North Brandywine Contractors

PMB # 268 – 1554 Paoli Pike, West Chester, Pa 19380
Ph: (610) 496-3379 F: (610) 429-9033 Em: Alex2Alex@aol.com ***HIC Contractor # Pa-134114***

January 31, 2022

Todd Markevicz, P.E., Owner / Member
APD ENGINEERING & ARCHITECTURE, PLLC
615 Fishers Run
Victor, New York 14564

T: 585.742.0222
M: 585.414.3586
E: tmarkevicz@apd.com

Subject: Asbestos Sampling – NBC Proposal 211231-AI-01
Burger King # 4651 - 1239 N Charlotte Street - Pottstown, Pa

As per your request, NBC/North Brandywine Contractors, (NBC) provided you with an EPA/ certified Asbestos/Environmental Inspection team (EI) on Friday, January 14, 2022 and to perform a thorough visual inspection and bulk sampling to determine the presence of suspected asbestos containing materials prior to renovations of the above-identified property. The area inspection included all interior and exterior spaces impacted by the upcoming renovations in accordance with the contract documents provided. 1239 N Charlotte Street is a 1 story masonry/steel and wood building encompassing approximately 3,500 sf with a small loft area where roof access is gained.

Asbestos

All areas were inspected using non-mechanical, yet destructive sampling methods once authorized by the client. Some hand demolition was performed to open hidden chases, false floors, or tunnels within the building envelope (no sub-surface investigation). Roofing samples were gathered from the roofs and appropriate repairs made at the sample locations. All suspect materials were identified by the inspector, quantified and sampled for the appropriate number of samples required by EPA protocol. Tested materials included drywall/joint compound, ceiling tiles, fireproofing, mastic, roofing and roof tar sealer, window caulk and exterior stucco.

EMSL Laboratories, Inc. (EMSL) of Plymouth Meeting, Pennsylvania analyzed all bulk samples from by Polarized Light Microscopy (PLM) using U.S. EPA Method 600/R-93/166. EMSL is an AIHA/NVLAP accredited laboratory for asbestos analysis. The laboratory accreditation number is included in the attached analytical reports. All samples were collected as per current regulatory regulations and guidelines. A minimum of three negative samples (based on square footage) were collected as required of each suspect material to identify them as non-asbestos containing if laboratory results were less than 1% asbestos by weight. A stop order was placed on first positive sample results for all materials sampled based on the onsite inspectors' visual inspection of the materials' consistency regarding color, texture, weight and appearance. **42** PLM analyses were performed by EMSL. Analysis Sheets can be found in Attachment A.

PLM analysis or assumption of known/suspected materials determined the following materials to be confirmed or presumed greater than 1% asbestos by weight by building location:

- Asbestos was detected greater than 1% in silver coat and main field roof (approx. 3,250 SF)

- Asbestos was detected greater than 1% in silver coat and roof flashing. (incl. in above quantities)

NBC/North Brandywine Contractors has made reasonable efforts to identify and quantify suspect ACM based upon the standard care in the environmental industry existing at the time of the survey. Estimated cost for abatement of non-friable asbestos roofing materials is approximately $ 13,500.00 - $ 16,500.00. Typically, Cat 1 – Non-Friable roofing is not regulated in Pennsylvania and minor penetrations/repairs are made by certified roofers. If all materials are to be removed, certified asbestos contractors are usually retained to limit liability to Ownership.

Lead

The subject structure was evaluated for LBP on Thursday, January, 2022 by Darren Slack, a Pa-licensed Lead Paint Inspector/Risk Assessor (certification #004947). Field XRF data summaries comprise can be found in Attachment B

The purpose of this LBP evaluation was to determine the likely presence, location, and condition of LBP on building surfaces with the understanding that the subject space is scheduled to be renovated. As part of this evaluation, the Lead Paint Inspector/Risk Assessor sampled 60 painted surfaces for total lead content using a Viken Pb200i X-Ray Fluorescence (XRF) Analyzer (serial # 2609).

XRF analytical results, provided in Attachment B of this report, detected lead concentrations exceeding the federal regulatory standard of 1.0 milligrams per square centimeter (mg/cm2) of paint in the following locations:

No Results in excess of 1.0 milligrams per square centimeter (mg/cm2)

NOTE: Other painted surfaces may exist in presently inaccessible areas or beneath fixed equipment, shelving, or other appurtenances. Should future renovations or demolition disturb presently inaccessible areas or spaces outside the scope of this inspection, additional evaluation for the presence of LBP may be warranted.

Only areas identified within this report were part of the environmental survey. Although no piping or process equipment appeared to run underground or in sealed cavities, NBC cannot warrant that hidden asbestos-containing materials will not be discovered. The information contained in this report is only for the specific use of the Owner and NBC/North Brandywine Contractors, unless written authorization is obtained from NBC. NBC accepts no responsibility for the use, interpretation, or reliance by other parties on the information contained herein, nor does this report represent an instrument of regulatory compliance or an asbestos/environmental abatement specification.

All applicable regulations must be followed during the renovation of the site. Should undiscovered suspect materials be uncovered during the renovation/demolition process, work should cease that would impact he suspect material and testing for asbestos content should be performed. Suspected materials should be treated as asbestos until testing confirms the materials to be non-asbestos. The inspection report and material inventory will be modified if additional materials are discovered.

My staff and I appreciated the opportunity to work with you. If you have any questions regarding the report, please do not hesitate to call me at 610-496-3379. I look forward to working with you in the future.

Sincerely,

Jeremy Hassett

Jeremey Hassett
Pa Asbestos Inspector # 033992

Allen Feinberg

Allen Feinberg
Industrial Hygienist/Principal

Attachment A

Polarized Microscopy Analysis Sheets
EMSL Analytical, Inc.

Burger King # 4651
1239 N Charlotte Street - Pottstown, Pa

January 20 , 2022

EMSL Analytical, Inc.

5221 Militia Hill Road Plymouth Meeting, PA 19462

Tel/Fax: (610) 828-3102 / (610) 828-3122

http://www.EMSL.com / plymouthmeetinglab@emsl.com

EMSL Order:	182200206
Customer ID:	NBCO50
Customer PO:	
Project ID:	

Attention:	Allen Feinberg	**Phone:**	(610) 496-3379
	North Brandywine Contractors	**Fax:**	(610) 429-9033
	1554 Paoli Pike #268	**Received Date:**	01/19/2022 9:00 AM
	West Chester, PA 19380	**Analysis Date:**	01/20/2022
		Collected Date:	01/14/2022

Project: BK 4651- 1239 N CHARLETTE ST, POTTSTOWN, PA

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**	**% Type**
BKP -01 *182200206-0001*	REAR - 2X2 DRYWALL CEILING TILES	Gray Fibrous Homogeneous	8% Cellulose 4% Glass HA: 1	88% Non-fibrous (Other)	None Detected
BKP -02 *182200206-0002*	REAR - 2X2 DRYWALL CEILING TILES	Gray Fibrous Homogeneous	7% Cellulose 3% Glass HA: 1	90% Non-fibrous (Other)	None Detected
BKP -03 *182200206-0003*	REAR - 2X2 DRYWALL CEILING TILES	Gray Fibrous Homogeneous	7% Cellulose 4% Glass HA: 1	89% Non-fibrous (Other)	None Detected
BKP -04-Drywall *182200206-0004*	REAR - DRY WALL SYSTEM	Gray Fibrous Homogeneous	8% Cellulose 4% Glass HA: 2	88% Non-fibrous (Other)	None Detected
BKP -04-Joint Compound *182200206-0004A*	REAR - DRY WALL SYSTEM	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -05-Drywall *182200206-0005*	REAR - DRY WALL SYSTEM	Gray Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -05-Joint Compound *182200206-0005A*	REAR - DRY WALL SYSTEM	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -06-Drywall *182200206-0006*	BATH ROOM - DRY WALL SYSTEM	Gray Fibrous Homogeneous	6% Cellulose 4% Glass HA: 2	90% Non-fibrous (Other)	None Detected
BKP -06-Joint Compound *182200206-0006A*	BATH ROOM - DRY WALL SYSTEM	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -07-Drywall *182200206-0007*	DINING - DRY WALL SYSTEM	Gray Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -07-Joint Compound *182200206-0007A*	DINING - DRY WALL SYSTEM	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected

Initial report from: 01/21/2022 10:53:51

EMSL Analytical, Inc.
5221 Militia Hill Road Plymouth Meeting, PA 19462
Tel/Fax: (610) 828-3102 / (610) 828-3122
http://www.EMSL.com / plymouthmeetinglab@emsl.com

EMSL Order: 182200206
Customer ID: NBCO50
Customer PO:
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**	**% Type**
BKP -08-Drywall *182200206-0008*	DINING - DRY WALL SYSTEM	Gray Fibrous Homogeneous	7% Cellulose 4% Glass HA: 2	89% Non-fibrous (Other)	None Detected
BKP -08-Joint Compound *182200206-0008A*	DINING - DRY WALL SYSTEM	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
BKP -09 *182200206-0009*	DINING - 2X2 ROUGH CEILING TILE	White Fibrous Homogeneous	15% Cellulose 75% Min. Wool HA: 3	10% Non-fibrous (Other)	None Detected
BKP -10 *182200206-0010*	DINING - 2X2 ROUGH CEILING TILE	White Fibrous Homogeneous	10% Cellulose 80% Min. Wool HA: 3	10% Non-fibrous (Other)	None Detected
BKP -11 *182200206-0011*	DINING - 2X2 ROUGH CEILING TILE	White Fibrous Homogeneous	10% Cellulose 80% Min. Wool HA: 3	10% Non-fibrous (Other)	None Detected
BKP -12 *182200206-0012*	KITCHEN R - FIRE PROOFING	Gray Fibrous Homogeneous	20% Cellulose 25% Glass HA: 4	55% Non-fibrous (Other)	None Detected
BKP -13 *182200206-0013*	KITCHEN DRU THRU - FIRE PROOFING	Gray Fibrous Homogeneous	30% Cellulose 25% Glass HA: 4	45% Non-fibrous (Other)	None Detected
BKP -14 *182200206-0014*	KITCHEN BY FREEZER - FIRE PROOFING	Gray Fibrous Homogeneous	25% Cellulose 20% Glass HA: 4	55% Non-fibrous (Other)	None Detected
BKP -15 *182200206-0015*	HALL BY BATHS - FIRE PROOFING	Gray Fibrous Homogeneous	15% Cellulose 15% Glass HA: 4	70% Non-fibrous (Other)	None Detected
BKP -16 *182200206-0016*	DINING ENTRANCE - FIRE PROOFING	Gray Fibrous Homogeneous	20% Cellulose 15% Glass HA: 4	65% Non-fibrous (Other)	None Detected
BKP -17 *182200206-0017*	FRONT - WINDOW CAULK	Gray Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
BKP -18 *182200206-0018*	ENTRANCE - WINDOW CAULK	Gray Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
BKP -19 *182200206-0019*	DRIVE THUR SIDE - WINDOW CAULK	Gray Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
BKP -20-Drywall *182200206-0020*	LOFT TO ROOF - DRYWALL SYSTEM	Gray Fibrous Homogeneous	7% Cellulose HA: 6	93% Non-fibrous (Other)	None Detected

Initial report from: 01/21/2022 10:53:51

EMSL Analytical, Inc.
5221 Militia Hill Road Plymouth Meeting, PA 19462
Tel/Fax: (610) 828-3102 / (610) 828-3122
http://www.EMSL.com / plymouthmeetinglab@emsl.com

EMSL Order: 182200206
Customer ID: NBCO50
Customer PO:
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**	**% Type**
BKP -20-Joint Compound *182200206-0020A*	LOFT TO ROOF - DRYWALL SYSTEM	White Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
BKP -21-Drywall *182200206-0021*	LOFT TO ROOF - DRYWALL SYSTEM	Gray Non-Fibrous Homogeneous	5% Cellulose HA: 6	95% Non-fibrous (Other)	None Detected
BKP -21-Joint Compound *182200206-0021A*	LOFT TO ROOF - DRYWALL SYSTEM	White Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
BKP -22-Drywall *182200206-0022*	LOFT TO ROOF - DRYWALL SYSTEM	Gray Fibrous Homogeneous	6% Cellulose 3% Glass HA: 6	91% Non-fibrous (Other)	None Detected
BKP -22-Joint Compound *182200206-0022A*	LOFT TO ROOF - DRYWALL SYSTEM	White Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
BKP -23-Silver Paint *182200206-0023*	ROOF- MAIN FIELD -N	Silver Non-Fibrous Homogeneous	HA: 7	98% Non-fibrous (Other)	2% Chrysotile
BKP -23-Roofing *182200206-0023A* *Composite of roofing shingles*	ROOF- MAIN FIELD -N	Brown/Black Fibrous Heterogeneous	60% Cellulose HA: 7	25% Non-fibrous (Other)	15% Chrysotile
BKP -24-Silver Paint *182200206-0024*	ROOF- MAIN FIELD -C		HA: 7		Positive Stop (Not Analyzed)
BKP -24-Roofing *182200206-0024A*	ROOF- MAIN FIELD -C		HA: 7		Positive Stop (Not Analyzed)
BKP -25-Silver Paint *182200206-0025*	ROOF- MAIN FIELD -S		HA: 7		Positive Stop (Not Analyzed)
BKP -25-Roofing *182200206-0025A*	ROOF- MAIN FIELD -S		HA: 7		Positive Stop (Not Analyzed)
BKP -26-Silver Paint *182200206-0026*	ROOF- FLASHING- N	Silver Non-Fibrous Homogeneous	HA: 8	98% Non-fibrous (Other)	2% Chrysotile
BKP -26-Roofing *182200206-0026A* *Composite of shingles*	ROOF- FLASHING- N	Brown/Black Fibrous Heterogeneous	50% Cellulose 4% Glass HA: 8	31% Non-fibrous (Other)	15% Chrysotile

Initial report from: 01/21/2022 10:53:51

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EMSL Order: 182200206
Customer ID: NBCO50
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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-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
BKP -27-Silver Paint *182200206-0027*	ROOF- FLASHING- C		HA: 8		Positive Stop (Not Analyzed)
BKP -27-Roofing *182200206-0027A*	ROOF- FLASHING- C		HA: 8		Positive Stop (Not Analyzed)
BKP -28-Silver Paint *182200206-0028*	ROOF- FLASHING- S		HA: 8		Positive Stop (Not Analyzed)
BKP -28-Roofing *182200206-0028A*	ROOF- FLASHING- S		HA: 8		Positive Stop (Not Analyzed)
BKP -29 *182200206-0029*	ROOF- TAR SEALER -N	Black Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
BKP -30 *182200206-0030*	ROOF- TAR SEALER -C	Black Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
BKP -31 *182200206-0031*	ROOF- TAR SEALER -C	Black Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
BKP -32 *182200206-0032*	EXTERIOR STUCCO- N	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
BKP -33 *182200206-0033*	EXTERIOR STUCCO- CENTER	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
BKP -34 *182200206-0034*	EXTERIOR STUCCO- S	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected

Analyst(s)
Colin Walker (40)

Kevin Ream, Laboratory Manager
or Other Approved Signatory

Initial report from: 01/21/2022 10:53:51

OrderID: 182200206

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

182200206

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnAsblab@EMSL.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization

Customer Information

Customer ID:	NBC05D
Company Name:	NBC/North Branch Contractors
Contact Name:	Alex Feinberg
Street Address:	1554 Paoli Pk 426B
City, State, Zip:	West Chester Pa 19380
Country:	
Phone:	610-496-3379
Email(s) for Report:	Alex2Alex@aol.com

Billing Information

Billing ID:	SAME
Company Name:	
Billing Contact:	
Street Address:	
City, State, Zip:	
Country:	
Phone:	
Email(s) for Invoice:	

Project Information

Project Name/No:	DK4651 - 1239 N Charlotte St. Pottstown Pa
Purchase Order	
EMSL LIMS Project ID (If applicable, EMSL will provide)	
US State where samples collected:	
State of Connecticut (CT) must select project location.	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	A. Feinberg / E. Keyser
Sampled By Signature:	A. Feinberg / E. Keyser
No. of Samples in Shipment	

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)*
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
- ☐ PLM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
- ☐ TEM Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

☒ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples) ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
BKP-01	2x2 Drywall Ceiling tiles - Rear	1	1-14-22 1530
02	"		
03	"		
BKP-04	Drywall System - Rear	2	
05	" - Rear	"	
06	" - Bath Rm	"	
07	" - Dry	"	
08	" - Dry	"	

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

* Drywall & Joint Compound Separate

Method of Shipment:	HAND	Sample Condition Upon Receipt:	DB
Relinquished by:	Date/Time: 1-19-22 1200	Received by: Christopher Nicholson	Date/Time: 1-19-22 9am
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-05 Asbestos R15 4/23/2020

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

OrderID: 182200206

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only

182200206

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

PHONE: (800) 220-3675
EMAIL: CinnAsblab@EMSL.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

– BK Putts [illegible] – [illegible] –

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
BKP-09	2x2 Rough Ceiling tiles - Dining	3	1/4/4 1530
10	"	"	
11	"	"	
BKP-12	Fire Proofing - Kit R	4	
13	" - Kit Drn the	"	
14	" - Kit by frm	"	
15	" - hall - by Baths	"	
16	" - Din - Entrn	"	
BKP-17	Window Caulk - fnt	5	
18	" - Entrn	"	
19	" - Drn the Side	"	
BKP-20	Drywall System - loft to roof	6	
21	"	"	
22	"	"	
BKP-23	Roof - Main Field - N	7	
24	" - C	"	
25	" - S	"	
BKP-26	Roof - Flashing - N	8	
27	" - C	"	
28	" - S	"	
BKP-29	Roof - tar scale - N	9	
30	" - C	"	
31	" - C	"	
BKP-32	Exterior stucco - N	10	
33	- Cnt	"	
34	- S	"	

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by	Date/Time:	Received by	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

☑ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

Attachment B

Lead Inspection Report and XRF Readings Sheets

Mandell Environmental Consulting

Burger King # 4651
1239 N Charlotte Street - Pottstown, Pa

January 20, 2022

Mandell Lead Inspectors, Inc
MLI
dba

MANDELL ENVIRONMENTAL CONSULTING

409 MINNISINK ROAD • SUITE 102 • TOTOWA, NJ 07512 • (973) 785-7574 • FAX (973) 785-0561

LEAD PAINT INSPECTION REPORT

INSPECTION FOR: North Brandywine Contractors
1554 Paoli Pike
West Chester, PA 19380

PERFORMED AT: 1239 N. Charlotte Street
Pottstown, PA

INSPECTION DATE: 01/20/22

INSTRUMENT TYPE: Viken Pb200i
XRF Lead-Based Paint Analyzer
Serial Numbers: 2609

ACTION LEVEL: 1.0 mg/cm2

OPERATOR LICENSE: PA Lead Inspector ID# 004947

THIS REPORT IS NON TRANSFERABLE

The measurements contained within are accurate to the best of our knowledge. Mandell Lead Inspectors Inc. does not under any circumstances make any representation guarantee or warranty as to the reported or future condition of the property.

SIGNED: Darren Slack Date: 1-31-2022

Darren Slack
Mandell Lead Inspectors, Inc.
409 Minnisink Road, Suite 102
Totowa, NJ 07512
973-785-7574

Summary

On January 20, 2022, Mandell Lead Inspectors, Inc. conducted a limited inspection for the possible presence of Lead-based Paint 1239 N. Charlotte Street, Pottstown, PA. Sampling of selected areas was performed using a Viken Pb200i Lead-Based Paint Analyzer. The inspection was conducted by Darren Slack PA/EPA Lead Paint Inspector Certification # 004947. The inspection was limited to the random testing of painted components that may be disturbed during renovation or demolition activities. The inspection was not intended to be a full survey in accordance with HUD Guidelines.

The enclosed information will primarily assist you in identifying the location(s) of lead-based paint on the exterior and interior painted surfaces tested during the inspection. It should not be used to assess whether an individual has been exposed to harmful levels of lead and/or the future for potential for future exposure. However, this information can provide the basis for a more detailed inspection or risk assessment, which includes an in depth, hazard evaluation as well as soil, and dust wipe sampling.

The XRF results section of this report provides a listing of all the readings collected during the inspection, organized by room and structure type. The positive readings are highlighted and include those readings that were at or above the action level 1.0 mg/cm2. **None of the readings tested positive for lead-based paint**.However, some painted surfaces may contain levels of lead below 1.0 mg/cm2 (e.g. inconclusive), which could create dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding. When reviewing the reports please consider that XRF readings were only collected on representative painted surfaces which were visible to the inspector at the time of the inspection, and accessible from ground level. Readings were not collected in areas where the presence or absence of paint could not be determined, or accessed. The overall condition of the painted surfaces at these locations is also provided.

XRF RESULTS

EXPLANATION OF TERMS AND ABBREVIATIONS

The following information has been provided to assist you with the attached Lead-Based Paint Inspection Report.

Action Level – The level at or above which any paint, shellac, varnish, or other coating is considered to be lead-based and, consequently, appropriate abatement and/or interim control measures should be considered. Currently, the action level as outlined in State and Federal guidelines is 1.0 milligrams/square centimeter (1.0 mg/cm2) as measured by X-Ray Fluorescence (XRF) testing, or 0.5% by weight as measured by laboratory analysis.

Reading No. – Corresponds to a specific XRF measurement as taken in a numerical sequence during the inspection.

Surface – The general location of a measurement relative to a wall on the exterior of the house or within a particular room. Wall A corresponds to the front entry wall, while walls B through D are identified proceeding in a clockwise direction.

Structure – A major component such as a window, wall, or staircase located inside or outside of the house, upon which a measurement or set of measurements were collected.

Location – The specific area on a structure where a measurement was collected.

Member – A portion of a structure such as a window jam, door header, or stair riser where a measurement was collected.

Friction Surface – Any interior or exterior surface such as a window, stair tread, or floor subject to friction or abrasion.

Impact Surface – An interior or exterior surface such as surfaces on doors subject to damage by repeated impact or contact.

Paint Condition – A subjective classification of the condition of a painted surface upon which a measurement was collected. Paint is classified into one of two categories that include "sound" or "unsound". A "sound" surface is considered to be completely intact and free from any visible signs of damage or deterioration. All other surfaces are considered "unsound". Regardless of the paint condition at the time of inspection, all friction and impact surfaces are considered "unsound" due to the ongoing generation of dust that is inherent to these surfaces during use. If test results indicate the presence of lead-based paint, particularly on an "unsound" surface, steps should be taken to establish and maintain a lead-safe condition.

I = Intact: Paint surface is smooth, continuous and free of surface defect that would result in the release of paint dust or chips.

F=Fair: Large surfaces – a surface where less than or equal to two square feet of surface are not intact. Areas without large surfaces - surface where less than or equal to 10 percent of the surface is not intact.

P=Poor: Large surfaces – a surface where more than two square feet of surface are not intact. Areas without large surfaces – surface where more than 10 percent of the surface is not intact.

Lead Inspection Report

Inspection Date: 1/20/2022 - 1/20/2022
Action Level: 1.0 (mg/cm²)
Total Readings: 63
Unit Started: 01/20/2022 11:12:43
Unit Ended: 01/20/2022 11:45:30

Inspection Site: 1239 N. Charlotte Street
Pottstown, PA

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm²)
200 (CAL)							1.2 mg/cm²
201 (CAL)							1.1 mg/cm²
202 (CAL)							1.1 mg/cm²
203 (CAL)							0.0 mg/cm²
204 (CAL)							0.0 mg/cm²
205 (CAL)							0.0 mg/cm²
206	Negative	Lobby	A	Wall	Plaster	Intact	0.1 mg/cm²
207	Negative	Lobby	D	Wall	Plaster	Intact	0.0 mg/cm²
208	Negative	Lobby	D	Window Molding	Wood	Intact	0.0 mg/cm²
209	Negative	Lobby	B	Window Molding	Wood	Intact	0.0 mg/cm²
210	Negative	Lobby	B	Wall	Plaster	Intact	0.1 mg/cm²
211	Negative	Kitchen/Fo Prep Area	D	Door Molding	Metal	Deteriorated	0.1 mg/cm²
212	Negative	Kitchen/Food Prep Area	D	Door	Wood	Deteriorated	0.0 mg/cm²
213	Negative	Kitchen/Fo Prep Area	C	Door	Metal	Deteriorated	0.0 mg/cm²
214	Negative	Kitchen/Food Prep Area	C	Door Molding	Metal	Deteriorated	0.1 mg/cm²
215	Negative	Kitchen/Fo Prep Area	C	Wall	Paneling	Intact	0.0 mg/cm²
216	Negative	Kitchen/Food Prep Area	C	Wall	Plaster	Intact	0.0 mg/cm²
217	Negative	Kitchen/Fo Prep Area	C	Wall	Plaster	Intact	0.1 mg/cm²
218	Negative	Men's Bathroom	B	Door	Wood	Intact	0.1 mg/cm²
219	Negative	Men's Bathroom	B	Door Molding	Wood	Intact	0.1 mg/cm²
220	Negative	Men's Bathroom	Center	Ceiling	Plaster	Intact	0.0 mg/cm²

Lead Inspection Report

Inspection Date: 1/20/2022 - 1/20/2022
Action Level: 1.0 (mg/cm²)
Total Readings: 63
Unit Started: 01/20/2022 11:12:43
Unit Ended: 01/20/2022 11:45:30

Inspection Site: 1239 N. Charlotte Street
Pottstown, PA

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm²)
221	Negative	Woman's Bathroom	Center	Ceiling	Plaster	Intact	0.0 mg/cm²
222	Negative	Woman's Bathroom	Center	Ceiling	Plaster	Intact	0.0 mg/cm²
223	Negative	Woman's Bathroom	Center	Door Molding	Metal	Intact	0.1 mg/cm²
224	Negative	Woman's Bathroom	B	Door Molding	Metal	Intact	0.1 mg/cm²
225	Negative	Woman's Bathroom	B	Door	Wood	Intact	0.1 mg/cm²
226	Negative	Lobby	D	Ceiling Molding	Wood	Intact	0.0 mg/cm²
227	Negative	Lobby	D	Ceiling Molding	Wood	Intact	0.0 mg/cm²
228	Negative	Woman's Bathroom	B	Wall	Tile	Intact	0.5 mg/cm²
229	Negative	Woman's Bathroom	B	Wall	Tile	Intact	0.5 mg/cm²
230	Negative	Woman's Bathroom	C	Wall	Tile	Intact	0.2 mg/cm²
231	Negative	Woman's Bathroom	D	Wall	Tile	Intact	0.5 mg/cm²
232	Negative	Woman's Bathroom	D	Wall	Tile	Intact	0.4 mg/cm²
233	Negative	Woman's Bathroom	A	Wall	Tile	Intact	0.4 mg/cm²
234	Negative	Woman's Bathroom	A	Wall	Tile	Intact	0.0 mg/cm²
235	Negative	Kitchen/Fo Prep Area	B	Wall	Tile	Intact	0.3 mg/cm²
236	Negative	Kitchen/Food Prep Area	D	Wall	Tile	Intact	0.3 mg/cm²
237	Negative	Kitchen/Fo Prep Area	D	Wall	Tile	Intact	0.5 mg/cm²
238	Negative	Exterior	A	Wall	Masonry	Intact	0.0 mg/cm²
239	Negative	Exterior	A	Window Molding	Wood	Intact	0.0 mg/cm²
240	Negative	Exterior	A	Ceiling	Metal	Intact	0.0 mg/cm²

Lead Inspection Report

Inspection Date: 1/20/2022 - 1/20/2022
Action Level: 1.0 (mg/cm²)
Total Readings: 63
Unit Started: 01/20/2022 11:12:43
Unit Ended: 01/20/2022 11:45:30

Inspection Site: 1239 N. Charlotte Street
Pottstown, PA

Read #	Result	Room	Wall	Component	Substrate	Paint Condition	Lead (mg/cm²)
241	Negative	Exterior	B	Wall	Masonry	Intact	0.2 mg/cm²
242	Negative	Exterior	B	Column	Wood	Intact	0.1 mg/cm²
243	Negative	Exterior	B	Column	Wood	Intact	0.0 mg/cm²
244	Negative	Exterior	B	Soffit	Wood	Deteriorated	0.0 mg/cm²
245	Negative	Exterior	B	Fascia	Wood	Deteriorated	0.0 mg/cm²
246	Negative	Exterior	C	Utility Box	Metal	Deteriorated	0.3 mg/cm²
247	Negative	Exterior	C	Door	Metal	Deteriorated	0.1 mg/cm²
248	Negative	Exterior	C	Door Molding	Metal	Deteriorated	0.1 mg/cm²
249	Negative	Exterior	C	Wall	Concrete	Deteriorated	0.0 mg/cm²
250	Negative	Exterior	C	Wall	Concrete	Deteriorated	0.1 mg/cm²
251	Negative	Exterior	C	Ceiling	Wood	Intact	0.0 mg/cm²
252	Negative	Exterior	C	Gate	Wood	Intact	0.0 mg/cm²
253	Negative	Exterior	D	Parking Stripe	Concrete	Intact	0.1 mg/cm²
254	Negative	Exterior	D	Parking Stripe	Concrete	Intact	0.0 mg/cm²
255	Negative	Exterior	D	Bollard	Metal	Intact	0.2 mg/cm²
256	Negative	Exterior	D	Bollard	Metal	Intact	0.3 mg/cm²
257 (CAL)							1.1 mg/cm²
258 (CAL)							1.0 mg/cm²
259 (CAL)							1.1 mg/cm²
260 (CAL)							0.0 mg/cm²
261 (CAL)							0.0 mg/cm²
262 (CAL)							0.0 mg/cm²

------ END OF READINGS ------