

5753 Daingerfield Way
Fairfax Station, VA 22039

GELLER ENVIRONMENTAL LABS,
INC.

Phone: 703-978-4683
Facsimile: 703-250-4960

PRE-RENOVATION ASBESTOS SURVEY AND BULK SAMPLE ANALYSIS REPORT - COMFORT STATION - I

6501 Pohick Bay Drive
Comfort Station I
Lorton, VA 22079

Survey Performed: December 9, 2020

Report Prepared: December 11, 2020

Prepared For: Northern Virginia Regional Park Authority
5400 Ox Road
Fairfax Station, VA 22039
Attention: Jake Bumbrey, Construction Supervisor

Prepared By: Geller Environmental Labs, Inc.
5753 Daingerfield Way
Fairfax Station, VA 22039

Reviewed By: Jack Geller, President
Geller Environmental Labs, Inc.

Geller Environmental Labs, Inc.
Asbestos Inspector License #3303 001210

**Asbestos Inspection and Bulk Sample Analysis Report
Comfort Station - I**

SUMMARY

Geller Environmental Labs, Inc. performed a pre-renovation asbestos survey on December 9, 2020, for the materials associated with Comfort Station I located at 6501 Pohick Bay Drive, Lorton, VA 22079. This survey was conducted due to the scheduled demolition of this structure and is required under current U.S. EPA and the Commonwealth of Virginia regulations as well as the local permitting process. The scope of the survey was to identify any asbestos-containing building materials (ACBM's) from this property.

The samples were collected by licensed asbestos building inspectors from Geller Environmental Labs, Inc. (GEL) on December 9, 2020 of all suspect asbestos containing building materials associated with this structure. A laboratory chain of custody form was completed with sample identification numbers as well as any site information. A licensed laboratory conducted analysis of the bulk building materials for the presence of asbestos using the current EPA approved NIOSH method. The technique includes use of polarized light microscopy with confirmation technique using dispersion staining. This method is designed to identify asbestos minerals and determine their estimated concentrations as a percent by weight.

The results of the bulk sampling are as follows:

Sample #	Type of Material	Sample Locations – Concession/ Office	% Asbestos
CS-1	Roof Shingle	Exterior Roofing	No Asbestos Detected
CS-2	Tar Paper	Under the Roofing Shingle	No Asbestos Detected
CS-3	Roof Caulk	Where the Roofing Shingles Meet the Brick Walls, Exterior	No Asbestos Detected
CS-4	Joint Compound Drywall	Some Internal Ceilings	No Asbestos Detected No Asbestos Detected
CS-5	Pipe Elbow	Employee Only Mechanical Room Covering Pipe Elbows	45% Chrysotile Asbestos*
CS-6	Pipe Insulation Mastic over Pipe Wrap	Employee Only Mechanical Room Covering Existing Piping	4% Chrysotile Asbestos*
CS-7	Tile Grout	Used with Ceramic Tiles	No Asbestos Detected
CS-8	Thinset	Used under Ceramic Tiles	No Asbestos Detected

***When analyzed, all insulation associated with the piping seen in the areas of the mechanical room (with the exception of black rubber insulation) had regulated amounts of Chrysotile asbestos detected. If these confirmed asbestos containing products are going to be impacted by renovation activities, these insulating products will need to be properly abated by a licensed asbestos abatement contractor.**

All other samples had no asbestos detected.

*5753 Daingerfield Way
Fairfax Station, VA 22039*

**GELLER ENVIRONMENTAL LABS,
INC.**

*Phone: 703-978-4683
Facsimile: 703-250-4960*

**Asbestos Inspection and Bulk Sample Analysis Report
Comfort Station - I
Page 2 of 2**

Any materials not specifically addressed in this report should be assumed to be asbestos containing until sampling proves otherwise. Furthermore, care should be taken during the demolition process to recognize any materials that may become evident. Additional sampling or abatement of such materials may be required.

If you have any questions regarding either this report or these results, please do not hesitate to contact our office at 703-978-4683.

Sincerely,



Jack Geller, President

*5753 Daingerfield Way
Fairfax Station, VA 22039*

**GELLER ENVIRONMENTAL LABS,
INC.**

*Phone: 703-978-4683
Facsimile: 703-250-4960*

Section I

Laboratory Analysis Report



EMLab P&K

Report for:

Mr. Jack Geller
Geller Environmental Labs, Inc.
5753 Daingerfield Way
Fairfax Station, VA 22039

Regarding: Project: 6501
 EML ID: 2537972

Approved by:

Approved Signatory
Tracy Garcia

Dates of Analysis:
Asbestos PLM: 12-10-2020

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 201060-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Geller Environmental Labs, Inc.
C/O: Mr. Jack Geller
Re: 6501Date of Sampling: 12-09-2020
Date of Receipt: 12-10-2020
Date of Report: 12-10-2020**ASBESTOS PLM REPORT**

Total Samples Submitted:	8
Total Samples Analyzed:	8
Total Samples with Layer Asbestos Content > 1%:	2

Location: CS-1, ROOF SHINGLE

Lab ID-Version‡: 12091838-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Brown Pebbles	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: CS-2, TAR PAPER

Lab ID-Version‡: 12091839-1

Sample Layers	Asbestos Content
Black Tar Paper	ND
Composite Non-Asbestos Content:	75% Cellulose
Sample Composite Homogeneity:	Good

Location: CS-3, EXTERIOR CAULK

Lab ID-Version‡: 12091840-1

Sample Layers	Asbestos Content
Black Caulk	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: CS-4, DRYWALL / JOINT COMPOUND

Lab ID-Version‡: 12091841-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Gray Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose 3% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Geller Environmental Labs, Inc.
C/O: Mr. Jack Geller
Re: 6501Date of Sampling: 12-09-2020
Date of Receipt: 12-10-2020
Date of Report: 12-10-2020**ASBESTOS PLM REPORT****Location: CS-5, ELBOW MUD**

Lab ID-Version‡: 12091842-1

Sample Layers	Asbestos Content
Off-White Pipe Insulation	45% Chrysotile
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Good

Location: CS-6, PIPE SEAM MASTIC

Lab ID-Version‡: 12091843-1

Sample Layers	Asbestos Content
Off-White Mastic	4% Chrysotile
Yellow Woven Material / Silver Foil/ Tan Tape/ Orange Adhesive	ND
Composite Non-Asbestos Content:	12% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: CS-7, GROUT

Lab ID-Version‡: 12091844-1

Sample Layers	Asbestos Content
Brown Grout	ND
Sample Composite Homogeneity:	Good

Location: CS-8, THINSET

Lab ID-Version‡: 12091845-1

Sample Layers	Asbestos Content
Multicolored Thinset with Blue-Green Paint	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

*5753 Daingerfield Way
Fairfax Station, VA 22039*

**GELLER ENVIRONMENTAL LABS,
INC.**

*Phone: 703-978-4683
Facsimile: 703-250-4960*

Section II

Inspector Licensing

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON
08-31-2021

NUMBER
3303001210

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE



JACK ALBERT GELLER
5753 DAINGERFIELD WAY
FAIRFAX STATION, VA 22039



Maury Brandon
Maury Brandon, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)