

March 21, 2019

Mr. Neal Hingorany Narragansett Engineering 3102 East Main Road Portsmouth, Rhode Island 02871 Sent via Email: nhingorany@nei-cds.com

RE: Pre-Demolition Asbestos Survey – Multiple Buildings Waites Wharf Newport, Rhode Island SAGE Job No. A044

Dear Mr. Hingorany:

This correspondence is intended to summarize the results of an assessment performed by SAGE Environmental, Inc. (SAGE) of six (6) buildings located at Waites Wharf, Newport, Rhode Island (hereinafter "Site"). The assessment included inspection of the buildings at the Site to determine whether any suspect asbestos-containing materials (**ACM**¹) were present, which may be impacted by proposed demolitions. The inspection areas and materials sampled were based on the specifics of the proposed demolitions. Areas not inspected were identified as out of scope of demolition. Demolition is not proposed for several months. To avoid damage to the interiors of the building's, the roof systems were not sampled during this survey and are proposed to be sampled at a time closer to actual demolition. An additional building, (identified as Building 7 on **Figure 1**), which consists of a masonry frame and tin roof, was inaccessible at the time of the Survey. A previous walkover of the building did not identify an abundance of suspect materials as the building is unfinished and unheated. It is recommended that additional testing be performed of this building prior to demolition.

A summary of testing performed and analytical results is provided in the following sections.

SCOPE OF WORK

As requested, an EPA accredited and RIDOH licensed inspector from SAGE conducted an inspection and sampling of the Site buildings. The survey was completed utilizing sampling methods in general accord with the **RIDOH²**, **EPA NESHAP³**, and **OSHA⁴** asbestos regulations. The area subject to this survey consists of six (6) buildings located at Waites Wharf, Newport, Rhode Island. According to the

¹ **ACM**= Asbestos Containing Materials i.e. materials containing asbestos greater than 1%

² **RIDOH** = Rhode Island Department of Health, Rules and Regulations for Asbestos Control [R23-24.5-ASB], as amended.

³ EPA NESHAP = Environmental Protection Agency NESHAP regulation 40 CFR 61 Subpart M—National Emission Standard for Asbestos.

⁴ **OSHA** = US Dept. of Labor, Occupational Health and Safety Administration - 29 CFR 1926.1101 Asbestos.

City of Newport records and additional historical research, the following is known about the current Site buildings:

Building #1 (The Deck)

• The building is approximately 2,300 square feet and composed of a brick masonry frame, with interior finishes generally consisting carpet, ceramic floor tile, and sheetrock/plaster walls.

Building #2 (Liquor House)

• The building is approximately 1,800 square feet and composed of a brick masonry frame, with interior finishes generally consisting concrete, ceramic floor tile, and sheetrock/plaster walls.

Building #3 (Storage House)

• The building is approximately 750 square feet and composed of a brick masonry frame, with interior finishes generally consisting concrete and sheetrock/wood walls.

Building #4 (Riptide/Dockside)

• The building is approximately 5,600 square feet and composed of a wood frame with interior finishes generally consisting ceramic floor tile, wood floors and sheetrock/ wood walls.

Building #5 (House)

• The building is approximately 1,900 square feet and composed of a wood frame, with interior finishes generally consisting of hard wood, floor tile and linoleum ceramic floor tile, and sheetrock/plaster walls.

Building #6 (Crawford)

• The building is approximately 6,700 square feet and composed of a brick/masonry and wood frame, with interior finishes generally consisting of gravel and concrete and sheetrock/wood and masonry walls.

Materials sampled for in this survey, with the exception of the roof are presumed representative of the buildings in their current state. Should new materials be encountered during demolition it is recommended that work stop and additional samples be collected prior to disturbing the material. Prior to demolition the roof systems should be sampled. Records of previous abatement were not provided to SAGE.

ASBESTOS BULK SAMPLING AND ANALYTICAL RESULTS

Jeffrey D'Arrigo, an EPA accredited and RIDOH licensed inspector, conducted an inspection and bulk sampling of suspect materials throughout the interior and exterior of the above listed Site buildings on February 25 and 26, 2019. The following sections summarize the samples collected and analytical results.

Building locations are identified on **Figure 1.** Sample locations and areas of ACM are identified on the annotated drawings in **Attachment 1**.



A total of 112 bulk samples were collected from suspect materials and submitted to EMSL (EMSL Analytical Inc. of Cinnaminson, New Jersey), an EPA-accredited and RI-licensed analytical laboratory, for asbestos analysis by **PLM**⁵. The bulk samples were grouped into 56 homogeneous material types, (i.e., areas of materials that are uniform in color and texture, and typically also similar in type and application [Homogeneous #, Sample #]). Once one sample in a homogeneous group tests positive, all the materials of the homogeneous group are considered to be ACM. Of the 112 bulk samples collected, a total of 109 samples were analyzed due to positive stop.

Bulk samples identified as ACM (i.e. materials containing asbestos greater than 1%) are summarized in **Table 1.**

The laboratory certificates of analysis associated with these samples, including Chain-of-Custody documentation and a full sample log of materials tested are included in **Attachment 2**.

⁵ PLM = Polarized Light Microscopy (EPA 600/R-93/116 Method).

<u>Table 1</u> ACM Sample Summary Waites Wharf Newport, Rhode Island

	Building 1 (The Deck)								
Homog#	Sample #	Description	Location	Asbestos Type/Percentage	Analytical Method				
6	6A	White/tan interior window caulk	Dining/bar area	2% Chrysotile	PLM				
6	6B	White/tan interior window caulk	Dining/bar area	Positive Stop (Not Analyzed)	PLM				
		Building	; 5 (House)						
				Asbestos	Analytical				
Homog#	Sample #	Description	Location	Type/Percentage	Method				
3	3A	Window glaze	Exterior window glaze	4% Chrysotile	PLM				
3	3B	Window glaze	1 st floor kitchen	Positive Stop (Not Analyzed)	PLM				
5	5A	Tan 12x12 VFT	1 st floor bathroom	3% Chrysotile	PLM				
5	5B	Tan 12x12 VFT	1 st floor bathroom	Positive Stop (Not Analyzed)	PLM				

Seven (7) materials were identified as ACM and consist of tan 12x12 VFT in the first floor bathroom of Building 5, window glaze on the exterior and in the first floor kitchen of Building 5, white window caulk on the exterior garage of Building 5, and white/tan interior window caulk in the dining/bar area of Building 1.

Additionally, vermiculite granular insulation material was identified in the attic of Building 5 the residential dwelling. This material was not sampled for asbestos content, as current analytical methods prove that results can be erroneous. Therefore, the EPA and the RIDOH view this material as assumed containing asbestos. *Additional Vermiculite Discussion included in Appendix A.*

SUMMARY OF FINDINGS

Asbestos Summary

In general, the following materials were found to be ACM (i.e. >1% asbestos).

Building 1 (The Deck)

• Approximately 3-4 windows present along the interior of the dining/bar area with ACM white/tan, caulking where the frames meet the masonry brick.

Building 5 (House)

- Approximately 30 square feet of tan, 12x12 VFT in the first floor bathroom;
- Window glaze on the exterior windows of the residential dwelling, approximately 20 windows were observed;



- White window caulk on the exterior window frames of the garage associated with Building 5, where the frame meets the masonry, approximately 4 windows were observed with this material; and
- Assumed asbestos vermiculite in the attic and potentially in the eaves/behind some interior wall spaces. Approximately, 800 square feet at an assumed thickness of up to 18 inches and additional material likely in the walls. *Additional Vermiculite Discussion included in Appendix A.*

The quantities noted herein are approximated estimates and should be verified by the contractor bidding the work. The ACMs noted in here require proper abatement in accordance with applicable regulations, prior to demolition. An asbestos abatement plan must be prepared by an RIDOH licensed and EPA accredited project designer. Work should be conducted by a RIDOH licensed and EPA accredited asbestos abatement contractor. Prior to work, notification must be made to the EPA and RIDOH by the contractor. Following completion of asbestos abatement visual clearance of the abated area and clearance air monitoring must be performed by a EPA accredited asbestos project monitor.

It is recommended that prior to abatement and demolition the roof systems of building's 1-6 be surveyed. Additionally, building 7 which was inaccessible should be surveyed prior to demolition.

LIMITATIONS AND CONDITIONS

Other hazardous materials: No inspection, sample collection or laboratory analysis for other regulated materials, other than that identified above, was included within this scope of work. Some examples of other sources of hazardous materials that may be found in this building include:

- Paints and coatings that may contain lead or other metals and hazardous materials;
- Interior and exterior vapor and neon type lights and signs;
- Fluorescent light tubes that may contain mercury;
- Fluorescent light fixtures that may contain electrical ballasts with polychlorinated biphenyls (PCBs); and
- Thermostats that may contain mercury float switches.

Quantities of asbestos are considered estimates and should be field verified by the contractor performing abatement. The drawings and quantities outlined in this report should not be used for bid purposes and should be verified prior to bidding.

This report has been completed based on visual and physical observations made and information available at the time of the Site visits and inspection. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state and federal protocols, and within the scope and budget established by the Client. Any additional data obtained by further review must be reviewed by SAGE, and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of the Client in an asbestos evaluation of the Site buildings, are an integral part of the inspection, and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied or relied upon



without prior written permission from SAGE, except that this report may be conveyed in its entirety to parties associated with the project for this subject study.

SAGE will not be held responsible, for the discovery of additional ACMs that may be located in areas that are not reasonably accessible for inspection or which were outside the scope of the work contracted. This report represents sampling efforts of suspect building materials, which were observed and obtained during destructive and visual inspections of the building areas in contract.

This report does not qualify compliance by current or past owners with federal, state, or local regulations in regards to management or acknowledgment of asbestos containing materials at the property presently or in the past. This report does not claim that all potential ACMs have been detected or elect that the building is asbestos free or has been fully characterized of all suspect materials.

All samples obtained and information provided in this report were based on the current condition of the Site building(s) at the time of inspection and does not account for potential changes in existing conditions of prior conditions at the property. Should current conditions change and new discoveries be made at the Site which warrant additional investigation, modifications and additional analytical reports should be furnished accordingly for the property.

If we can be of further assistance or should you have any questions pertaining to the information provided in this summary report, please contact the undersigned.

Sincerely, SAGE Environmental, Inc.

frey D'Arrigo Jeffrey D'Arrigo

Project Manager Asbestos Inspector #AAC-0853

JD:sms/alm

Attachments:

Figure 1 - Site Building Location Plan

Attachment 1 - Annotated drawings Attachment 2 - Asbestos Analytical Results

Photographs Appendix

Appendix A – Additional Vermiculite Discussion



Attachment 1 - Annotated Drawings







Attachment 2 - Asbestos Analytical Results



EMSL Order: 041905409 **EMSL** Analytical, Inc. Customer ID: SAGE53 200 Route 130 North Cinnaminson, NJ 08077 MSI Customer PO: A044 Tel/Fax: (800) 220-3675 / (856) 786-5974 Project ID: http://www.EMSL.com / cinnasblab@EMSL.com Attention: Jeffrey D'Arrigo Phone: (401) 723-9900 Sage Environmental, Inc. Fax: (401) 723-9973 172 Armistice Blvd. Received Date: 02/27/2019 9:05 AM Pawtucket, RI 02860 Analysis Date: 03/01/2019 - 03/02/2019 Collected Date: 02/26/2019 Project: Waite's Wharf, Newport, Bldg 1 - @ the Deck / A044

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
1A	Bar Area Floor - Grey Leveler / Epoxy under	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
2A-Joint Compound	Dining Area - Joint	White		100% Non-fibrous (Other)	None Detected
041905409-0002	Compound	Homogeneous			
2A-Paint	Dining Area - Textured Paint	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
2B-Joint Compound	Dining Area - Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
2B-Paint	Dining Area - Textured Paint	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
3A 041905409-0004	Dining Area - Gypsum Board	Brown/White Non-Fibrous	12% Cellulose	88% Non-fibrous (Other)	None Detected
3B	Dining Area - Gypsum Board	White Non-Fibrous	8% Cellulose	92% Non-fibrous (Other)	None Detected
1B 041905409-0006	Bar Area - Grey Leveler / Epoxy under Carpet	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
4A 041905409-0007	Kitchen - Grout on Red CFT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4B 041905409-0008	Kitchen - Grout on Red CFT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5A 041905409-0009	Kitchen - 2x2 SACT	Tan/White Fibrous Homogeneous	60% Cellulose 30% Min. Wool	10% Non-fibrous (Other)	None Detected
5B 041905409-0010	Kitchen - 2x2 SACT	Tan/White Fibrous Homogeneous	60% Cellulose 30% Min. Wool	10% Non-fibrous (Other)	None Detected
6A	Dining / Bar Area - Int Window Caulk Wh/	Black Non-Fibrous		98% Non-fibrous (Other)	2% Chrysotile
6B	Dining / Bar Area - Int Window Caulk Wh/	nomogeneous			Positive Stop (Not Analyzed)
7A	Dining / Patio - White Caulk on Vinyl Frame	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
<i>041905409-0013</i> 7В	Dining / Patio - White Caulk on Vinyl Frame	Homogeneous White Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905409-0014		Homogeneous			



Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

		Non-Asbestos			Asbestos	
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре	
8A	Bathrooms - Grey Grout Ceramic Tile	Black Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905409-0015		Homogeneous				
8B	Bathrooms - Grey Grout Ceramic Tile	Black Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905409-0016		Homogeneous				
9A	Bathrooms - White Joint Compound on	White Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905409-0017	10A	Homogeneous				
9B	Bathrooms - White Joint Compound on	White Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905409-0018	10A	Homogeneous				
10A	Bathrooms - Gypsum Board	Brown/White Fibrous	12% Cellulose	88% Non-fibrous (Other)	None Detected	
041905409-0019		Homogeneous				
10B	Bathrooms - Gypsum Board	Brown/White Fibrous	10% Cellulose	90% Non-fibrous (Other)	None Detected	
041905409-0020		Homogeneous				

Analyst(s)

Jonathan Blanfort (11) Nancy Stalter (10)

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

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EMSL	200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com	Customer ID: Customer PO: Project ID:	SAGE53 A044
Attention:	Jeffrey D'Arrigo	Phone:	(401) 723-9900
	Sage Environmental, Inc.	Fax:	(401) 723-9973
	172 Armistice Blvd.	Received Date:	02/27/2019 9:05 AM
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Project:	Waite's Wharf, Newport, RI / Bldg #2 Liquor House / A044		

EMSI Analytical Inc

EMSL Order: 041905398

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos			
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре	
1A	Liquor House - Gypsum Board	White Fibrous	10% Cellulose	90% Non-fibrous (Other)	None Detected	
041905398-0001		Homogeneous				
1B	Liquor House - Gypsum Board	White Fibrous	12% Cellulose	88% Non-fibrous (Other)	None Detected	
041905398-0002		Homogeneous				
2A	Liquor House - White Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0003		Homogeneous				
2B	Liquor House - White Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0004		Homogeneous				
3A-Skim Coat	Utility Room-Bathroom Wall	White Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0005	- White Skim Coat Coat Plaster on 4	Homogeneous				
3A-Texture	Utility Room-Bathroom Wall	Tan/Green Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0005A	- White Skim Coat Coat Plaster on 4	Homogeneous				
3B-Skim Coat	Utility	White		100% Non-fibrous (Other)	None Detected	
041905398-0006	Room-Bathroom Ceiling - White Skim Coat Coat Plaster on 4	Non-Fibrous Homogeneous				
3B-Base Coat	Utility Room-Bathroom	Gray Non-Fibrous		100% Non-fibrous (Other)	<1% Chrysotile	
041905398-0006A	Ceiling - White Skim Coat Coat Plaster on 4	Homogeneous				
4A	Utility Room Bathroom Wall	Gray/Tan		100% Non-fibrous (Other)	<1% Chrysotile	
041905398-0007	- Rough Grey Coat Plaster on Mesh	Homogeneous				
4B	Utility Room-Bathroom	Gray/Tan Non-Fibrous		100% Non-fibrous (Other)	<1% Chrysotile	
041905398-0008	Ceiling - Rough Grey Coat Plaster on Mesh	Homogeneous				
5A	Bathroom - 2x4 SACT	Gray Fibrous	50% Cellulose 30% Min, Wool	20% Non-fibrous (Other)	None Detected	
041905398-0009		Homogeneous				
5B	Bathroom - 2x4 SACT	Gray/White Fibrous	60% Cellulose 30% Min. Wool	10% Non-fibrous (Other)	None Detected	
041905398-0010		Homogeneous				
6A	Bathroom - Grout CFT	Red Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0011		Homogeneous				
6B	Bathroom - Grout CFT	Tan/Red Non-Fibrous		100% Non-fibrous (Other)	None Detected	
041905398-0012		Homogeneous				
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Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbe	stos	Asbestos	
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре	
7A	Exterior Siding - Tar Paper under Shingles	Black Fibrous	65% Cellulose	35% Non-fibrous (Other)	None Detected	
041905398-0013		Homogeneous				
7B	Exterior Siding - Tar Paper under Shingles	Black	60% Cellulose	40% Non-fibrous (Other)	None Detected	
041905398-0014	i aper ander oningies	Homogeneous				

Analyst(s)

Jonathan Blanfort (8) Quynh Vu (8)

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

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Attention:	Jeffrey D'Arrigo	Phone:	(401) 723-9900
	Sage Environmental, Inc.	Fax:	(401) 723-9973
	172 Armistice Blvd.	Received Date:	02/27/2019 9:05 AM
	Pawtucket, RI 02860	Analysis Date:	03/02/2019
		Collected Date:	02/25/2019
Project:	Waites Wharf, Newport, RI Bldg 3 Storage House / A044		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
1A	Bldg 3 Mezz - White Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905395-0001		Homogeneous			
1B	Bldg 3 Mezz - White Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905395-0002		Homogeneous			
2A	Bldg 3 Mezz - Gypsum Board	Brown/White Fibrous	15% Cellulose	85% Non-fibrous (Other)	None Detected
041905395-0003		Homogeneous			
2B	Bldg 3 Mezz - Gypsum Board	Brown/White Fibrous	15% Cellulose	85% Non-fibrous (Other)	None Detected
041905395-0004		Homogeneous			
3A 041905395-0005	Bldg 3 Windows - White Caulk on Window Frames	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
20	Pldg 2 Windows	Mhito		100% Non fibrous (Other)	Nana Datastad
3B	Bidg 3 Windows -	VVnite Non Eibroug		100% Non-fibrous (Other)	None Detected
041905395-0006	Window Frames	Homogeneous			

Analyst(s)

Benjamin Verghese (3) Daniel Fricker (3)

EMSI Order: 041905395

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

Initial report from: 03/02/2019 15:05:15

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EMSL	EMSL Analytical, Inc. 200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com	EMSL Order: Customer ID: Customer PO: Project ID:	041905394 SAGE53 A044
Attention:	Jeffrey D'Arrigo	Phone:	(401) 723-9900
	Sage Environmental, Inc.	Fax:	(401) 723-9973
	172 Armistice Blvd.	Received Date:	02/27/2019 9:05 AM
	Pawtucket, RI 02860	Analysis Date:	03/02/2019
		Collected Date:	02/25/2019
Project:	Bldg 4-Waites Wharf, Newport, RI / Riptide Dockside / A044		

EMSL Order: 041905394

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
1A 041905394-0001	Bathroom - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1B	Utility Closet - Joint Compound	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
1C 041905394-0003	Liquor Storage - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2A 041905394-0004	Bathroom - Gypsum Board	Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
2B 041905394-0005	Liquor Storage - Gypsum Board	White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
3A 041905394-0006	Bathrooms - Grey Grout on Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3B 041905394-0007	Bathrooms - Grey Grout on Ceramic Tile	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4A 041905394-0008	Bathroom Threshold - Leveler at Transition	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4B 041905394-0009	Bathroom Threshold - Leveler at Transition	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5A-Floor Tile 041905394-0010	Bathroom Threshold - Tile under Ceramic Floor	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5A-Mastic	Bathroom Threshold - Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5B-Floor Tile	Bathroom Threshold - Tile under Ceramic Floor	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5B-Mastic	Bathroom Threshold - Mastic	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6A 041905394-0012	Bathrooms - 2x2 SACT	Gray/White Fibrous	50% Cellulose 30% Min. Wool	20% Non-fibrous (Other)	None Detected
6B 041905394-0013	Bathrooms - 2x2 SACT	Gray/White Fibrous Homogeneous	70% Cellulose 10% Min. Wool	20% Non-fibrous (Other)	None Detected
7A 041905394-0014	Ext Alum Doors - Grey Ext Door Frame Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected



Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			estos	Asbestos	
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
7B 041905394-0015	Ext Alum Doors - Grey Ext Door Frame Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8A 041905394-0016	Ext Vinyl Doors / Windows - White Caulk Vinyl Windows / Doors	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8B 041905394-0017	Ext Vinyl Doors / Windows - White Caulk Vinyl Windows / Doors	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9A 041905394-0018	Ext Siding - Black Tar Paper under Shingles	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
9B 041905394-0019	Ext Siding - Black Tar Paper under Shingles	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected

Analyst(s)

Benjamin Verghese (11) Edward Zambrano (10)

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

Initial report from: 03/02/2019 13:37:36

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EMSL Order: 041905396 **EMSL** Analytical, Inc. Customer ID: SAGE53 200 Route 130 North Cinnaminson, NJ 08077 MSI Customer PO: A044 Tel/Fax: (800) 220-3675 / (856) 786-5974 Project ID: http://www.EMSL.com / cinnasblab@EMSL.com Attention: Jeffrey D'Arrigo Phone: (401) 723-9900 Sage Environmental, Inc. Fax: (401) 723-9973 172 Armistice Blvd. Received Date: 02/27/2019 9:05 AM Pawtucket, RI 02860 Analysis Date: 03/02/2019 Collected Date: 02/25/2019 Project: Bldg 5-Waite's Wharf, Newport, RI House / A044

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
1A	Basement House - Plaster on Chimney	Gray Non-Fibrous	5% Hair	95% Non-fibrous (Other)	None Detected
041905396-0001		Homogeneous			
1B	Basement House - Plaster on Chimney	Gray Fibrous	2% Hair	98% Non-fibrous (Other)	None Detected
041905396-0002		Homogeneous			
2A	Basement House - Cement at Boiler	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0003	Exhaust	Homogeneous			
2B	Basement House - Cement at Boiler	Gray Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0004	Exhaust	Homogeneous			
3A	Ext Window Glaze - Window Glaze	Gray Non-Fibrous		96% Non-fibrous (Other)	4% Chrysotile
041905396-0005		Homogeneous			
4A	Landing to Basement - Tan Linoleum	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
047905398-0008	Leveline to Decement	Tomogeneous			New Detected
4B	Landing to Basement	Ian Non-Fibrous		100% Non-fibrous (Other)	None Detected
041903390-0007	Dellassan del 40.40	Tomogeneous			
5A 041905396-0008	Bathroom 1st - 12x12 VFT Tan	Ian Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
ED	Dethroom 1st 10v10	Homogeneous			Desitive Step (Net Applyzed)
56	VFT Tan				Positive Stop (Not Analyzed)
041905396-0009	-				
3B	Kitchen Window 1st Floor - Window Glaze				Positive Stop (Not Analyzed)
041905396-0010					
6A	Bathroom 1st Wall - Horsehair Plaster on	Gray Non-Fibrous	5% Hair	95% Non-fibrous (Other)	None Detected
041905396-0011	Wood Lathe	Homogeneous			
6B	Dining Room 1st Wall - Horsehair Plaster on	Gray/White Fibrous	5% Hair	95% Non-fibrous (Other)	None Detected
041905396-0012	vvood Lathe	Homogeneous			
6C 041905396-0013	Dining Room 1st Ceiling - Horsehair Plaster on Wood Lathe	Gray/White Fibrous Homogeneous	2% Hair	98% Non-fibrous (Other)	None Detected
	Dining Room 1st	Brown/White	15% Cellulose	85% Non-fibrous (Other)	None Detected
041905396-0015	Ceiling - Gypsum Board over 6	Fibrous Homogeneous			
7B	Dining Room 1st	Brown/White	12% Cellulose	88% Non-fibrous (Other)	None Detected
041905396-0016	Ceiling - Gypsum Board over 6	Fibrous Homogeneous			
8A	Kitchen 1st Floor - White Skim Coat on	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0017	Wall	Homogeneous			

Initial report from: 03/02/2019 11:46:09



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com
 EMSL Order:
 041905396

 Customer ID:
 SAGE53

 Customer PO:
 A044

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample Description 8B Kitchen 1st Floor - White Skim Coate	Appearance White	% Fibrous	% Non-Fibrous	% Туре
8B Kitchen 1st Floor - White Skim Coat of	White			
White Okim Oodi e	on Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0018 Wall	Homogeneous			
9A 2nd Floor - Gypsu Board	m Brown/White Fibrous	15% Cellulose	85% Non-fibrous (Other)	None Detected
041905396-0019	Homogeneous			
9B 2nd Floor - Gypsu Board	m Brown/White Fibrous	12% Cellulose	88% Non-fibrous (Other)	None Detected
041905396-0020	Homogeneous			
10A 2nd Floor - Joint Compound on 9	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10P 2nd Eleon Joint	W/bite		100% Non fibrous (Other)	None Detected
Compound on 9 041905396-0022	Non-Fibrous Homogeneous			None Delected
11A 2nd Floor - Horset	hair Grav	5% Hair	95% Non-fibrous (Other)	None Detected
Plaster 041905396-0023	Fibrous Homogeneous	070110		
11B 2nd Floor - Horset Plaster	nair Gray Fibrous	5% Hair	95% Non-fibrous (Other)	None Detected
041905396-0024	Homogeneous			
11C 2nd Floor - Horsel Plaster	nair Gray Fibrous	5% Hair	95% Non-fibrous (Other)	None Detected
041905396-0025	Homogeneous			
12 2nd Floor - Floor Paper on Sleepers	Brown s Fibrous	90% Cellulose	10% Non-fibrous (Other)	None Detected
041905396-0026	Homogeneous			
13A Exterior House - T Paper under Shing	ār Black gles Fibrous	70% Cellulose	30% Non-fibrous (Other)	None Detected
041905396-0027	Homogeneous			
13B Exterior House - I Paper under Shino	ar Black gles Fibrous	70% Cellulose	30% Non-fibrous (Other)	None Detected
	Tor Dlack		20% Non fibrous (Other)	Nena Datastad
Paper under Shing	gles Fibrous Homogeneous	70% Cellulose		None Delected
14B Exterior Garage - Paper under Shin	Tar Black	80% Cellulose	20% Non-fibrous (Other)	None Detected
041905396-0030	Homogeneous			
15A Exterior House - White Window Ca	White ulk Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0031 Ext	Homogeneous			
15B Exterior House - White Window Ca	White ulk Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905396-0032 Ext	Homogeneous			
16A Exterior Garage - White Window Ca	White ulk Non-Fibrous		94% Non-fibrous (Other)	6% Chrysotile
041900330-0033				New Det 1
1/A Int Garage - Black CMU	on Black Non-Fibrous		100% Non-tibrous (Other)	None Detected
	MAN			Nega Data da d
UDA Garage Windows - Window Glaze	- writte Non-Fibrous Homogeneous		100% Non-fidfous (Other)	None Detected



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com EMSL Order: 041905396 Customer ID: SAGE53 Customer PO: A044 Project ID:

Analyst(s)

Daniel Fricker (20) Jonathan Blanfort (12)

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

Initial report from: 03/02/2019 11:46:09

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COMMEN A (1) Ana (2) TAT B, (1) Ana C, (1) Ana D, Email RELING (SIGNA	ITS: alysis = $\boxed{72 \text{ hour}}$ alysis = $\boxed{72 \text{ hour}}$ alysis = $\boxed{72 \text{ hour}}$ present to sage QUISHED TURE)	M, Asbestos (EPA 600/R-93/116); PLM NOB; poi $\Delta day - week$; (3) No. samples submitted = 24 ; (4) (4) or N $\Delta day - week$; (3) No. samples submitted = 24 ; (4) (4) or N $\Delta day - week$; (3) No. samples submitted = 24 ; (4) (4) or N $\Delta day - week$; (3) No. samples submitted = 24 ; (4) (4) or N $\Delta day - week$; (5) No. samples submitted = 24 ; (4) (4) or N $\Delta day - week$; (2) TAT = hour - day - week $\Delta day - week$; $\Delta day - week$ $\Delta day - week$; $\Delta day - week$	TEM NOB Positive stop by Homogeneous # shown. T-day - week VED BY: (SIGNATURE) DATE
	Bes ourse of To	SAGE Environmental - 172 Armistice Blvd, Pawti	ucket, RI 02860 - (401) 723,9000
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		PROJECT	BIDGE CONS	<u>iental</u>		SAMPLE DA	IASI	IEET
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EMSL	EMSL Analytical, Inc. 200 Route 130 North Cinnaminson, NJ 08077 Tel/Fax: (800) 220-3675 / (856) 786-5974 http://www.EMSL.com / cinnasblab@EMSL.com	EMSL Order: Customer ID: Customer PO: Project ID:	041905400 SAGE53 A044
Attention:	Jeffrey D'Arrigo	Phone:	(401) 723-9900
	Sage Environmental, Inc.	Fax:	(401) 723-9973
	172 Armistice Blvd.	Received Date:	02/27/2019 9:05 AM
	Pawtucket, RI 02860	Analysis Date:	03/02/2019
		Collected Date:	02/26/2019
Project:	Waite's Wharf, Newport, RI-Buildding 6-Crawford / A044		

EMSL Order: 041905400

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
1A 041905400-0001	Steel Frame Windows - Window Glaze (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1B	Steel Frame Windows - Window Glaze	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
1C	Steel Frame Windows - Window Glaze	White Non-Fibrous		100% Non-fibrous (Other)	None Detected
041905400-0003	(White)	Homogeneous			
2A 041905400-0004	Wood Frame Windows-Addition - Window Glaze (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2B 041905400-0005	Wood Frame Windows-Addition - Window Glaze (White)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3A 041905400-0006	Wood Frame Windows / Main Building - Window Glaze	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3B 041905400-0007	Wood Frame Windows / Main Building - Window Glaze	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4A 041905400-0008	Interior Wall Stairs - Black Tar Paper-on Wood	Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
4B 041905400-0009	Interior Wall Stairs - Black Tar Paper-on Wood	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
5A 041905400-0010	Exterior Siding-Main - Brick Façade	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5B 041905400-0011	Exterior Siding-Main - Brick Façade	Red/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6A 041905400-0012	Exterior Siding-Main - Black Homosote Board under 5	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
6B	Exterior Siding-Main - Black Homosote Board under 5	Brown/Black Fibrous	80% Cellulose	20% Non-fibrous (Other)	None Detected
7A 041905400-0014	Exterior Siding-Main - Tar Paper Black under 6	Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
7B 041905400-0015	Exterior Siding-Main - Tar Paper Black under 6	Black Fibrous Homogeneous	50% Cellulose	50% Non-fibrous (Other)	None Detected
/В 041905400-0015	Exterior Siding-Main - Tar Paper Black under 6	ыаск Fibrous Homogeneous	50% Cellulose	50% Non-Tidrous (Uther)	None Dete

Initial report from: 03/02/2019 12:25:30



Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Asbestos		
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Туре
8A	Exterior Siding-Addition -	Black/Yellow Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
041905400-0016	Yellow Speckled Asphalt Shingle	Homogeneous			
8B	Exterior Siding-Addition -	Black/Yellow Fibrous	30% Cellulose	70% Non-fibrous (Other)	None Detected
041905400-0017	Yellow Speckled Asphalt Shingle	Homogeneous			
9A	Exterior Siding-Addition -	Black Fibrous	50% Cellulose	50% Non-fibrous (Other)	None Detected
041905400-0018	Black Tar Paper under 8	Homogeneous			
9B	Exterior Siding-Addition -	Black Fibrous	60% Cellulose	40% Non-fibrous (Other)	None Detected
041905400-0019	Black Tar Paper under 8	Homogeneous			

Analyst(s)

Daniel Fricker (9) Edward Zambrano (10)

Benjamin Ellis, Laboratory Manager or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #01427

Initial report from: 03/02/2019 12:25:30

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Page 1 Of 1

Photographs Appendix



ACM caulking between wood frame and masonry interior windows of Building 1.



Vermiculite insulation observed in the attic space of Building 5 (residential house).



Appendix A Vermiculite Information

Vermiculite Description

Vermiculite is a lightweight, fire-resistant, naturally occurring mineral that when heated expands several orders of magnitude greater than its original size. Due to the nature of this mineral and the above noted characteristics, it was favored as an efficient insulation material. Specifically, vermiculite originating from the Libby mine and was distributed under the trade name "Zonolite". It is estimated that this material was installed in 10-30 million homes and buildings across the country. Vermiculite is still commonly used in potting soils and as an absorbent material.

Vermiculite and Asbestos

According to the Environmental Protection Agency (EPA), more than 70 percent of the vermiculite used as insulation in the United States between approximately 1919 and 1999 originated from a mine in Libby, Montana. The mine in Libby was also a source for mining of the asbestos mineral. It is estimated that the veins of asbestos minerals in this mine contaminated the majority of the vermiculite mined from this location. As vermiculite itself does not contain asbestos, it is viewed as an asbestos containing material due to the contamination of asbestos fibers during the mining process. Because of the nature of this material and its distribution through insulation, asbestos is often not detected and/or varies in percentage from sample to sample. Furthermore, traditional asbestos laboratory identification methods are erroneous when determining asbestos content in vermiculite due to the characteristics of the mineral. As such, EPA's stance has been to assume the vermiculite material contains asbestos as sampling is typically inaccurate.

If vermiculite removal is necessary by a licensed asbestos abatement contractor, there is an established trust, which will reimburse a portion of the abatement costs generated for vermiculite removal. The trust is known as the <u>Zonolite Attic Insulation (ZAI) Trust</u>. According to the ZAI Trust, qualified claimants may receive a reimbursement contribution of up to 55% of the abatement costs, with a maximum reimbursement amount of \$4,125.00. More information regarding this is included in the link below. It should be noted that during the inspection SAGE identified bags of Zonolite in the attic space, indicating that the vermiculite located in the attic of the dwelling likely comes from this mine, and is potentially reimbursable, through the trust.

https://www.zonoliteatticinsulation.com/S/General-Information

