



**CINCINNATI METROPOLITAN HOUSING AUTHORITY
SOLICITATION No. 2025-9066 : 2028 Quebec Rehabilitation
ADDEDUM No. 1**

To Offerors:

The following additions, deductions, changes and corrections to the proposal and specifications for the above-mentioned project shall hereby be incorporated into the work, and their effect 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.

Additions, deductions, changes and/or corrections:

CHANGE: PROPOSAL SUBMITTAL DEADLINE & PUBLIC OPENING is changed to Thursday, March 19 at 2:00 p.m.

CHANGE: Revised Bid Form attached, disregard previous. Changes highlighted for convenience.

CHANGE: Revised Scope of Work attached, disregard previous. Changes highlighted for convenience.

ADDITION: Asbestos-Containing Materials Inspection Dated September 2015

End of Addendum 1



2028 QUEBEC - REHABILITATION

IFB No. 2025-9066 PROPOSAL

TO THE CINCINNATI METROPOLITAN HOUSING AUTHORITY (CMHA)

In submitting this proposal, _____ understands that the right is reserved by the Cincinnati Metropolitan Housing Authority to reject any and all Proposals. If written notice of the acceptance of this proposal is mailed, telegraphed or delivered to the undersigned within 90 days after the opening thereof, or at any time thereafter before this proposal is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond and insurance certifications no later than 10 days after the "Notice of Intent".

1. Total Proposal Amount (TPA)

The **Total Proposal Amount** (Valid for 90 days after Proposal Due Date) to include all work indicated, administrative costs, Addendums and Allowances, is

_____ Dollars.

_____ Words

The TPA breakdown is as follows:

- Base Bid Amount \$ _____
- Allowance 1 Amount \$ 20,000.00
- Allowance 2 Amount \$ _____
- Allowance 3 Amount \$ _____
- Allowance 4 Amount \$ _____
- Allowance 5 Amount \$ NOT USED

Note: The Total Proposal Amount shall be shown in both words and figures; in case of discrepancy, the amount in words shall govern. To be valid proposal, the Fee Submission Form must be filled out in its entirety with all certifications and affidavits. It must be submitted with and is part of the Proposal Packet.

Attached hereto is an affidavit in proof that the undersigned has not entered into any collusion with any person in respect to this proposal or any other proposal or the submitting of Proposals for the contract for which this proposal is submitted. Also attached is a completed Form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders.

Work under this Contract will begin immediately upon the successful Contractor's receipt of a "Notice to Proceed" from CMHA. The "Notice to Proceed" will follow the completion of an executed contract.



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2. Bid Bond

A Bid Bond of 10% of the Total Proposal Amount is included in the Proposal

Figure _____

_____ Dollars.

Words _____

All bid bonds be a shall be issued by Surety Companies licensed to issue bonds in the State of Ohio and listed in Federal Register Circular #570. The current power of attorney for the person who signs for any surety company shall be attached to such bid bond.

The CMHA will have the right to retain the bid security of bidders to whom an award is being considered until either (a) the contract has been executed and bonds, if required, have been executed, (b) the specified time has elapsed so that bids may be withdrawn, or (c) all bids have been rejected.

3. Acknowledgment's

I acknowledge receipt and acceptance of the following:

- Scope of Work
- General Contract Conditions (HUD-5370-EZ)
- MBE/WBE Participation Report
- S3 Residents and Business Concerns
- Prevailing Wages Clause
- Wage Determination Rates
- Addendum No. _____ Dated: _____
- Addendum No. _____ Dated: _____
- Addendum No. _____ Dated: _____

4. Basis of Contract Award

CMHA will consider the Bidder with the highest calculated average of the total possible points to award the contract to provide the services described in the Scope of Work.

The undersigned having familiarized themselves with the local conditions affecting the cost of the work, the site and Addenda, if any thereto, propose to furnish all labor, materials, equipment, permits and services required to complete the work identified herein at the prices listed below.

5. Contract Time

The contract performance period from the "Notice to Proceed" until Substantial Completion, will be **180** Calendar Days.

6. Unit Costs

Unit costs shall be inclusive of materials, labor, overhead and profit. The unit prices offered will be used to increase or decrease the Total Contract Amount based on the existing conditions determined by the Owner at the time of construction of any given building. No unit prices may be used without the written



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permission of the Owner. CMHA has the right to reject any proposal, which indicates an unbalanced proposal or prices not realistic for the work.

7. Assurance of Compliance

The successful Bidder shall furnish an assurance of completion prior to the execution of any contract under this solicitation in the form of a performance and payment bond in a penal sum of 100 percent of the contract price.

8. Minority Business Enterprise (MBE) & Women Business Enterprise (WBE)

The contractor agrees to make its best effort to expend at least 20% of the total dollar amount of the Contract on Minority Business Enterprises (MBE), an entity with at least 51% ownership interest by a minority in business), and at least 5% of the Contract to a Women Business Enterprises (WBE), an entity with a least 51% ownership interest by a woman in business.

Prior to award of Contract, the Contractor will submit documents in support of its best efforts to achieve the above stated MBE/WBE participation. Best efforts may be established by documenting that the Contractor:

- Has made efforts to identify appropriate MBE/WBE contractors through community contacts or MBE and WBE associations.
- Has contacted CMHA's Economic Inclusion Coordinator to help identify potential
- MBE/WBE companies appropriate for the project.
- Has contacted and solicited proposals/Proposals from selected MBE/WBE companies.

Contractors agrees to promptly complete and return all required reports confirming MBE/WBE participation, including Proposed, Amended, and Final MBE/WBE Participation Forms. If requested by CMHA, Contractor agrees to submit proof of payment made to each MBE/WBE subcontractor listed on the MBE/WBE Participation Report.

Request for complete or partial waiver of the contractor's MBE/WBE participation goals must be made in writing, stating all details in the request, the circumstances, and all relevant information. The request must be accompanied by a record of all efforts taken by the Bidder/Bidder to locate MBE/WBEs, solicit MBE/WBEs, seek assistance from CMHA's Economic Inclusion Coordinator, or seek help from other community/business resources or technical assistance agencies. CMHA will respond in writing to the Waiver Request within five (5) business days upon receipt.

9. Section 3 Certification of Preference

Please note that a contract with Cincinnati Metropolitan Housing Authority is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended and to the Section 3 Action Plan submitted with the proposal for this project.

Type of Business (check all that apply)

- | | | | |
|--------------------------------------|--------------------------------------|--|--|
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Partnership | <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Joint Venture |
| <input type="checkbox"/> LLC | <input type="checkbox"/> MBE | <input type="checkbox"/> WBE | <input type="checkbox"/> |

You self-certify that your business is, documented within the last six months a Section 3 Business Concern based on one of the below eligibility criteria's. (Check the one that qualifies your business):



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- Category 1:** 51 percent or more owned and controlled by low- or very low-income persons (based on household income under HUD-income limits)
- Category 2:** 75 percent or more of the business labor hours to perform the business are performed by low-very low-income persons
- Category 3:** 51 percent owned and controlled by current residents of public housing or Section 8-assisted housing.
- My business does not meet the Section 3 eligibility criteria and wishes to forgo Section 3 preferences in the awarding of this contract, but understand that we are still responsible for meeting Section 3 compliance.

10. Section 3 – Action Plan

Please check any and all efforts from the below mentioned categories that your company will utilize to:

- recruit, solicit, encourage, facilitate and hire Section 3 Workers when new hiring/training opportunities are generated through the awarding of the contract.
- recruit, solicit, encourage, facilitate and Subcontract with Section 3 Business Concerns when new subcontracting opportunities are generated through the awarding of the contract.

Your acknowledgment is still needed, so please check accordingly. The Section 3 Action Plan is subject to audit at any time during the awarding of the contract through the duration of the contract by the Section 3 Compliance Coordinator

You are required to provide opportunities to “the greatest extent feasible” in order to comply with the requirements of Section 3. In the event that you are not able to hire/train and/or contract with Section 3 Residents and/or Section 3 Business Concerns, you will be required to document why you were unable to meet the numerical goals.

a. Opportunities Strategies - Hiring / Training

- **Mandatory** Commit that the company and/or subcontractors as a result of the contract, 25% of the labors hours will be Section 3 Workers.
- **Mandatory** Contact the CMHA Section 3 Compliance Coordinator regarding
- employment and training opportunities.
- **Mandatory** Provide the CMHA Section 3 Compliance Coordinator with a monthly report listing all employment and training opportunities.
- **Mandatory** Post notice (placards) at the worksite where the work is being done,
- indicating any employment and training opportunities
- Facilitate or co-facilitate Hiring Halls within close proximity to where the work is being done for Section 3 Workers and Tags.
- Contact/Meet with Resident Associations informing them of new training and
- employment opportunities.
- Advertise new training and employment opportunities in community and diversity newspapers/websites.
- Sponsor or participate in job informational meetings or job fairs in the neighborhood or
- service area of the Section 3 covered project.
- Establish an internal training program (pre-apprenticeship) that is consistent with Dept. of



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Labor requirements to provide Section 3 Workers with the opportunity to learn skills and job requirements.

- Distribute flyers to CMHA owned sites indicating the number and types of jobs that will be offered with contact information.
- Maintain a file of eligible qualified Section 3 Workers and Targeted Section 3 Workers for future employment opportunities.
- Incorporate into contract (after selection of Bidders but prior to the execution of contracts), a negotiated provision for a specific number of Section 3 Workers to be trained and/or employed during the contract.
- Other:

b. Opportunities Strategies - Subcontracting

- **Mandatory** Contact the CMHA Section 3 Compliance Coordinator regarding all new subcontracting opportunities.
- **Mandatory** Provide the CMHA Section 3 Compliance Coordinator with a monthly report listing all subcontracting opportunities.
- Advertise new contracting opportunities in community and diversity newspapers/websites.
- Maintain a file of eligible qualified Section 3 Business Concerns for future contracting opportunities.
- Incorporate into contract (after selection of Bidders but prior to the execution of contracts), a negotiated provision for a specific amount of work to be contracted with Section 3 Business Concern(s) during the contract.
- Sponsor or participate in minority, women, small business expositions and or conferences in the Cincinnati, Ohio area to network and promote contracting opportunities with Section 3 Business Concern
- Outreach to business assistance agencies, minority contracting associations, community organizations, to network and promote contracting opportunities with Section 3 Business Concerns.
- Contact/Meet with Resident Associations informing them of new contracting opportunities.
- Outreach to trade/labor organizations to network and promote contracting opportunities with Section 3 Business Concerns.
- Host/Facilitate workshops geared to Section 3 Business concerns on contracting procedures and opportunities.
- Become an active mentor to Section 3 Business Concerns.
- Other:



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The undersigned is familiar with the local conditions, regulations and codes affecting the cost of the work, and with the Drawings and Specifications, issued and Addenda, if any thereto.

The penalty for making false statements in any offer is prescribed in 19 U.S.C. 1001.

FILL WITH LEGIBLE BLOCK LETTERS

Legal Business Name: _____

DBA Name (If Applicable): _____

Business Address: _____

City, State, Zip: _____

Fed. Tax ID: _____

Business SAM.gov Unique Entity ID: _____

Phone Number: _____

Email: _____

Signature: _____

Name: _____

Title: _____

Direct to Section3@cintimha.com any questions regarding CMHA's:

- MBE/WBE Program
- Section 3 Business Concerns

For CMHA use only – Do not write below the line

Responsiveness Check List

- Bid Form
- Bid Bond
- Non-Collusive Affidavit
- Disclosure of Lobbying Activities
- Form HUD-2530 Previous Certificate Participation
- Form HUD-5369A

Initials / Date _____

Mk'd	Category	Trade	Location	Item Description
1	Allowance 1	All	Throughout	\$20,000 amount for unforeseen conditions not in SOW. Refer to Note below
2	Allowance 2	Gas	Throughout	If pressure test fails replace gas lines from connection to home to appliances
3	Allowance 3	Roof	Exterior	Price replacing all roof wood decking, provide price per board. Boards will be replaced as needed. Refer to Notes below
4	Allowance 4	Flooring	Throughout	Price replacing all floor wood sub-boards, provide price per board. Boards will be replaced as needed. Refer to Notes below
5	Base Bid	Gas	Throughout	Pressure test gas lines
6	Base Bid	Plumbing	Throughout	Use jetter to clean the sewer line. Video and map sewer line and give a copy to owner. Sanitize basement floor where the sewage backed up on the floor.
7	Base bid	Abatement	Throughout	Abate and dispose asbestos materials, test report attached.
8	Base bid	Appliances	Kitchen	1. Replace all Appliances 2. Refrigerator - GE® ENERGY STAR® 17.5 Cu. Ft. Top-Freezer Refrigerator, Model #: GTE18DTNRWW, white 3. Range, GE 30 in. 4.8 cu. ft. Freestanding Gas Range in White, Model # JGBS30DEKWW 4. GE® Non-Vented Standard Range Hood, Model #JN327HWW, white
9	Base bid	Cabinets	Kitchen	1. Replace kitchen cabinets and counter top, sink, and faucet. Configuration and dimensions will remain the same, include all related plumbing work. 2. Cabinets – Smart Cabinetry, Ultimate Construction, Captive Roller, 6-way Adjustable self-closing hinge, Slate, or approved equal. Chrome pull knobs to be installed. 3. Counter top – laminate, Wilsonart White Ice Granite or approved equal 4. Sink – Replace in kind 5. Faucet – Kohler, Coralais, K-P15171-F, or approved equal
10	Base bid	Cleaning	General	Professionally clean entire house, including basement, for management turn over.
11	Base bid	Concrete	Exterior	Provide concrete steps to meet code and regulation at back entry door
12	Base bid	Demolition	Exterior	Remove satellite dish and repair wall as needed
13	Base bid	Doors	Throughout	1. Replace all interior doors and hardware. 2. Doors must be solid core, size in kind 3. Hardware to match existing in Satin Nickel Finish 4. Bedroom doors must have pass thru hardware. 5. All doors to be trimmed so there is a 1/2” clearance of the floor
14	Base bid	Doors	Throughout	1. Remove closet doors and repair wall as needed. 2. Install heavy duty curtain rods

Mk'd	Category	Trade	Location	Item Description
15	Base bid	Electrical	Throughout	<ol style="list-style-type: none"> 1. Replace all interior light fixtures with LED fixtures, basement included. 2. Ceiling surface mounted type: Project Source 1-Light 13-in Nickel LED Flush Mount Light of approved similar 3. Sconce, 7 in. 1-Light Brushed Nickel Integrated LED Dimmable Half Cylinder Wall Sconce, Selectable CCT 4. Bathroom - Hampton Bay Woodbury 24.5 in. Brushed Nickel Linear LED Vanity Light Bar, or approved equal 5. Exterior, Home Decorators Collection Rodham Black LED Outdoor Wall Lantern Sconce
16	Base bid	Electrical	Throughout	<ol style="list-style-type: none"> 1. Replace all switches and outlets with white fixtures. 2. Install GFI outlets where required by code and regulations 3. Sized to match associated breaker. 4. Cover plates to be white
17	Base bid	Electrical	Throughout	<ol style="list-style-type: none"> 1. Replace all smoke and CO detectors to meet code and regulations. 2. Install Kidde Firex Smoke and CO detectors or as approved similar.
18	Base bid	Entry Doors	Exterior	Replace storm doors in kind
19	Base bid	Entry Doors	Exterior	Replace all entry doors in kind
20	Base bid	Facades	Exterior	<ol style="list-style-type: none"> 1. Pressure Wash - all exterior surfaces of the façade, to include but not limited to, brick, siding, foundation and walkways and railings. 2. Repair brick to match existing where damaged. 3. Repair / replace siding to match where damaged.
21	Base bid	Fixtures and Equipments	Bathroom	<ol style="list-style-type: none"> 1. Replace all Fixtures and Equipments, install 2. Bathtub, to include surround and faucets: Tub Brand: Aquatic or equal approved. Model 2603 TRIO (includes surround). 3. Faucet by: American Standard or equal approved Commercial Shower System Trim Kit for Flash Rough Shower Valve 1.5 GPM with Hand Shower and Diveter Tub Spout Model Number: TU662.215 include all related plumbing work including fittings and Flash Rough in Valve by American Standard if needed. Install curtain rod and hooks by Moen. 4. Vanity 24" white vanity with sink and fixtures: Vanity Brand: Smart Cabinetry or approved equal. Construction: Ultimate Construction: 1/2" Plywood Construction with 2"x6" ACQ pressure treated solid lumber base perimeter touching the floor, laminate interior, and matching exterior. 1/2" plywood sink base floors with 3/4" Sink: Caila Solid White. 5. Medicine cabinet surface mounted. 6. Bathroom sink faucet by American Standard. Include all related plumbing work and fittings. 7. Toilet paper holder 8. Towel racks qty. 2 8. Toilet - American Standard, Cadet 3 Right Height 2-piece 1.28 Single Flush Round Toilet, White or approved equal.

Mk'd	Category	Trade	Location	Item Description
22	Base bid	Flooring	Throughout	<ol style="list-style-type: none"> 1. Remove existing VCT and Install LVT throughout entire unit, except bathroom. Remove and dispose of existing VCT complying with all applicable regulations local, state and federal. 2. LVT – Pergo DuraCraft +WetProtect Rustic Charm Oak 20-mil x 7-1/2-in W x 47-in L Interlocking Luxury Vinyl Plank Flooring, or approved equal. 3. T-style, transition strips to be installed at each bedroom and bathroom door. 4. Transition strip shall be match flooring and produce by same manufacturer as flooring.
23	Base bid	Flooring	Bathroom	<ol style="list-style-type: none"> 1. Install new flooring 2. Flor tile: Daltile - Articulo - AR09 "Column Grey" Glazed Porcelain Ceramic or equal 12" (W)X24"(L)X5/16" (T) rectangular with floor bullnose trim as wall base. 3. Grout Color: Polyblend Plus #544 Rolling Fog - Contractor must use spacers when laying out ceramic floor tile to achieve accurate even spacing and consistent grout lines. 4. T-style Transition strips to be installed at each bathroom door and Kitchen areas. Transition strip shall be match flooring and produce by same manufacturer as flooring.
24	Base bid	Flooring	Stair	<ol style="list-style-type: none"> 1. Sand and paint steps 2. Install black rubber steps
25	Base bid	Gypsum Board	Throughout	<ol style="list-style-type: none"> 1. Repair drywall when needed. 2. All drywall should be prepped for level 4 drywall finish. 3. Drywall to be skim coated to provide smooth finish prior to painting.
26	Base bid	Handrail	Stair	<ol style="list-style-type: none"> 1. Install new handrails and brackets 2. Handrail shall be a continuous solid wood with steel brackets to hold up to 300 pounds
27	Base bid	Hot water heater	Basement	<ol style="list-style-type: none"> 1. Remove and replace existing hot water heater and expansion tank. 2. New units shall be high efficiency rated 95% AFUE. 3. New units shall meet the same capacity and specifications as the existing. 4. Replace all associated valves and shut offs.
28	Base bid	HVAC	Throughout	<ol style="list-style-type: none"> 1. Replace existing thermostat, Honeywell Home, Horizontal Non-Programmable Thermostat, or approved equal
29	Base bid	HVAC	Throughout	<ol style="list-style-type: none"> 1. Duct work shall be professionally cleaned and sprayed with an antimicrobial disinfectant solution
30	Base bid	HVAC	Basement	<ol style="list-style-type: none"> 1. Remove and replace existing furnace and air conditioner. 2. New units shall be high efficiency rated 95% AFUE. 3. New units shall meet the same capacity and specifications as the existing.
31	Base bid	Landscaping	Exterior	<ol style="list-style-type: none"> 1. Prune trees and bushes 2. Remove all vegetation adhered to the building, including but not limited to vines. 3. Remove all weeds around the building
32	Base bid	Mailbox	Exterior	Replace mailbox in kind
33	Base bid	Paint	Throughout	<ol style="list-style-type: none"> 1. Paint entire unit, including basement 2. Primary wall paint – Promar 200 Interior Latex Eggshell, SW 7015, or approved equal. Color: Repose Gray 3. Bathroom paint - Promar 200 Interior Latex Semi-Gloss, SW 7015 , or approved equal. Color White 4. Ceiling and trim paint - Promar 200 Interior Latex Flat, SW 7006, or approved equal. Color White

Mk'd	Category	Trade	Location	Item Description
34	Base bid	Permits	General	Contractor responsible for obtaining and closing any necessary permits and submitting copies to CMHA.
35	Base bid	Plumbing	Basement	Replace existing water shut off valve 1. Contractor to clean, inspect, and map out the sanitary line from the installed cleanout in the home to the sewer main. 2. If there are no visible cleanouts in the home. Contractor can locate vent stack in wall, install cleanout, and inspect from that location. Access panel and wall repair will be required. 3. The intent of this contract is to assess the internal structural and service condition of sewer system under the floor and pavement to the sewer main. Assessment will be performed using a color camera-CCTV. Detailed viewing of the sewer ("survey"), with the aid of CCTV equipment, to assess internal structural condition, service condition, and identify and locate miscellaneous construction features. 4. The contractor is to provide a diagram of the sewer system in relationship to the building, from where the stack pipes meets the floor and pavement to the sewer main in the street or termination. Diagram shall include lengths, sizes, floor drains and material. 5. A digital copy of CCTV Video Tape, and digital copy of Inspection Report incorporating a breakdown of defects and main findings. Surveys/Inspections of sewer and storm systems shall be carried out in compliance with the NASSCO PACP reporting format and coding standards. 6. Contractor shall carry a range of flow control plugs or diaphragms for use in controlling the flow during the survey/inspection, so the video is reviewable. Flow shall not be greater than 25% of the pipe during inspection. 7. In the event that the Contractor work activities contribute to overflows or spills, the Contractor shall immediately take appropriate action to contain and stop the overflow, clean up the spillage, disinfect the area
36	Base Bid	Plumbing	Basement	1. Contractor to remove and dispose of existing gutter, fascia, soffit and downspouts 2. Install fascia and wrapped in aluminum fascia trim that matches gutters. Match existing board size 3. Install new 5 inch white, aluminum, k-style, seamless gutters, drip edge, & downspouts 4. Gutters shall slope continuously toward collection inlets and shall be free of leaks. Gutters and downspouts shall have a slope of not less than 1/8 inch per foot along their entire length. Gutters and downspouts shall be installed so that water does not pool at any point. 5. Downspouts to match the size of the existing. Downspouts to discharge away from foundation into 24 inch green vinyl splash block. 6. Contractor to size appropriately 7. Soffit color to match existing match 8. 10, 2ft wide white soffit vents shall be installed. Contractor to space appropriately. Vents shall be perforated and match the solid soffit being installed.
37	Base bid	Roof System	Exterior	

Mk'd	Category	Trade	Location	Item Description
38	Base bid	Roof System	Exterior	1. Remove all layers of shingle and replace roof with a 15 years warranty system 2. Shingles, GAF Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles with GAP Roofing # 15 Roofing Felt underlayment. 3. Roofing Materials are assumed to be asbestos-containing. Contractor to use safe practices during removal and disposal. Must be done professionally. General contractor to provide documentation of proper asbestos disposal.
39	Base bid	Shelving	Closets	1. Replace all closet and laundry shelves with wire shelves. 2. Wire shelves must match existing depth. 3. Bedrooms and front closet must include rod for hanging
40	Base bid	Trim	Throughout, except bathroom	1. Replace wood baseboard, door casing, and toe strip. 4" baseboard, 3" door casing (poplar, square edge), and toe strip 1/2"
41	Base bid	Windows	Exterior	Replace broken and/or cracked glass blocks in kind where needed.
42	Base bid	Windows	Throughout	1. Remove existing blinds and curtain rods, and install white, vinyl 1" cordless mini-blinds on all windows.
43	Base bid	Windows	Throughout	Replace all windows, including frames and flashings in kind.

Notes:

1. Allowances will be included in the contract amount.
2. Written approval MUST be obtain before using any Allowance.
3. Contractor forfeit right to payment if written approval is not obtained
4. Allowances will be invoices per item, ie. board replaced
5. Before and after pictures of uncovered condition MUST be attached to the pay application

Cincinnati

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Cincinnati, Ohio 45245
(513) 752-9111
(513) 752-7973 (Fax)

Cleveland

1667 E. 40th Street
Loftworks Building,
Suite 1G2
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Services

Phase I ESA's
Phase II Investigations
Asbestos
Energy Efficiency
Lead-Based Paint
Industrial Hygiene
Indoor Air Quality/Mold
Radon
Safety
Training

Asbestos-Containing Materials Inspection

2289 Quebec Road
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Prepared for:

Cincinnati Metropolitan Housing Authority
1627 Western Avenue
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Prepared by:



m.a.c. Paran Consulting Services, Inc.

William S. Carter

William S. Carter
Asbestos Hazard Evaluation Specialist # ES34717

Michelle Paraniuk

Michelle Paraniuk, M.S., President

Date of Inspection: September 2015

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1.0 Executive Summary

1.1 Background

m.a.c. Paran Consulting Services, Inc. performed an asbestos inspection Quebec Gardens located at 2289 Quebec Road, Cincinnati, Ohio. The objectives of the inspection were to (1) identify, by type and location, friable and non-friable asbestos-containing materials [ACM] that were throughout the structures; (2) assess the current condition of the ACM identified; and (3) provide estimated quantities of ACM. The inspection was conducted by Mr. William S. Carter, certified Ohio Asbestos Hazard Evaluation Specialist (License # ES34717) on September 28, 29, and 30, 2015.

1.2 Inspection Results

The following is a summary of the asbestos-containing (containing >1% asbestos) materials present at the subject structure. Please note that the quantities provided in this summary are approximate amounts, and should be verified by an abatement contractor prior to the onset of removal activities.

- **Joint Compound-** Approximately 183,696 square feet of drywall with asbestos-containing joint compound was identified throughout the buildings. The material is in fair condition.
- **12" Floor Tile and/or Mastic-** Approximately 5,160 square feet of asbestos-containing floor tile and/or mastic was identified throughout the buildings. The materials are in a non-friable condition.
- **Window/Door Caulking-** Approximately 5,532 linear feet (370 square feet) of asbestos-containing caulking was identified on all exterior windows and doors. The material is in fair condition.

Note 1: While care was taken during the inspection to identify all asbestos-containing materials, additional materials may be located within non-accessible areas of the structure (e.g., behind walls, above intact ceilings, inside concealed pipe chases, etc.). If, through renovation or demolition these materials are discovered, they should be treated as asbestos-containing until further testing proves otherwise.

2.0 Inspection Procedures

2.1 General Asbestos Inspection and Sampling Procedures

The inspection was performed following a modified protocol of the EPA Asbestos Hazard Emergency Response Act (40 CFR 763.90) commonly known as “AHERA”. Although originally required only for public and private school buildings housing kindergarten through 12th-grade classes, it has become the accepted industry standard for conducting asbestos investigations in all types of buildings. Most recently, the Occupational Safety and Health Administration revised it’s Asbestos in Construction Industry standard (29 CFR 1926.1101) to reference AHERA as the required method of conducting asbestos inspections in all public and commercial buildings.

The vast majority of physically accessible spaces within the building were accessed and inspected for suspect asbestos-containing materials. The Inspector then grouped suspect materials into homogeneous areas for sampling. A homogeneous area consists of materials with like appearance, color, texture, and application date. A physical assessment (visual observation and touching the material) was also made of the current condition and degree of friability for each identified material (a material is considered friable if it can be crumbled using hand pressure). A list of homogeneous areas identified for this assessment is included on the Bulk Sample Summary Table.

The Inspector assessed all identified asbestos-containing materials. The inspection encompassed both friable and non-friable materials. The Inspector then assumed that the specific material remained homogeneous (based upon the material’s appearance and application) throughout the building. In situations where materials appeared to alternate between asbestos containing and non-asbestos containing, the Inspector looked for visible differences between materials. If differences were not apparent, the Inspector made a professional decision to err on the side of conservatism and assumed that all materials were asbestos-containing.

The Inspector made every effort to locate all asbestos-containing materials identified during the inspection, however should unidentified suspect asbestos-containing materials be discovered, please contact m.a.c. Paran Consulting Services, Inc. for assistance in material identification.

2.2 Method of Sampling and Analysis

2.2.1 Bulk Sample Collection Methods

To avoid disturbing suspected asbestos-containing materials more than necessary and minimize the potential release of asbestos fibers, the Inspector performed bulk sampling in accordance with the industry accepted procedures outlined in the current EPA Guidance Document and the AHERA sampling protocol. Each sample collected was pre-wetted and obtained using a clean coring tool, utility knife, or other appropriate tool. Each sample was then placed in a clean, sealable vial and labeled with a unique sample identification number. Care was taken to obtain a sample that was representative of all layers of a material. To avoid cross-contamination, the tools used for sample collection were thoroughly cleaned before collecting the next sample. If requested, the sample site was labeled with a pre-printed adhesive-backed sample identification tag bearing the corresponding sample identification number. Pertinent sample information was recorded on a standardized bulk sample log sheet including the date of inspection, name of the Inspector, a brief description and the location of the sample, and the type of material sampled (e.g., thermal systems insulation).

2.2.2 Analysis of Bulk Samples

Bulk samples were analyzed for asbestos content by Polarized-Light Microscopy (PLM) and dispersion staining (Method Reference: EPA/600/R-931/116). This analytical method, which EPA currently recommends, for the determination of asbestos in bulk samples, can be used for qualitative identification of six morphologically different types of asbestos fibers: chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite asbestos.

PLM analysis requires the microscopist to take a portion of the sample and treat it with an oil of a specific refractive index. This prepared slide is then subjected to a variety of tests while being viewed under varying polarizations of light. Each asbestos type displays unique characteristics when subjected to these tests. Percentages of the identified types of asbestos are determined by visual estimation.

2.2.3 Reporting of Analysis Results

The method specifies that the asbestos content in a bulk sample shall be estimated and reported as a finite percentage (rounded to the nearest percent) within the range of 0 to 100. Minute quantities of asbestos in bulk samples may be reported as "trace" (tr) or less than 1 percent. The composition of the bulk sample is reported in percentages of asbestos (i.e., chrysotile, amosite, crocidolite, or other) and non-asbestos (i.e., cellulose, fiberglass, mineral wool, synthetic, or other) components. The original laboratory reports are presented in Appendix A.

2.2.4 Laboratory

Analysis of all suspect asbestos-containing materials was performed by International Asbestos Testing Laboratories (IATL) using polarized light microscopy. IATL successfully participates in, and is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), administered by the National Institute of Standards and Technology.

2.3 **Physical and Hazard Assessment**

2.3.1 Physical Assessment Factors

Per AHERA requirements, the Inspector performed a physical assessment of all friable asbestos-containing materials. This involved physically observing and documenting the current condition of each friable material, and assessing its potential for future disturbance (or fiber release potential).

The Inspector categorized the materials' current condition as Good, Fair, or Poor. AHERA protocol is not specific as to how these categories are arrived at, but in general the following guideline is used:

- Good – less than 10% area damage
- Fair – more than 10%, but less than 25% area damage
- Poor – more than 25% area damage

The Inspector then made an assessment of the materials' potential for future disturbance (or fiber release potential) using the general factors listed in Table 2-1 on the following page. The first three factors focus on the current condition of the asbestos-containing material. Evidence of deterioration, delamination, physical damage, or water damage indicates that fiber release has occurred, is occurring, or is likely to occur in the future. Such evidence is based on the appearance of the material and/or the presence of dislodged or crumbled material in the surrounding area. The first three factors focus on the potential for fiber release due to disturbance or erosion. Surface erosion is likely to occur when asbestos-containing materials are located in air plenums or near forced-air streams. Exposed and easily accessible materials in areas frequented by building occupants, or subject to mechanical vibrations are more vulnerable to disturbance or damage than materials in other locations.

Table 2-1: Factors for Assessing Potential Fiber Release	
Current Condition of Asbestos-Containing Materials	
<ul style="list-style-type: none"> • Evidence of deterioration or delamination from the underlying surface (substrate) • Evidence of physical damage (e.g., presence of debris) • Evidence of water damage 	
Potential for Future Disturbance, Damage, or Erosion of Asbestos-Containing Material	
<ul style="list-style-type: none"> • Proximity to air plenum or direct airstream • Visibility, accessibility (to building occupants and maintenance personnel), and degree of activity (air movement, vibration, movement of building occupants) • Change in building use 	

2.3.2 Hazard Assessment Factors

Based upon the physical assessment, friable asbestos-containing materials are then given a hazard rank with corresponding response options to aid the building owner in prioritizing response actions. The hazard ranks range from 7 – most hazardous, to 1 – least hazardous as shown in Table 2-2 below. The highest rank is reserved for materials that are “significantly damaged” or material that is so extensively damaged that it requires immediate corrective action. Hazard ranks 4 – 6 reflect materials which are “damaged” with rank 6 indicating a high potential for further damage, and rank 5 indicating a moderate potential for damage. Hazard rank 4 denotes that a material has been damaged; however, the potential for any further damage is low. Hazard ranks 1 – 3 are reserved for materials currently in good condition with future disturbance potentials being high, moderate, or low (3, 2, 1, respectively). Non-friable materials are categorized as non-friable.

Table 2-2: Classifications for Hazard Potential of Friable Asbestos-Containing Materials		
Hazard Rank	Condition	Disturbance Potential
7	Poor	Any
6	Fair	High
5	Fair	Moderate
4	Fair	Low
3	Good	High
2	Good	Moderate
1	Good	Low

2.3.3 Physical and Hazard Assessments of Materials Encountered

The physical and hazard assessments made for all asbestos-containing materials identified during this inspection can be found in Section 4.0 "Inventory of Asbestos-Containing Materials".

3.0 Bulk Sample Data Summary

The following table presents the results of materials sampled.

Table 3-1: Bulk Sample Summary				
Room/Location	Material Description	Homogeneous Material No.	Sample Number	Laboratory Results
Unit 2100 (basement)	Drywall/Joint Compound	1	QB-1	None Detected
Unit 2100 (bedroom #3)	12" Floor Tile/Mastic (white/brown specks)	2	QB-2	None Detected
Unit 2100 (bedroom #2)	12" Floor Tile/Mastic (white/brown specks)	2	QB-3	None Detected
Unit 2100 (hallway)	Cove Base Mastic (brown cove)	3	QB-4	None Detected
Unit 2100 (basement)	Duct Mastic (beige)	4	QB-5	None Detected
Unit 2100 (basement)	Duct Mastic (beige)	4	QB-6	None Detected
Unit 2100 (2 nd floor Bath)	Drywall/Joint Compound	1	QB-7	4.0% Chrysotile¥ (joint compound only)
Unit 2100 (exterior)	Window Caulking (brown)	5	QB-8	2.5% Chrysotile¥
Unit 2100 (exterior)	Door Caulking (brown)	6	QB-9	None Detected
Unit 2100 (kitchen)	Cove Base Mastic (brown cove)	3	QB-10	None Detected
Unit 2108 (kitchen)	Drywall/Joint Compound	1	QB-11	3.3% Chrysotile¥ (joint compound only)
Unit 2108 (basement)	Cove Base Mastic (beige cove)	7	QB-12	1.8% Chrysotile¥ (attached joint compound)
Unit 2108 (basement)	Cove Base Mastic (beige cove)	7	QB-13	None Detected
Unit 2108 (bedroom #2)	Drywall/Joint Compound	1	QB-14	3.9% Chrysotile¥ (joint compound only)

¥ Verified by Point Count Analysis

Table 3-1: Bulk Sample Summary

Room/Location	Material Description	Homogeneous Material No.	Sample Number	Laboratory Results
Unit 2116 (hallway)	12" Floor Tile/Mastic (tan/brown & white streaks)	8	QB-15	None Detected
Unit 2116 (hallway)	12" Floor Tile/Mastic (tan/brown & white streaks)	8	QB-16	None Detected
Unit 2124 (basement)	Drywall/Joint Compound	1	QB-17	None Detected
Unit 2032 (bathroom)	Textured Ceiling	9*	QB-18	None Detected
Unit 2032 (bedroom #3)	12" Floor Tile/Mastic (brown hardwood floor)	10	QB-19	None Detected
Unit 2032 (bedroom #3)	12" Floor Tile/Mastic (brown hardwood floor)	10	QB-20	None Detected
Unit 2032 (1 st floor hallway)	Drywall/Joint Compound	1	QB-21	None Detected
Unit 1885 (kitchen)	Drywall/Joint Compound	1	QB-22	1.4% Chrysotile¥ (joint compound only)
Unit 1885 (2 nd fl. bathroom)	Drywall/Joint Compound	1	QB-23	None Detected
Unit 1885 (living room)	Textured Ceiling	9	QB-24	None Detected
Unit 1885 (living room)	Textured Ceiling	9	QB-25	None Detected
Unit 2028 (1 st floor hallway)	Drywall/Joint Compound	1	QB-26	1.6% Chrysotile¥ (joint compound only)
Unit 2016 (basement)	Drywall/Joint Compound	1	QB-27	None Detected
Unit 2012 (hallway)	Textured Ceiling	9	QB-28	None Detected
Unit 2012 (living room)	Textured Ceiling	9	QB-29	None Detected

* <5,000 Square Feet Total

¥ Verified by Point Count Analysis

Table 3-1: Bulk Sample Summary

Room/Location	Material Description	Homogeneous Material No.	Sample Number	Laboratory Results
Unit 2012 (hallway)	Drywall/Joint Compound	1	QB-30	None Detected
Unit 1879 (kitchen)	Drywall/Joint Compound	1	QB-31	None Detected
Unit 1873 (living room)	Drywall/Joint Compound	1	QB-32	1.2% Chrysotile¥ (joint compound only)
Unit 1867 (living room)	Drywall/Joint Compound	1	QB-33	1.5% Chrysotile¥ (joint compound only)
Unit 1867 (bedroom #1)	12" Floor Tile/Mastic (beige/blue & grey streaks)	11	QB-34	1.3% Chrysotile (Tile)¥ 4.9% Chrysotile (Mastic)
Unit 1867 (bedroom #2)	12" Floor Tile/Mastic (beige/blue & grey streaks)	11	QB-35	Positive Stop Analysis
Unit 1861 (entrance)	Drywall/Joint Compound	1	QB-36	None Detected
Unit 1861 (stairwell)	12" Floor Tile/Mastic (beige/grey blotches)	12	QB-37	1.1% Chrysotile (mastic)¥
Unit 1861 (stairwell)	12" Floor Tile/Mastic (beige/grey blotches)	12	QB-38	Positive Stop Analysis
Unit 1861 (exterior)	Window Caulking (brown)	5	QB-39	Positive Stop Analysis
Unit 1861 (exterior)	Door Caulking (brown)	6	QB-40	1.5% Chrysotile*
Unit 1843 (kitchen)	Drywall/Joint Compound	1	QB-41	None Detected
Unit 1819 (kitchen)	Textured Ceiling	9	QB-42	None Detected
Unit 1819 (kitchen)	Drywall/Joint Compound	1	QB-43	2.9% Chrysotile¥ (joint compound only)
Unit 1789 (bedroom #2)	Drywall/Joint Compound	1	QB-44	Sample Not Received
Unit 1783 (kitchen)	Drywall/Joint Compound	1	QB-45	None Detected

¥ Verified by Point Count Analysis

Table 3-1: Bulk Sample Summary				
Room/Location	Material Description	Homogeneous Material No.	Sample Number	Laboratory Results
Unit 1790 (living room)	Drywall/Joint Compound	1	QB-46	None Detected
Unit 1813 (stairway)	Drywall/Joint Compound	1	QB-47	1.2% Chrysotile¥ (joint compound only)
Unit 1856 (living room)	Drywall/Joint Compound	1	QB-48	None Detected
Unit 1862 (kitchen)	Drywall/Joint Compound	1	QB-49	None Detected

¥ Verified by Point Count Analysis

4.0 Inventory of Asbestos-Containing Materials

The following table presents a list of asbestos-containing materials identified during the inspection.

Table 4-1: Asbestos-Containing Materials Inventory – 2289 Quebec Road			
Room/Location	Material Type	Condition/ Hazard Rank	Estimated Quantity
Unit 2100	Joint Compound	Fair/5	5,732 sf.
Unit 2108	Joint Compound	Fair/5	6,204 sf.
Unit 2116	Joint Compound	Fair/5	5,732 sf.
Unit 2124	Joint Compound	Fair/5	5,732 sf.
Unit 2032	Joint Compound	Fair/5	5,260 sf.
Unit 1885	Joint Compound	Fair/5	5,260 sf.
Unit 2028	Joint Compound	Fair/5	5,260 sf.
Unit 2024	Joint Compound	Fair/5	5,260 sf.
Unit 2020	Joint Compound	Fair/5	5,260 sf.
Unit 2016	Joint Compound	Fair/5	5,260 sf.
Unit 2012	Joint Compound	Fair/5	5,260 sf.
Unit 1879	Joint Compound	Fair/5	4,788 sf.
Unit 1873	Joint Compound	Fair/5	4,788 sf.
Unit 1867	Joint Compound	Fair/5	4,788 sf.
Unit 1861	Joint Compound	Fair/5	4,788 sf.

Table 4-1: Asbestos-Containing Materials Inventory – 2289 Quebec Road

Room/Location	Material Type	Condition/ Hazard Rank	Estimated Quantity
Unit 1855	Joint Compound	Fair/5	4,788 sf.
Unit 1849	Joint Compound	Fair/5	4,788 sf.
Unit 1843	Joint Compound	Fair/5	4,788 sf.
Unit 1837	Joint Compound	Fair/5	4,788 sf.
Unit 1831	Joint Compound	Fair/5	4,788 sf.
Unit 1825	Joint Compound	Fair/5	4,788 sf.
Unit 1819	Joint Compound	Fair/5	4,788 sf.
Unit 1789	Joint Compound	Fair/5	4,788 sf.
Unit 1813	Joint Compound	Fair/5	4,788 sf.
Unit 1807	Joint Compound	Fair/5	4,788 sf.
Unit 1801	Joint Compound	Fair/5	4,788 sf.
Unit 1795	Joint Compound	Fair/5	4,788 sf.
Unit 1783	Joint Compound	Fair/5	5,260 sf.
Unit 1790	Joint Compound	Fair/5	4,788 sf.
Unit 1796	Joint Compound	Fair/5	4,788 sf.
Unit 1850	Joint Compound	Fair/5	4,788 sf.
Unit 1856	Joint Compound	Fair/5	4,788 sf.

Table 4-1: Asbestos-Containing Materials Inventory – 2289 Quebec Road

Room/Location	Material Type	Condition/ Hazard Rank	Estimated Quantity
Unit 1862	Joint Compound	Fair/5	5,260 sf.
Unit 1868	Joint Compound	Fair/5	5,260 sf.
Unit 2140	Joint Compound	Fair/5	5,732 sf.
Unit 2132	Joint Compound	Fair/5	6,204 sf.
Unit 1867 (2 nd floor)	12" Floor Tile/Mastic (beige/blue & grey streaks)	Non-Friable	465 sf.
Unit 1861 (2 nd floor and basement landing)	Floor Mastic (black)	Non-Friable	489 sf.
Unit 1837 (throughout)	12" Floor Tile/Mastic (beige/blue & grey streaks)	Non-Friable	1,084 sf.
Unit 1819 (2 nd floor and basement landing)	Floor Mastic (black)	Non-Friable	489 sf.
Unit 1807 (throughout)	12" Floor Tile/Mastic (beige/blue & grey streaks)	Non-Friable	1,084 sf.
Unit 1796 (2 nd floor)	12" Floor Tile/Mastic (beige/blue & grey streaks)	Non-Friable	465 sf.
Unit 1856 (throughout)	12" Floor Tile/Mastic (beige/blue & grey streaks)	Non-Friable	1,084 sf.
25 Buildings	Window & Door Caulking (brown)	Fair/5	5,532 lf. 370 sf.

Appendix A
Laboratory Results

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756230 **Description / Location:** White Joint Compound
Client No.: QB-1

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756231 **Description / Location:** White Floor Tile
Client No.: QB-2

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756231 **Description / Location:** Brown Mastic **Layer No.:** 2
Client No.: QB-2

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

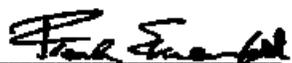
Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Approved By: 

Date: 10/8/2015

Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756232 **Description / Location:** White Floor Tile
Client No.: QB-3

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756232 **Description / Location:** Brown Mastic **Layer No.:** 2
Client No.: QB-3

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756233 **Description / Location:** Brown Cove Base
Client No.: QB-4

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756233 **Description / Location:** Yellow Mastic **Layer No.:** 2
Client No.: QB-4

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Date: 10/8/2015

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756234 **Description / Location:** White Mastic
Client No.: QB-5

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	98

Lab No.: 5756235 **Description / Location:** White Mastic
Client No.: QB-6

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	98

Lab No.: 5756236 **Description / Location:** White Sheetrock
Client No.: QB-7

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Cellulose	95

Lab No.: 5756236 **Description / Location:** White Joint Compound **Layer No.:** 2
Client No.: QB-7

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 4.0	Chrysotile	None Detected	None Detected	96

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Date: 10/8/2015

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756237 **Description / Location:** Grey Caulk
Client No.: QB-8

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 2.5	Chrysotile	None Detected	None Detected	PC 97.5

Lab No.: 5756238 **Description / Location:** White Caulk
Client No.: QB-9

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756239 **Description / Location:** Brown Cove Base
Client No.: QB-10

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756239 **Description / Location:** Yellow Mastic **Layer No.:** 2
Client No.: QB-10

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Date: 10/8/2015

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756242	Description / Location: Tan Cove Base			
Client No.: QB-13				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756242	Description / Location: Yellow Mastic			Layer No.: 2
Client No.: QB-13				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756243	Description / Location: White Joint Compound			
Client No.: QB-14				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 3.9	Chrysotile	None Detected	None Detected	PC 96.1

Lab No.: 5756244	Description / Location: Brown Floor Tile			
Client No.: QB-15				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Date: 10/8/2015

CERTIFICATE OF ANALYSIS**Client:** M.A.C. Paran Consulting Svcs.

3959 Fulton Grove Road

Cincinnati OH 45245

Report Date: 10/8/2015**Report No.:** 375705**Project:** Quebec Gardens**Project No.:** 15-8.16**BULK SAMPLE ANALYSIS SUMMARY**

Lab No.: 5756245	Description / Location: Brown Floor Tile	
Client No.: QB-16		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>
None Detected	None Detected	None Detected
		<u>% Non-Fibrous Material</u>
		100

Lab No.: 5756246	Description / Location: White Texture	
Client No.: QB-17		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>
None Detected	None Detected	None Detected
		<u>% Non-Fibrous Material</u>
		100

Lab No.: 5756247	Description / Location: White Texture	
Client No.: QB-18		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>
None Detected	None Detected	None Detected
		<u>% Non-Fibrous Material</u>
		100

Accreditations:**NIST-NVLAP No. 101165-0****NY-DOH No. 11021****AIHA-LAP, LLC No. 100188**

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Analytical Method:

US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments:

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Analysis Performed By: R. McQuiggan**Date:** 10/8/2015

CERTIFICATE OF ANALYSIS

Client: M.A.C. Paran Consulting Svcs.
3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756248	Description / Location: Brown Floor Tile			
Client No.: QB-19				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756248	Description / Location: Clear Mastic	Layer No.: 2		
Client No.: QB-19				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756249	Description / Location: Brown Floor Tile			
Client No.: QB-20				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756249	Description / Location: Clear Mastic	Layer No.: 2		
Client No.: QB-20				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

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3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756250	Description / Location: White Joint Compound		
Client No.: QB-21			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Lab No.: 5756251	Description / Location: White Joint Compound		
Client No.: QB-22			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 1.4	Chrysotile	None Detected	None Detected
			PC 98.6

Lab No.: 5756252	Description / Location: White Joint Compound		
Client No.: QB-23			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Lab No.: 5756253	Description / Location: White Texture		
Client No.: QB-24			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

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Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756254	Description / Location: White Texture			
Client No.: QB-25				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756255	Description / Location: White/Brown Sheetrock			
Client No.: QB-26				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	10	Cellulose	90

Lab No.: 5756255	Description / Location: White Joint Compound			Layer No.: 2
Client No.: QB-26				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.6	Chrysotile	None Detected	None Detected	PC 98.4

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3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756256	Description / Location: White/Brown Sheetrock			
Client No.: QB-27				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Cellulose	95

Lab No.: 5756256	Description / Location: White Joint Compound	Layer No.: 2		
Client No.: QB-27				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756257	Description / Location: White Joint Compound			
Client No.: QB-28				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756258	Description / Location: White Joint Compound			
Client No.: QB-29				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756259	Description / Location: White Sheetrock			
Client No.: QB-30				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Fibrous Glass	90
		5	Cellulose	

Lab No.: 5756260	Description / Location: White/Brown Sheetrock			
Client No.: QB-31				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Cellulose	95

Lab No.: 5756261	Description / Location: White Joint Compound			
Client No.: QB-32				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.2	Chrysotile	None Detected	None Detected	PC 98.8

Lab No.: 5756262	Description / Location: White Joint Compound			
Client No.: QB-33				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.5	Chrysotile	None Detected	None Detected	PC 98.5

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Date: 10/8/2015

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3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756263 **Description / Location:** Off-White Floor Tile
Client No.: QB-34

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.3	Chrysotile	None Detected	None Detected	PC 98.7

Lab No.: 5756263 **Description / Location:** Black Mastic **Layer No.:** 2
Client No.: QB-34

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 4.9	Chrysotile	None Detected	None Detected	PC 95.1

Lab No.: 5756264 **Description / Location:** Sample Not Analyzed
Client No.: QB-35

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
	Sample Not Analyzed		Sample Not Analyzed	

Lab No.: 5756265 **Description / Location:** White Joint Compound
Client No.: QB-36

<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analysis Performed By: R. McQuiggan

Date: 10/8/2015

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3959 Fulton Grove Road
Cincinnati OH 45245

Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756266	Description / Location: White Floor Tile			
Client No.: QB-37				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756266	Description / Location: Yellow Mastic	Layer No.: 2		
Client No.: QB-37				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756266	Description / Location: Brown/Black Mastic	Layer No.: 3		
Client No.: QB-37				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.1	Chrysotile	None Detected	None Detected	PC 98.9

Lab No.: 5756267	Description / Location: Sample Not Analyzed			
Client No.: QB-38				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
	Sample Not Analyzed		Sample Not Analyzed	

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3959 Fulton Grove Road
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Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756268	Description / Location: Sample Not Analyzed		
Client No.: QB-39			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
	Sample Not Analyzed		Sample Not Analyzed

Lab No.: 5756269	Description / Location: White/Off-White Glazing		
Client No.: QB-40			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
PC 1.5	Chrysotile	None Detected	None Detected PC 98.5

Lab No.: 5756270	Description / Location: White/Brown Sheetrock		
Client No.: QB-41			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose 60

Lab No.: 5756271	Description / Location: White Texture		
Client No.: QB-42			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Other 98

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analysis Performed By: R. McQuiggan

Date: 10/8/2015

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Report Date: 10/8/2015
Report No.: 375705
Project: Quebec Gardens
Project No.: 15-8.16

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5756272	Description / Location: White Joint Compound			
Client No.: QB-43				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 2.9	Chrysotile	None Detected	None Detected	PC 97.1

Lab No.: 5756273	Description / Location: Sample Not Received			
Client No.: QB-44				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
	Sample Not Received		Sample Not Received	

Lab No.: 5756274	Description / Location: White Sheetrock			
Client No.: QB-45				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	4	Cellulose	96

Lab No.: 5756275	Description / Location: White/Brown Sheetrock			
Client No.: QB-46				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Cellulose	95

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan

Date: 10/8/2015

CERTIFICATE OF ANALYSIS**Client:** M.A.C. Paran Consulting Svcs.

3959 Fulton Grove Road

Cincinnati OH 45245

Report Date: 10/8/2015**Report No.:** 375705**Project:** Quebec Gardens**Project No.:** 15-8.16**BULK SAMPLE ANALYSIS SUMMARY**

Lab No.: 5756276	Description / Location: Off-White Joint Compound			
Client No.: QB-47				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5756276	Description / Location: White Joint Compound	Layer No.: 2		
Client No.: QB-47				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
PC 1.2	Chrysotile	None Detected	None Detected	PC 98.8

Lab No.: 5756277	Description / Location: White/Brown Sheetrock			
Client No.: QB-48				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	10	Cellulose	90

Lab No.: 5756278	Description / Location: White Joint Compound			
Client No.: QB-49				
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations:**NIST-NVLAP No. 101165-0****NY-DOH No. 11021****AIHA-LAP, LLC No. 100188**

*This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.*

Analytical Method:

US EPA 600/R-93/116 by Polarized Light Microscopy, (ELAP 198.1 where applicable)

Comments:

Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. McQuiggan**Date:** 10/8/2015



Chain of Custody

9000 Commerce Parkway
Suite B
Mt. Laurel, NJ 08054
Toll Free: 877 428-4285
info@iatl.com
www.iatl.com

Client: m.a.c. Paran Consulting Services, Inc.
3959 Fulton Grove Road
Cincinnati, Ohio

Project Name: QUEBEC GARDENS
Project No.: 15-8.16

Office Phone: 513-752-9111
Cell Phone: 513-276-5357
FAX / Email 1: scarter@macparan.com

Contact 1: Scott Carter
Contact 2: _____
FAX / Email 2: 513-752-7973

Special Instructions: Please e-mail results to scarter@macparan.com (PSA)=(2,3)(4,10)(5,6)(8,39)
(9,40)(12,13)(15,16)(19,20)(34,35)(37,38)

Matrix:
 Air Soil Bulk Other _____
 Water Paint Surface Dust / Wipe _____

Analysis Method:

<input type="checkbox"/> PCM : NIOSH 7400	<input checked="" type="checkbox"/> PLM : Bulk Asbestos EPA 600	<input type="checkbox"/> TEM : AHERA
<input type="checkbox"/> PCM : OSHA	<input type="checkbox"/> PLM : Point Counting 198.1	<input type="checkbox"/> TEM : NIOSH 7402
<input type="checkbox"/> PCM : TWA	<input type="checkbox"/> PLM : NOB via 198.1 (PLM only)	<input type="checkbox"/> TEM : Dust / Wipe
<input type="checkbox"/> AAS : Lead in Air	<input type="checkbox"/> If <1% by PLM, to TEM via 198.4 ²	<input type="checkbox"/> TEM : Dust / Microvac
<input type="checkbox"/> AAS : Lead in Water	<input type="checkbox"/> PLM : See page 2 for instructions	<input type="checkbox"/> TEM : NOB 198.4
<input type="checkbox"/> AAS : Lead in Paint	See Page 4 for Mold Specific Log	<input type="checkbox"/> TEM : Bulk Analysis
<input type="checkbox"/> AAS : Lead Dust/Wipe ¹	<input type="checkbox"/> IAQ : I Bioaersol Fungal Spore Trap ³	<input type="checkbox"/> TEM : Potable Water
<input type="checkbox"/> AAS : Lead in Soil	<input type="checkbox"/> IAQ : II Bioaersol Fungal Spore Trap ⁴	<input type="checkbox"/> TEM : Non-Potable Water
<input type="checkbox"/> AAS : TCLP	<input type="checkbox"/> IAQ : Tape, Bulk, Misc. Qualitative ³	<input type="checkbox"/> TEM : Other _____
<input type="checkbox"/> AAS : Metals (Cd, Zn, Cr)	<input type="checkbox"/> IAQ : Tape, Bulk, Misc. Quantitative ³	<input type="checkbox"/> Total Dust : NIOSH 0500
	<input type="checkbox"/> IAQ : Other Culturable ID ²	<input type="checkbox"/> Total Dust : NIOSH 0600

1- Requires ASTM acceptable material 2- Call to confirm TAT 3- Non-culturable 4- With Non-fungal Microscopic Exam

Turnaround Time: Preliminary Results Requested By: _____ Verbals FAX Email
date / time
 10 Day 5 Day 3 Day 2 Day 1 Day* 12 Hour** 6 Hour** RUSH**
* End of next business day unless otherwise specified. ** Matrix Dependent. Please notify the lab before shipping.

Sample Numbers: Client #(s): QB-1 - QB-49 IATL#(s): _____ Total: _____
(start) (end) (start) (end)
Please use your sample log to supply sampling information (ex. Volumes, areas, descriptions, locations, etc.) or download forms at iatl.com

Chain of Custody:

Relinquished (Name / Organization): <u>Scott Carter</u>	Date: <u>10/1/15</u> Time: <u>3:00</u>
Received (Name / IATL): _____	Date: _____ Time: _____
Sample Login (Name / IATL): <u>22-106111</u>	Date: <u>OCT - 2 2015</u> Time: _____
Sample Prep (Name / IATL): _____	Date: _____ Time: _____
Analysis (Name(s) / IATL): <u>RW 10/15</u>	Date: _____ Time: _____
QA/QC Review (Name / IATL): <u>10-9-15</u>	Date: <u>IATL - By</u> Time: _____
Archived / Released: _____	Date: _____ Time: _____
QA/QC InterLAB Use: _____	Date: _____ Time: _____

EMAILED
10/9/15

RECEIVED



Chain of Custody

9000 Commerce Park Way
 Suite B
 Mt. Laurel, NJ 08054
 Toll Free: 877 428-4285
 info@iatl.com
 www.iatl.com

- Bulk Asbestos Sample Log -

Client: m.a.c. Paran Consulting Services, Inc.

Project Name: _____
 Project No.: _____

PLM Special Instructions:

PLM : Bulk Asbestos Building Materials EPA 600 / R 93-116

PLM : Point Counting

- PC : via ELAP 198.1
- PC : 400 Points
- PC : 800 Points *
- PC : 1600 Points *

PLM : Analyze Until Positive (Positive Stop)

- AUP : by Homogenous Area as Noted
- AUP : by Material Type as Noted

PLM : Non-Building Material *, **(Dust, Wipe, Tape, Soil)

- Soil or Vermiculite Analysis *, **

PLM : Gravimetric Reduction

- PLM : NOB via 198.1
- PLM : Friable via EPA 600 2.3
- If <1% by PLM, to TEM via 198.4 *
- If <1% by PLM, Hold for Instructions

PLM: Instructions for Multi-Layered Samples

- Analyze and Report All Separable Layers per EPA 600
- Report Composite for Drywall Systems per NESHAP
- Report All Layers and Composite Where Applicable
- Only Analyze and Report Specifically Noted Layer

* Additional charge and turnaround may be required. ** Alternative Method (ex: EPA 600/R-04/004) may be recommended by Laboratory.

Sampling Date: _____

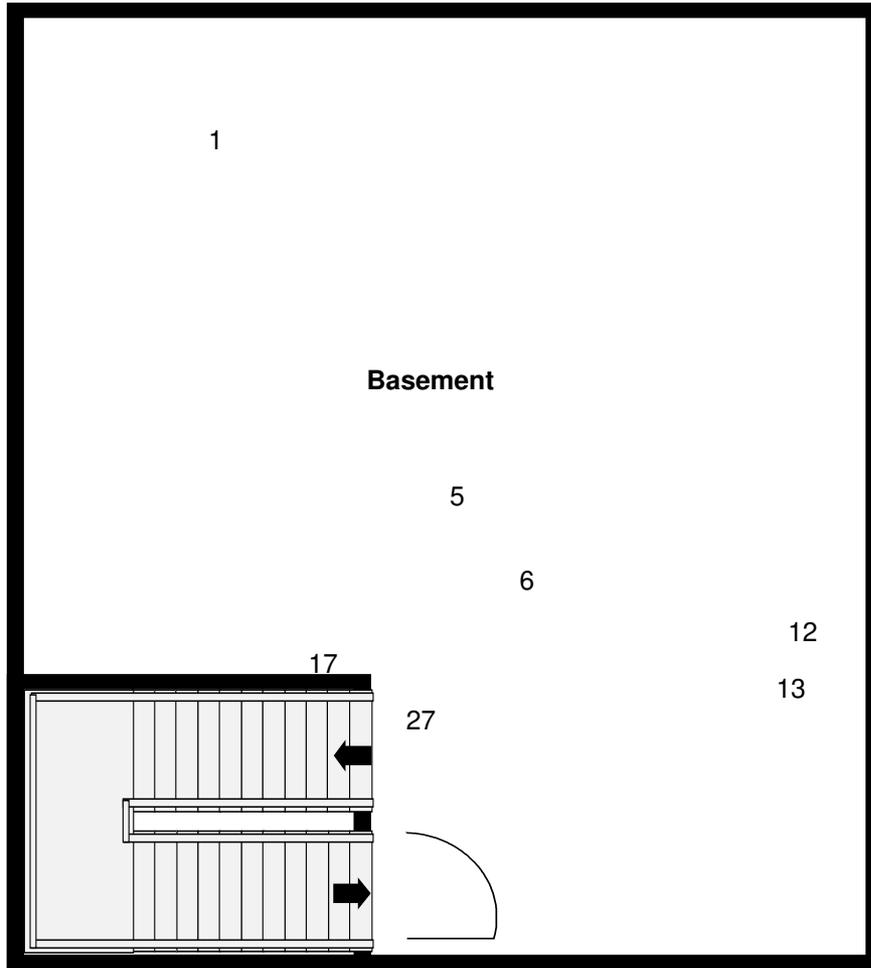
Samples labeled - See COC

Client Sample ID:	IATL Sample ID:	Sample Description / Location	Notes
QB-1	5756273	QB-26	
1-132	5756273	27	
1-133	5756273	28	
1-134	5756273	29	
1-135	5756273	30	
1-136	5756273	31	
1-137	5756273	32	
1-138	5756273	33	
1-139	5756273	34	
1-140	5756273	35	
1-141	5756273	36	
1-142	5756273	37	
1-143	5756273	38	
1-144	5756273	39	
1-145	5756273	40	
1-146	5756273	41	
1-147	5756273	42	
1-148	5756273	43	
1-149	5756273	44	
1-150	5756273	45	
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1-160	5756273	55	
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1-165	5756273	60	
1-166	5756273	61	
1-167	5756273	62	
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1-170	5756273	65	
1-171	5756273	66	
1-172	5756273	67	
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1-174	5756273	69	
1-175	5756273	70	
1-176	5756273	71	
1-177	5756273	72	
1-178	5756273	73	
1-179	5756273	74	
1-180	5756273	75	
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1-182	5756273	77	
1-183	5756273	78	
1-184	5756273	79	
1-185	5756273	80	
1-186	5756273	81	
1-187	5756273	82	
1-188	5756273	83	
1-189	5756273	84	
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1-193	5756273	88	
1-194	5756273	89	
1-195	5756273	90	
1-196	5756273	91	
1-197	5756273	92	
1-198	5756273	93	
1-199	5756273	94	
1-200	5756273	95	
1-201	5756273	96	
1-202	5756273	97	
1-203	5756273	98	
1-204	5756273	99	
1-205	5756273	100	

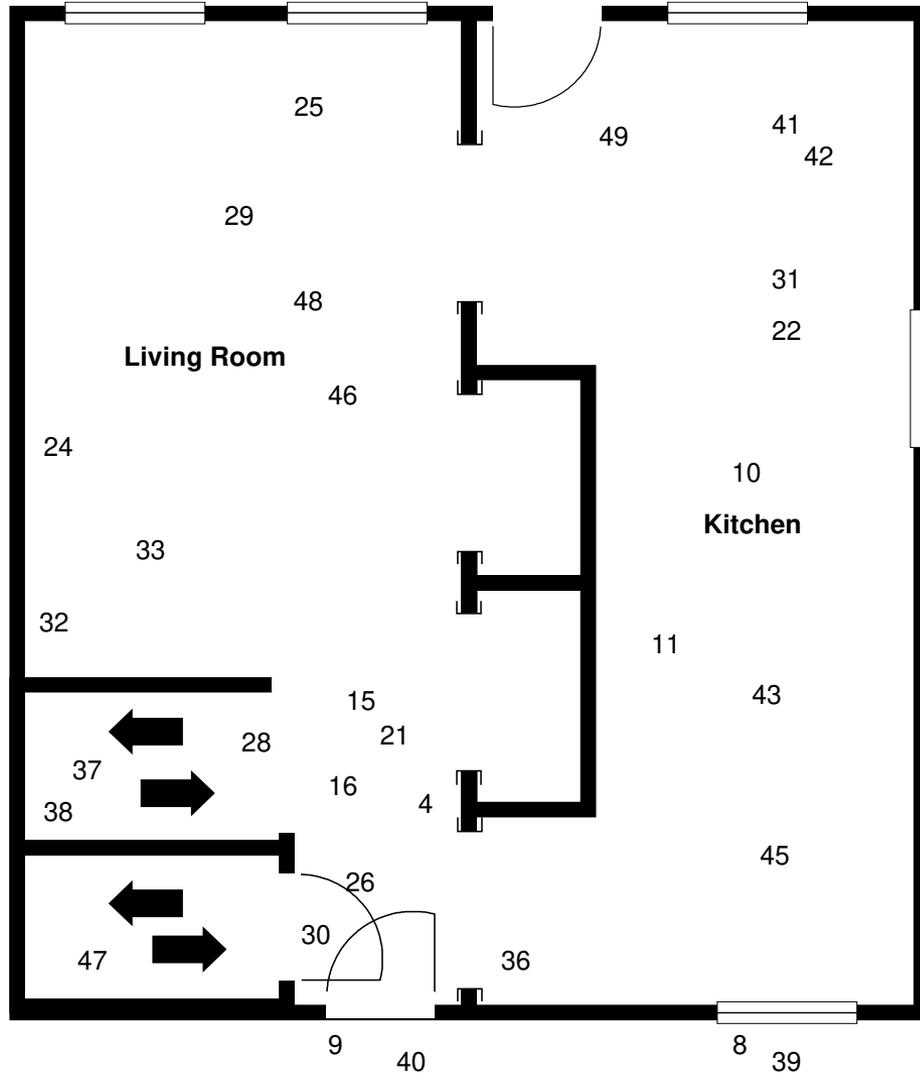
NOT RECEIVED
 * IATL 5756273

Appendix B

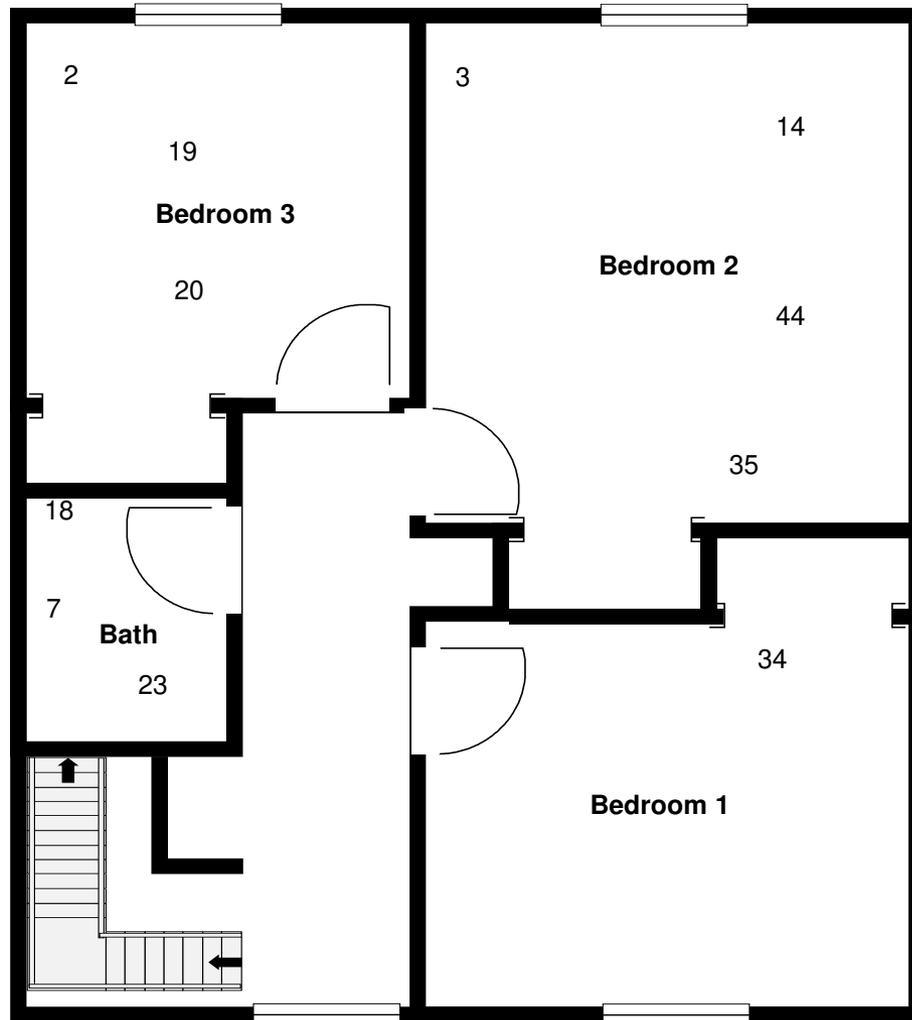
Drawing with Sample Locations



Quebec Gardens Basement



Quebec Gardens



Quebec Gardens

Appendix C

Asbestos Hazard Evaluation Specialist License



OHIO DEPARTMENT OF HEALTH

246 North High Street
Columbus, Ohio 43215

614/466-3543
www.odh.ohio.gov

John R. Kasich/Governor

Richard Hodges/Director of Health

May 21, 2015

William S Carter
3306 SR 756
Felicity OH 45120

RE: Asbestos Hazard Evaluation Specialist
Certification Number: ES34717
Expiration Date: 06/27/2016

Dear William S Carter:

This letter and enclosed certification card approves your request to be certified as an Asbestos Hazard Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of Health for violation of any of the requirements of 3701-34 of the Ohio Administrative Code.

If you have any questions, please call Kathy Butcher, Licensure Specialist, at 614-644-0226.

Sincerely,

Bill Robbins, Section Chief
Bureau of Licensure Operations
Office of Health Assurance and Licensing

State of Ohio
Department of Health
Asbestos Program

Asbestos Hazard Evaluation Specialist



William S Carter
3306 SR 756
Felicity OH 45120

Certification Number	Expiration Date
ES34717	06/27/2016

DOB: 08/08/1965

This certification is issued pursuant to Chapter 3710 of the Revised Code and 3701-34 of the Ohio Administrative Code

Certification Card is not valid if altered