



March 6, 2023

585 Woodward Avenue
Queens, NY 11385

RE: Asbestos Survey: 585 Woodward Avenue, Queens, NY 11385

Dear Mr. Lippe:

On February 28, 2023, Accredited Environmental Solutions (AES) performed an asbestos survey at the property located at the above referenced location. This inspection was limited to visible and accessible building materials in the inspected areas of the house, including the basement, as directed by client.

Potential Asbestos Containing Materials (PACM) were sampled by William Emery, New York State licensed asbestos inspector (license #13-07987) and New York City Investigator (license #139751). Representative bulk samples were collected of all suspect materials. Samples were analyzed by EMSL a New York State certified ELAP asbestos laboratory in accordance with accepted procedures. Non-friable materials were analyzed by Transmission Electron Microscopy (TEM). The friable materials were analyzed by Polarized Light Microscopy (PLM).

Asbestos containing material (ACM) is defined by Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York (Cited as 12 NYCRR Part 56): Any material containing greater than one percent (1%) of asbestos, is known as Asbestos Containing Material (ACM).

The results of the asbestos survey are presented in this report. The laboratory results indicate the following as Asbestos Containing Material (ACM):

ASBESTOS CONTAINING MATERIAL (ACM)			
Location	Material	Qty	Friability
Basement Ceiling – Boiler Room	Pipe Insulation	4 Linear Feet	Yes

Please note, all quantities are estimated and should be verified by the abatement contractor.



All ACM abatement necessary or any work that might cause damage to existing ACM should only be performed by a licensed, insured asbestos abatement contractor. The removal contractor performing the work is responsible to measure the quantity of material to be addressed and to submit a firm abatement cost and provide proper documentation upon completion of work.

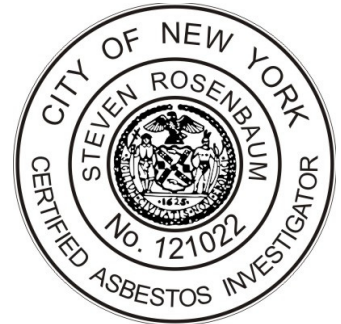
AES has performed its services within the limits prescribed by our client with the usual thoroughness and competence of the industrial hygiene profession. **If additional suspect material is located during renovations or demolition it should be sampled before disturbance.**

Please feel free to call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Rosenbaum", written over a light blue horizontal line.

Steven Rosenbaum
Accredited Environmental Solutions



Enclosures- EMSL analytical reports
License

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

Accredited Lead Inspection, Inc.

156 Shore Road

Port Washington, NY 11050

FILE NUMBER: 08-36326

LICENSE NUMBER: 36326

LICENSE CLASS: FULL

DATE OF ISSUE: 03/03/2022

EXPIRATION DATE: 03/31/2023

Duly Authorized Representative – Steven Rosenbaum:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor



EMSL Analytical, Inc.

528 Mineola Avenue Carle Place, NY 11514
Phone/Fax: (516) 997-7251 / (516) 997-7528
<http://www.EMSL.com> / carleplacelab@emsl.com

EMSL Order: 062303765
Customer ID: ACCR63
Customer PO:
Project ID:

Attention: Steven Rosenbaum
Accredited Lead Inspection, Inc.
156 Shore Road
Port Washington, NY 11050

Phone: (516) 944-5323
Fax: (516) 908-5323
Received: 03/02/2023 8:52 AM
Analysis Date: 03/02/2023
Collected: 02/28/2023

Project: Lippe, 585 Woodward Ave., Queens, NY, Basement / Collected by: William Emery

Test Report: Asbestos Analysis of Bulk Materials by PLM via the NY State ELAP 198.1 Method

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 062303765-0001	Pipe Elbow @ Boiler Room - Insulation	Gray/White Fibrous Homogeneous		21% Ca Carbonate 48% Non-fibrous (Other)	31% Chrysotile
2 062303765-0002	Pipe Elbow @ Front - Insulation	Gray/White Fibrous Homogeneous	26% Cellulose	30% Non-fibrous (Other)	44% Chrysotile
3 062303765-0003	Pipe Elbow @ Red Shelves - Insulation	Gray/White Fibrous Homogeneous		25% Ca Carbonate 39% Non-fibrous (Other)	36% Chrysotile
4 062303765-0004	Ceiling @ Rear - Plaster - Top Coat				Layer Not Present
5 062303765-0005	Ceiling @ Rear - Plaster - Bottom Coat	Brown Non-Fibrous Homogeneous		51% Quartz 14% Ca Carbonate 25% Gypsum 10% Non-fibrous (Other)	None Detected
6 062303765-0006	Ceiling @ Center - Plaster - Top Coat				Layer Not Present
7 062303765-0007	Ceiling @ Center - Plaster - Bottom Coat	Gray Non-Fibrous Homogeneous		47% Quartz 10% Ca Carbonate 33% Gypsum 10% Non-fibrous (Other)	None Detected
8 062303765-0008	Ceiling @ Left - Center - Plaster - Top Coat				Layer Not Present
9 062303765-0009	Ceiling @ Left - Center - Plaster - Bottom Coat	Gray Non-Fibrous Homogeneous		53% Quartz 11% Ca Carbonate 26% Gypsum 10% Non-fibrous (Other)	None Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. 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. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications 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. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request. All samples are examined for the presence of vermiculite.

Samples analyzed by EMSL Analytical, Inc. Carle Place, NY NYS ELAP 11469, NVLAP Lab Code 101048-10

Initial report from: 03/03/2023 09:20:23



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
10 062303765-0010	Ceiling @ Rear - Right - (Wool) Insulation	Gray/White/Black Fibrous Homogeneous	77% Synthetic	23% Non-fibrous (Other)	None Detected
11 062303765-0011	Ceiling @ Rear - Center - (Wool) Insulation	Gray/White/Black Fibrous Homogeneous	82% Synthetic	18% Non-fibrous (Other)	None Detected

Analyst(s)

Michael Hartcorn (8)

Daniel Clarke, Asbestos Laboratory Manager
or other approved signatory

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Initial report from: 03/03/2023 09:20:23

01213 005743757 60

DMV ID: 351730408

This certificate must be shown to a
NYCDEP representative upon request.
Report loss immediately to NYCDEP
Asbestos Control Program, 8th floor
59-17 Junction Blvd., Flushing, NY 11373

NYC DEP ASBESTOS CONTROL PROGRAM
ASBESTOS CERTIFICATE



EMERY,
WILLIAM
INVESTIGATOR
139751

EXPIRES: 08/19/2023
DOB: 08/19/1966 M 5' 09"

MUST BE CARRIED ON ALL ASBESTOS PROJECTS