

**Edward Liu  
27 Black Birch Ln  
Scarsdale, NY 10583**

**ASBESTOS LIMITED  
SURVEY REPORT**

For

**Edward Liu  
27 Black Birch Ln  
Scarsdale, NY 10583**

Date of Assessment: April 9, 2020

Date of Report: April 14, 2020

Completed By: Justin Joe, PhD, CIH, CSP, CBCP  
NYS Licensed Asbestos Inspector #14-19141  
BNF Consulting, Inc.  
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Lincolndale, NY 10540  
**JUSTIN@ASKBNF.COM**

On April 9, 2020, Justin H. Joe, PhD, CIH, CSP, CBCP of BNF Consulting, Inc. (hereafter BNF) completed a Limited Asbestos Survey for the residential property located at 27 Black Birch Ln, Scarsdale, NY 10583 during the real estate transaction. The property is a single family home that contains 4,085 sq ft and was built in 1963. It houses 5 bedrooms and 4 bathrooms.

The purpose of the Survey was to evaluate residents' potential exposure to asbestos containing materials (ACM) in the property. Bulk samples were taken from duct fabric dampeners as suspected asbestos containing materials. All sampling was intended to document occupants' potential exposures and to address their concerns. This survey included the following sampling:

- Two (2), one-layer bulk samples were collected for asbestos fibers analysis

The analytical results indicate that the following building materials are **Asbestos Containing Materials**, sampled materials exceeding the EPA and NYS Regulation level of 1% for asbestos:

Sample Number(s) Discription	Stereoscopic Appearance	Location	% Total Asbestos
01. Return Duct Dampener	Fibrous Homogeneous Silver	Basement Mechanical Room	80% Chrysotile
02. Supply Duct Dampener	Fibrous Homogeneous Silver	Basement Mechanical Room	50% Chrysotile

The following are some notes regarding the survey efforts, sampling decision processes, and happenings during the planned survey time. The proposed survey plan included conducting asbestos bulk sampling from the second floor and the basement. The bulk samples obtained by BNF Consulting were collected and analyzed utilizing Polarized Light Microscopy (PLM) and/or Transmission Electron Microscopy (TEM). Materials found to contain asbestos greater than one percent (1%) in content are considered asbestos containing materials (ACM).

BNF recommends the following actions to abate asbestos containing fabric dampeners of the HVAC system in the basement mechanical room according to the New York State Asbestos Abatement Guidelines.

## PHOTOGRAPHS



Fabric dampener on return duct



Fabric dampener on supply duct

## ASBESTOS BULK SAMPLING METHODOLOGY

Asbestos bulk samples were collected and placed in zip-lock bags for laboratory analysis. This sampling was performed to identify asbestos in specific suspect asbestos containing materials (ACM). The samples were submitted for standard turn around time analysis via polarized light microscopy (PLM).

The PLM method is the most commonly used method to analyze building materials for the presence of asbestos. The PLM method is in accordance with the EPA Interim Method of the Determination of Asbestos in Bulk Samples (EPA, July 1993), or EPA 600 / R-93/116, M-4/82-020. This method utilizes the optical properties of minerals to identify the selected constituent. The use of this method enables identification of the type and the percentage of asbestos in a sample.

The detection limit of the PLM method for asbestos identification is one percent (1%) asbestos. BNF Consulting recommends Transmission Electron Microscopy (TEM) or Point Counting analysis for asbestos samples with trace, or less than one percent (<1%) when analyzed via PLM.

In some cases, samples collected from an apparently homogeneous material and yielding mixed results may, in fact, have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, different manufacturers may have produced them in different batches. Materials, which appear to be homogenous but yield mixed results, are typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the materials are located.

## **ASBESTOS ANALYS LABORATORY**

Collected asbestos samples were submitted under chain of custody for stand turn around PLM and/or TEM analysis to AIHA (American Industrial Hygiene Association) accredited for bulk and air asbestos laboratory, SanAir in Powhatan, VA.

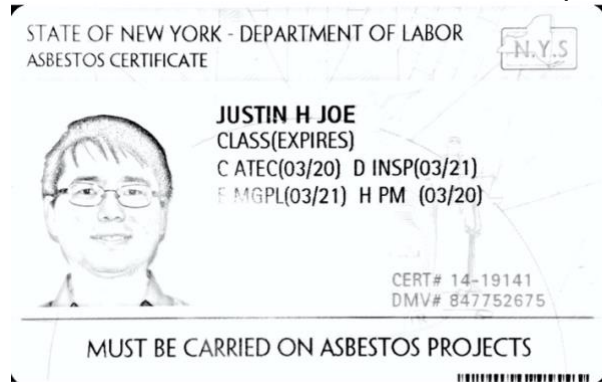
## **LIMITATIONS**

This investigation is limited to the conditions and practices observed and information made available to BNF. The methods, conclusions, and recommendations provided are based on BNF's judgment, experience and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our office at 914-297-8335 if you have any additional questions or concerns. Thank you for the opportunity to assist you in promoting a healthier environment.

# NEW YORK STATE ASBESTOS INSPECTOR CERTIFICATION

Justin H. Joe PhD, CIH, CSP, CBCP  
New York State Licensed Asbestos Inspector #14-19141



BNF Consulting, Inc.  
New York State Asbestos Handling License #111156

**New York State – Department of Labor**  
Division of Safety and Health  
License and Certificate Unit  
State Campus, Building 12  
Albany, NY 12240

**ASBESTOS HANDLING LICENSE**

BNF Consulting, Inc.  
15 Lincoln Avenue  
Somers, NY 10589

FILE NUMBER: 18-111156  
LICENSE NUMBER: 111156  
LICENSE CLASS: RESTRICTED  
DATE OF ISSUE: 04/09/2020  
EXPIRATION DATE: 04/30/2021

Duly Authorized Representative – Justin Joe:

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*Eileen M. Franko*  
Eileen M. Franko, Director  
For the Commissioner of Labor

SH 432 (8/12)