit 101 – throughout observed unit interiors, or mechanical closets, etc.)</i>	<i>(from COC or list as Presumed if not sampled)</i>	<i>(i.e. # of elbows, throughout interior, kitchens, etc.)</i>	<i>Note any areas of damage observed by inspector</i>	<i>Friable/non-friable/encapsulated</i>	<i>Yes or No</i>
Ceiling Texture	Units, Halls	1,36,42-45	800sf/unit	Good	NF	No
Sink Undercoating	Kitchens	2,10,22,31	3sf/unit	Good	NF	Yes
Wall Compound	Throughout	3,7,11,18		Good	NF	No
Drywall	Throughout	4,8,12,17		Good	NF	No
Caulk	Kitchens, Baths	5,24,35,38	5sf/unit	Good	NF	Yes
9" Floor Tile/Mastic	Throughout	6,9,23	800 sf/unit +1800/floor +12000-1 st fl	Good	NF	Yes
Pipe Insulation	Halls, Units	13,28,47		Good	F	No
Pipe Fitting	1Halls, Units	27,48,49		Good	F	No
Lay In Ceiling Tiles	Halls, Office, Various rooms	14,21,46	8,000sf	Good	F	No
Covebase	Throughout	15,16	80sf/unit	Good	NF	Yes
Glazing	Exterior	20,2529,30	2sf/unit	Good	NF	Yes
12" Floor Tile and mastic	Units, halls	26,32,33,34,37		Good	NF	Yes
Window Caulk	Exterior	39,40,41	3sf/unit	Good	NF	Yes

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SITE: Marquette Manor **INSPECTOR NAME:** Pete Gibson
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FACILITY NOTES (i.e. list units inspected, interviewed persons, known dates of renovations, construction, fires, etc.):

Nine inch floor tile throughout majority of units. 12" Gray with black mastic on top of 9' in some locations.

Lay in ceiling tiles in some areas of halls. Ceiling texture in units and some areas of halls.

Pipe fittings and insulation in units and halls.

Assumed Roofing, wiring,

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