



Mystic Air Quality Consultants, Inc.
1204 North Road, Groton, Connecticut 06340
www.mysticair.com maqc2@aol.com 800 247746

September 23, 2022

Mr. Bob Clark
Director Public Works
Town of Montville
225 Maple Avenue
Uncasville, Connecticut 06382

Re: Executive Summary Report
Limited and Directed Asbestos Sampling and Lead screening
Former Fair Oaks/Community Center
836 Old Colchester Rd. (Bathrooms near Gym only)

Dear Mr. Clark:

As requested on September 9, 2022 Mystic Air Quality Consultants performed asbestos sampling. The asbestos inspection was directed to any areas with floor tile and or mastic as well as carpeted areas which may have suspect flooring beneath. These materials may be affected during upcoming renovations. A State of Connecticut licenses inspector performed all the work. The samples were analyzed by polarized light microscopy in a NVLAP and AIHA certified laboratory.

Limited Asbestos Survey Results

Asbestos Containing/Contaminated Materials

Upon testing by polarized light microscopy, the following materials were found to contain more than 1% asbestos. Any materials which are inseparable or connected due to adhesives or other means of fastening which require further disturbance are considered asbestos contaminated:

<u>Sample #s</u>	<u>Materials/ Location</u>	<u>Estimated Affected Area</u>
16-18	All pipe fitting insulation Pipe chase between bathrooms & assumed in sink walls	80 sq. ft. Girls and Boys bathrooms

Federal and State regulations require abatement by a certified asbestos abatement contractor of these materials prior to disturbance by renovation or demolition. Or arrange to have demolition done by asbestos abatement contractor under containment.



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Asbestos Related Project Considerations

The survey was limited to the two bathrooms nearest the GYM materials and therefore does not include materials in other areas of the building etc. This report makes no presentations about other materials located behind walls, under floors inside fire doors or found once renovation begins. If any suspect materials are noted during the renovation activities they should be sampled and handled accordingly.

Summary of Results of Lead XRF

Interior

The surfaces found to be lead include the wall tile in the Boys bathroom and the Black border tile in the Girls Bathroom. Both these surfaces were in intact condition when tested.

Please refer to the Lead Painted Surfaces Data Sheets to see an itemized listing. The areas are highlighted on the accompanying diagrams.

We appreciate your selection of Mystic Air Quality Consultants for these services.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Eident".

Christopher J. Eident CEO RS CIH

Enclosure 1: Asbestos PLM sample results and chain of custody

Enclosure 2: Lead XRF screening data.

Enclosure 3: Diagram of affected areas



Environmental Hazards Services, L.L.C.
 7469 Whitepine Rd
 Richmond, VA 23237
 Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 22-09-02170

Client: Mystic Air Quality Consultants
 1204 North Road Rt.117
 Groton, CT 06340

Received Date: 09/13/2022
 Analyzed Date: 09/15/2022
 Reported Date: 09/15/2022

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Client Number:
 07-2564

Laboratory Results

Fax Number:
 860-449-8860

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-001	1		White/Gray/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-002	2		Gray/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-003	3		White/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-004	4		Black Pliable; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-005	5		Black Pliable; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester
 Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-006	6		Black Pliable; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007A	7	Ceramic Tile	Tan/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007B	7	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007C	7	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008A	8	Ceramic Tile	Tan/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008B	8	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008C	8	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-009A	9	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester
 Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-009B	9	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-009C	9	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010A	10	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010B	10	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010C	10	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011A	11	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011B	11	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011C	11	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester
 Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-012A	12	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-012B	12	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-012C	12	Mortar	Gray/Brown Cementitious; Inhomogeneous	NAD	100% Non-Fibrous
Unable to separate materials.					
22-09-02170-013A	13	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-013B	13	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-013C	13	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-014A	14	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-014B	14	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-014C	14	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015A	15	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015B	15	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015C	15	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-016	16		Granular; Fibrous; Homogeneous	38% Chrysotile	15% Cellulose 47% Non-Fibrous
				Total Asbestos: 38%	
22-09-02170-017	17			Did Not Analyze (Positive Stop)	
22-09-02170-018	18			Did Not Analyze (Positive Stop)	
22-09-02170-019	19		Gray Granular; Homogeneous	Trace <1% Chrysotile	2% Cellulose 98% Non-Fibrous
				Total Asbestos: Trace <1%	

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-020	20		Gray Granular; Homogeneous	Trace <1% Chrysotile	2% Cellulose 98% Non-Fibrous
Total Asbestos: Trace <1%					
22-09-02170-021	21		Gray Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
22-09-02170-022	22		White Paint; Gray Fibrous; Inhomogeneous	NAD	55% Cellulose 25% Fibrous Glass 20% Non-Fibrous
22-09-02170-023	23		White Paint; Gray Fibrous; Inhomogeneous	NAD	55% Cellulose 25% Fibrous Glass 20% Non-Fibrous
22-09-02170-024	24		White Paint; Gray Fibrous; Inhomogeneous	NAD	60% Cellulose 20% Fibrous Glass 20% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
 Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 47-M22018-1
 QC Blank: SRM 1866 Fiberglass
 Reporting Limit: 1% Asbestos
 Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020
 Analyst: Sami Hosn

Reviewed By Authorized Signatory:

Melissa Kanode

Melissa Kanode
 QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



Asbestos Chain-of-Custody

Environmental Hazards Services, LLC

www.ehsllc.com
7469 Whitepine Rd
Richmond, VA
(800)347-4010
(804)275-4907 (fax) 23237

Company Name: Mystic Air Quality Consultants Address: 1204 North Rd., Groton, CT 06340

Phone: 860 449 8903 Fax: 860 449 8903 Email: maqc2@aol.com

Project Name and Address: Community Center 836 Old Colchester Rd

City/State (required): Coltdale, CT

Collected by: Lois Armstrong Signature: [Signature] Mystic Air Client: Town of Montville

Turn around time: Standard One/day (will call ahead)

No.	Client's Sample No.	Date Collected	PLM Analysis	Other Analysis Specify	Material Description	Sample Location	Comments
1	1-3	9/19/22	<input checked="" type="checkbox"/>		wall plaster	Boys + Girls	
2	4-6	11/1	<input type="checkbox"/>		window caulk	Boys + Girls	POS
3	7-9		<input type="checkbox"/>		wall tile grout	Boys Bath	
4	10-12		<input type="checkbox"/>		wall tile grout	Girls bath	
5	13-15		<input type="checkbox"/>		floor tile, cement + grout	Boys + Girls	1/10/22
6	16-18		<input type="checkbox"/>		pipe fitting ins.	Pipe chase possibly behind	
7	19-21		<input type="checkbox"/>		grout/plaster @ windows	Boys + Girls	
8	22-24		<input type="checkbox"/>		ceiling panel 2x4	Boys Bath	
9							
10							
11							
12							
13							
14							
15							

Released by: Lois Armstrong Signature: [Signature] date: 9/2/22

Received by: Troy Biscoe Signature: [Signature] date: 9/13/22

22-09-02170



Due Date: 09/16/2022 (Friday) AE S

84 PLM

City/State/Zip: Groton, CT 06340

Acc. Number: 07-2564

Montrville
Community Center
(Former Fair Oaks)
836 Old Colchester Rd
Jardale, CT

Gym →



Main Entrance

Hallway



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XRF LEAD INSPECTION DATA PAGE

Project: *Town of Montville*

Date: *9/9/22*

Address: *Community Center (former Fair Oaks)
836 Old Colchester Rd
Oakdale, CT*

L. Armstrong

Room	Surface Tested	Wall (s)	XRF Result mg/cm ²	Pb+	Condition of Paint	Subs	Substrate
<i>Baths Boys</i>	<i>Yellow/tan wall tile</i>	A B	<i>4.3</i>	✓	ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>black border wall tile</i>	A B	<i>9.9</i>	✓	ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>Plaster wall</i>	A B	<i>0.0</i>		ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>dr casing</i>	A B	<i>0.0</i>		ⓐ D	I D	W G P C PA T M B S U SR
		C D					
<i>Girls bath</i>	<i>Pink wall tile</i>	A B	<i>0.1</i>		ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>Pink Plaster wall</i>	A B	<i>0.0</i>		ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>black border wall tile</i>	A B	<i>8.0</i>	✓	ⓐ D	I D	W G P C PA T M B S U SR
		C D					
	<i>dr casing</i>	A B	<i>0.0</i>		ⓐ D	I D	W G P C PA T M B S U SR
		C D					
		A B			I D	I D	W G P C PA T M B S U SR
		C D			I D	I D	W G P C PA T M B S U SR
		A B			I D	I D	W G P C PA T M B S U SR
		C D			I D	I D	W G P C PA T M B S U SR
		A B			I D	I D	W G P C PA T M B S U SR
		C D			I D	I D	W G P C PA T M B S U SR
		A B			I D	I D	W G P C PA T M B S U SR
		C D			I D	I D	W G P C PA T M B S U SR
	Calibration	A B	<i>1.0</i>	<i>ok</i>	I D	I D	W G P C PA T M B S U SR
		C D			I D	I D	W G P C PA T M B S U SR

PLEASE SEE ATTACHED INFORMATION SHEETS FOR XRF PROTOCOL AND KEY TO ABBREVIATIONS

Enclosure Page Of

Mystic Air Quality is an AIHA-LAP, LLC Accredited Lab

FAX: 860 449 8860