

**ENVIRONMENTAL REVIEW REPORT**

**Community Development Block Grant – Disaster Recovery  
Owner Occupied Rehabilitation and Rebuilding Program**

**Applicant # 1215**

**13 James Street  
Milford, Connecticut**

**May 18, 2015**

**Prepared for:**

**Quisenberry Arcari Architects, LLC  
318 Main Street  
Farmington, Connecticut**

**Prepared by:**

**Stephen Ball  
294 White Deer Rocks Road  
Woodbury, Connecticut**



**STATUTORY CHECKLIST [§58.35(a) activities]**

**for Categorical Exclusions and Environmental Assessments**

Note: Review of the items on this checklist is required for both Categorical Exclusions under Sec. 58.35(a) and projects requiring an Environmental Assessment under Sec. 58.36. If no compliance with any of the items is required, a Categorical Exclusion [58.35(a)] may become "exempt" under the provisions of Sec. 58.34 (a) (12). In such cases attach the completed Statutory Checklist to a written determination of the exemption. Projects requiring an Environmental Assessment under Sec. 58.36 cannot be determined to be exempt even if no compliance with Statutory Checklist items is found. Three items listed at Sec. 58.6 are applicable to all projects, including those determined to be exempt.

**Project Name and Identification/Location: Franklin Residence / #1215  
13 James Street Milford, Connecticut**

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
<b>Document Laws and authorities listed at 24 CFR Sec. 58.5</b>							
1. Historic Properties [58.5(a)] [Section 106 of NHPA]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consulted with State Historic Preservation Office (SHPO); Building built in 1945. SHPO determined the proposed work will have an adverse effect on the State's cultural resources. The Property is listed on the National Register of Historic Places. See attached SHPO letter dated 10/9/14.
2. Floodplain Management [58.5(b)] [EO 11988] [24 CFR 55]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located in Flood Zone AE based on FEMA – Map Number 09009C0529J Revised July 8, 2013. See attached FIRMLET.
3. Wetland Protection [58.5 (b)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Anticipated impacts on wetlands minimal due to majority of activities limited to pre-storm building footprint. Consulted City of Milford Inland Wetlands. No mapped wetlands. See attached National Wetlands Mapper
4. Coastal Zone Management [58.5(c)] [CGS 22a-100(b)]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site is located within the Coastal Boundary as mapped by DEEP.
5. Water Quality – Aquifers [58.5(d)] [40 CFR 149] Clean Water Act 1977 Safe Drinking Water Act 1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Quality – N/A Project does not involving on-site water and sewer facilities nor is it in a sole source aquifer zone.
6. Endangered Species [58.5(e)] [16 U.S.C. 1531 et seq.] [CGS 26-310]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NOT LOCATED AT WATERFRONT PROPERTIES WITH SANDY BEACHES - consult with Department of Interior Fish and Wildlife Database – See attached Department of Interior Fish and Wildlife report dated May 29, 2014.
7. Wild and Scenic Rivers [58.5 (f)] [16 U.S.C. 1271 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eightmile River is only designated wild & scenic river within program area running through Lyme, Salem and East Haddam, CT (rivers.gov; November 2012)
8. Air Quality [58.5(g)] [42 U.S.C. 7401 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clean Air Act, State Implementation Plan, HUD & EPA Regulations; in general, residential rehabilitation exempted w/no quantifiable increase in air pollution.

with follow PA

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
9. Farmland Protection [58.5(h)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural land use conversion not anticipated. Adverse effects to agricultural resources are not anticipated; clearly defined urban areas. Location not considered protected farmland
Manmade Hazards: 10 A. Thermal Explosive [58.5(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A for projects that do not add density
10 B. Noise [58.5(j)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable to project – restoration of structure substantially as it existed prior to Super Storm Sandy.
10 C. Airport Clear Zones [58.5 (k)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable - Two (2) FAA designated Commercial Service airports in program area: Tweed New Haven Regional and Groton-New London. This property is not located in an Airport Clear Zone. Property does not involve the purchase or sale of an existing property in an airport zone.
10 D. Toxic Sites [58.5 (l)(2)(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site has no known toxic history based on the attached Toxix Site Certification. The site: 1) is not listed on EPA Superfund National Priorityies or CERCLA list. 2) is not located within 3,000ft of a toxic or solid waste landfill. 3) is not known to have an underground storage tank (which is not an underground storage fuel tank). 4) Is not known or suspected to be contaminated by radioactive chemicals or radioactive materials.
11. Environmental Justice [58.5(l)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Executive Order 12898 Program activities do not anticipate high & adverse human health and environmental effects on minority or low-income populations;
<b>Document Laws and authorities listed at Sec. 58.6 and other potential environmental concerns</b>							
12 A. Flood Insurance [58.6(a) & (b)]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located in Zone AE – Map Number 09009C0529J Revised July 8, 2013. See attached FIRMLET Flood insurance required.
12 B. Coastal Barriers [58.6(c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property is not located in a Coastal Barrier Resource Zone. See attach map.
12 C. Airport Clear Zone Notification [58 6(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable - Two (2) FAA designated Commercial Service airports in program area: Tweed New Haven Regional and Groton-New London. This property is not located in an Airport Clear Zone. Property does not involve the purchase or sale of an existing property in an airport zone.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
13. A. Solid Waste Disposal [42 U.S.C. S3251 et seq.] and [42 U.S.C. 6901-6987 eq seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Resource Conservation and Recovery Act and Solid Waste Disposal Act; Residential Exemption
13 B. Fish and Wildlife [U.S.C. 661-666c]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fish and Wildlife Coordination Act: Program activities will not result in impounding, diverting, deepening, channelizing or modification of any stream or body of water; not a water control project.
13 C. Lead-Based Paint [24 CFR Part 35] and [40 CFR 745.80 Subpart E]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Lead paint found - See attached Limited Hazardous Materials Inspection Report from Fuss & O'Neill EnviroScience LLC dated June 2014. Lead was found in kitchen ceramic tiles and does not create a lead hazard. Give tenant Notice about Lead.
13 D. Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No asbestos found. See attached Limited Hazardous Materials Inspection report from Fuss & O'Neill EnviroScience LLC dated June 2014..
13 E. Radon [50.3 (f) 1]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radon concentration less than 4 picocuries per liter of air. See attached Limited Hazardous Materials Inspection Report from Fuss & O'Neill EnviroScience LLC dated June 2014. No action required.
13 F. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mold Found - See attached Limited Hazardous Materials Inspection Report from Fuss & O'Neill EnviroScience LLC dated June 2014. Follow recommendations in report.
Other: State or Local 14 A. Flood Management Certification [CGS 25-68]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property inside Flood Zone AE on FEMA map 09009C0529J Revised July 8, 2013. Certification through the General Permit for CDBG-DR activities with DEEP required. See appendix B Certification form and required documents.
14 B. Structures, Dredging & Fill Act [CGS 22a-359 through 22a-363]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not applicable - this project is not waterward of the Coastal Jurisdiction Line.
14 C. Tidal Wetlands Act [CGS 22a-28 through 22a-35]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not located in Tidal wetlands - see attached wetlands Delineation Report.
14 D. Local inland wetlands/watercourses [CGS 22a-42]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not located in wetlands - see attached letter from Mary Rose Polumbo Inland Wetlands Compliance Officer.
14 E. Various Municipal Zoning Approvals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approvals required by Planning/Zoning Commission or ZBA. If any work outside original building footprint.

**DETERMINATION:**

- This project converts to Exempt, per §58.349a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license. Funds may be drawn down for this (now) EXEMPT project; OR

- This project cannot convert to Exempt because one or more statutes/authorities requires consultation or litigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per §58.70 and 58.71 before drawing down funds; OR
- The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

Prepared by:

  
Name: Stephen Ball

11/24/14  
Date

Responsible Entity or designee Signature:

  
Hermia Delaire, CDBG-DR Program Manager

1/23/2015  
Date



Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Updated
Bath Desc.	1-Full



(http://images.vgsi.com/photos/MilfordCTPhotos//\00\03\28\23.JPG)

**Building Layout**



Building Sub-Areas		Legend	
Code	Description	Gross Area	Living Area
UFF	First Floor, Unfinished	981	0
WDK	Deck, Wood	319	0
		1300	0

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

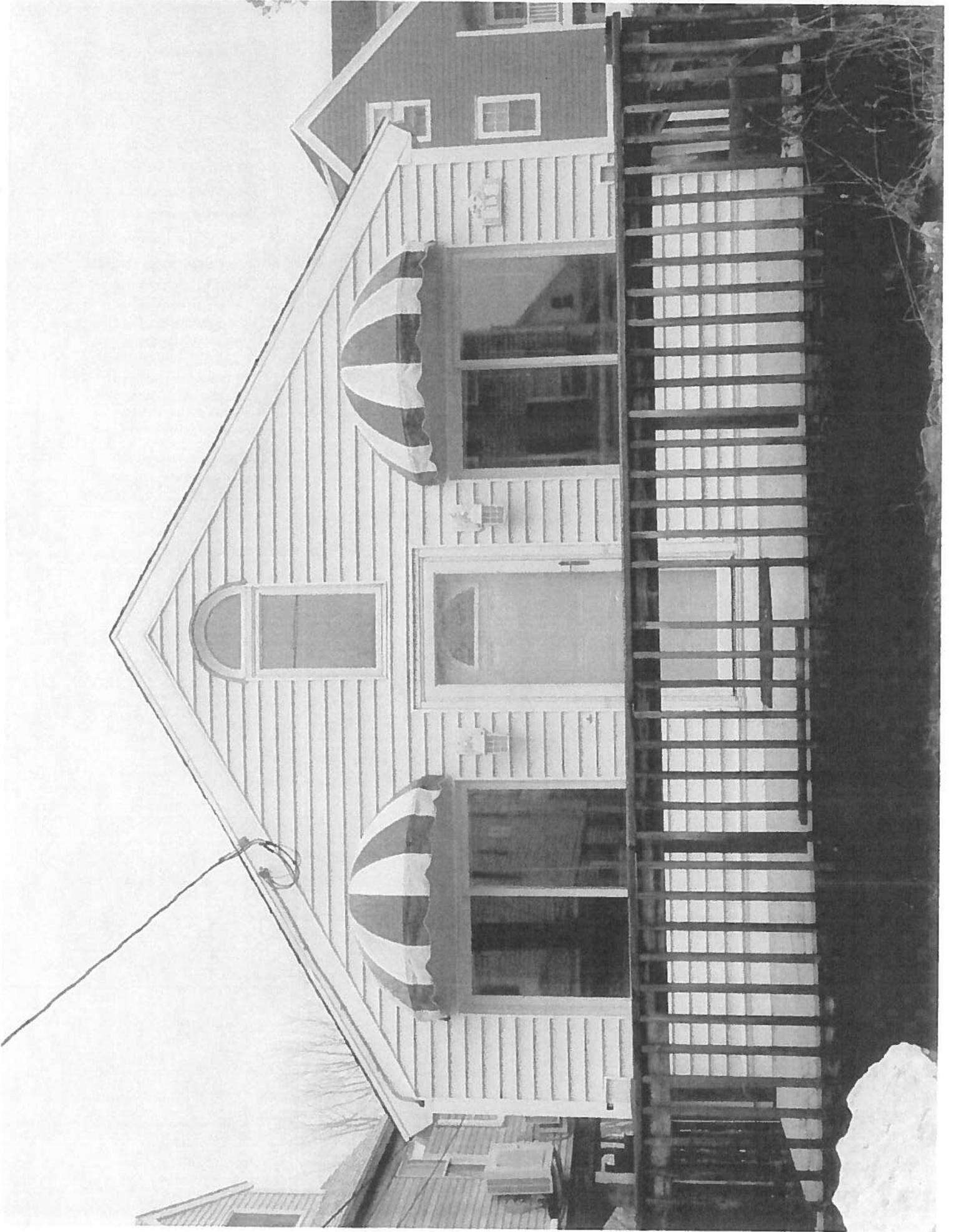
**Land**

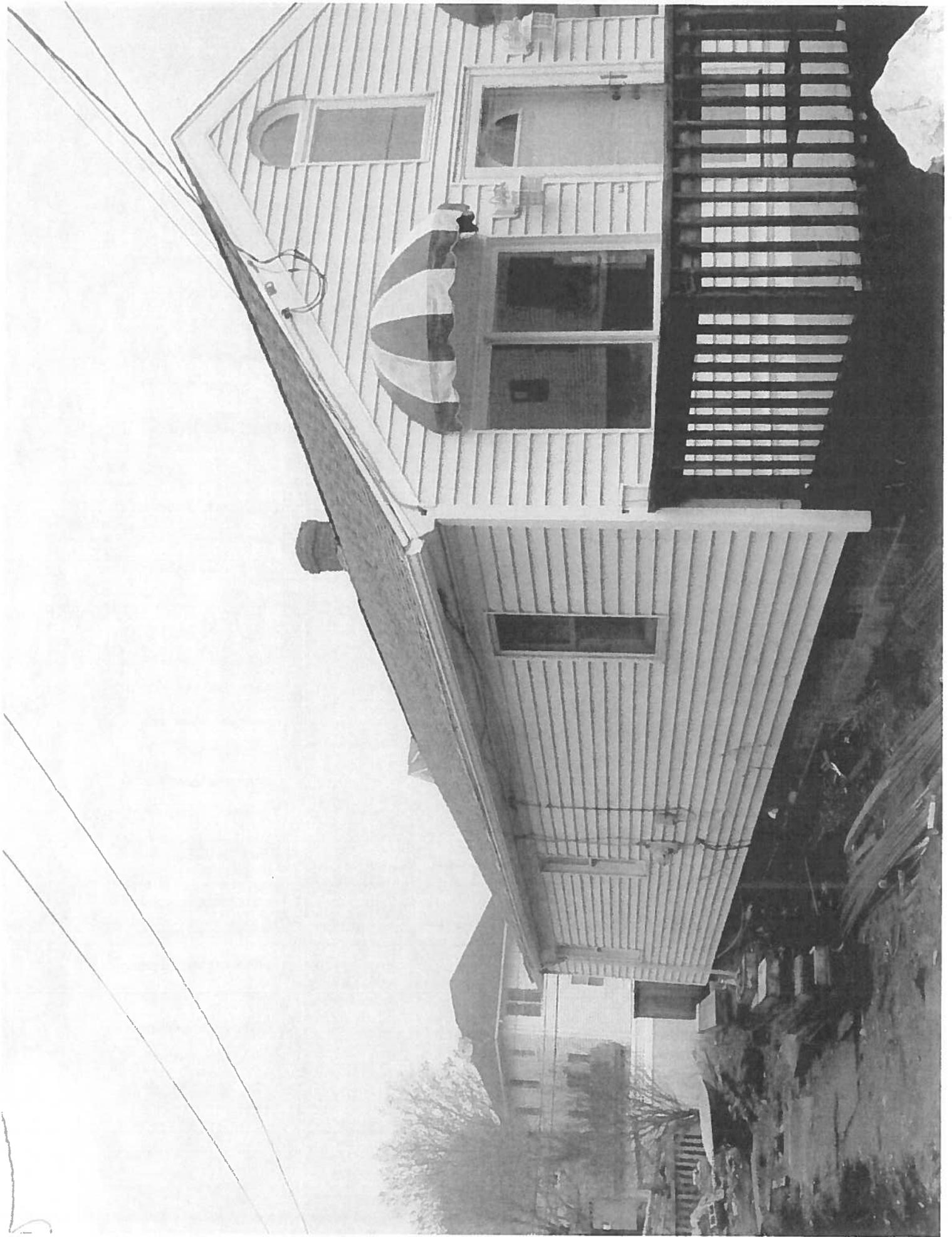
**Land Use**

<b>Use Code</b>	1010
<b>Description</b>	SINGLE FAM MDL-01
<b>Zone</b>	R5
<b>Neighborhood</b>	E
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.08
<b>Frontage</b>	35
<b>Depth</b>	103
<b>Assessed Value</b>	\$61,110
<b>Appraised Value</b>	\$87,300











# Legend

R-A	R-5	BD	CDD-4	RO	BB
R-30	OSAHD-MF	MCDD	CDD-5	OD	WDD
R-18	PRD	CBDD	ICD	OS	BD-1
R-12.5	SFA-10	CDD-1	SCD	LI	
R-10	RMF-9	CDD-2	DO-10	ID	Historic Distri
R-7.5	RMF-16	CDD-3	DO-25	HDD	Coastal Area



1 inch = 1,000 feet

This map was produced from the City of Milford Geographic Information System. The City expressly disclaims any liability that may result from the use of this map. This map is not a survey and is subject to any changes an actual land survey discloses.

Date: 11/26/2013

Path: \\Mgis\gis\Projects\Zoning Map\Zoning\_2013.mxd

J9	FOWLER TER	H19	MEADOWSIDE RD	DE, EA, E7	PEARSON AV	H8, J18	SCHOONER LA	E8	TYLER RD
H10	FOXWOOD CL (PRIVATE)	F12	METROHOUSE LA	H1	PECKLA	D16	SCOTT ST	F7	UNDERHILL RD
E7, E8	FOXWOOD LA (PRIVATE)	F12	MELBA ST	H8, B, J9	PECK ST	D16	SE PARK RD (PRIVATE)	G11	UNDINE ST
F7, F8	FRANCIS ST	D2	MERCURY DR	I2	PEDLARS LA (PRIVATE)	E12	SE PARK RD	G11	URRER ST
B6	FRANKLIN RD	D2	MERLIN CR	CA, D4, D5	PELAN ST	B	SEA FLOWER RD	D4	UTICA ST
F7	FREEDOM RD	B8	MERWIN AV	H3, J9, J11, J13, JUBEPES FARM RD	J2	SEABREE AV	SEABREE AV	H1, J10, J11	
E7	FRESHMEADOW LA	H1	MERWIN AV	EA, E7	SEAGROVE AV	H10, H11, H12, SEAHAWK CT (PRIVATE)	SEAGROVE AV	J11	
E11	FRENCH DR	H10	MERWIN PL	E7, E8	PEQUOT ST	B4, B5	SEABREE AV	E7, EA, F7	VALLEY CT
H8	FRESH MEADOW LA	C18, C11, D11	MORWAY AV	D5	PELAN PARK DR	D6	SEABREE CT	E8	VALLEY VIEW RD
D19, D11	FUNCTION ST	B2, C5	ROSWOOD RD	CA, H9	PECKETT ST	C1, C2	SEAVIEW AV	D2, D3	VERMONT AV
H1	FURNITURE ROW	D10	SULES ST	F7, F8	PIER CT	J2	SECOND AV EXT	D3	VERMONT PASS
E8	GARDEN ST	D4	WELLSFIELD AV	H8	PLORUM LA	E6	SECOND AV	D3	VERMONT CT
E2, E9	GARDNER AV	D4	WELLSFIELD CHA	CA, C3	PINE CREST CT	CA, C9	SECOND PARK ST	G11	VERMONT LA (PRIVATE)
D2	GARDNER AV	F6	WILFORD CR (PRIVATE)	F11, G11	PINE KNIGHTER	B1, B12	SEBAMYS LA	D7, E7	VICTORY CREEK

Print

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Ad



13 James St, Milford, CT 06460-6224

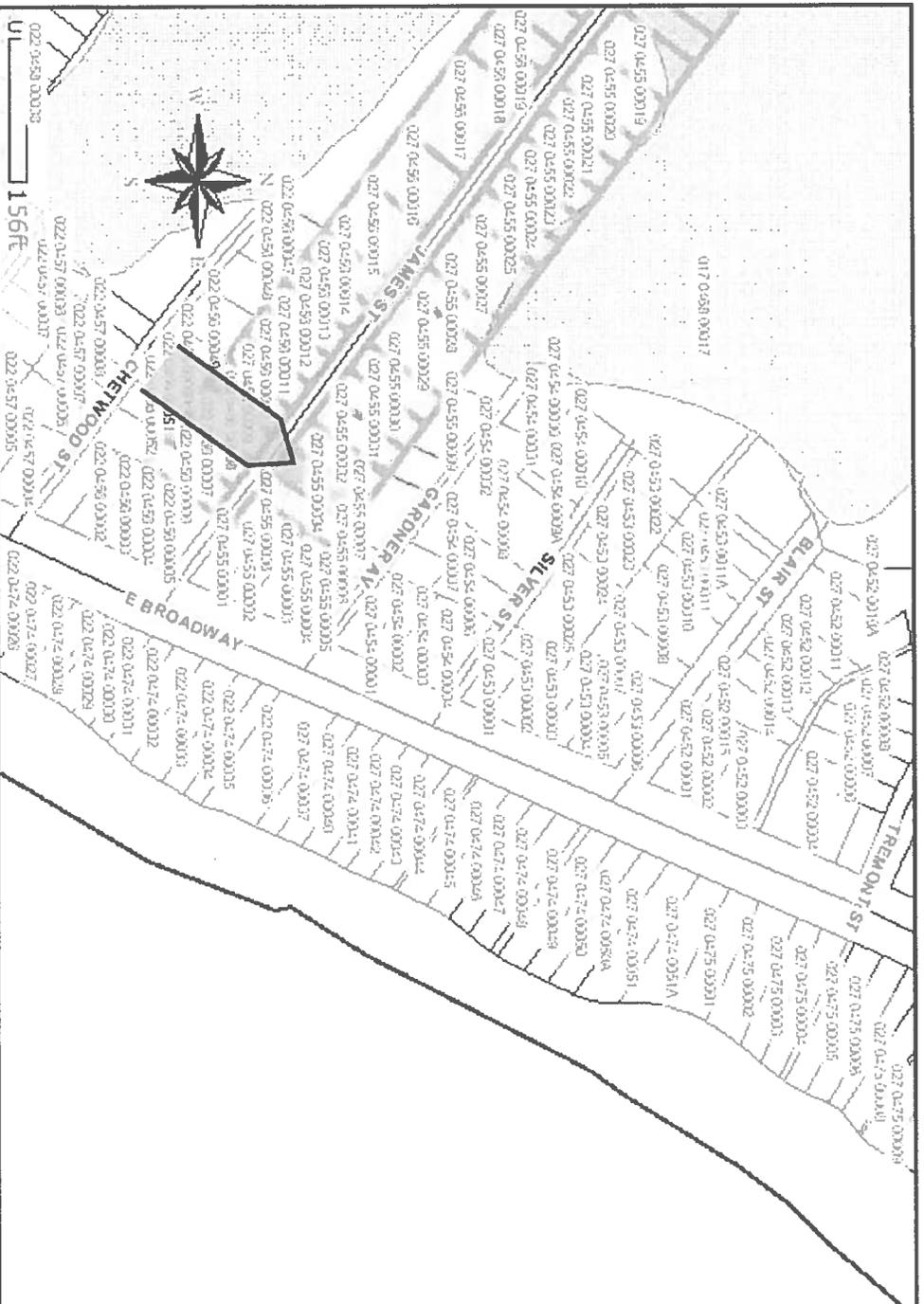
Enter notes here  
255



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning



### 13 James Street



- Legend**
- ▲ Municipal Facilities
  - Streets
  - - - Wetlands
  - Tax Parcels
  - Town Boundary

May 21, 2014

**Disclaimer:** This map was produced from the City of Milford Geographic Information System. The map was compiled using the most current GIS data available. It is deemed accurate, but is not guaranteed. The City expressly disclaims any liability that may result from the use of this map. This map is not a survey and is subject to any changes an actual land survey discloses.









Department of Economic and  
Community Development

Connecticut  
still revolutionary

12/15  
SM

October 9, 2014

Hermia M. Delaire  
Program Manager  
CDBG - Sandy Disaster Recovery Program  
Department of Housing  
505 Hudson Street  
Hartford, CT 06106

received  
10-14-14

Subject: Department of Housing Superstorm Sandy Reviews  
13 James Street  
Milford, CT

Dear Ms. Delaire:

The State Historic Preservation Office has reviewed the information submitted for the above-named pursuant to the provisions of Section 106 of the National Historic Preservation Act of 1966. The property located at 13 James Street is listed on the National Register of Historic Places.

Based on the information provided, the proposed rehabilitation of 13 James Street will have an adverse effect on the state's cultural resources.

This office appreciates the opportunity to have reviewed and commented upon the project.

For further information please contact Laura L. Mancuso, Environmental Review Coordinator, at (860) 256-2757 or [laura.mancuso@ct.gov](mailto:laura.mancuso@ct.gov).

Sincerely,

Mary B. Dunne  
Deputy State Historic Preservation Officer

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | [Cultureandtourism.org](http://Cultureandtourism.org)

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## FW: 13 James Street Milford SHPO Response - Adverse Effect

From: **Andrew Tarpill** (andrew@qa-architects.com)  
Sent: Thu 10/30/14 1:12 PM  
To: **Stephen Ball** (stephenjball@hotmail.com) (stephenjball@hotmail.com)  
5 attachments  
image006.emz (213.9 KB) . image010.emz (7.5 KB) . image012.emz (3.6 KB) .  
image015.emz (2.7 KB) . 1215 SHPO review.pdf (195.5 KB)



Andrew Tarpill, AIA  
Quisenberry Arcari  
ARCHITECTS, LLC  
318 Main Street, Farmington, CT 06032  
phone 860.677.4584 ext. 13  
www.qa-architects.com

[Andrew@qa-architects.com](mailto:Andrew@qa-architects.com)

**From:** Mazzotta, Suzanne [mailto:Suzanne.Mazzotta@ct.gov]  
**Sent:** Tuesday, October 14, 2014 1:31 PM  
**To:** Rocco Petitto  
**Cc:** Andrew Tarpill  
**Subject:** 13 James Street Milford SHPO Response - Adverse Effect

Hi,

We have heard back from SHPO regarding 13 James Street, Milford and it is listed on the National Register of Historic Places and the proposed undertakings at this property will have an adverse effect. We will have to proceed with this project through the pending Programmatic Agreement. We will need to be sure that we have complied with the documentation required in the Programmatic Agreement prior to any construction starting.

I know Mia has sent out the draft Programmatic Agreement. The following is Appendix D and E of the draft agreement that will have to be followed for Adverse Effect projects.

Suzanne

## APPENDIX D

### STANDARD TREATMENT MEASURES

If Undertakings result or will result in adverse effects, DOH and SHPO may develop a treatment measure plan that includes one or more of the following Standards Treatment Measures, depending on the nature of historic properties affected and the severity of adverse effects. This Appendix may be amended in accordance with Stipulation VI.D of this Agreement.

#### Recordation Package

State-Level Documentation: Prior to project implementation, DOH shall oversee the successful delivery of a State Level Documentation Report (Appendix E) prepared by staff or contractors that meet the Secretary's Professional Qualifications for Architectural History, History, Architecture, or Historic Architecture, as appropriate. For the purposes of this Agreement, the State-Level Documentation Reports will be considered complete and in compliance with the documentation standards when they include, at a minimum:

Representative photo-documentation of the exterior features and architectural details of the affected buildings, and representative views of the affected building in the context of the abutting properties. Printed digital photographs of a minimum resolution of 250 dpi will be considered an acceptable substitute for 35mm photography, provided that the printed digital photographs are produced on acid-free archival stock. *Interior photo-documentation as part of this Standard Treatment will only be required when DOH and SHPO concur that such documentation is appropriate for a specific property.*

A concise narrative history of the property, and an appropriate historical context.

To the extent feasible and in consultation with SHPO, DOH State-Level Documentation Reports prepared for multiple properties within a individual historic districts will be combined into more comprehensive reports. Subsequent State-Level Documentation of historic properties from the same historic districts will be submitted as Addenda.

DOH shall submit the State-Level Documentation Report to the SHPO for review and approval. SHPO will respond within 10 days of receipt with approval or any requests for amendments. If SHPO does not respond within the specified timeframe, DOH may assume SHPO approval and proceed with the project. If SHPO approves the Report or fails to respond within 10 days of its receipt of the Report, DOH will submit to SHPO two (2) bound copies of the Report. SHPO shall retain one copy for its records and transfer the second copy for permanent

#### Design Review by SHPO

Prior to project implementation, DOH, shall work with the SHPO to develop a historically sensitive construction approach. Plans and specifications will, to the greatest extent feasible, preserve the basic character of a building with regard to the design, scale, massing, fenestration patterns, orientation and materials of the original building. Primary emphasis shall be given to the major street elevations that are visible. Significant contributing features (e.g. trim, windows, doors, porches) will be repaired or replaced with either in-kind materials or materials that come as close as possible to the original materials in basic appearance. Aesthetic camouflaging treatments such as use of veneers, paints, texture compounds and other surface treatments and/or use of sympathetic infill panels and landscaping features, such as vegetative screening of elevation structures (see Appendix H), will be employed to the greatest extent feasible. Final construction drawings used in the bidding process will be submitted to the SHPO for review and comment prior to the award of a construction contract and the initiation of construction activities.

#### Public Interpretation

Prior to project implementation, DOH, will work with the SHPO to design an educational interpretive plan. The plan may include signs, displays, educational pamphlets, websites and other similar mechanisms to educate the public on historic properties within the local community, state, or region. Once an interpretive plan has been agreed to by the parties, SHPO and DOH will continue to consult throughout implementation of the plan until all agreed upon actions have been completed by DOH.

#### Historical Context Statements and Narratives

Prior to project implementation, DOH will work with the SHPO to determine the topic and framework of a historic context statement or narrative. DOH shall be responsible for completing. The statement or narrative may focus on an individual property, a historic district, a set of related properties, or relevant themes as identified in the statewide preservation plan.

Once the topic of the historic context statement or narrative has been agreed to, the DOH shall continue to coordinate with the SHPO through the drafting of the document and delivery of a final product. The SHPO shall have final approval over the end product. DOH will use staff or contractors that meet the Secretary's Professional Qualifications for the appropriate discipline.

#### Oral History Documentation

Prior to project implementation, DOH, DESPP/DEMHS, and DEEP, as appropriate, and DOH will work with the SHPO to identify oral history documentation needs and agree upon a topic and list of interview candidates. Once the parameters of the oral history project have been agreed upon, DOH shall continue to coordinate with the SHPO through the data collection, drafting of the document, and delivery of a final product. The SHPO shall have final approval over the end product. DOH will use staff or contractors that meet the Secretary's Professional Qualifications for the appropriate discipline.

#### Historic Property Inventory

Prior to project implementation, DOH will work with the SHPO to identify the parameters of historic property inventory efforts. Efforts may be directed toward the survey of previously designated historic properties and/or districts which have undergone change or lack sufficient documentation, or the survey of new historic properties and/or districts that lack formal designation. Once the boundaries of the survey area have been agreed upon, DOH shall continue to coordinate with the SHPO through the data collection process. DOH will use SHPO standards for the survey of historic properties and SHPO forms. DOH will prepare a draft inventory report, according to SHPO templates and guidelines, and work with the SHPO until a final property inventory is approved. DOH will use staff or contractors that meet the Secretary's Professional Qualifications for the appropriate discipline.

#### National Register and National Historic Landmark Nominations

Prior to project implementation, DOH will work with the SHPO to identify the individual properties that would benefit from a completed National Register or National Historic Landmark nomination form. Once the parties have agreed to a property, DOH shall continue to coordinate with the SHPO through the drafting of the nomination form. The SHPO will provide adequate guidance to DOH during the preparation of the nomination form and shall formally submit the final nomination to the Keeper for inclusion in the National Register. DOH will use staff or contractors that meet the Secretary's Professional Qualifications for the appropriate discipline.

## APPENDIX E

### STATE-LEVEL DOCUMENTATION STANDARDS

#### Documentation Standards for Connecticut's Cultural Resources

CECE SAUNDERS AND ROBERT MOORE (As Amended by SHPO)

*"Have you finished all that writing and picture taking? Can we tear the bridge down, now?" It is a critical moment of second thoughts and nagging doubts. Unnerving questions hang in the air as the demolition contractor awaits your answer. . . .*

#### Introduction

Connecticut's heritage resources, which date from its early days as a colony up to the recent past, are often in danger of being removed from the landscape in order to accommodate 21<sup>st</sup>-century needs: safer and wider bridges, additional housing, water and sewer improvements, and commercial development.

Despite extensive consultation and inter-agency efforts to examine alternatives, significant buildings, structures, objects, and sites from Connecticut's past may be lost. Historic houses and factories may face demolition, and picturesque narrow bridges may be threatened with replacement. The Connecticut State Historic Preservation Office has established specific standards for ensuring appropriate written and photographic documentation of important cultural resources before the contractor swings a wrecking ball. Adhering to these professional standards will ease the burden of responsibility when State Historic Preservation Office sanctioned destruction is imminent. In addition, these standards represent a good approach for documenting threatened historic properties irrespective of state and/or federal involvement.

The following documentation guidelines provide for a comprehensive written and photographic record that will ultimately be deposited by the State Historic Preservation Office with the University of Connecticut's Thomas J. Dodd Research Center as part of the Connecticut Historic Preservation Collection. Once properly accessioned by the Dodd Center, these narrative and photographic materials will be publicly available to be retrieved for students, concerned citizens, and others.

When a state agency proposes actions that would alter or destroy a potentially significant resource, and no feasible or prudent alternative exists, the State Historic Preservation Office evaluates the project and decides upon an appropriate level of documentation. The State Historic Preservation Office's decision is based upon numerous considerations, among which are the following:

Is the property of local, state, or national significance?

Is the property individually eligible for the National Register of Historic Places or a contributing component of an eligible historic district?

What is the property's overall degree of integrity?

How does the property compare to similar resources within the community and the state?

Does the property convey important associations with the community's historical development?

Does the project propose total demolition, major alterations, or minor modifications of the resource?

Are there nearby associated historic properties or an historic landscape that will be radically altered by the proposed undertaking?

If the State Historic Preservation Office decides to mandate professional completion of state-level documentation rather than recordation to the National Park Service's standards, the following guidelines will ensure a consistent level of quality in reports filed with the Connecticut Historic Preservation Collection.

Connecticut's documentation requirements are based on the well-established standards of the National Park Service's Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). Starting in the 1930s, the National Park Service, in coordination with state and local sponsors, has undertaken numerous HABS and HAER projects to document nationally significant historical resources. The projects have created important archival materials that preserve a record of the nation's residential, commercial, public, monumental, religious, military, and industrial buildings, sites, and structures. This method of saving our collective past through professionally implemented and extensively-detailed studies, which are deposited with the Library of Congress for permanent archiving and public accessibility, has been very effective in preserving information on our nation's cultural heritage.

Over the last two decades, the overwhelming majority of HABS and HAER documentation efforts have been the direct result of federally-mandated cultural resource reviews undertaken in accordance with the Section 106 process of the National Historic Preservation Act of 1966. These environmental review submittals currently constitute one-third of all HABS-HAER submissions to the Library of Congress.

The Connecticut State Historic Preservation Office believes that not all threatened cultural resources warrant the considerable expense and professional effort required by the National Park Service's HABS/HAER documentation standards. Consequently, the State Historic Preservation Office has developed its state-level documentation requirements as a viable alternative that provides an appropriate degree of professional recordation for properties of state and/or local importance. Equally important, the State Historic Preservation Office's partnership with the Dodd Research Center at the University of Connecticut provides greater and easier public accessibility and ensures long term archival preservation of the documentation for soon-to-be demolished cultural resources.

## State-Level Documentation Standards

All written and photographic state-level documentations must be submitted for review by the State Historic Preservation Office. If accepted, the State Historic Preservation Office will transfer the materials to the Dodd Research Center, which will then include the document title, author, date, and location in its *User's Guide to the Connecticut Historic Preservation Collection* (<http://chpc.lib.uconn.edu>). The collection expects these documents will be used by both present-day and future researchers. Consequently, all submitted materials must be both archivally stable and user-friendly. Because of the Dodd Research Center's storage and retrieval requirements, all components of the documentation must be consistently labeled with the name of the property and its town and properly cross-referenced with other parts of the documentation package.

Each submittal must include a brief explanatory cover letter which indicates the specific project and agency that generated the submitted materials. In addition, there are four primary components which compose the total documentation package required by the State Historic Preservation Office. Discussed in greater detail on the following pages, these components include narrative text, photographs (including negatives or electronic media), an index to the photographs, and a photographic site plan.

#### *Narrative Text*

The narrative text serves to describe the physical condition and historic use(s) of threatened properties and in effect becomes an archival epitaph. As such, the descriptive text that accompanies the photographs should be comprehensive, yet succinct. The actual number of pages of written text will vary depending upon the importance and complexity of each historic property. The text should include a brief statement of purpose for the documentation study; that is, an explanation or identification of the proposed project and the future use of the property should be provided. While it is unnecessary and undesirable to present a lengthy discussion and/or justification for the proposed demolition or other alterations, a brief recapitulation of the site-specific federal or state review and consultation process is required.

There is no preferred or predetermined format for the narrative text, but it should follow a logical presentation and include sufficient material to fully describe the site history, physical environment, and context of the threatened cultural resource, including a discussion of comparable properties. When safe and accessible, both the exterior and interior conditions of historic structures must be described and evaluated. The State Historic Preservation Office strongly recommends that the historical and archival research for the narrative text should precede the photographic documentation process in order to give the photographer a clear understanding of what is critical to capture on film, such as any particular views, architectural components, or small-scale details that may have been identified as important. Although it is inappropriate to duplicate existing reports, pertinent documents should be referenced and repositories for original plans, shop drawings, historic photographs, and similar archival documents should be listed by full name and address.

*Where requested by SHPO, multiple property documentations may be combined. In such multiple property documentations, the narrative text should be subdivided into a general (collective) context of the subject properties and succinct property specific sections for each individual property. Additional properties may be added to such multiple property documentations as addenda. Consultants are advised to consult with SHPO prior to preparation of a multiple property documentation.*

**Checklist for State-Level Written and Photographic Documentation Submission:**

- Cover letter to State Historic Preservation Office of Department of Economic & Community Development.
- Narrative text
- Site location noted on appropriate portion of USGS topographical quadrangle map
- Original photographs or high quality prints on acid-free archival stock
- Negatives or electronic image files on CD-ROM/USB Flash Drive
- List of photographs
- Photographic site plan

Property name and location must be appear on all materials and be consistent; no abbreviations allowed

The text should reference the accompanying photographs by number (see Index to Photographs) in order to guide the reader through the narrative. If available, at least one historic map, reproduced on archival paper with the project area clearly annotated, should also be included. Historic newspaper accounts and photographs can also be included as a supplement to the narrative text.

Production specifications for the text are straightforward. A title page should clearly identify the historic (and common) name of the property, its specific location (street address and town), the preparer of the narrative text (name, affiliation, and address), and the responsible agency with address, date, and town; abbreviations should not be used. Text must be printed, on one side only, on 8 1/2" x 11" archival paper (a list of suppliers of archival materials is included with this essay). Each page of text should contain an appropriate footer and/or header that includes the name of the property, the town name, and a sequential page number. A bibliography should include, where appropriate, repositories of archival sources (cited and non-cited) and identification of individuals who provided pertinent observations or personal recollections. The property's location must be clearly noted on an acid-free 8 1/2" x 11" photocopy of the appropriate U.S. Geological Survey quadrangle map, with the name of the quadrangle clearly indicated.

*Binding*

Do not use staples, paper clips, or any adhesive products. If the documentation package is less than 50 pages, submit the material unbound in an acid-free archival folder, unless otherwise requested by SHPO. If the documentation text exceeds 50 pages, front and back covers should consist of acid-free card stock with the addition of clear plastic protector pages over the covers; bind the text and covers with a plastic comb.

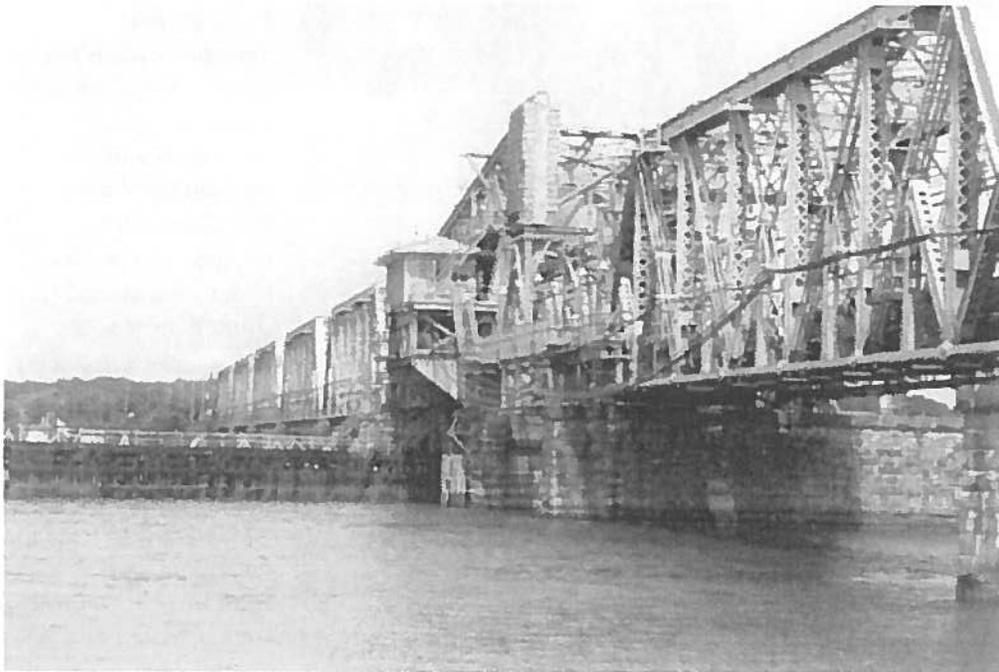
*Photographs*

There is no prescribed maximum or minimum number of photographic views that are required for any particular resource, whether a one-lane rural iron-truss bridge, an isolated farmstead, an urban streetscape, or a multi-structure industrial complex. Simply, the photographic recordation must be adequate to convey the important elements of the historic resource. The sequence of views should be organized in a logical pattern,

<p><b>NEVER USE:</b></p> <ul style="list-style-type: none"><li>X staples</li><li>X paper clips</li><li>X ballpoint pen</li><li>X glue/adhesive/tape products</li></ul>
--

such as beginning with wider contextual (exterior) perspectives and ending with specific details.

Excessive and redundant photographs are to be avoided; well-focused and properly-centered perspectives showing all elevations are usually sufficient for a simple historic property. The physical context of the historic resource, e.g., streetscapes, significant landscape components, and other associated environmental or cultural features, can often be conveyed with one or two views. Two views (opposing perspectives) should be sufficient to document sculptural ornamentation. However, once in the field, the photographer should select as many views and details as seem appropriate. Although undeveloped as actual prints, redundant views should be retained on the negative strips (if applicable); these will become an integral component of the final submission of documentation materials.



*Connecticut River Railroad Bridge, Old Lyme - Old Saybrook, camera facing northwest (HPI photograph).*

Exterior photographs should include general views of the resource (e.g., streetscapes and related landscape settings) as well as detailed views of functional and/or decorative design elements that are of engineering, industrial, or architectural interest. Particular attention should be addressed to both out of the ordinary elements and the overall character that identify the historic resource, i.e., its period of construction, its massing, size, and materials, and its unique use(s) through time. One should also not overlook the small-scale details that serve to define the character of a historic property.

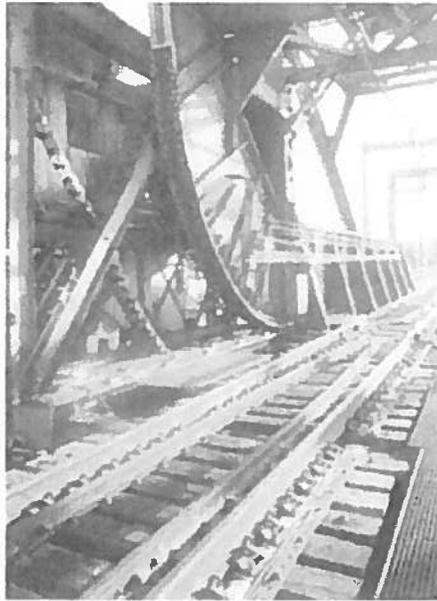
Cultural material encountered during research and/or field investigation can humanize the story of any soon-to-be-demolished resource. For example, in the case of an historic industrial property, photographs that capture time clocks, safety signage, inspection records, manufacturer's plates, extant machinery, and historic graffiti can contextualize the resource in its time and place and connect it with its local community.

Questions concerning the extent of the photographic documentation effort can arise when archival research has revealed a wealth of architect's plans, construction or shop drawings, postcard collections, business management papers, etc. In this situation, the State Historic Preservation Office should be contacted to decide whether it would be best to include text notations on the extent and location of original archival materials or, alternatively, photographic reproductions of all or a sample of the archival materials. The State Historic Preservation Office should also be contacted regarding appropriate guidance and decision-making on the possible retention and donation of archival materials.

*Detail of chain drive and roller segment,  
Niantic River Railroad Bridge, East Lyme,*



*camera facing southwest with  
photograph).*



**Photographic Specifications** A major goal for documentation standards is the permanence of the photographic record. Black-and-white images taken with a 35mm camera and printed on specific silver-emulsion paper have been 89 acceptable for decades. New technology now affords options in the type of camera used in documentation. Digital color images that meet

a permanence standard of 75 years are now acceptable. Specifications for both types of cameras are presented below.

**35mm Cameras.** Traditional black-and-white film, such as Kodak Plus X™, should be used. At present, popular chromogenic black-and-white films, which share more similarities with color films than with traditional black-and-white films, do not meet an acceptable permanency threshold. Archival acid-free photographic paper and archivally-stable chemicals are required for the photo-development process.

**Digital Cameras.** Digital cameras must be capable of producing an image size of 6 megapixels, with 7 megapixels (or greater) preferred. A camera of this capability will allow some cropping without dropping below the minimum final image size. Equally important is the quality of the camera's lens; a camera with a low-quality lens will produce poor images regardless of its image size.

Black-and-white prints from digital cameras can be printed in-house without going to a special production lab, as long as a combination of archival inks and premium photo paper is used. Currently, Hewlett-Packard Vivera™ ink cartridges can be used with HP Premium and Premium Plus Glossy photo paper to meet the 75-year permanence standard, as can Epson UltraChrome™ pigmented inks with Epson Premium papers. Electronic images corresponding to the submitted photographs must also be submitted.

Electronic image files must be saved as uncompressed .TIF (Tagged Image File format) files on CD-ROM media or USB Flash Memory Media, in keeping with guidance on digital photographic records issued by the National Archives and Records Administration. The minimum size of each image must be 1600 x 1200 pixels saved at 300 ppi (pixels per inch), unless otherwise requested. It is recommended that digital images be saved in 24-bit RGB or 32-bit CMYK color format, which provides maximum detail even when printed in black-and-white. The CD-ROM/Flash Drive label must reference the Town and Property Name. The file name for each

electronic image must include the photograph number corresponding to the number in the index and the number written on the back of the printed photograph.

One set of original photographs or one set of high quality prints of digital photographs is required.

When using 35mm, the preferred format is 3" x 5" black-and-white prints (4" x 6" is also acceptable, but nothing larger). Each photograph should be slipped into an individual archival sleeve. Each archival sleeve must be annotated with the name of the historic property, its specific street address and town, and its corresponding photograph number. Photographs must be numbered in a logical and sequential series. Numbers should be noted on back of each photograph with a soft #2 or softer pencil and must be consistent with the assigned numbers on the photographic site plan and the index to photographs. When labeling the back of the photographs, place individual photographs on a hard surface and press lightly, so that the emulsion on the front surface is not broken.

When using digital photographs, a maximum of two images per letter-sized page is allowable. Each such image should be individually captioned with the name of the historic property, its specific street address and town, and its corresponding photograph number. Photographs must be numbered in a logical and sequential series.

If 35mm photography is used, one full set of uncut negatives stored in archival quality, multiple-strip sleeve sheets is also required. The sleeves are to be annotated, prior to inserting negatives, using a soft pencil, with the town and property name and/or street address. Negatives are extremely fragile and should be kept in their sleeves. If negatives must be handled, it is imperative to limit contact to their edges and use lint-free archival gloves (the body acids from a fingerprint can destroy the archival stability of photographic negatives).

### *Index of Photographs*

An index, or list, that identifies all the printed photographs must be included. The list should be dated and labeled by town, location, project number (if any), and the photographer's name. An identifying footer and/or header must be on each page of the list, but the margins are not regulated. As with the narrative documentation, the Index of Photographs should be printed on only one side of acid-free, 8 1/2" x 11" paper. Each photograph must be numbered in logical and sequential order and must include a short descriptive caption (see accompanying photographs). The direction of the view, or camera angle, must also be provided. In addition, simple orientation cues may be helpful (e.g., "Main Street in foreground").

### *Photographic Site Plan*

Coordinated with the Index to Photographs, the Photographic Site Plan literally depicts the position of the photographer when taking each specific view of the threatened historic resource. A simple plan, or footprint, of the historic property, whether a bridge, single family residence, commercial block, industrial complex, or streetscape, is the basis for the Photographic Site Plan. An existing drawing or plan may be used and annotated with appropriate photograph numbers and directional arrows. Directional arrows serve to depict

the photographer's perspective. The Photographic Site Plan should include a north arrow and identify at least two landmarks, such as adjoining streets, nearby structures, or prominent environmental features.

All annotations should be completed prior to reproduction on acid-free, 8 1/2" x 11" paper. In addition, the Photographic Site Plan must be dated and labeled by town, location, project number (if any), and the photographer's name. An identifying footer and/or header must be on the key map, but the margins are not regulated.

Figure 1 provides an acceptable example of a Photographic Site Plan.

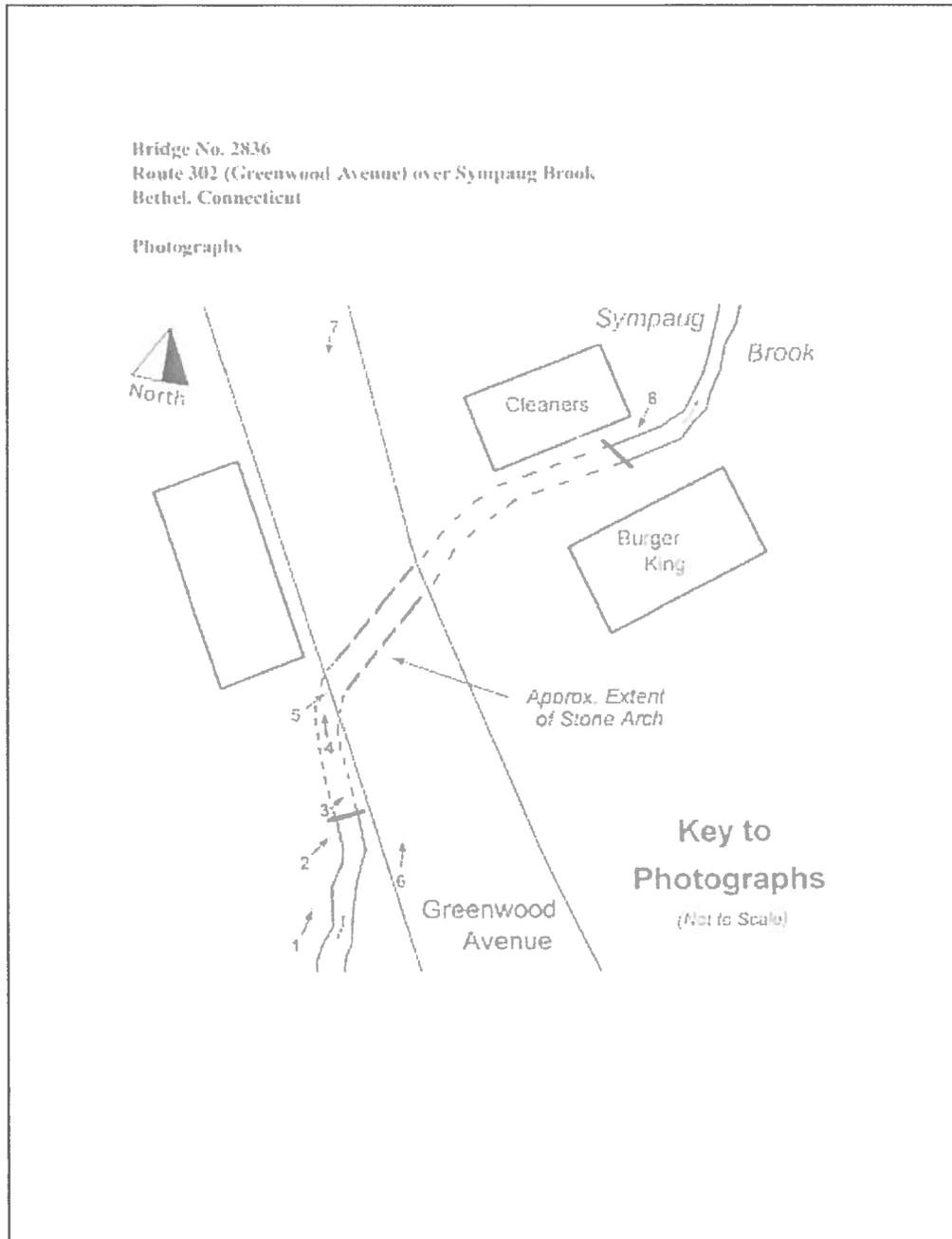


Figure 1: Example of Photographic Site Plan.

Sources for Archival Materials:

Conservation Resources International LLC

5532 Port Royal Road Springfield, VA 22151

800-634-6932, 703-321-0629 (fax)

[www.conservationresources.com](http://www.conservationresources.com)

**Gaylord Brothers, Inc.**

P.O. Box 4901 Syracuse NY 13221-4901

800-448-6160, 800-272-3412 (fax)

[www.gaylord.com](http://www.gaylord.com)

**Hollinger Corporation**

P.O. Box 8360 Fredericksburg, VA 22404

800-634-0491, 800-947-8814 (fax)

[www.hollingercorp.com](http://www.hollingercorp.com)

**Light Impressions Corporation**

P.O. Box 787 Brea, CA 92822-0787

800-828-6216, 800-828-5539 (fax)

[www.lightimpressionsdirect.com](http://www.lightimpressionsdirect.com)

**Printfile, Inc.**

P.O. Box 607638 Orlando, FL 32860-7638

800-508-8539, 800-546-4145 (fax)

[www.printfile.com](http://www.printfile.com)

**Pohlig Bros., Inc.**

8001 Greenpine Road Richmond, VA 23237

804-275-9000, 804-275-9900 (fax)

[www.pohlig.com](http://www.pohlig.com)

TALAS

20 West 20th Street - 5th Floor New York, NY 10011

212-219-0770, 212-219-0735 (fax)

[www.talasonline.com](http://www.talasonline.com)

**University Products**

517 Main Street Holyoke, MA 01040

800-628-1912, 800-532-9281

[www.universityproducts.com](http://www.universityproducts.com)

**From:** Rocco Petitto [<mailto:rocco@qa-architects.com>]

**Sent:** Thursday, October 09, 2014 9:14 AM

**To:** Mazzotta, Suzanne

**Cc:** Andrew Tarpill

**Subject:** ` 13 James Street Milford SHPO

Ms. Mazzotta,

Attached is a PDF containing the neighborhood references for the SHPO Review.



**Rocco Petitto**

**Quisenberry Arcani**  
ARCHITECTS, LLC

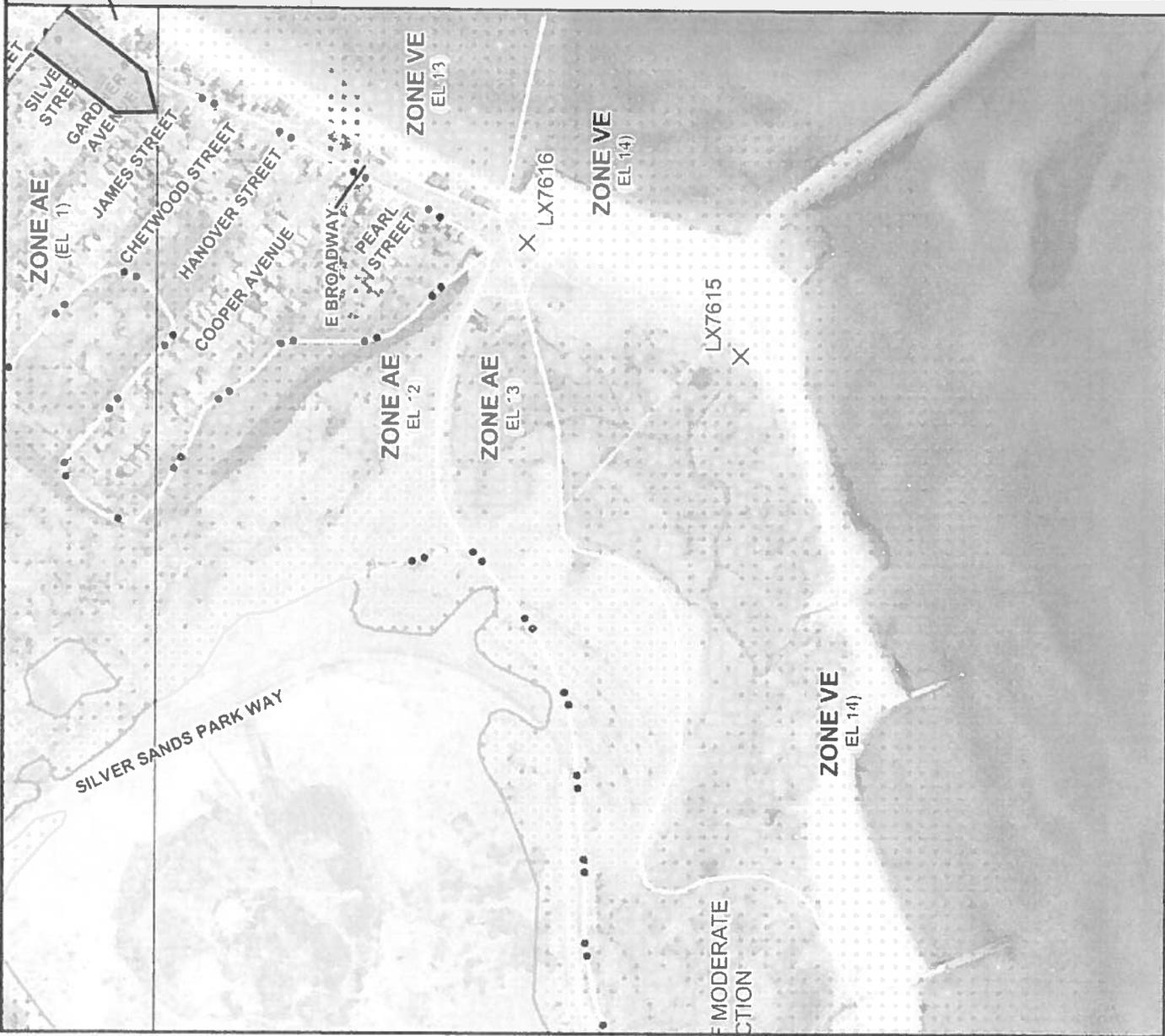
316 Main Street, Farmington, CT 06032

phone: 860.677.4594 ext 27

[www.qa-architects.com](http://www.qa-architects.com)



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0529J

**FIRM**  
FLOOD INSURANCE RATE MAP  
NEW HAVEN COUNTY,  
CONNECTICUT  
(ALL JURISDICTIONS)

PANEL 529 OF 635  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY: NEW HAVEN COUNTY  
FIRM NUMBER: 09009C0529J  
PANEL SUBJECT: FLOOD INSURANCE RATE MAP

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER  
09009C0529J  
MAP REVISED  
JULY 8 2013



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



13 James Street  
Milford CT

Oct 5, 2014

### Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



U.S. Fish and Wildlife Service

## National Wetlands Inventory



# COASTAL BOUNDARY MILFORD, CONNECTICUT

## LEGEND

Coastal Boundary

## EXPLANATION

The coastal boundary map depicts the extent of publicly owned lands within the coastal zone of Milford, Connecticut. The coastal boundary is defined by the Connecticut Coastal Resources Act of 1972 (CRA) and the Connecticut Coastal Resources Act of 1982 (CRA II). The CRA defines the coastal zone as the area within one mile of the mean high water mark of the ocean, and the CRA II defines the coastal zone as the area within one mile of the mean high water mark of the ocean, plus the area within one mile of the mean high water mark of any other body of water. The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone. The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone. The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone.

## DATA SOURCES

**COASTAL BOUNDARY DATA** - The original coastal boundary data was derived from the Connecticut Coastal Resources Act of 1972 (CRA) and the Connecticut Coastal Resources Act of 1982 (CRA II). The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone. The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone. The CRA and CRA II also define the coastal boundary as the line that separates the coastal zone from the non-coastal zone.



STATE OF CONNECTICUT  
DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT  
MILFORD, CT 06455-1117

Map prepared by the  
Office of the State Geologist  
January 2011





## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 COMMERCIAL STREET, SUITE 300  
CONCORD, NH 3301  
PHONE: (603)223-2541 FAX: (603)223-0104  
URL: [www.fws.gov/newengland](http://www.fws.gov/newengland)

Consultation Tracking Number: 05E1NE00-2014-SLI-0320  
Project Name: Residence at 13 James Street, Milford, CT

May 29, 2014

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project.

### To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having

similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior  
Fish and Wildlife Service

Project name: Residence at 13 James Street, Milford, CT

## Official Species List

**Provided by:**

New England Ecological Services Field Office  
70 COMMERCIAL STREET, SUITE 300  
CONCORD, NH 3301  
(603) 223-2541  
<http://www.fws.gov/newengland>

**Consultation Tracking Number:** 05E1NE00-2014-SLI-0320

**Project Type:** Federal Grant / Loan Related

**Project Description:** Raise residence at 13 James Street, Milford, CT to proper flood elevation.



United States Department of Interior  
Fish and Wildlife Service

Project name: Residence at 13 James Street, Milford, CT

**Project Location Map:**



**Project Coordinates:** MULTIPOLYGON (((-73.0639509 41.2034516, -73.0641011 41.203557, -73.0639289 41.2037103, -73.063768 41.2036292, -73.0639509 41.2034516)))

**Project Counties:** New Haven, CT



United States Department of Interior  
Fish and Wildlife Service

Project name: Residence at 13 James Street, Milford, CT

## Endangered Species Act Species List

There are a total of 0 threatened, endangered, or candidate species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed on the **Has Critical Habitat** lines may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

There are no listed species identified for the vicinity of your project.



United States Department of Interior  
Fish and Wildlife Service

Project name: Residence at 13 James Street, Milford, CT

## **Critical habitats that lie within your project area**

There are no critical habitats within your project area.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0529J

# FIRM

FLOOD INSURANCE RATE MAP  
NEW HAVEN COUNTY,  
CONNECTICUT  
(ALL JURISDICTIONS)

PANEL 529 OF 635  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CUSTOMER: [unreadable]  
COMMUNITY: [unreadable]  
DATE OF ISSUE: [unreadable]

DATE OF REVISION: [unreadable]

Notice to User: This Map Number shows the flood hazard areas that are used for rating property for insurance purposes. It does not show the actual depth of flooding that would occur at a particular location. It is not intended to be used as a basis for engineering design or construction. For more information about the subject community, contact the Federal Emergency Management Agency.



MAP NUMBER  
09009C0529J  
MAP REVISED  
JULY 8, 2013

Federal Emergency Management Agency

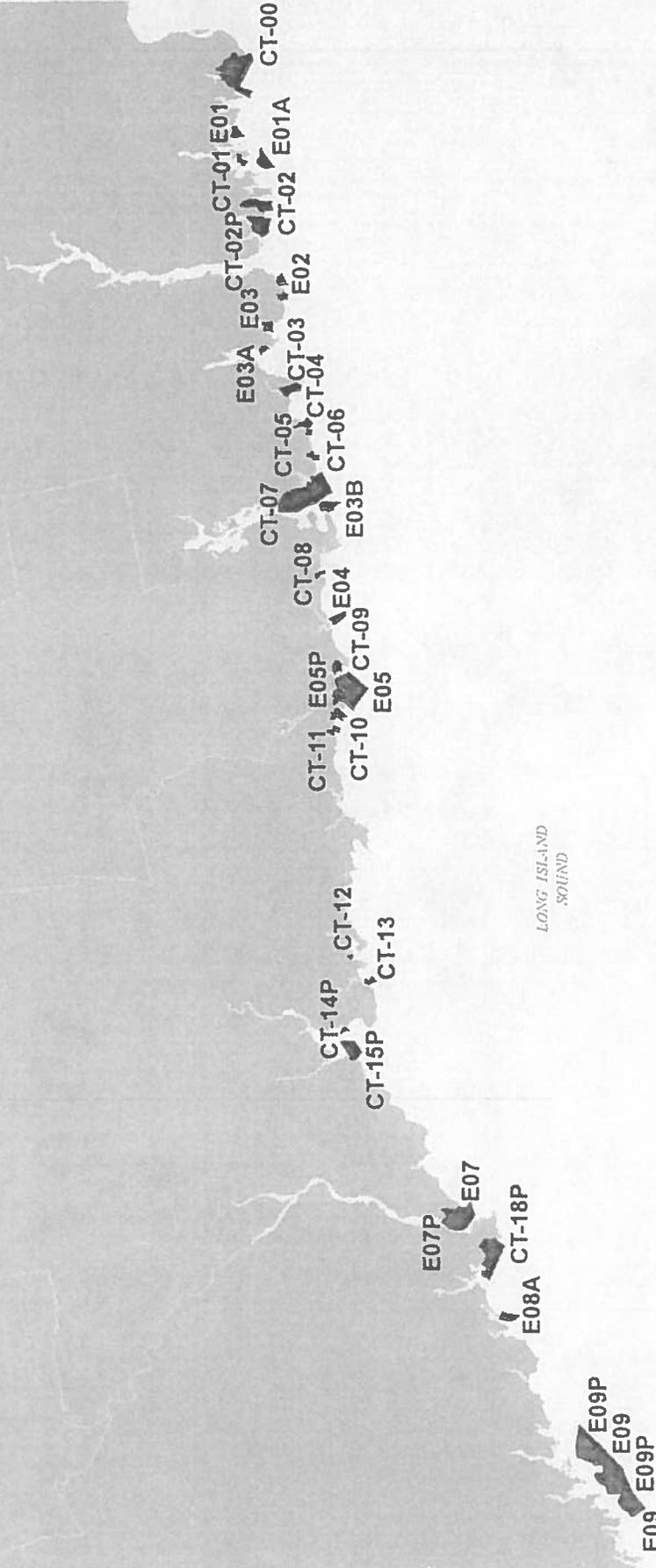
This is an official copy of a portion of the above referenced flood map. It was produced using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program, please visit the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



MODERATE  
ACTION



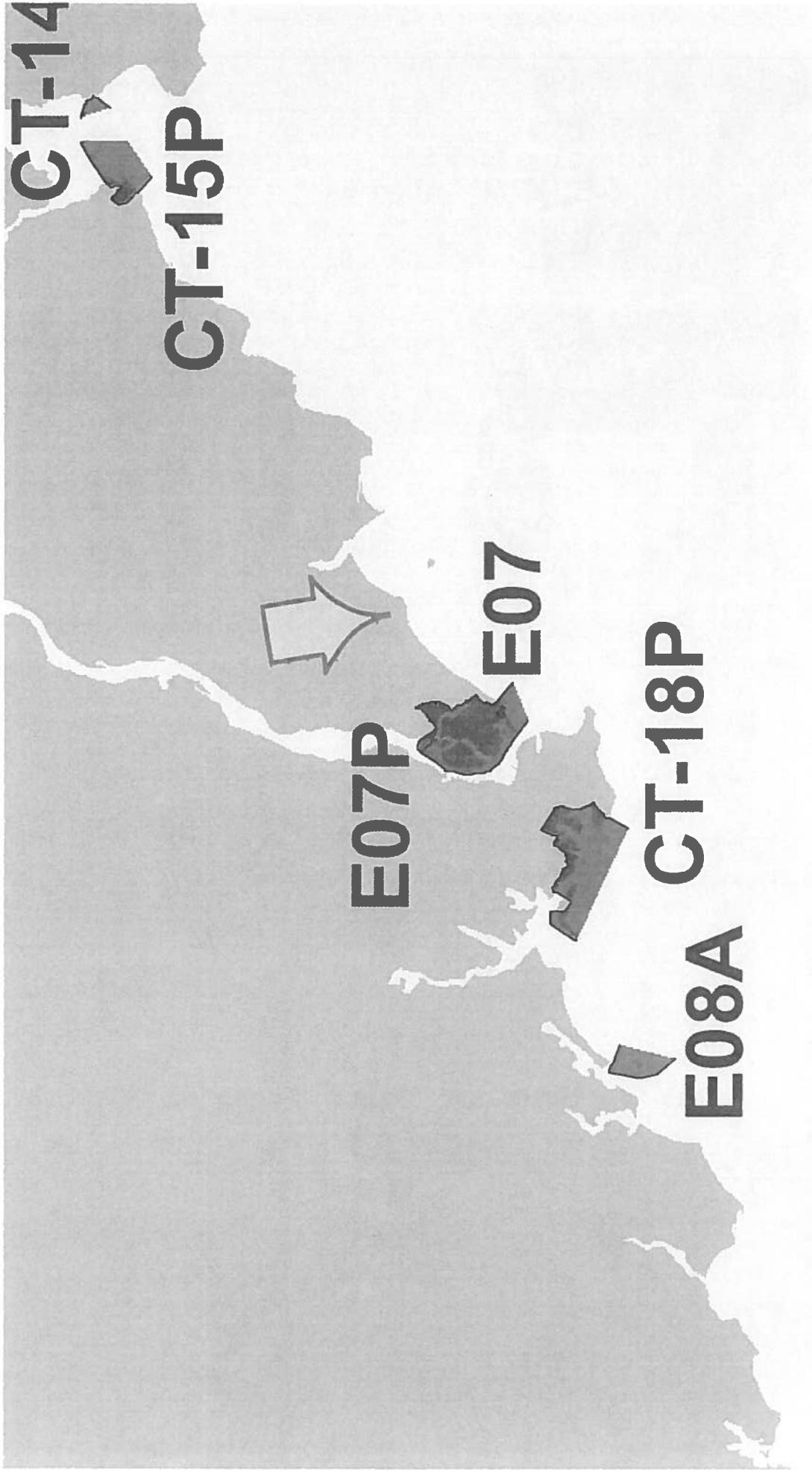
# JOHN H. CHAFEE COASTAL BARRIER RESOURCES SYSTEM CONNECTICUT



LONG ISLAND  
SOUND

Number of CBRS Units:	32
Number of System Units:	25
Number of Otherwise Protected Areas:	7
Total Acres:	9,245
Upland Acres:	1,130
Associated Aquatic Habitat Acres:	8,115
Shoreline Miles:	22

Boundaries of the John H. Chafee Coastal Barrier Resources System (CBRS) shown on this map were transferred from the official CBRS maps for this area and are depicted on this map (in red) for informational purposes only. The official CBRS maps are enacted by Congress via the Coastal Barrier Resources Act, as amended, and are maintained by the U.S. Fish and Wildlife Service. The official CBRS maps are available for download at [http://www.fws.gov/habitatconservation/coastal\\_barrier.html](http://www.fws.gov/habitatconservation/coastal_barrier.html)



**Limited Hazardous Materials Building  
Inspection Report**

Storm Sandy Residential Rehabilitation Project  
13 James Street  
Milford, Connecticut

**Quisenberry Arcari Architects, LLC**  
Farmington, Connecticut

June 2014



Fuss & O'Neill EnviroScience, LLC  
56 Quarry Road  
Trumbull, CT 06611





FUSS & O'NEILL  
EnviroScience, LLC

June 19, 2014

Mr. Thomas Arcari  
Principal  
Quisenberry Arcari Architects LLC  
318 Main Street  
Farmington, CT 06032

**RE: Limited Hazardous Materials Building Inspection  
Storm Sandy Residential Rehabilitation Project  
13 James Street, Milford, Connecticut**  
Fuss & O'Neill EnviroScience Project No. 20140277.C1E  
Quisenberry Arcari Project No. 1346-30

Dear Mr. Arcari:

Enclosed is the report for the limited hazardous materials building inspection performed at 13 James Street in Milford, Connecticut.

The initial inspection was performed on May 21, 2014, by Fuss & O'Neill EnviroScience, LLC state-licensed inspectors and included an asbestos inspection, testing for lead-based paint, airborne radon assessment, mold assessment, and assessments for PCB-containing light ballasts and mercury hazards.

The information summarized in this document is for the abovementioned materials only. It does not include information on other hazardous materials that may exist in the property (such as underground storage tanks, PCB-containing building materials, etc.).

If you have any questions regarding the contents of this report, please do not hesitate to contact us at (203) 374-3748. Thank you for this opportunity to have served your environmental needs.

Sincerely,

Kevin McCarthy  
Project Manager

Robert L. May, Jr.  
President  
NEHA NRPP # 105366 RT

56 Quarry Road  
Trumbull, CT  
06611  
t 203.374.3748  
800.286.2469  
f.203.374.4391  
www.fando.com

Connecticut  
Massachusetts  
Rhode Island  
South Carolina

Enclosure



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## Limited Hazardous Materials Building Inspection Report Quisenberry Arcari Architects LLC 13 James Street, Milford, Connecticut

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### Limited Hazardous Materials Building Inspection Report Quisenberry Arcari Architects LLC 13 James Street, Milford, Connecticut

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APPENDIX B	ASBESTOS SAMPLE RESULTS AND CHAIN OF CUSTODY FORMS
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APPENDIX F	MOLD BULK SAMPLE RESULTS AND CHAIN OF CUSTODY FORM
APPENDIX G	AIRBORNE RADON GAS ASSESSMENT RESULTS AND CHAIN OF CUSTODY FORM

# 1 Introduction

On May 21, 2014, Fuss & O'Neill EnviroScience, LLC (EnviroScience) Environmental Technicians, Mr. Robert Hobbins and Mr. James Blum, performed a limited hazardous materials building inspection of the residential structure located at 13 James Street in Milford, Connecticut (the "Site"). Mr. Hobbins and Mr. Blum are State of Connecticut-licensed Asbestos Consultants - Inspectors and Certified Lead Paint Inspectors. The residential structure was occupied at the time and date of the inspection. Refer to *Appendix A* for EnviroScience state-licenses, certifications, and accreditations.

This inspection was performed in response to the planned renovations to damaged or impacted areas of the building caused by Superstorm Sandy, as identified in the *Draft Residence Rehabilitation Letter* dated May 2, 2014, provided by Quisenberry Arcari Architects. The limited inspection consisted of the following:

- A inspection for asbestos-containing materials (ACM) associated with the raising of the structure to proper flood elevation, first floor fit-out, window replacement, exterior repairs;
- Testing of painted surfaces for lead-based paint (LBP);
- An evaluation of fluorescent light fixtures for polychlorinated biphenyls (PCB)-containing light ballasts;
- An inventory of light tubes/lamps and devices for mercury;
- Airborne radon gas assessment; and
- A mold assessment.

# 2 Asbestos Inspection

A property owner must ensure that performance of a thorough inspection for ACM, prior to possible disturbance of suspect ACM during renovation or demolition, is conducted. This is a requirement of the United States (US) Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation located at Title 40 CFR Part 61, Subpart M.

This includes Friable, Non-Friable Category I, and Non-Friable Category II ACM.

- A Friable Material is defined as material that contains greater than one percent (>1%) asbestos, that when dry **can** be crumbled, pulverized, or reduced to powder by hand pressure.
- A Category I Non-Friable Material refers to material that contains greater than one percent (>1%) asbestos (e.g. packings, gaskets, resilient floor coverings, asphalt roofing products, etc.) that when dry **cannot** be crumbled, pulverized, or reduced to powder by hand pressure.
- A Category II Non-Friable Material refers to any non-friable material (excluding Category I materials) that contains greater than one percent (>1%) asbestos that when dry **cannot** be crumbled, pulverized, or reduced to powder by hand pressure.

During this inspection, suspect ACM were separated into three EPA categories. These categories are: thermal system insulation (TSI), surfacing ACM, and miscellaneous ACM. TSI includes all materials used to prevent heat loss or gain or water condensation on mechanical systems. Examples of TSI are pipe insulation, boiler insulation, duct insulation, and mudded pipe fitting insulations. Surfacing ACM includes all ACM that is applied by spray or trowel, or otherwise applied to an existing surface. Surfacing ACM is

commonly used for fireproofing, decorative, and acoustical applications. Miscellaneous materials include all ACM not listed in thermal or surfacing, such as linoleum, vinyl asbestos flooring, and ceiling tiles.

Samples are recommended to be collected in a manner sufficient to determine asbestos content and include homogenous building materials. The EPA NESHAP regulation does not specifically identify a minimum number of samples to be collected and analyzed, but recommends the use of sampling protocols included in EPA Title 40 CFR Part 763, Subpart E - Asbestos Containing Materials in Schools regulation.

---

## 2.1 Methodology

Samples of suspect ACM were collected in accordance with EPA recommendations and Asbestos Hazard Emergency Response Act (AHERA) protocols. The protocols included the following:

1. Surfacing Materials (SURF) (e.g., plaster, spray-applied fireproofing, etc.) were collected in a randomly distributed manner representing each homogenous area based on the overall quantity represented by the sampling as follows:
  - a. Three samples collected from each homogenous area that is less than or equal to ( $\leq$ ) 1,000 square feet.
  - b. Five samples collected from each homogenous area that is greater than ( $>$ ) 1,000 square feet, but less than or equal to 5,000 square feet.
  - c. Seven samples collected from each homogenous area that is greater than ( $>$ ) 5,000 square feet.
2. Thermal System Insulation (TSI) (e.g., pipe insulation, tank insulation, etc.) was collected in a randomly distributed manner representing each homogenous area. Three bulk samples were collected as representative of each homogeneous material type, and sent to laboratory for asbestos analysis. Also, a minimum of one sample of any patching material (less than 6 linear of square feet) applied to TSI was collected.
3. Miscellaneous Materials (MISC) (e.g., floor tile, gaskets, construction mastics, etc.) had a minimum of two samples collected as representative of each homogenous material type. Sampling was conducted in a manner sufficient to determine asbestos content of the homogenous material as determined by the Asbestos Inspector. If materials identified were of (significant) minimal quantity, only a single sample was collected.

The Asbestos Consultant – Inspector collected samples and prepared proper chain-of-custody forms for transmission of samples to an accredited asbestos analytical laboratory for analysis by Polarized Light Microscopy (PLM). The sampling locations, material type, and sample identification are identified by bulk sample analysis in Table 1 of the “Results” section. Any materials on the site not listed in the following tables should be considered suspect ACM until sample results indicate otherwise. Refer to *Appendix B* for PLM analytical results for asbestos bulk samples and chain of custody forms.

## 2.2 Results

Utilizing the EPA protocol and criteria, the following materials were determined to be **non-ACM**:

**Table 1  
Non-Asbestos Containing Materials**

Location	Material Type	Sample No.
Attic	Paper Backing on Fiberglass Batting Insulation	0521BH0A-B
Main Floor	Sheetrock & Taping Compound	0521BH02A-B, 03A-B, 04
Bathroom	Shower Caulking Compound	0521BH05A-B
Kitchen	Gray Self-Stick Sheet Flooring beneath Ceramic Flooring	0521BH06A-B
Front Room	Stone Floor Tile & Associated Mudset and Grout	0521BH07A-B, 08A-B, 09A-B
Bathroom	Ceramic Tile & Associated Mudset and Grout	0521BH10A-B, 11A-B, 12A-B
Kitchen		0521BH13A-B, 14A-B, 15A-B
Rear Entryway		0521BH16A-B, 17A-B, 18A-B
Attic	Chimney Flue Cement	0521BH19A-B
Attic & Main Floor	Chimney Brick & Grout	0521BH20A-B, 21A-B
Crawlspace	Concrete Block & Grout	0521BH22A-B, 23A-B
Exterior Window Systems	Exterior Window Caulking Compound	0521BH24A-B
Building Exterior	Concrete Patch on Exterior Concrete Block	0521BH25A-B
	Concrete around Crawlspace Windows	0521BH26A-B
	Exterior Concrete Block & Grout	0521BH27A-B, 28A-B

## 2.3 Discussion

The EPA defines any material that contains greater than one percent (>1%) asbestos, utilizing PLM as ACM. Materials that are identified as “none detected” are specified as not containing asbestos.

## 2.4 Conclusions

The analytical results of the samples of suspect ACM collected and analyzed indicate none of the suspect materials contain asbestos.

Note that since this asbestos inspection was limited, we recommend conducting a supplemental inspection of hidden and inaccessible areas (behind walls/beneath fixed floors, exterior foundation, etc.) prior to demolition/renovation activities. Any suspect material encountered during renovation activities that is not identified in this report as being non-ACM, should be assumed to be ACM unless sample collection and analysis indicate otherwise.

## 3 Lead-Based Paint Testing

On May 21, 2014, EnviroScience conducted comprehensive testing for LBP within the Site structure. The testing was performed by Environmental Technicians Mr. Hobbins and Mr. Blum. The purpose of the testing was for compliance with EPA's Renovation, Repair, and Painting Rule (RRP) located at Title 40 CFR, Parts 745.80 through 92, and the US Department of Housing and Urban Development (HUD) Lead-Safe Housing Rule (Title 24 CFR, Part 35, Subparts B-R).

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### 3.1 Methodology

A direct reading X-ray fluorescence (XRF) analyzer was used to perform the testing. The testing was conducted in accordance with the protocol outlined in the attached document: "Testing Procedures and Equipment" (*Appendix C*).

For the purpose of this testing, various interior and exterior building components representing the initial painting history of the building, and any building-wide repainting by the owners/managers of these building components were tested. Individual repainting efforts are not discoverable in such a limited testing program. The purpose of this testing was to identify patterns and trends in the painting history of the buildings to determine if representative sample collection and analysis using the EPA Toxicity Characteristic Leaching Procedure (TCLP) is required for the anticipated demolition debris prior to off-site disposal.

The structure is constructed of a wood siding exterior with metal/wood window and door systems. The interior walls and ceiling are constructed of sheetrock and plaster, with both wood and concrete floors. The building was occupied at the time and date of the testing. No children under the age of six were present within the residence at time and date of the inspection.

---

### 3.2 XRF Testing Results

The testing indicated consistent painting trends throughout the building interior and exterior. No painted building components were determined to contain toxic levels of lead (greater than 1.0 milligrams of lead per square centimeter [ $\text{mg}/\text{cm}^2$ ] of paint), with the exception of the ceramic floor tile located in the kitchen ( $1.1 \text{ mg}/\text{cm}^2$ ).

Refer to *Appendix D* for the lead testing field data sheets and diagrams.

---

### 3.3 TCLP Analysis

The kitchen ceramic floor tile slated for demolition contains toxic levels of lead. EnviroScience collected a representative sample of the anticipated demolition debris for TCLP analysis to determine waste management options. EPA has determined that if the result of the analysis is more than 5.0 milligrams per liter (mg/L), the waste is characterized as hazardous and must be disposed as such.

The TCLP sample of the kitchen ceramic floor tile had a result of 0.10 mg/L, which is below the EPA Resource Conservation and Recovery Act (RCRA) disposal standard of 5.0 mg/L. Refer to *Appendix E* for analytical results for the TCLP sample collected.

---

### 3.4 Conclusions

None of the building components were determined to be coated with toxic levels of lead in paint; however, toxic levels of lead were identified within the matrix of the kitchen ceramic tile which is included in proposed demolition during renovation activities. Because the ceramic tile is not considered a painted surface, a lead hazard does not exist, and a lead risk assessment was not conducted.

This inspection was performed as a comprehensive inspection of all representative surfaces within the residence that are scheduled to be disturbed and can be utilized to determine applicability requirements for the RRP rule on surfaces tested.

Those surfaces which contain lead paint are subject to RRP work practice and training requirements if more than de-minimus amounts are disturbed in renovation or for projects involving window replacement. If a specific component or surface is not identified as having been tested it should be presumed to contain lead paint unless tested. Contractor's should be aware that the threshold limit of 1.0 mg/cm<sup>2</sup> for purposes of RRP requirements is not recognized by the Occupational Safety and Health Administration (OSHA) and worker exposures are still subject to the Lead in Construction regulation (Title 29 CFR, Part 1926.62).

To determine waste management requirements, a TCLP sample was collected of ceramic floor. The TCLP sample of the kitchen ceramic floor tile had a result of 0.10 mg/L, which is below the EPA RCRA disposal standard of 5.0 mg/L. Therefore, the waste may be disposed of as general construction and demolition debris.

## 4 Assessment of PCB-Containing Fluorescent Ballasts

Fluorescent light ballasts manufactured prior to 1979 may contain capacitors that contain PCBs. Ballasts installed as late as 1985 may contain PCB capacitors. Fluorescent light ballasts that are not labeled as "No-PCBs" must be assumed to contain PCBs unless proven otherwise by quantitative analytical testing. Capacitors in fluorescent light ballasts labeled as non-PCB-containing may contain diethylhexyl phthalate (DEHP). DEHP was the primary substitute to replace PCBs for small capacitors in fluorescent lighting ballasts in use until 1991. DEHP is a toxic substance, a suspected carcinogen and is listed under the EPA

Resource Conservation and Recovery Act (RCRA) and the Superfund law as a hazardous waste. Therefore, Superfund liability exists for land filling both PCB and DEHP-containing light ballasts. These listed materials are considered hazardous waste under RCRA, and require special handling and disposal requirements.

On May 21, 2014, EnviroScience representative Mr. Hobbins performed a visual inspection of representative fluorescent light fixtures to identify possible PCB-containing ballasts. The inspection involved visually inspecting labels on representative light ballasts to identify dates of manufacture and labels indicating "No PCB's". Ballasts manufactured after 1991 were not listed as a PCB or DEHP-containing ballast, and not quantified for disposal. Ballasts without a label indicating "No PCB's" are presumed to be PCB waste, and must be segregated for proper removal, packaging, transport and disposal as PCB waste. Ballasts with date labels indicating manufacture prior to 1991 that indicate "No PCB's" are presumed to contain DEHP and must be segregated for proper removal, packaging, transport, and disposal as non-PCB hazardous waste. The disposal requirements are slightly varied, and costs are slightly less for DEHP than for PCB-containing light ballasts.

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## 4.1 Results

The light ballasts observed in the building were labeled with either the manufacturer's information, or a "No PCBs" label. The light ballasts labeled with the manufacturer's information are assumed to contain PCBs; the light ballasts labeled "No PCBs" are assumed to contain DEHP.

---

## 4.2 Conclusions

If the renovation activities will disturb the materials, the ballasts labeled "No PCBs" should properly be recycled as PCB and the remaining ballast labeled "No PCBs" ballasts should be properly recycled as assumed DEHP.

# 5 Assessment of Mercury-Containing Devices

Fluorescent lamps/tubes are presumed to contain mercury vapor, which is a hazardous substance to both human health and the environment. Thermostatic controls and electrical switch gear may contain a vial or bulb of mercury associated with the control. Mercury-containing equipment is regulated for proper disposal by the EPA RCRA hazardous waste regulations. Mercury lamps according to the EPA are considered a universal waste requiring all fluorescent lamps/tubes to be recycled or disposed as hazardous waste.

On May 21, 2014, EnviroScience's representative Mr. Hobbins performed a visual in-place inventory of mercury amps/tubes, thermostats, and mercury switches.

---

## 5.1 Conclusions

No fluorescent light bulbs/tubes, thermostats, switches, or gauges were observed within accessible and visible areas of the Site structure.

## 6 Mold Visual Assessment

On May 21, 2014, EnviroScience representative Mr. Hobbins performed a visual assessment for the presence of suspect mold and water intrusion.

---

### 6.1 Methodology

Bulk samples of visible suspect mold growth were collected for analysis via direct microscopic analysis. Direct analysis identifies all types of mold spores, but does not differentiate between viable and non-viable mold spores. Non-viable mold spores can be of interest with respect to health, as well as viable spores. The analysis was performed at EMSL Analytical, Inc. of Cinnaminson, New Jersey.

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### 6.2 Observations

Suspect mold growth was identified on the closet sheetrock ceiling of the main floor front room. Mold was confirmed by the identification of *Stachybotrys* in a bulk sample collected of the suspect mold growth.

Refer to *Appendix F* for analytical mold bulk sample results.

---

### 6.3 Recommendations

Potential exposure to mold during renovation activities should be considered, and appropriate work protection, possible use of engineering controls, and surface treatment of mold on building materials to remain is recommended.

Where feasible, we recommend building materials that are to remain in areas of visible suspect mold growth be cleaned and treated with a mold inhibitor. Remediation of visible suspect mold growth and removal of water damaged building materials should be performed within a negative pressure enclosure/environment, using properly-trained and protected workers. Removal should comply with guidance according to EPA and the Institute of Inspection, Cleaning and Restoration Certification (IICRC).

## 7 Airborne Gas Radon Information, Sampling and Procedure

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### 7.1 Radon Gas Facts and Health Effects

Radon gas is a naturally-occurring radioactive gas produced by the natural breakdown (decay) of uranium, which is naturally-occurring in soil and rock throughout the US. Radon gas travels through soil and enters buildings through cracks and other penetrations in building foundations. Eventually the gas itself decays into radioactive particles (decay products) that can become trapped in the lungs during human respiration.

As these particles in turn decay they release small bursts of radiation, which can damage lung tissue and lead to lung cancer over the course of a person's lifespan.

EPA studies have found that radon concentrations in outdoor air average approximately 0.4 picoCuries per liter of air (pCi/L). However, radon and its decay products can accumulate to a much higher concentration inside a building. The EPA has adopted a recommended action level of 4.0 pCi/L; equal to or above which the EPA recommends that building owners take action to reduce the level of airborne radon gas within the building.

Radon is a colorless, odorless and tasteless gas, and thus, the only way to know whether or not an elevated level of radon is present in a building is to test the air for radon gas. The lowest living level of a dwelling should be measured, as even adjacent rooms can have significantly different levels of radon.

Again, radon gas is a known human carcinogen. Prolonged exposure to elevated radon concentrations causes an increased risk of lung cancer. Like other environmental pollutants, there is some uncertainty about the magnitude of radon health risks. However, scientists are more certain about radon risks than risks from most other cancer-causing environmental pollutants as estimates of radon risk are based on studies of cancer in humans (underground miners). Additional studies on more typical, non-occupationally exposed, populations are underway.

EPA estimates that radon may cause about 14,000 lung cancer deaths in the US each year, with a range of 7,000 to 30,000. The US Surgeon General has warned that radon gas is the second-leading cause of lung cancer deaths after smoking, and is the leading cause among non-smokers.

---

## 7.2 Airborne Radon Sampling

From May 21, 2014 to May 23, 2014, EnviroScience representatives Mr. Hobbins and Mr. Blum set up passive radon detection canisters in limited areas within the Site structure. The canisters were retrieved at least 48-hours, but not later than 96-hours later. The canisters were supplied by Radon Testing Corporation of America (RTCA).

It is recommended that such canisters be placed at least 20-inches from the floor and 12-inches away from exterior walls. Also, it is recommended that the canisters not be placed near drafts resulting from Heating, Ventilating and Air Conditioning (HVAC) intakes and returns, doors, and at least 36-inches from windows. Also, canisters should not be exposed to direct sunlight, be covered up, or otherwise disturbed during the testing period. A closed building condition is also utilized for 12-hours prior to testing being conducted.

Sample analysis was performed by RTCA and the results are included in *Appendix G*.

## 7.3 Airborne Radon Quality Assurance Procedure

EPA strongly recommends that quality assurance measurements are included in radon measurement studies. Quality assurance measurements include side-by-side canisters (duplicates), and unexposed control canisters (blanks).

**Duplicates** are pairs of canisters deployed in the same location, side by side, for the same measurement period. Duplicates are placed in at least ten percent of all sampling locations. These duplicate canisters are stored, deployed, removed, and shipped to the laboratory for analysis in the same manner as the other canisters. If either or both of the analyses in a duplicate pairing is above the EPA recommended action level of 4.0 pCi/L the relative percent difference (RPD) between the two tests must be determined. If the allowable difference is exceeded, the test is determined to be invalid and a new duplicate test must be run. If both canister results are below the EPA standard then the RPD is not calculated since, despite any disparity, both results are below the EPA standard.

**Blanks** are utilized to determine whether the manufacturing, shipping, storage, and processing of the canisters has affected the accuracy of airborne radon gas sampling procedures. Blanks are unopened, unexposed canisters that are deployed with and shipped with the exposed canisters, so the processing laboratory treats them without bias. The number of blanks is at least five percent of the total number of canisters deployed, up to a maximum of 25 canisters.

## 7.4 Airborne Radon Analytical Results

Four canisters, including one duplicate and one blank, were placed in target locations within the structure during sampling that was performed May 21, 2014 to May 23, 2014. The concentrations of radon in the samples during the assessment ranged from 0.1 pCi/L to 0.5 pCi/L. The EPA recommended action level for radon is 4.0 pCi/L.

In *Table 3* below, the locations and analytical results of quality control duplicate tests are listed for May 21, 2014 to May 23, 2014:

**Table 3**  
**Duplicate Samples Results – May 21, 2014 – May 23, 2014**

Location	Canister Numbers	Radon Concentration (pCi/Liter)			Relative Percent Difference (RPD, %)
		Sample	Sample Duplicate	Sample Average	
Front Room	2313950 & 2313953	0.4	0.5	0.45	Percent Difference Not Needed (No Concentrations above 4.0 pCi/Liter)

**Note** Duplicate testing results were satisfactory.

In *Table 4* below, the locations and results of quality control blank tests are listed for May 21, 2014 to May 23, 2014.

**Table 4**  
**Blank Samples Results – May 21, 2014 – May 23, 2014**

Location	Canister Number	Radon Concentration (pCi/Liter)
Kitchen	2313981	0.1

**Note** Blank testing results were satisfactory

In *Table 5* below, the locations, canister numbers, and radon concentrations are listed for the airborne radon assessment conducted on May 21, 2014 to May 23, 2014.

**Table 5**  
**Radon Sampling Results – May 21, 2014 – May 23, 2014**

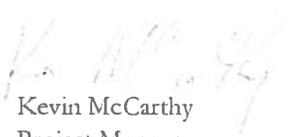
Location	Canister Numbers	Radon Concentration (pCi/Liter)
Kitchen	2313941	0.2
Front Room	2313950	0.4

## 7.5 Conclusions

During the course of the initial radon measurement assessment, four sampling canisters, including one duplicate and one blank, were placed in targeted locations within the Site building. The analytical results of each of the four samples analyzed indicated radon gas concentrations below the EPA recommended action level of 4.0 pCi/L.

Report prepared by Environmental Technician Robert Hobbins.

Reviewed by:



Kevin McCarthy  
Project Manager



Timothy M. Downey  
Senior Project Manager

## Appendix A

---

### Fuss & O'Neill EnviroScience State Licenses, Certifications and Accreditations



0001088 FP \*\*PRERT T6 0 0664 06040  
**JOHN R. HOBBS**  
**C/O FUSS & O'NEILL ENVROSCIENCE, LLC**  
**148 HARTFORD ROAD**  
**MANCHESTER CT 06040**

Dear Licensed/Certified Professional,  
 Attached you will find your validated license/certification for the coming year. Should you have any questions about your license/certification renewal, please do not hesitate to write or call.

Department of Public Health (800) 688-7600  
 P.O. Box 34888  
 M.S. 01008A <http://www.dph.state.ct.us>  
 Hartford, CT 06108-0088

Sincerely,  
  
 JANET MULLINS, DEPUTY STATE COMMISSIONER  
 DEPARTMENT OF PUBLIC HEALTH

**INSTRUCTIONS:**

1. Detach and sign each of the cards on this form.
2. Display the large card in a prominent place in your office or place of business.
3. The wallet card is for you to carry on your person. If you do not wish to carry the wallet card, place it in a secure place.

4. The employer's copy is for persons who must demonstrate current licensure/certification in order to retain employment or privileges. The employer's card is to be presented to the employer and kept by them as a part of your personnel file. Only one copy of this card can be supplied to you.

**STATE OF CONNECTICUT**  
 DEPARTMENT OF PUBLIC HEALTH  
 PURSUANT TO THE PROVISIONS OF THE GENERAL STATUTES OF CONNECTICUT  
 THIS INDIVIDUAL, **JOHN R. HOBBS**, IS LICENSED  
 BY THE DEPARTMENT AS A  
**ASBESTOS CONSULTANT-INSPECTOR**

**JOHN R. HOBBS**

LICENSE NO. 000700  
 CURRENT THROUGH 01/31/15  
 VALIDATION NO. 03-766142

  
 ASBESTOS CONSULTANT-INSPECTOR

  
 STATE COMMISSIONER

**EMPLOYER'S COPY**

**STATE OF CONNECTICUT**  
 DEPARTMENT OF PUBLIC HEALTH

NAME **JOHN R. HOBBS**  
 LICENSE NO. **000700** CURRENT THROUGH **01/31/15**  
 PROFESSION **ASBESTOS CONSULTANT-INSPECTOR**


**WALLET CARD**

**STATE OF CONNECTICUT**  
 DEPARTMENT OF PUBLIC HEALTH

NAME **JOHN R. HOBBS**  
 LICENSE NO. **000700** CURRENT THROUGH **01/31/15**  
 PROFESSION **ASBESTOS CONSULTANT-INSPECTOR**


**Ferris & O'Neill Kinetics Science, LLC**  
1465 Hartford Road, Manchester, CT 06108 - (860) 646-2469

This is to certify that

**John Robert Foubler**

XXXXXX-XXXX

has successfully completed the

4 Hr. Attention Inspector Refresher

Advance Accreditation under 7824-100-011

NYCIT-PA1743

*John R. Foubler*  
John R. Foubler, President, Ferris & O'Neill

*Robert L. May, Jr.*  
Robert L. May, Jr., Training Manager

~~September 4, 2013~~  
~~John R. Foubler~~

~~September 4, 2014~~  
~~Robert L. May, Jr.~~

~~September 4, 2013~~  
~~John R. Foubler~~

~~September 4, 2014~~  
~~Robert L. May, Jr.~~

John R. Hobbins  
 C/O FUSS & O'NEILL ENVIROSCIENCE, LLC  
 146 HARTFORD ROAD  
 MANCHESTER, CT 06040

Dear Licensed/Certified Professional,  
 Attached you will find your individual license application  
 for the coming year. Should you have any questions about  
 your license renewal process, please do not hesitate to  
 write or call:

Department of Public Health  
 P.O. Box 348888  
 N.E.#328888  
 Hartford, CT 06134-0888

(860) 509-7603

<http://www.dph.state.ct.us>

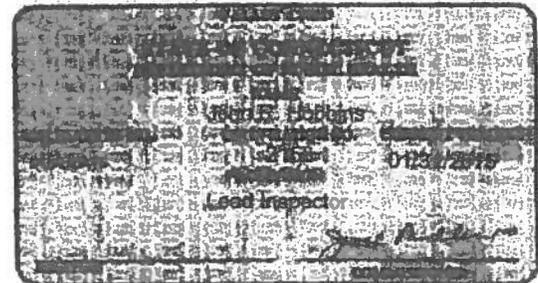
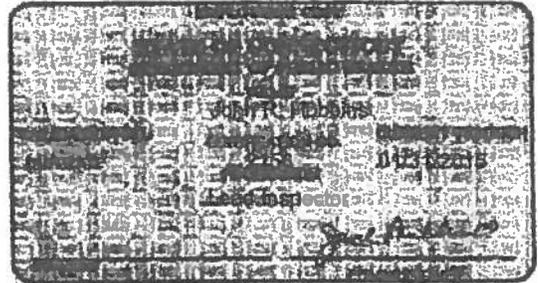
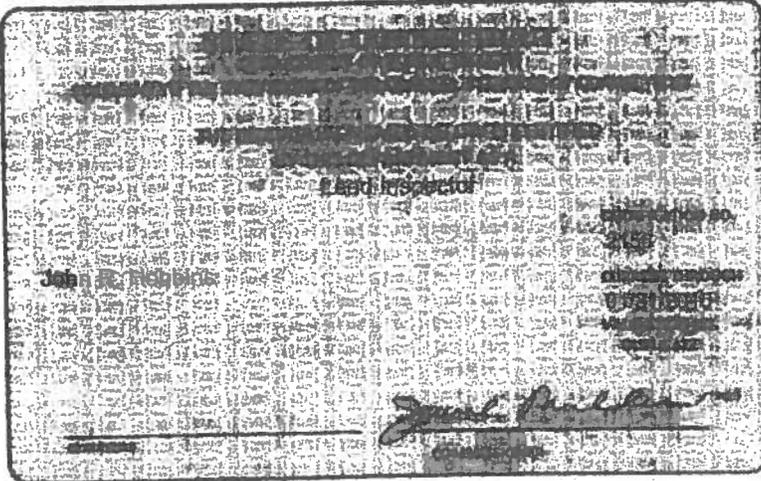


JEWEL K. MULVANEY, MPH, MPA, COMMISSIONER  
 DEPARTMENT OF PUBLIC HEALTH

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2. Staple the large card to a convenient place in your office or place of business.
3. The envelope is to be used to return your license. If you do not wish to carry the envelope, please fill in a separate place.

4. The envelope's zip code is the general zip code  
 for your business or practice. The envelope's  
 zip code is to be provided with the license and kept by  
 the state if you are requested to. Keep one copy  
 of this card for your records.



# CERTIFICATE OF ACHIEVEMENT

This certifies that

**John Robert Hobbins**  
97 Montowese Street, Branford, CT 06405  
000-00-0853

has successfully completed the

## INSPECTOR REFRESHER

Training Course  
conducted by  
Cartho ATC

73 William Franks Drive  
West Springfield, MA 01089  
(413) 781-0070

*Neal Freuden*  
Principal Instructor: Neal Freuden

January 30, 2014  
Date of Course

CTLR-205  
Certificate Number

January 30, 2014  
Exam Date

January 30, 2015  
Expiration Date

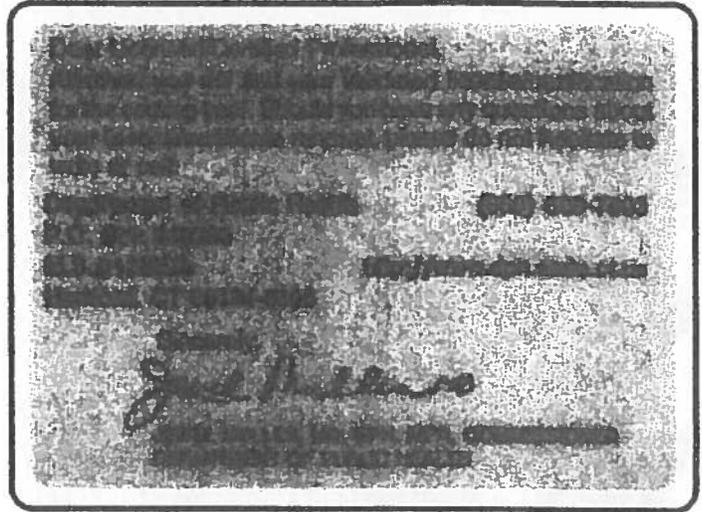
*Alexander J. March*  
Training Manager: Alexander March

Training received complies with the requirements of the  
Connecticut Department of Public Health pursuant to Section  
477 of the Connecticut General Statutes.

0001572 FP

\*\*PRRT TO G 1584 06040

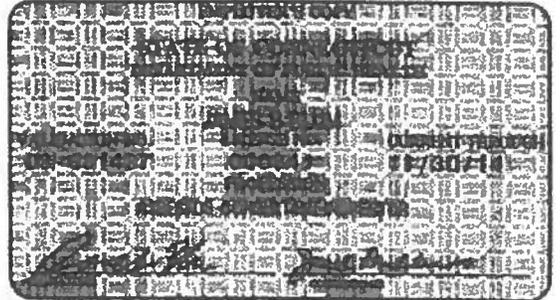
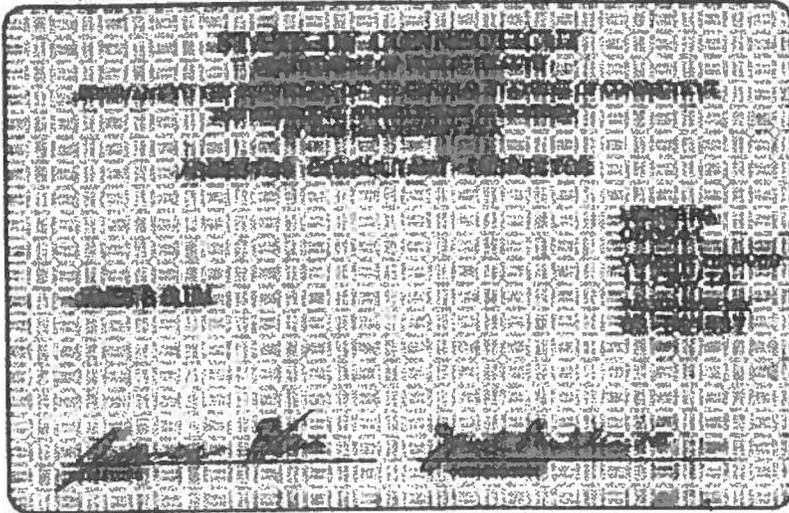
**JAMES B BLUM**  
**FUSS & O'NEILL ENVIROSCIENCE LLC**  
146 HARTFORD RD  
MANCHESTER CT 06040-5982



**INSTRUCTIONS:**

1. Detach and sign each of the cards on this form.
2. Display the large card in a prominent place in your office or place of business.
3. The wallet card is for you to carry on your person. If you do not wish to carry the wallet card, place it in a secure place.

4. The employer's copy is for persons who must demonstrate current licensure/certification in order to retain employment or privileges. The employer's card is to be presented to the employer and kept by them as a part of your personnel file. Only one copy of this card can be supplied to you.



# Frog & O'Neil Environmental, LLC

146 Hitchcock Road, Manchester, CT 06040 - (860) 646-2460

This is to certify that

**James Blain**  
XXXXXXXXXX1625

has successfully completed the  
4 Hr. Asbestos Inspector Refresher  
Asbestos Accreditation under 1910.1017(a) Title II  
40 CFR Part 703

*John Reynolds*  
John Reynolds, Principal Inspector

~~September 4, 2013~~  
Date of Course

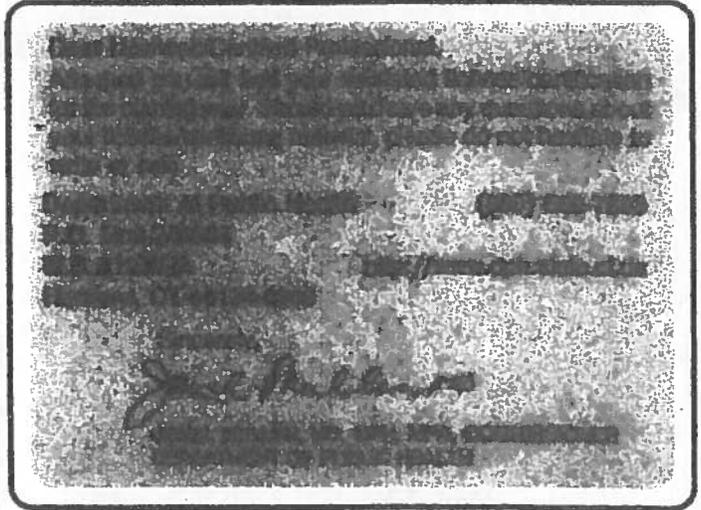
~~September 4, 2013: A~~  
Expiration Date of Work

*Robert L. May, Jr.*  
Robert L. May, Jr., Training Manager

~~ALR-09/13-2~~  
Certificate Number

~~September 4, 2014~~  
Expiration Date

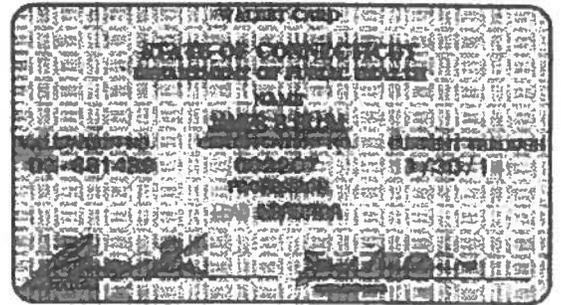
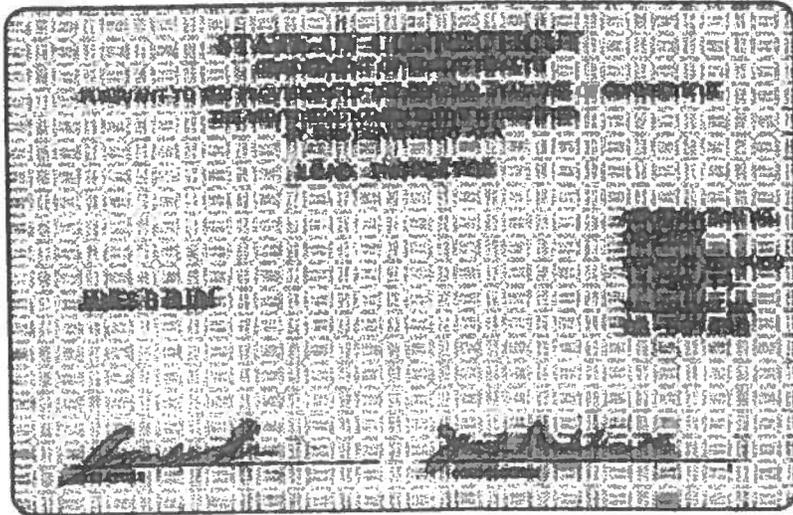
0001574 PP \*\*PRSR TO 0 1584 06040  
JAMES B BLUM  
FUSS & O'NEILL ENVIROSCIENCE LLC  
148 HARTFORD RD  
MANCHESTER CT 06040-5892



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4. The employer's copy is for persons who must demonstrate current licensure/certification in order to retain employment or privileges. The employer's card is to be presented to the employer and kept by them as a part of your personnel file. Only one copy of this card can be supplied to you.



# Fuss & O'Neill EnviroScience, LLC

146 Hartford Road, Manchester, CT 06040 -- (860) 646-2469

This is to certify that

**James Blum**

xxx-xx-1625

has successfully completed the

**8 Hour Lead Inspector Risk Assessor Refresher Course**  
(Approved per Sec. 20-477, CT General Statutes)

Under civil and criminal penalties of law for the making or submission of false or fraudulent statements or representations (U.S.C. 1001 and 15 U.S.C. 2615), I certify that this training complies with all applicable requirements of Title IV of TSCA, 40 CFR part 745 and any other applicable Federal, State, or local requirements.



*Brian Santos, Principal Instructor*

February 20 & 25, 2014

*Date of Course*

February 25, 2014

*Examination Date*



*Robert L. May, Jr., Training Manager*

LIRA-R-02/14-3

*Certificate Number*

February 25, 2015

*Expiration Date*

## Appendix B

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### Asbestos Sample Results and Chain of Custody Forms





**SAMPLE LOG FOR ASBESTOS BULK**

Sheet 1 of 4

Project Name: Storm Sandy Residential Rehab-13 James Street, Milford Project No. 20140277.C1E

Building: 13 James Street, Milford Project Manager: K. McCarthy

Sample ID	Sample Location	Material	Result (%)
0521BH01A	Attic	Paper Backing on Fiberglass Batt Insulation	2014 MAY 23 A 10:43 ENSL CINNAMINSON, N.J.
0521BH01B	Main Floor	Paper Backing on Fiberglass Batt Insulation	
0521BH02A	Main Floor	Sheetrock	
0521BH02B	Main Floor	Sheetrock	
0521BH03A	Main Floor	Taping Compound	
0521BH03B	Main Floor	Taping Compound	
0521BH04	Main Floor	Sheetrock & Taping Compound Composite	
0521BH05A	Bathroom	Shower Caulking Compounds	
0521BH05B	Bathroom	Shower Caulking Compounds	
0521BH06A	Kitchen	Grey Self-Stick Sheet Flooring- under Ceramic Flooring	
0521BH06B	Kitchen	Grey Self-Stick Sheet Flooring- under Ceramic Flooring	
0521BH07A	Front Room	Stone Floor Tile Mudset	
0521BH07B	Front Room	Stone Floor Tile Mudset	
0521BH08A	Front Room	Stone Floor Tile Grout	
0521BH08B	Front Room	Stone Floor Tile Grout	

Analysis Method:  PLM  Other

Turnaround Time 24 hour

Based on the turnaround time indicated above, analyses are due to EnviroScience on or before this date:           . Please call the EnviroScience Laboratory if analyses will be late at (860) 646-2469.

Fax Results to the EnviroScience Laboratory at: 888-838-1160.

Special Instructions: Stop analysis on first positive sample in each homogeneous set of samples unless otherwise noted. Do not layer samples unless indicated. EPA 400 Point Count all samples of content <4% positive stop on all point counts.

Samples collected by: B. Hobbs Date: 5-21-14 Time:           

Samples [Rec'd][Sent by] [ BSH ] Date: [ 5-22 ] Time:           

Samples Received by: ALL ENSL FX Date: 5/23/14 Time: 0930

Shipped To:  EMSL State             Other           

Method of Shipment:  FedEx  Other           



041414413



FUSS & O'NEILL  
EnviroScience, LLC

www.fandco.com

146 Hartford Road, Manchester, CT 06040

Phone (860)646-2469 Fax (860) 649-6883

SAMPLE LOG FOR ASBESTOS BULKLS

Sheet 2 of 4

Project Name: Storm Sandy Residential Rehab-13 James Street, Milford Project No. 20140277.C1E

Building: 13 James Street, Milford Project Manager: K. McCarthy

Sample ID	Sample Location	Material	Result (%)
0521BH09A	Front Room	Stone Floor Tile	2014 MAY 23 A 10:43 CINNAMINSON, N.J. EMSL
0521BH09B	Front Room	Stone Floor Tile	
0521BH10A	Bathroom	Ceramic Floor Tile Mudset	
0521BH10B	Bathroom	Ceramic Floor Tile Mudset	
0521BH11A	Bathroom	Ceramic Floor Tile Grout	
0521BH11B	Bathroom	Ceramic Floor Tile Grout	
0521BH12A	Bathroom	Ceramic Floor Tile	
0521BH12B	Bathroom	Ceramic Floor Tile	
0521BH13A	Kitchen	Ceramic Floor Tile Mudset	
0521BH13B	Kitchen	Ceramic Floor Tile Mudset	
0521BH14A	Kitchen	Ceramic Floor Tile Grout	
0521BH14B	Kitchen	Ceramic Floor Tile Grout	
0521BH15A	Kitchen	Ceramic Floor Tile	
0521BH15B	Kitchen	Ceramic Floor Tile	
0521BH16A	Rear Door Entryway	Ceramic Floor Tile Mudset	

Analysis Method:  PLM  Other

Turnaround Time 24 hour

Based on the turnaround time indicated above, analyses are due to EnviroScience on or before this date: . Please call the EnviroScience Laboratory if analyses will be late at (860) 646-2469.

Fax Results to the EnviroScience Laboratory at: 888-838-1160.

Special Instructions: Stop analysis on first positive sample in each homogeneous set of samples unless otherwise noted. Do not layer samples unless indicated. EPA 400 Point Count all samples of content <4% positive stop on all point counts.

Samples collected by: R. Holton Date: 5-21-14 Time:

Samples [Rec'd][Sent by] [BH] Date: [5-22] Time:

Samples Received by: Date: Time:

Shipped To:  EMSL State  Other

Method of Shipment:  FedEx  Other



**FUSS & O'NEILL**  
EnviroScience, LLC

041414413

www.fando.com

146 Hartford Road, Manchester, CT 06040

Phone (860)646-2469 Fax (860) 649-6883

**SAMPLE LOG FOR ASBESTOS BULKLS**

Sheet 3 of 4

Project Name: Storm Sandy Residential Rehab-13 James Street, Milford Project No. 20140277.C1E

Building: 13 James Street, Milford Project Manager: K. McCarthy

Sample ID	Sample Location	Material	Result (%)
0521BH16B	Rear Door Entryway	Ceramic Floor Tile Mudset	2014 MAY 23 A 10:43 EMSL DINNAMINSON, N.J.
0521BH17A	Rear Door Entryway	Ceramic Floor Tile Grout	
0521BH17B	Rear Door Entryway	Ceramic Floor Tile Grout	
0521BH18A	Rear Door Entryway	Ceramic Floor Tile	
0521BH18B	Rear Door Entryway	Ceramic Floor Tile	
0521BH19A	Attic	Chimney Flue Cement	
0521BH19B	Attic	Chimney Flue Cement	
0521BH20A	Attic & Main Floor	Chimney Brick	
0521BH20B	Attic & Main Floor	Chimney Brick	
0521BH21A	Attic & Main Floor	Chimney Brick Grout	
0521BH21B	Attic & Main Floor	Chimney Brick Grout	
0521BH22A	Crawlspace	Concrete Block	
0521BH22B	Crawlspace	Concrete Block	
0521BH23A	Crawlspace	Concrete Block Grout	
0521BH23B	Crawlspace	Concrete Block Grout	

Analysis Method:  PLM  Other

Turnaround Time 24 hour

Based on the turnaround time indicated above, analyses are due to EnviroScience on or before this date: \_\_\_\_\_. Please call the EnviroScience Laboratory if analyses will be late at (860) 646-2469.

Fax Results to the EnviroScience Laboratory at: 888-838-1160.

Special Instructions: Stop analysis on first positive sample in each homogeneous set of samples unless otherwise noted. Do not layer samples unless indicated. EPA 400 Point Count all samples of content <4%, positive stop on all point counts.

Samples collected by: B. Hobbins Date: 5-21-14 Time: \_\_\_\_\_

Samples [Rec'd][Sent by] [BH] Date: [5-22] Time: \_\_\_\_\_

Samples Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Shipped To:  EMSL State \_\_\_\_\_  Other \_\_\_\_\_

Method of Shipment:  FedEx  Other \_\_\_\_\_



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041414413

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146 Hartford Road, Manchester, CT 06040

Phone (860)646-2469 Fax (860) 649-6883

**SAMPLE LOG FOR ASBESTOS BULKS**

Sheet 4 of 4

Project Name: Storm Sandy Residential Rehab-13 James Street, Milford Project No. 20140277.C1E

Building: 13 James Street, Milford Project Manager: K. McCarthy

Sample ID	Sample Location	Material	Result (%)
0521BH24A	Exterior Window Systems	Exterior Window Caulking Compounds	
0521BH24B	Exterior Window Systems	Exterior Window Caulking Compounds	
0521BH25A	Exterior of Building	Concrete Patch on Exterior Concrete Block	2014 MAY 23 A 10:43 NEEDS EMSL CINNAMINSON, N.J.
0521BH25B	Exterior of Building	Concrete Patch on Exterior Concrete Block	
0521BH26A	Exterior of Building	Concrete around Crawlspace Windows	
0521BH26B	Exterior of Building	Concrete around Crawlspace Windows	
0521BH27A	Exterior of Building	Concrete Block	
0521BH27B	Exterior of Building	Concrete Block	
0521BH28A	Exterior of Building	Concrete Block Grout	
0521BH28B	Exterior of Building	Concrete Block Grout	

Analysis Method:  PLM  Other

Turnaround Time 24 hour

Based on the turnaround time indicated above, analyses are due to EnviroScience on or before this date:           . Please call the EnviroScience Laboratory if analyses will be late at (860) 646-2469.

Fax Results to the EnviroScience Laboratory at: 888-838-1160.

Special Instructions: Stop analysis on first positive sample in each homogeneous set of samples unless otherwise noted. Do not layer samples unless indicated. EPA 400 Point Count all samples of content <4%, positive stop on all point counts.

Samples collected by: B. Hoffner Date: 5-27-14 Time:           

Samples [Rec'd][Sent by] [BA] Date: [5-22] Time:           

Samples Received by:            Date:            Time:           

Shipped To:  EMSL State             Other           

Method of Shipment:  FedEx  Other

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077  
 Phone/Fax: (800) 220-3675 / (856) 788-5974  
<http://www.EMSL.com> [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order: 041414413  
 CustomerID: ENV154  
 CustomerPO: 20140277.C1E  
 ProjectID:

Attn: **Kevin McCarthy**  
**Fuss & O'Neill EnviroScience, LLC**  
**146 Hartford Road**  
**Manchester, CT 06040**

Phone: (860) 646-2469  
 Fax: (888) 838-1160  
 Received: 05/23/14 9:30 AM  
 Analysis Date: 5/24/2014  
 Collected:

Project: STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH01A 041414413-0001	ATTIC - PAPER BACKING ON FIBERGLASS BATT INSULATION	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
0521BH01B 041414413-0002	MAIN FLOOR - PAPER BACKING ON FIBERGLASS BATT INSULATION	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
0521BH02A 041414413-0003	MAIN FLOOR - SHEETROCK	Brown Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (other)	None Detected
0521BH02B 041414413-0004	MAIN FLOOR - SHEETROCK	Brown Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (other)	None Detected
0521BH03A 041414413-0005	MAIN FLOOR - TAPING COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH03B 041414413-0006	MAIN FLOOR - TAPING COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH04 041414413-0007	MAIN FLOOR - SHEETROCK & TAPING COMPOUND	Brown Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected

Analyst(s)

Brett Poulton (27)  
 Nancy Staller (28)

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 05/24/2014 09:02:58

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 Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order: 041414413  
 CustomerID: ENV154  
 CustomerPO: 20140277.C1E  
 ProjectID:

Attn: **Kevin McCarthy** Phone: (860) 646-2469  
**Fuss & O'Neill EnviroScience, LLC** Fax: (888) 838-1160  
**146 Hartford Road** Received: 05/23/14 9:30 AM  
**Manchester, CT 06040** Analysis Date: 5/24/2014  
 Collected:

Project: STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH05A 041414413-0008	BATHROOM - SHOWER CAULKING COMPOUNDS	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH05B 041414413-0009	BATHROOM - SHOWER CAULKING COMPOUNDS	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH05A 041414413-0010	KITCHEN - GREY SELF-STICK SHEET FLOORING- UNDER CERAMIC FLOORING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH05B 041414413-0011	KITCHEN - GREY SELF-STICK SHEET FLOORING- UNDER CERAMIC FLOORING	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH05A 041414413-0012	FRONT ROOM - STONE FLOOR TILE MUDSET	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH05B 041414413-0013	FRONT ROOM - STONE FLOOR TILE MUDSET	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Brett Poulton (27)  
 Nancy Staller (28)

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 05/24/2014 09:02:58

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077  
 Phone/Fax (800) 220-3875 / (856) 786-5974  
<http://www.EMSL.com> [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order: 041414413  
 CustomerID: ENV154  
 CustomerPO: 20140277.C1E  
 ProjectID:

Attn: **Kevin McCarthy**  
**Fuss & O'Neill EnviroScience, LLC**  
 146 Hartford Road  
 Manchester, CT 06040

Phone: (860) 646-2469  
 Fax: (888) 838-1160  
 Received: 05/23/14 9:30 AM  
 Analysis Date: 5/24/2014  
 Collected:

Project: **FORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH09A 041414413-0011	FRONT ROOM - STONE FLOOR TILE GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH09A 041414413-0015	FRONT ROOM - STONE FLOOR TILE GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH09A 041414413-0016	FRONT ROOM - STONE FLOOR TILE	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH09B 041414413-0017	FRONT ROOM - STONE FLOOR TILE	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH10A 041414413-0018	BATHROOM - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH10B 041414413-0019	BATHROOM - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH11A 041414413-0020	BATHROOM - CERAMIC FLOOR TILE GROUT	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH11B 041414413-0021	BATHROOM - CERAMIC FLOOR TILE GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

**Analyst(s)**

*Brett Poulton (27)*  
*Nancy Stalter (28)*

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 05/24/2014 09:02:58

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>[cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order:	041414413
CustomerID:	ENV154
CustomerPO:	20140277.C1E
ProjectID:	

Attn: **Kevin McCarthy**  
**Fuss & O'Neill EnviroScience, LLC**  
**146 Hartford Road**  
**Manchester, CT 06040**

Phone: (860) 646-2469  
 Fax: (888) 838-1160  
 Received: 05/23/14 9:30 AM  
 Analysis Date: 5/24/2014  
 Collected:

Project: **STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH12A 041414413-0022	BATHROOM - CERAMIC FLOOR TILE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH12B 041414413-0023	BATHROOM - CERAMIC FLOOR TILE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH13A 041414413-0024	KITCHEN - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH13B 041414413-0025	KITCHEN - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH14A 041414413-0026	KITCHEN - CERAMIC FLOOR TILE GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH14B 041414413-0027	KITCHEN - CERAMIC FLOOR TILE GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH15A 041414413-0028	KITCHEN - CERAMIC FLOOR TILE	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH15B 041414413-0029	KITCHEN - CERAMIC FLOOR TILE	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Brett Pevilton (27)

Nancy Slatler (28)

Stephen Siegel, CIH, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03038, PA ID# 68-00367

Initial report from 05/24/2014 09:02:58

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077  
 Phone/Fax: (800) 220-3675 / (856) 786-5974  
<http://www.EMSL.com> [cinnaslab@EMSL.com](mailto:cinnaslab@EMSL.com)

EMSL Order: 041414413  
 CustomerID: ENV154  
 CustomerPO: 20140277.C1E  
 ProjectID:

Attn: **Kevin McCarthy**  
**Fuss & O'Neill EnviroScience, LLC**  
**146 Hartford Road**  
**Manchester, CT 06040**

Phone: (860) 646-2469  
 Fax: (888) 838-1160  
 Received: 05/23/14 9:30 AM  
 Analysis Date: 5/24/2014  
 Collected:

Project: **STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH16A 041414413-0030	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH16B 041414413-0031	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE MUDSET	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH17A 041414413-0032	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE GROUP	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH17B 041414413-0033	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE GROUP	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH18A 041414413-0034	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE	White/Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH18B 041414413-0035	REAR DOOR ENTRYWAY - CERAMIC FLOOR TILE	White/Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

**Analyst(s)**

*Brett Poulton (27)*  
*Nancy Stalter (28)*

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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 Phone/Fax: (800) 220-3675 / (856) 788-5974  
<http://www.EMSL.com> [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

EMSL Order: 041414413  
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Attn: **Kevin McCarthy**  
**Fuss & O'Neill EnviroScience, LLC**  
**146 Hartford Road**  
**Manchester, CT 06040**

Phone: (860) 646-2469  
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Project: STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH19A 041414413-0036	ATTIC - CHIMNEY FLUE CEMENT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH19B 041414413-0037	ATTIC - CHIMNEY FLUE CEMENT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH20A 041414413-0038	ATTIC & MAIN FLOOR - CHIMNEY BRICK	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH20B 041414413-0039	ATTIC & MAIN FLOOR - CHIMNEY BRICK	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH21A 041414413-0040	ATTIC & MAIN FLOOR - CHIMNEY BRICK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH21B 041414413-0041	ATTIC & MAIN FLOOR - CHIMNEY BRICK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH22A 041414413-0042	CRAWL SPACE - CONCRETE BLOCK	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH22B 041414413-0043	CRAWL SPACE - CONCRETE BLOCK	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)  
 Brett Poulton (27)  
 Nancy Staller (28)

*Stephen Siegel*  
 Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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**Fuss & O'Neill EnviroScience, LLC**  
 146 Hartford Road  
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Project: **STORM SANDY RESIDENTIAL REHAB - 13 JAMES STREET, MILFORD / 20140277.C1E**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH23A 041414413-0044	CRAWLSPACE - CONCRETE BLOCK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH23B 041414413-0045	CRAWLSPACE - CONCRETE BLOCK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH24A 041414413-0046	EXTERIOR WINDOW SYSTEM - EXTERIOR WINDOW CAULKING COMPOUNDS	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH24B 041414413-0047	EXTERIOR WINDOW SYSTEM - EXTERIOR WINDOW CAULKING COMPOUNDS	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH25A 041414413-0048	EXTERIOR OF BUILDING - CONCRETE PATCH ON EXTERIOR CONCRETE BLOCK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

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 Nancy Stalter (28)

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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200 Route 130 North, Cinnaminson, NJ 08077  
 Phone/Fax: (800) 220-3875 / (856) 786-5974  
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### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH25B 041414413-0049	EXTERIOR OF BUILDING - CONCRETE PATCH ON EXTERIOR CONCRETE BLOCK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH26A 041414413-0050	EXTERIOR OF BUILDING - CONCRETE AROUND CRAWLSPACE WINDOWS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH26B 041414413-0051	EXTERIOR OF BUILDING - CONCRETE AROUND CRAWLSPACE WINDOWS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH27A 041414413-0052	EXTERIOR OF BUILDING - CONCRETE BLOCK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH27B 041414413-0053	EXTERIOR OF BUILDING - CONCRETE BLOCK	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
0521BH28A 041414413-0054	EXTERIOR OF BUILDING - CONCRETE BLOCK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

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 Nancy Stalter (28)

Stephen Siegel, CIH, Laboratory Manager  
 or other approved signatory

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200 Route 130 North, Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-5974  
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**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
0521BH28B	EXTERIOR OF BUILDING - CONCRETE BLOCK GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

*Brett Poulton (27)*  
*Nancy Staller (28)*

Stephen Siegel, CIH, Laboratory Manager  
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Initial report from 05/24/2014 09:02:58



## **Appendix C**

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### Lead Paint Testing Procedures and Equipment



## Standard Operating Procedures HUD and State of Connecticut Lead-Based Paint Inspections

### Testing Procedures and Equipment

The U. S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead Hazards in Housing, September 1997" were consulted for this lead evaluation. HUD has been the agency at the federal level with responsibility for the establishment of national lead-based paint standards for testing and abatement. The HUD document will be referenced as the Guidelines in this report. The State of Connecticut Department of Public Health's current lead regulations, Lead Poisoning Prevention and Control (19a-111-1 through 19a-111-11) were also consulted.

This lead evaluation was comprehensive. A comprehensive inspection means that representative painted surfaces were systematically evaluated on a room-by-room basis in accordance with the Guidelines and the State of Connecticut regulations.

Lead-based paint surfaces and components were identified by utilizing on-site x-ray fluorescence (XRF) instruments. EnviroScience Consultants, Inc. owns and utilizes Radiation Monitoring Device LPA-1s (RMD instruments) exclusively for lead-based paint testing. Each instrument is operated in accordance with state and federal and manufacturer standards on the use of the instruments. State and federal protocols provide, with the exception of wall surfaces, one reading with the instrument on a representative component in each room, i.e., baseboard, chair rail, etc., as sufficient to establish the lead paint classification of all the representatives of that component type in a room. In the case of walls, because of the large spatial areas involved and the variability in lead content in paint over such large areas, the federal and state governments want a reading on each wall surface in a room. Therefore, representative testing is not permitted for walls.

The federal government has developed Performance Characteristic Sheets (PCS) for the type of instrument cited above. Each instrument must be calibrated in accordance with these PCSs on a 1.0-milligram lead standard. Each of EnviroScience's instruments has one of these standards assigned to it. Some of the standards were purchased directly from the government and the others from the manufacturers of the instruments.

For the RMD in the standard reading mode on metal, a Substrate Equivalent Lead (SEL) concentration has to be determined. To determine the SEL, the paint is removed from the surface of the component to obtain a bare substrate reading. After removing the paint, the surface is wiped with a 5% trisodium phosphate solution (a heavy duty cleaner). All paint residue is collected and properly disposed. Once the paint and surrounding area are cleaned, the XRF is utilized to determine the SEL for each surface. The SEL values are subtracted from the XRF values to determine the Corrected Lead Concentration (CLC). The CLC is the lead content of the paint on the component tested.

The RMD instrument has federal government-determined positive and negative ranges for the definition of lead-based paint. XRF results are classified using either the threshold or the inconclusive range. For the threshold, results are classified as positive if they are greater than or equal to the threshold and negative if they are less than the threshold. There is no inconclusive

classification when using the threshold values associated with an RMD instrument. The ranges for the RMD instrument and their various operating modes are as follows:

Radiation Monitoring Device LPA Analyzer 1

<b>30-Second Standard Mode Reading Description</b>	<b>Substrate</b>	<b>Threshold (mg/cm<sup>2</sup>)</b>
Results corrected for substrate bias on metal substrate only.	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	0.9
	Plaster	1.0
	Wood	1.0

<b>Quick Mode Reading Description</b>	<b>Substrate</b>	<b>Threshold (mg/cm<sup>2</sup>)</b>	<b>Inconclusive Range (mg/cm<sup>2</sup>)</b>
Readings not corrected for substrate bias on any substrate.	Brick	1.0	None
	Concrete	1.0	None
	Drywall	1.0	None
	Metal	1.0	None
	Plaster	1.0	None
	Wood	1.0	None

Prior to the start of any testing, a sketch of the building is drawn, and side designations are given to help identify exactly where readings were taken. Drawings depicting the room-numbering scheme are located on the cover page(s) for the building(s) inspected. Each side of the building was labeled A, B, C, or D. The wall "A" side of the unit is generally the side of primary entrance into a dwelling, and this room is always Room 1. Areas in the units include rooms, hallways, and closets. Areas are numbered in a clockwise fashion as building construction allows. This allows the inspector to indicate which substrate surface was tested. The condition of the surface is described by a check mark in the appropriate column, under the heading "condition of surface" on the testing form.

When more than one surface type was present on a side, the component tested was indicated with a number. If two windows were present on a building side, they were numbered left to right. Closet shelves and shelf supports were numbered top to bottom.

It is understood that the room layouts presented in the report are in conformance with the conditions that exist at the time the testing is performed. EnviroScience avoids labeling a room solely by its current functional use (i.e., living room, bedroom, etc.) since this use can change over time. Similarly, room layouts can change dramatically as dwellings are renovated and additions are built, incorporating existing rooms, or existing interior walls are moved or eliminated altogether.

## Appendix D

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### Lead Testing Field Data Sheets





**LEAD INSPECTION COVER SHEET**

**Inspector's Information**

Inspector's Name: Robert Hobbins License Number: 2156  
 XRF Model: LPA - 1B Serial Number: 3241  
 Date of Inspection: May 21, 2014 Project Number: 20140277.C1E

**Property Information**

Building Address: 13 James Street  
 (Street)  
Milford CT Age of Property: N/A  
 (City) (State)

**Describe Structure:**

Sheetrock ceilings and walls with wood /metal window and door systems and wood/concrete floors  
Exterior vinyl siding and window systems with concrete foundation.

- Are there lead hazards present?  Yes  No
- Were lead dust wipes taken?  Yes  No
- Were soil samples collected?  Yes  No
- Were drinking water samples collected?  Yes  No

Multiple Family Dwelling

Single Family Dwelling

Is there an EBL child present?  
 Yes  No  Unknown  
 Is there a child under six years of age in the dwelling?  
 Yes  No  Unknown

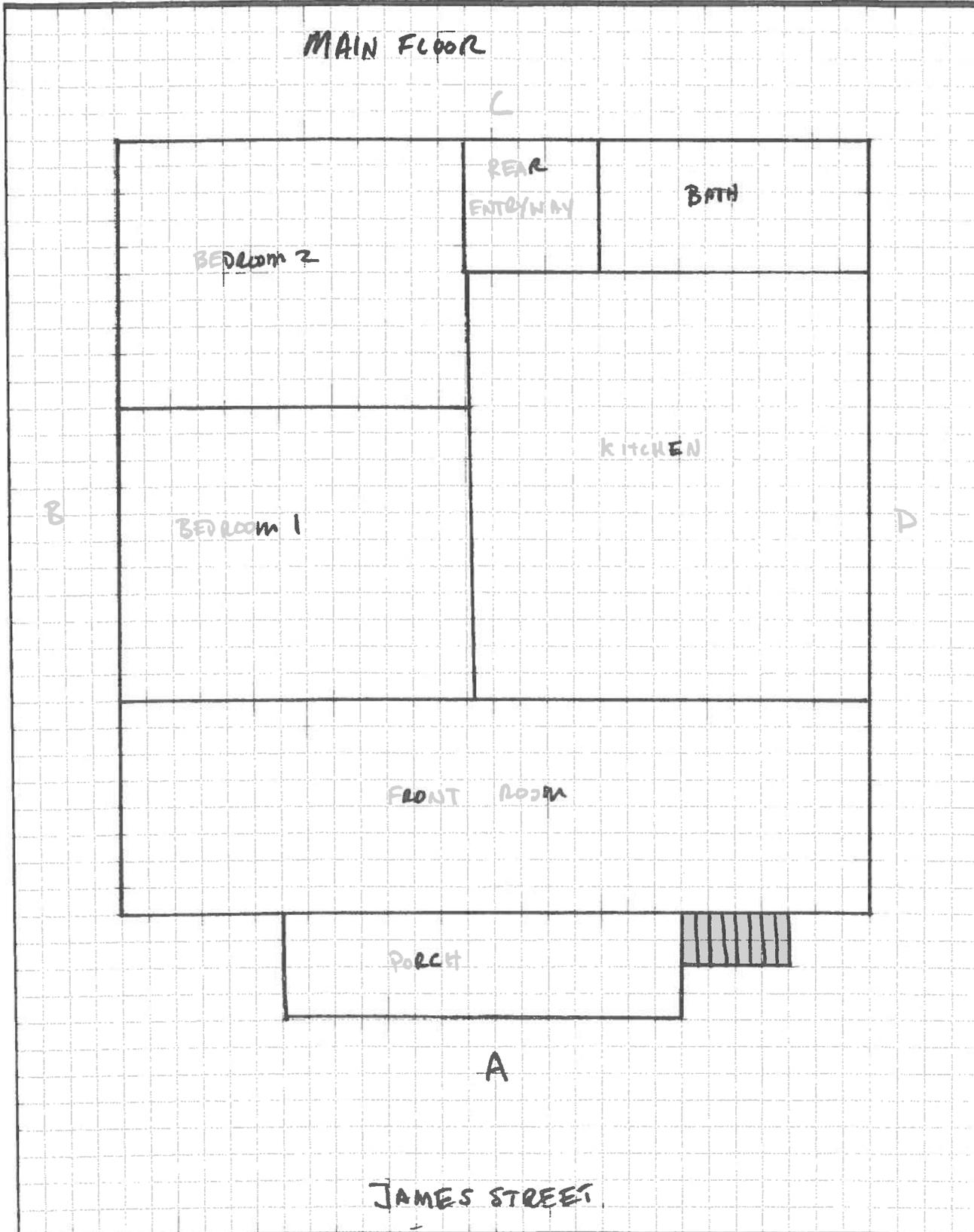
Number of units in building: \_\_\_\_\_  
 Number of units tested: \_\_\_\_\_  
 Is there an EBL child present in the building?  
 Yes  No  Unknown  
 If EBL child, which unit(s)? \_\_\_\_\_  
 Is there a child under six years of age in the building?  
 Yes  No  Unknown  
 If child under six, which unit(s)? \_\_\_\_\_

**XRF Calibration Check**

- Calibration Paint Film Used:  NIST 1.02 mg/cm<sup>2</sup>  Manufacturer's Standard 1.0 mg/cm<sup>2</sup>  
 Calibration Check Limits Used:  RMD (0.7 to 1.3 mg/cm<sup>2</sup> inclusive)  
 Scitec MAP4 (0.6 to 1.2 mg/cm<sup>2</sup> inclusive)

	Hour	First Reading	Second Reading	Third Reading	Average
First Check	1400	1.2	1.2	1.0	1.13
Second Check	1530	1.0	1.1	1.1	1.10
Third Check	1630	1.2	1.0	1.0	1.06
Fourth Check					









**XRF FIELD DATA SHEET - INTERIOR ROOM**

Address: 13 James Street, Fairfield, CT Apt. #: \_\_\_\_\_  
 Floor: Bedroom 2 Room: \_\_\_\_\_ Page 1 of 10  
 Project Name: 13 James Street Project Number: 20140277.C1E

Project Manager: K. McCarthy (If Positive - Check All That Apply) \* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B, N/A = Not Accessible; N/C = Not Coated; COV = Covered; VR = Vinyl Replacement

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	0.2		W					
	Baseboards								
A	Wall	0.5		SR					
B	Wall	0.2		SR					
C	Wall	0.3		SR					
D	Wall	0.2		SR					
	Chair rail								
	Ceiling	0.0		SR					
	Crown Molding								
	Door								
	Casing								
	Jamb								
	Door								
	Casing								
	Jamb								
	Window Trim	0.5		W					
	Sill	0.1		W					
	Sash	NC							
	Well	NC							
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	Shelf Supports								
	Radiator								
	Wall Molding								
	<u>Closet</u>								
	A wall	0.2		SR					
	B wall	0.1							
	D wall	0.2							
	ceiling	0.2		+					

Notes: \_\_\_\_\_









**XRF FIELD DATA SHEET - INTERIOR ROOM**

Address: 13 James Street, Fairfield, CT

Apt. #: \_\_\_\_\_

Floor: 1st

Room: Bedroom 1

Page 5 of 10

Project Name: 13 James Street

Project Number: 20140277.C1E

Project Manager: K. McCarthy (If Positive - Check All That Apply) \* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B, N/A = Not Accessible; N/C = Not Coated; COV = Covered; VR = Vinyl Replacement

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.1		W					
	Baseboards								
A	Wall	-0.3		SR					
B	Wall	-0.4							
C	Wall	-0.3							
D	Wall	-0.2							
	Chair rail								
	Ceiling	-0.3		SR					
	Crown Molding	-0.1		W					
	Door								
	Casing								
	Jamb								
	Door								
	Casing								
	Jamb								
	Window Trim	-0.1		W					
	Sill	-0.4		W					
	Sash								
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf	NK							
	Shelf Supports	0.0		M					
	Radiator								
	Wall Molding								
B	WALL	0.1		SR					closet
C	WALL	-0.2							
D	WALL	-0.1							
	ceiling	-0.3		SR					
	Breaker Bay	-0.2		M					

Notes: \_\_\_\_\_



**XRF FIELD DATA SHEET - INTERIOR ROOM**

Address: 13 James Street, Fairfield, CT Apt. #: \_\_\_\_\_  
 Floor: 1st Room: FRONT ROOM Page 6 of 10  
 Project Name: 13 James Street Project Number: 20140277.C1E

Project Manager: K. McCarthy (If Positive - Check All That Apply) \* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B, N/A = Not Accessible; N/C = Not Coated; COV = Covered; VR = Vinyl Replacement

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.2		stone					
	Baseboards								
A	Wall	-0.2		SR					
B	Wall	-0.2							
C	Wall	-0.0							
D	Wall	-0.1							
	Chair rail								
	Ceiling <u>NC</u>								
	Crown Molding								
	Door	-0.3		M					
	Casing								
	Jamb	-0.2		W					
	Door								
	Casing								
	Jamb								
	Window Trim	-0.2		N					
	Sill	-0.2		W					
	Sash <u>NC</u>	-0.5		V					
	Well <u>NC</u>								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	Shelf Supports								
	Radiator								
	Wall Molding								
A	Wall	-0.3		SR					(Close)
C		-0.5							
D		-0.3							
	Ceiling	-0.3							

Notes: \_\_\_\_\_



**XRF FIELD DATA SHEET - EXTERIOR OF SIDE A**

Address: 13 James Street, Fairfield, CT

Page 7 of 10

Project Name: 13 James Street

Project Number: 20140277.C1E

Project Manager: K. McCarthy

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation								
	Skirt Board	-0.2		U					
	Corner Boards	-0.2		U					
	Siding	-0.1		V					
	Upper Trim	-0.1		M					
	Door	-0.2		M					
	Casing	0.2		V					
	Jamb	-0.3		W					
	Threshold								
	Kick Board								
	Storm Door	-0.6		V					
	Window Sill	-0.3		V					
	Trim	-0.0		V					
	Sash	-0.6		V					
	Blind Stops								
	Storm Window								
	Basement Sash								
	Frame								
	Bulkhead								
	Downspouts								
	Porch Floor	-0.2		W					
	Ceiling Joist								
	Lower Trim								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets	-0.3		W					
	Hand Rails	-0.1		W					
	Treads	-0.4		W					
	Risers	-0.4		W					
	Stringers								



**XRF FIELD DATA SHEET - EXTERIOR OF SIDE** B3B3C

Address: 13 James Street, Fairfield, CT

Page 8 of 10

Project Name: 13 James Street

Project Number: 20140277.C1E

Project Manager: K. McCarthy

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation								
	Skirt Board	-0.0		V					
	Corner Boards								
	Siding	-0.3		V					
	Upper Trim	-0.1		M					
	Door	-0.4		M					
	Casing	-0.1		V					
	Jamb	-0.3		V					
	Threshold								
	Kick Board								
	Storm Door	-0.5		M					
	Window Sill	-0.2		V					
	Trim	0.0		V					
	Sash	-0.2		V					
	Blind Stops								
	Storm Window								
	Basement Sash								
	Frame								
	Bulkhead								
	Downspouts								
	Porch Floor	-0.1		W					
	Ceiling Joist	-0.0		W					
	Lower Trim								
	Lower Railing								
	Balusters	-0.2		W					
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Hand Rails	0.1		W					
	Treads								
	Risers								
	Stringers								



**XRF FIELD DATA SHEET - EXTERIOR OF SIDE D**

Address: 13 James Street, Fairfield, CT

Page 9 of 10

Project Name: 13 James Street

Project Number: 20140277.C1E

Project Manager: K. McCarthy

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation								crawlspace vent - 0.1 W
	Skirt Board								
	Corner Boards	-0.4		M					
	Siding	-0.0		V					
	Upper Trim	-0.4		M					
	Door								
	Casing								
	Jamb								
	Threshold								
	Kick Board								
	Storm Door								
	Window Sill	-0.2		V					
	Trim	-0.3		V					
	Sash	-0.3		V					
	Blind Stops								
	Storm Window								
	Basement Sash								
	Frame								
	Bulkhead								
	Downspouts	-0.2		M					
	Porch Floor								
	Ceiling Joist								
	Lower Trim								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Hand Rails								
	Treads								
	Risers								
	Stringers								



**XRF FIELD DATA SHEET - EXTERIOR OF SIDE B**

Address: 13 James Street, Fairfield, CT

Page 10 of 10

Project Name: 13 James Street

Project Number: 20140277.C1E

Project Manager: K. McCarthy

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation								Crack/see photo -0.4 W
	Skirt Board								
	Corner Boards	-0.4							
	Siding	-0.7		✓					
	Upper Trim								
	Door								
	Casing								
	Jamb								
	Threshold								
	Kick Board								
	Storm Door								
	Window Sill	-0.2		✓					
	Trim	-0.2		↓					
	Sash	-0.3		↓					
	Blind Stops								
	Storm Window								
	Basement Sash								
	Frame								
	Bulkhead								
	Downspouts	-0.1		W					
	Porch Floor								
	Ceiling Joist								
	Lower Trim								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Hand Rails								
	Treads								
	Risers								
	Stringers								

## **Appendix E**

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### TCLP Sample Results and Chain of Custody Form





Environmental Laboratories, Inc.  
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
 Tel. (860) 645-1102 Fax (860) 645-0823

**Analysis Report**  
 June 02, 2014

FOR: Attn: Ms Karron Redfield  
 Fuss & O'Neill EnviroScience, LLC  
 145 Hartford Road  
 Manchester, CT 06040

Sample Information

Matrix: SOLID  
 Location Code: F&OENVIR  
 Rush Request: 72 Hour  
 P.O.#: 20140277.C1E

Custody Information

Collected by: JB  
 Received by: LK  
 Analyzed by: see "By" below

Date      Time  
 05/23/14      18:15  
 05/28/14      14:37

Laboratory Data

SDG ID: GBG49503  
 Phoenix ID: BG49503

Project ID: 13 JAMES ST MILFORD  
 Client ID: 20140523JBCT-01

Parameter	Result	RL/ PQL	Units	Date/Time	By	Reference
TCLP Lead	< 0.10	0.10	mg/L	05/29/14	LK	SW8010
TCLP Metals Digestion	Completed			05/29/14	I/I	SW3005
TCLP Extraction for Metals	Completed			05/28/14	I	EPA 1311

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

Comments:

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.  
 This report must not be reproduced except in full as defined by the attached chain of custody.

Phyllis Shiller, Laboratory Director

June 02, 2014

Reviewed and Released by: Ethan Lee, Project Manager



**Environmental Laboratories, Inc.**

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045

Tel. (860) 645-1102

Fax (860) 645-0823

**QA/QC Report**

June 02, 2014

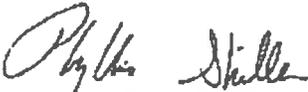
QA/QC Data

SDG I.D.: GBG49503

Parameter	Blank	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 275578, QC Sample No: BG49574 (BG49503)												
<u>ICP Metals - TCLP Extraction</u>												
Lead	BRL	0.035	0.035	NC	102	103	1.0	106	103	2.9	75 - 125	20

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference

  
Phyllis Shiller, Laboratory Director  
June 02, 2014

# Sample Criteria Exceedences Report

GBG49503 - FOENVIR

Monday, June 02, 2014

Criteria: None

State: CT

SampNo    Acode

Phoenix Analyte

Criteria

Result

RL

Criteria

RL  
Criteria

Analysis  
Units

\*\*\* No Data to Display \*\*\*

Phoenix Laboratories does not assume responsibility for the data contained in this report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.

## Reasonable Confidence Protocol Laboratory Analysis QA/QC Certification Form

**Laboratory Name:** Phoenix Environmental Labs, Inc. **Client:** Fuss & O'Neill EnviroScience, LLC

**Project Location:** 13 JAMES ST MILFORD **Project Number:**

**Laboratory Sample ID(s):** BG49503

**Sampling Date(s):** 5/23/2014

**RCP Methods Used:**

1311/1312     6010     7000     7196     7470/7471     8081     EPH     TO15  
 8082     8151     8260     8270     ETPH     9010/9012     VPH

1.	For each analytical method referenced in this laboratory report package, were all specified QA/QC performance criteria followed, including the requirement to explain any criteria falling outside of acceptable guidelines, as specified in the CT DEP method-specific Reasonable Confidence Protocol documents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1a.	Were the method specified preservation and holding time requirements met?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1b.	EPH and VPH methods only: Was the VPH or EPH method conducted without significant modifications (see section 11.3 of respective RCP methods)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
2.	Were all samples received by the laboratory in a condition consistent with that described on the associated Chain-of-Custody document(s)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Were samples received at an appropriate temperature (< 6 Degrees C)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
4.	Were all QA/QC performance criteria specified in the Reasonable Confidence Protocol documents achieved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5a.	Were reporting limits specified or referenced on the chain-of-custody?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5b.	Were these reporting limits met?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
6.	For each analytical method referenced in this laboratory report package, were results reported for all constituents identified in the method-specific analyte lists presented in the Reasonable Confidence Protocol documents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
7.	Are project-specific matrix spikes and laboratory duplicates Included in the data set?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA

**Note:** For all questions to which the response was "No" (with the exception of question #5a, #7), additional information must be provided in an attached narrative. If the answer to question #1, #1A or 1B is "No", the data package does not meet the requirements for "Reasonable Confidence".

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete.

Authorized  
Signature:

*Ethan Lee*

Date: Monday, June 02, 2014

Printed Name: Ethan Lee

Position: Project Manager



**Environmental Laboratories, Inc.**  
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045  
Tel. (860) 645-1102 Fax (860) 645-0823



## RCP Certification Report

June 02, 2014

SDG I.D.: GBG49503

---

BG49503 - The following analytes from the 6010 RCP Metals list were not reported: Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium, Copper, Nickel, Selenium, Silver, Thallium, Vanadium, Zinc.

### ICP Narration

Were all QA/QC performance criteria specified in the Reasonable Confidence Protocol documents achieved? Yes.

**Instrument:** Arcos 05/29/14-1 (BG49503)

The initial calibration met criteria.

The continuing calibration standards met criteria for all the elements reported. The linear range is defined daily by the calibration range.

The continuing calibration blanks were less than the reporting level for the elements reported.

The ICSA and ICSAB were analyzed at the beginning and end of the run and were within criteria.

**Printed Name** Laura Kinnin

**Position:** Chemist

**Date:** 5/29/2014

### QC (Batch Specific)

----- Sample No: BG49574, QA/QC Batch: 275578 -----

All LCS recoveries were within 75 - 125 with the following exceptions: None.

All LCSD recoveries were within 75 - 125 with the following exceptions: None.

All LCS/LCSD RPDs were less than 20% with the following exceptions: None.

### Temperature Narration

The samples in this delivery group were received at 6°C.  
(Note acceptance criteria is above freezing up to 6°C)

601c-12P

78 Inmanate Drive, West Springfield, MA 01089  
 317 Iron Horse Way, Suite 204, Providence, RI 02908  
 80 Washington Street, Suite 301, Poughkeepsie, NY

146 Hartford Road, Manchester, CT 06040  
 56 Quarry Road, Trumbull, CT 06611  
 1419 Richland Street, Columbia, SC 29201

**FUSS & O'NEILL**  
 (860) 446-2469 • www.FandO.com

**CHAIN-OF-CUSTODY RECORD 30861**

24-Hour\*  72-Hour\*  Other \_\_\_\_\_ (days)  
 48-Hour\*  Standard (3 days) \*Surcharge Applies

LABORATORY  
**Phoenix**

PROJECT NUMBER  
**20140277-01E**

PROJECT LOCATION  
**Milford CT**

PROJECT NAME  
**13 James Street**

REPORT TO: **Kevin McElorothy / Karen Redfield**

INVOICE TO: **Sersch Owens**

P.O. NO.: **20140277-01E**

Sampler's Signature: *[Signature]* Date: **5-27-14**  
 Source Codes: MW=Monitoring Well PW=Potable Water T=Treatment Facility S=Soil B=Sediment  
 SW=Surface Water ST=Stormwater W=Waste A=Air C=Concrete  
 X=Other **Bulk Matrix**

Analysis Request	Containers	Comments
<b>TRIP Log</b>	Soil VOA Val. □ methanol □ Na2SO4	
	Soil VOA Val. □ water □ Na2SO4	
	Other: □ Glass Seal Container (4) or □ Na2SO4	
	Other: □ Water VOA Val. □ Air □ HCl	
	Other: □ Glass Amber ( ) ml □ Air □ H2SO4 □ 250 ml □ 500 □ 1000 ml	
	Other: □ Plastic - Air □ 250 ml □ 500 □ 1000 ml	
	Other: □ Plastic - H2SO4 □ 250 ml □ 500 □ 1000 ml	
	Other: □ Plastic - HNO3 □ 250 ml □ 500 □ 1000 ml	
	Other: □ Plastic - NHO4 □ 250 ml	
	Other: □	

Item No.	Transfer Check	Sample Number	Source Code	Date Sampled	Time Sampled
1	✓	20140277-01E	X	5-23-14 1815	✓

Transfer Number	Relinquished By	Accepted By	Date	Time	Charge Exceptions: □ CT Tax Exempt □ QA/QC □ Other _____ □ Duplicates _____ Blank (Item Nos. _____)
1	JBLK	F to Fudge	5-27-14	1600	Reporting and Detection Limit Requirements: □ RCP Deliverables □ MCP CAM Cert.
2	F to Fudge	[Signature]	5-28-14	11:30	
3	[Signature]	OPAG/duite	6/28/14	143	Additional Comments:
4					

## Appendix F

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### Mold Bulk Sample Results and Chain of Custody Form





371407486  
Chain of Custody

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

Environmental Microbiology Lab  
Services

Phone: (856) 858-4800  
Fax: (856) 858-4960  
(856) 427-1608  
<http://www.emsl.com>

Please print all information legibly.

Company:	Fuss & O'Neill EnviroScience, LLC	Bill To:	Fuss & O'Neill EnviroScience, LLC
Address1:	56 Quarry Road	Address1:	56 Quarry Road
Address2:		Address2:	
City, State:	Trumbull, CT	City, State:	Trumbull, CT
Zip/Post Code:	06611	Zip/Post Code:	06611
Country:	USA	Country:	USA
Contact Name:	Kevin McCarthy	Attn:	Kevin McCarthy
Phone:	203-374-3748x 3533	Phone:	203-374-3748x3533
Fax:	888-838-1160	Fax:	888-838-1160
Email:	kmccarthy@fando.com	Email:	kmccarthy@fando.com
EMSL Rep:	Ellen Podell	P.O. Number:	
Project Name/Number:	13 James Street, Milford, CT/20140277.C1E		

RECEIVED  
EMSL  
CINNAMINSON, NJ  
14 MAY 28 AM 11:26

Project Name 13 James Street Date Collected 5-23-2014 Date Sent 5-27-2014

Other Information: Mold Bulk Sample

<i>For EMSL use only</i>	
EMSL Order No.	_____
Sample(s) received in good condition?	[Y] [N]
Discernable field blank submitted?	[Y] [N]

Sample ID	Sample Location	Sample Type	Volume (liters), Area (sq. cm), or Weight (grams)	Analysis Code*	Turn-around Time*	Serial Number
0523JB-01	Main Room	Bulk	12 grams	M041	3 Days	N/A

Relinquished by: J Blom  
Received by: APM EMSL  
Fede

Date: 5-27-14 Time: \_\_\_\_\_  
Date: 5-28-14 Time: 10:20  
Page: 1 of 1

received  
MO 5/28/14  
RD 5/29/14

INC



# EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077  
Phone/Fax: (800) 220-3675 / (856) 786-0262  
<http://www.EMSL.com> / [cinnmicrolab@emsl.com](mailto:cinnmicrolab@emsl.com)

Order ID: 371407486  
Customer ID: ENVI54  
Customer PO:  
Project ID:

Attn: Kevin McCarthy  
Fuss & O'Neill EnviroScience, LLC  
146 Hartford Road  
Manchester, CT 06040

Phone: (860) 646-2469  
Fax: (888) 838-1160  
Collected: 05/23/2014  
Received: 05/28/2014  
Analyzed: 05/29/2014

Proj: 13 James Street

## Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Bulk Samples (EMSL Method: M041)

Lab Sample Number:	371407486-0001			
Client Sample ID:	0523JB-01			
Sample Location:	Main Room			
<b>Spore Types</b>	<b>Category</b>			
Agrocybe/Coprinus	-			
Bipolaris	-			
Ascospores	-			
Basidiospores	Low			
Chaetomium	Rare			
Gliocladium	-			
Curvularia	-			
Exosporium	-			
Fusarium	-			
Ganoderma	-			
Myxomycetes++	-			
Periconia	-			
Rust	-			
Sporobolomyces	-			
Stachybotrys	*High*			
Uromyces	-			
Uromyces	-			
Zygomycetes	-			
Fungal Particulate	-			
Hyphal Fragment	-			
Insect Fragment	-			
Pollen	-			

Category: Count/per area analyzed  
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smut  
\* = Sample contains fruiting structures and/or hyphae associated with the spores.

No discernable field blank was submitted with this group of samples.

Farbod Nekouei, M.S., Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. 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. Interpretation of the data contained in this report is the responsibility of the client. "\*" denotes not detected. Samples received in good condition unless otherwise noted.  
Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ AIHA-LAP, LLC-EMLAP Accredited #100184

Initial report from: 05/29/2014 11:29:41

For information on the fungi listed in this report please visit the Resources section at [www.emsl.com](http://www.emsl.com)

## Appendix G

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### Airborne Radon Gas Assessment Results and Chain of Custody Form





**FUSS & O'NEILL**  
EnviroScience, LLC

DE (E)

(F)  
(M)

R/CVD  
05-27-14

**Radon Testing Summary Sheet**

Contact/Phone #: Bob Hobbins/203-374-3748 x3526  
 Project #: 20140277.C1E  
 Building: 13 James Street  
 Address: 13 James Street  
Fairfield, CT 06824

Placed by: B. Hobbins  
 Retrieved by: JB/...  
 Start Date: 5-21-14  
 Stop Date: 5-23-14  
 Weather at Placement: Sunny - 70°

email results to [jhobbins@fandO.com](mailto:jhobbins@fandO.com)

**Instructions:** Tear off center bar coded label from canister and affix to sheet in spaces provided. Please make sure top bar coded label is left on detector. Identify test location for each detector in space provided for that detector (room #, location in room, etc.). Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

REMOVE THIS PORTION AND AFFIX TO TEST INFORMATION FORM  
2313850



Start Time: 14:45  
 Stop Time: 17:00  
 Identifier: Front Room

REMOVE THIS PORTION AND AFFIX TO TEST INFORMATION FORM  
2313853



Start Time: 14:45  
 Stop Time: 18:00  
 Identifier: FRONT ROOM - D

REMOVE THIS PORTION AND AFFIX TO TEST INFORMATION FORM  
2313841



Start Time: 14:46  
 Stop Time: 19:01  
 Identifier: KITCHEN

REMOVE THIS PORTION AND AFFIX TO TEST INFORMATION FORM  
2313891



Start Time: 5  
 Stop Time: \_\_\_\_\_  
 Identifier: KITCHEN - B

Start Time: \_\_\_\_\_  
 Stop Time: \_\_\_\_\_  
 Identifier: \_\_\_\_\_

Site Radon Inspection Report

Date : 05/27/2014

Mr. Robert Hobbins  
Fuss & O'Neill Enviroscience, LLC  
146 Hartford Road  
Manchester, CT 06040-

Client: 20140277.C1E  
Test Location: 13 James Street  
Fairfield, CT 06824-  
Individual Canister Results

Canister ID# : 2313941  
Canister Type : Charcoal Canister 3 inch  
Location : Kitchen  
Radon Level : 0.2 pCi/L  
Error for Measurement is:  $\pm$  0.4 pCi/L

Test Start : 05/21/2014 @ 14:46  
Test Stop : 05/23/2014 @ 18:01  
Received: 05/27/2014 @ 09:26  
Analyzed: 05/27/2014 @ 10:20

Canister ID# : 2313950  
Canister Type : Charcoal Canister 3 inch  
Location : Front Rm  
Radon Level : 0.4 pCi/L  
Error for Measurement is:  $\pm$  0.3 pCi/L

Test Start : 05/21/2014 @ 14:45  
Test Stop : 05/23/2014 @ 18:00  
Received: 05/27/2014 @ 09:26  
Analyzed: 05/27/2014 @ 10:20

Canister ID# : 2313953  
Canister Type : Charcoal Canister 3 inch  
Location : Front Rm D  
Radon Level : 0.5 pCi/L  
Error for Measurement is:  $\pm$  0.3 pCi/L

Test Start : 05/21/2014 @ 14:45  
Test Stop : 05/23/2014 @ 18:00  
Received: 05/27/2014 @ 09:26  
Analyzed: 05/27/2014 @ 10:19

Canister ID# : 2313981  
Canister Type : Charcoal Canister 3 inch  
Location : Kitchen B  
Radon Level : 0.1 pCi/L  
Error for Measurement is:  $\pm$  0.7 pCi/L

Test Start : 05/21/2014 @ 14:46  
Test Stop : 05/23/2014 @ 18:01  
Received: 05/27/2014 @ 09:26  
Analyzed: 05/27/2014 @ 10:20



*Andreas C. George*

Andreas C. George  
Radon Measurement Specialist  
NJ MES 11089

*Dante Galan*

Dante Galan  
Laboratory Director

NRSB ARL0001  
NYS ELAP ID: 10806  
PADEP ID: 0348  
NJDEP ID: NY933  
NJ MEB 90036  
FL DOH RB1609

Site Radon Inspection Report

Date : 05/27/2014

Mr. Robert Hobbins  
Fuss & O'Neill Enviroscience, LLC  
146 Hartford Road  
Manchester, CT 06040-

Client: 20140277.C1E  
Test Location: 13 James Street  
Fairfield, CT 06824-  
Individual Canister Results

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon ([www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html)). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at [www.epa.gov/iaq/radon](http://www.epa.gov/iaq/radon).

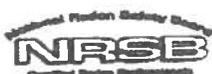
**For New Jersey clients:** Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

**For New York clients:** If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free 1-800-458-1158.

---

**PLEDGE OF ASSURED QUALITY**

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or its consultants based on RTCA-provided results.



*Andreas C. George*

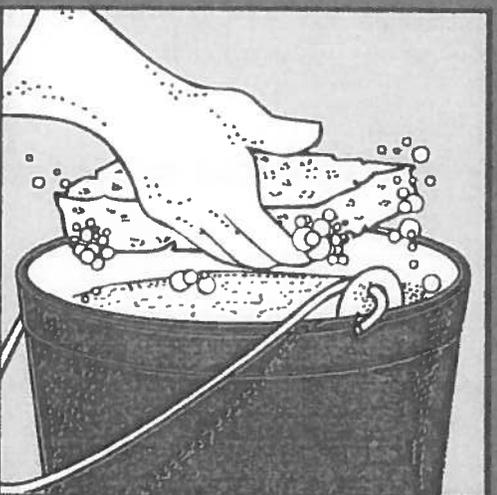
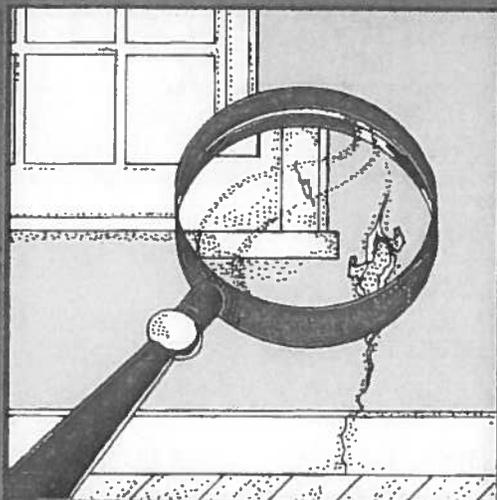
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NRSB ARL0001  
NYS ELAP ID: 10808  
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NJ MEB 90036  
FL DOH RB1609





# Protect Your Family From Lead In Your Home

 **EPA** United States  
Environmental  
Protection Agency

 United States  
Consumer Product  
Safety Commission

 United States  
Department of Housing  
and Urban Development

# Simple Steps To Protect Your Family From Lead Hazards

## If you think your home has high levels of lead:

- ◆ Get your young children tested for lead, even if they seem healthy.
- ◆ Wash children's hands, bottles, pacifiers, and toys often.
- ◆ Make sure children eat healthy, low-fat foods.
- ◆ Get your home checked for lead hazards.
- ◆ Regularly clean floors, window sills, and other surfaces.
- ◆ Wipe soil off shoes before entering house.
- ◆ Talk to your landlord about fixing surfaces with peeling or chipping paint.
- ◆ Take precautions to avoid exposure to lead dust when remodeling or renovating (call 1-800-424-LEAD for guidelines).
- ◆ Don't use a belt-sander, propane torch, high temperature heat gun, scraper, or sandpaper on painted surfaces that may contain lead.
- ◆ Don't try to remove lead-based paint yourself.



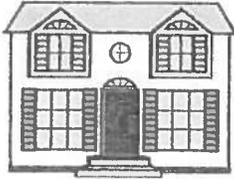
Recycled/Recyclable

Printed with vegetable oil based inks on recycled paper  
(minimum 50% postconsumer) process chlorine free.

## Are You Planning To Buy, Rent, or Renovate a Home Built Before 1978?

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**M**any houses and apartments built before 1978 have paint that contains high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly.



**OWNERS, BUYERS, and RENTERS** are encouraged to check for lead (see page 6) before renting, buying or renovating pre-1978 housing.

**F**ederal law requires that individuals receive certain information before renting, buying, or renovating pre-1978 housing:



**LANDLORDS** have to disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a disclosure about lead-based paint.



**SELLERS** have to disclose known information on lead-based paint and lead-based paint hazards before selling a house. Sales contracts must include a disclosure about lead-based paint. Buyers have up to 10 days to check for lead.



**RENOVATORS** disturbing more than 2 square feet of painted surfaces have to give you this pamphlet before starting work.

# IMPORTANT!

## **Lead From Paint, Dust, and Soil Can Be Dangerous If Not Managed Properly**

- FACT:** Lead exposure can harm young children and babies even before they are born.
- FACT:** Even children who seem healthy can have high levels of lead in their bodies.
- FACT:** People can get lead in their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- FACT:** People have many options for reducing lead hazards. In most cases, lead-based paint that is in good condition is not a hazard.
- FACT:** Removing lead-based paint improperly can increase the danger to your family.

If you think your home might have lead hazards, read this pamphlet to learn some simple steps to protect your family.

## Lead Gets in the Body in Many Ways

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**Childhood lead poisoning remains a major environmental health problem in the U.S.**

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**Even children who appear healthy can have dangerous levels of lead in their bodies.**

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**People can get lead in their body if they:**

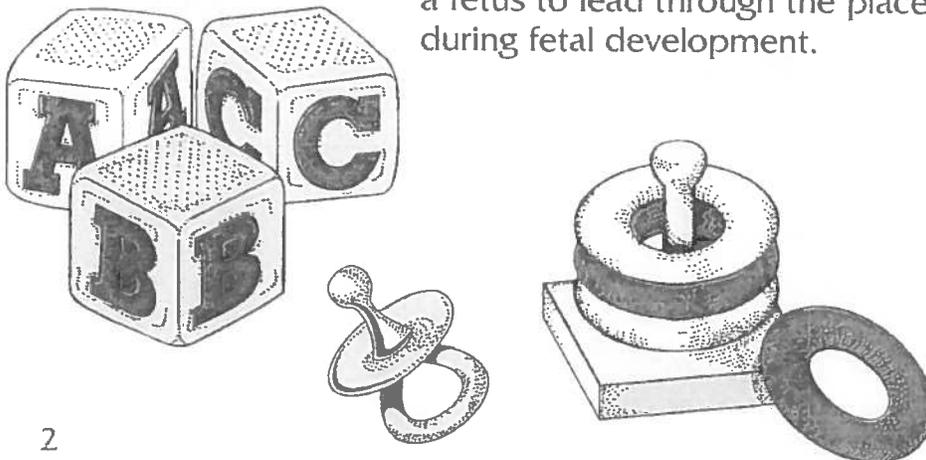
- ◆ Breathe in lead dust (especially during renovations that disturb painted surfaces).
- ◆ Put their hands or other objects covered with lead dust in their mouths.
- ◆ Eat paint chips or soil that contains lead.

**Lead is even more dangerous to children under the age of 6:**

- ◆ At this age children's brains and nervous systems are more sensitive to the damaging effects of lead.
- ◆ Children's growing bodies absorb more lead.
- ◆ Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

**Lead is also dangerous to women of childbearing age:**

- ◆ Women with a high lead level in their system prior to pregnancy would expose a fetus to lead through the placenta during fetal development.



## Lead's Effects

It is important to know that even exposure to low levels of lead can severely harm children.

### In children, lead can cause:

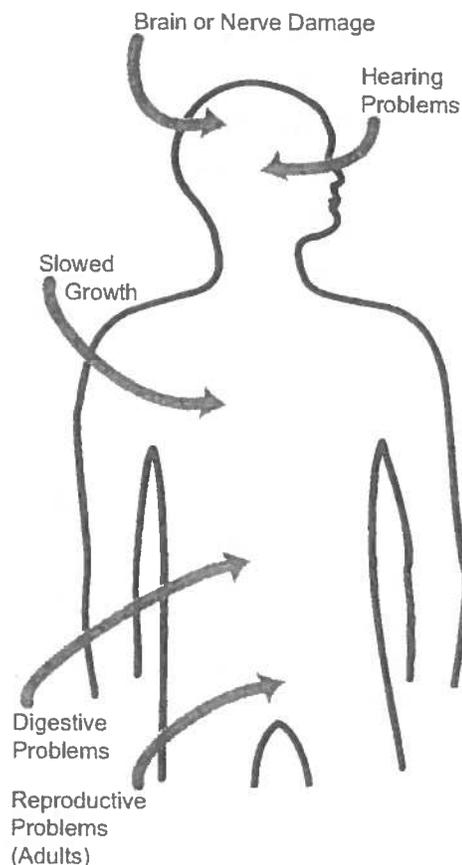
- ◆ Nervous system and kidney damage.
- ◆ Learning disabilities, attention deficit disorder, and decreased intelligence.
- ◆ Speech, language, and behavior problems.
- ◆ Poor muscle coordination.
- ◆ Decreased muscle and bone growth.
- ◆ Hearing damage.

While low-lead exposure is most common, exposure to high levels of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults too.

### In adults, lead can cause:

- ◆ Increased chance of illness during pregnancy.
- ◆ Harm to a fetus, including brain damage or death.
- ◆ Fertility problems (in men and women).
- ◆ High blood pressure.
- ◆ Digestive problems.
- ◆ Nerve disorders.
- ◆ Memory and concentration problems.
- ◆ Muscle and joint pain.



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**Lead affects  
the body in  
many ways.**

---

## Where Lead-Based Paint Is Found

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**In general, the older your home, the more likely it has lead-based paint.**

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**Many homes built before 1978 have lead-based paint.** The federal government banned lead-based paint from housing in 1978. Some states stopped its use even earlier. Lead can be found:

- ◆ In homes in the city, country, or suburbs.
- ◆ In apartments, single-family homes, and both private and public housing.
- ◆ Inside and outside of the house.
- ◆ In soil around a home. (Soil can pick up lead from exterior paint or other sources such as past use of leaded gas in cars.)

## Checking Your Family for Lead

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**Get your children and home tested if you think your home has high levels of lead.**

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**To reduce your child's exposure to lead, get your child checked, have your home tested (especially if your home has paint in poor condition and was built before 1978), and fix any hazards you may have.** Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect high levels of lead. Blood tests are usually recommended for:

- ◆ Children at ages 1 and 2.
- ◆ Children or other family members who have been exposed to high levels of lead.
- ◆ Children who should be tested under your state or local health screening plan.

Your doctor can explain what the test results mean and if more testing will be needed.

## Identifying Lead Hazards

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**Lead-based paint** is usually not a hazard if it is in good condition, and it is not on an impact or friction surface, like a window. It is defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter, or more than 0.5% by weight.

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking or damaged)** is a hazard and needs immediate attention. It may also be a hazard when found on surfaces that children can chew or that get a lot of wear-and-tear, such as:

- ◆ Windows and window sills.
- ◆ Doors and door frames.
- ◆ Stairs, railings, banisters, and porches.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can get on surfaces and objects that people touch. Settled lead dust can re-enter the air when people vacuum, sweep, or walk through it. The following two federal standards have been set for lead hazards in dust:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors.
- ◆ 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills.

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. The following two federal standards have been set for lead hazards in residential soil:

- ◆ 400 parts per million (ppm) and higher in play areas of bare soil.
- ◆ 1,200 ppm (average) and higher in bare soil in the remainder of the yard.

The only way to find out if paint, dust and soil lead hazards exist is to test for them. The next page describes the most common methods used.

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**Lead from paint chips, which you can see, and lead dust, which you can't always see, can both be serious hazards.**

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## Checking Your Home for Lead

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**Just knowing that a home has lead-based paint may not tell you if there is a hazard.**

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You can get your home tested for lead in several different ways:

- ◆ A paint **inspection** tells you whether your home has lead-based paint and where it is located. It won't tell you whether or not your home currently has lead hazards.
- ◆ A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards.
- ◆ A combination risk assessment and inspection tells you if your home has any lead hazards and if your home has any lead-based paint, and where the lead-based paint is located.

Hire a trained and certified testing professional who will use a range of reliable methods when testing your home.

- ◆ Visual inspection of paint condition and location.
- ◆ A portable x-ray fluorescence (XRF) machine.
- ◆ Lab tests of paint, dust, and soil samples.

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency (see bottom of page 11) for more information, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.

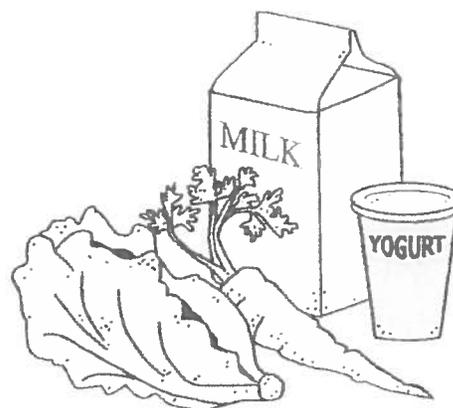
**Home test kits for lead are available, but may not always be accurate.** Consumers should not rely on these kits before doing renovations or to assure safety.

## What You Can Do Now To Protect Your Family

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If you suspect that your house has lead hazards, you can take some immediate steps to reduce your family's risk:

- ◆ **If you rent, notify your landlord of peeling or chipping paint.**
- ◆ **Clean up paint chips immediately.**
- ◆ **Clean floors, window frames, window sills, and other surfaces weekly.** Use a mop or sponge with warm water and a general all-purpose cleaner or a cleaner made specifically for lead. **REMEMBER: NEVER MIX AMMONIA AND BLEACH PRODUCTS TOGETHER SINCE THEY CAN FORM A DANGEROUS GAS.**
- ◆ **Thoroughly rinse sponges and mop heads after cleaning dirty or dusty areas.**
- ◆ **Wash children's hands often, especially before they eat and before nap time and bed time.**
- ◆ **Keep play areas clean.** Wash bottles, pacifiers, toys, and stuffed animals regularly.
- ◆ **Keep children from chewing window sills or other painted surfaces.**
- ◆ **Clean or remove shoes before entering your home to avoid tracking in lead from soil.**
- ◆ **Make sure children eat nutritious, low-fat meals high in iron and calcium,** such as spinach and dairy products. Children with good diets absorb less lead.



## Reducing Lead Hazards In The Home

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**Removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

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**Always use a professional who is trained to remove lead hazards safely.**

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In addition to day-to-day cleaning and good nutrition:

- ◆ You can **temporarily** reduce lead hazards by taking actions such as repairing damaged painted surfaces and planting grass to cover soil with high lead levels. These actions (called “interim controls”) are not permanent solutions and will need ongoing attention.
- ◆ To **permanently** remove lead hazards, you should hire a certified lead “abatement” contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent removal.

Always hire a person with special training for correcting lead problems—someone who knows how to do this work safely and has the proper equipment to clean up thoroughly. Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Once the work is completed, dust cleanup activities must be repeated until testing indicates that lead dust levels are below the following:

- ◆ 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors;
- ◆ 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills; and
- ◆ 400  $\mu\text{g}/\text{ft}^2$  for window troughs.

Call your state or local agency (see bottom of page 11) for help in locating certified professionals in your area and to see if financial assistance is available.

## Remodeling or Renovating a Home With Lead-Based Paint

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Take precautions before your contractor or you begin remodeling or renovating anything that disturbs painted surfaces (such as scraping off paint or tearing out walls):

- ◆ **Have the area tested for lead-based paint.**
- ◆ **Do not use a belt-sander, propane torch, high temperature heat gun, dry scraper, or dry sandpaper** to remove lead-based paint. These actions create large amounts of lead dust and fumes. Lead dust can remain in your home long after the work is done.
- ◆ **Temporarily move your family** (especially children and pregnant women) out of the apartment or house until the work is done and the area is properly cleaned. If you can't move your family, at least completely seal off the work area.
- ◆ **Follow other safety measures to reduce lead hazards.** You can find out about other safety measures by calling 1-800-424-LEAD. Ask for the brochure "Reducing Lead Hazards When Remodeling Your Home." This brochure explains what to do before, during, and after renovations.

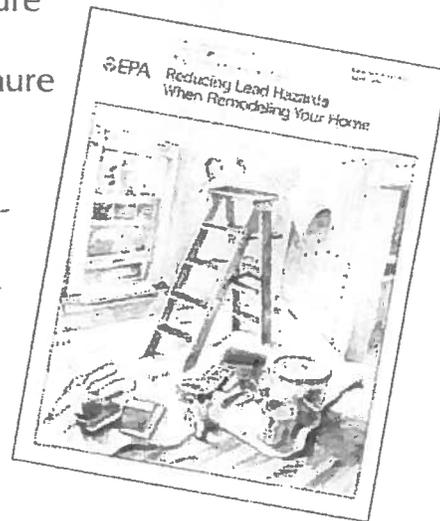
If you have already completed renovations or remodeling that could have released lead-based paint or dust, get your young children tested and follow the steps outlined on page 7 of this brochure.



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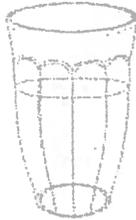
**If not conducted properly, certain types of renovations can release lead from paint and dust into the air.**

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## Other Sources of Lead

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**While paint, dust, and soil are the most common sources of lead, other lead sources also exist.**

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◆ **Drinking water.** Your home might have plumbing with lead or lead solder. Call your local health department or water supplier to find out about testing your water. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might have lead in it:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

◆ **The job.** If you work with lead, you could bring it home on your hands or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.



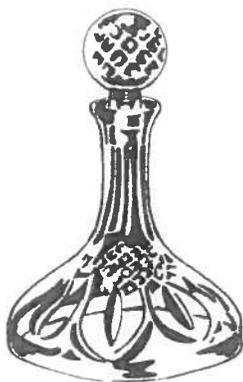
◆ **Old painted toys and furniture.**

◆ **Food and liquids stored in lead crystal or lead-glazed pottery or porcelain.**

◆ **Lead smelters** or other industries that release lead into the air.

◆ **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture.

◆ **Folk remedies** that contain lead, such as "greta" and "azarcon" used to treat an upset stomach.

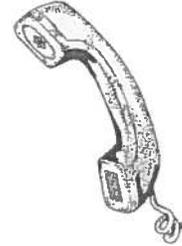


## For More Information

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### The National Lead Information Center

Call **1-800-424-LEAD (424-5323)** to learn how to protect children from lead poisoning and for other information on lead hazards. To access lead information via the web, visit **[www.epa.gov/lead](http://www.epa.gov/lead)** and **[www.hud.gov/offices/lead/](http://www.hud.gov/offices/lead/)**.

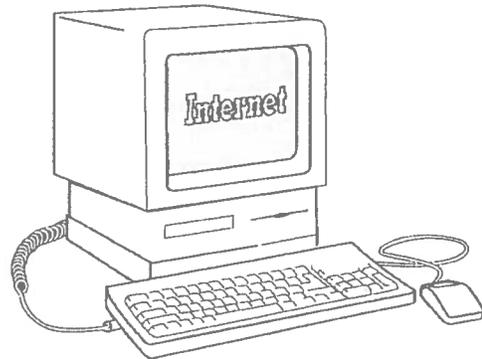


### EPA's Safe Drinking Water Hotline

Call **1-800-426-4791** for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

To request information on lead in consumer products, or to report an unsafe consumer product or a product-related injury call **1-800-638-2772**, or visit CPSC's Web site at: **[www.cpsc.gov](http://www.cpsc.gov)**.



### Health and Environmental Agencies

Some cities, states, and tribes have their own rules for lead-based paint activities. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your local contacts on the Internet at **[www.epa.gov/lead](http://www.epa.gov/lead)** or contact the National Lead Information Center at **1-800-424-LEAD**.

For the hearing impaired, call the Federal Information Relay Service at **1-800-877-8339** to access any of the phone numbers in this brochure.

# EPA Regional Offices

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Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

## EPA Regional Offices

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
Suite 1100 (CPT)  
One Congress Street  
Boston, MA 02114-2023  
1 (888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 209, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware; Maryland, Pennsylvania, Virginia, Washington DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3 (3WC33)  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-5000

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-6003

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-7577

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
(ARTD-RALI)  
901 N. 5th Street  
Kansas City, KS 66101  
(913) 551-7020

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
999 18th Street, Suite 500  
Denver, CO 80202-2466  
(303) 312-6021

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. Region 9  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4164

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10  
Toxics Section WCM-128  
1200 Sixth Avenue  
Seattle, WA 98101-1128  
(206) 553-1985

## CPSC Regional Offices

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Your Regional CPSC Office can provide further information regarding regulations and consumer product safety.

### **Eastern Regional Center**

Consumer Product Safety Commission  
201 Varick Street, Room 903  
New York, NY 10014  
(212) 620-4120

### **Western Regional Center**

Consumer Product Safety Commission  
1301 Clay Street, Suite 610-N  
Oakland, CA 94612  
(510) 637-4050

### **Central Regional Center**

Consumer Product Safety Commission  
230 South Dearborn Street, Room 2944  
Chicago, IL 60604  
(312) 353-8260

## HUD Lead Office

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Please contact HUD's Office of Healthy Homes and Lead Hazard Control for information on lead regulations, outreach efforts, and lead hazard control and research grant programs.

### **U.S. Department of Housing and Urban Development**

Office of Healthy Homes and Lead Hazard Control  
451 Seventh Street, SW, P-3206  
Washington, DC 20410  
(202) 755-1785

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U.S. EPA Washington DC 20460  
U.S. CPSC Washington DC 20207  
U.S. HUD Washington DC 20410

EPA747-K-99-001  
June 2003

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent's Acknowledgment (initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

# CHILDPROOF YOUR HOME IMPROVEMENTS.

## HAVING WORK DONE ON YOUR PLACE? USE A LEAD-SAFE CERTIFIED CONTRACTOR.

### The Danger

Lead paint hazards have not gone away. If your home or apartment was built before 1978, unqualified workers could spread lead paint dust. Even doing a small job.

- **Kids:** Lead exposure can cause lower intelligence, behavior problems and learning disabilities.
- **Pregnant women:** Lead paint dust can be harmful to your developing fetus.
- **All adults:** Exposure to lead paint dust can cause nervous system effects, high blood pressure, fertility problems, and kidney effects.

### The Renovation, Repair and Painting Rule

The EPA is requiring that contractors be Lead-Safe Certified.

- Contractors include: renovators, electricians, HVAC specialists, plumbers, painters and maintenance staff who disrupt more than six square feet of lead paint.
- This rule covers schools, day care centers, or any buildings where children gather.

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

CAUTION

### The Solution

Protect your family and loved ones.

- Make sure to hire a contractor who is Lead-Safe Certified. It may cost just a little more but you'll get the job done right.

**WARNING**  
LEAD WORK AREA  
POISON  
NO SMOKING  
OR EATING

To find a contractor who is Lead-Safe Certified near you,  
visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe) or call 800-424-LEAD.

To report violations, visit [epa.gov/tips](http://epa.gov/tips)



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**PIETRAS ENVIRONMENTAL GROUP, LLC**

**WETLAND DELINEATION REPORT**

Date: August 13, 2014

Prepared for: Harry E. Cole & Son  
876 South Main Street  
Plantsville, CT 06479

Project Location: 13 James Street, Milford, CT

Inspection Date: July 30, 2014

Field Conditions: weather: sunny, 80's      soil moisture: dry to moist

**Regulated Wetlands and/or Watercourses Identified on the Property: NO**

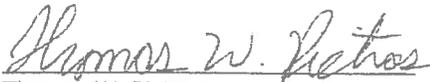
Federal Wetlands: no      Federal Wetland Classification: n/a  
Inland Wetlands: no      Watercourses: no    river:    brook:    lake:    pond:  
Tidal Wetlands: no      intermittent watercourse:  
Wetland boundary flag #'s: none established

**Regulated Wetlands and/or Watercourses Present within 250 feet of the property: NO**

Notes from Site Inspection:

Thomas W. Pietras, Professional Wetland and Soil Scientist, conducted a site inspection to the subject property on July 30, 2014. The 0.08+/- acre property has been developed with a house and lawn. The property is located in a densely developed area near Long Island Sound and it is surrounded by other houses and roads. There are no wetlands on or in close proximity to the property. Long Island Sound and sandy beach lie to the south of the property and are present on the southern side of East Broadway.

The U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) Map identifies wetlands and deepwater habitats based on the classification system established by Cowardin et al., 1979. The NWI map identifies map units E2EM1/5P, E2EM5/1P, E2US2P and E2USN in the vicinity of the property. However, all of the wetlands are greater than 250 feet from the subject property. Tidal marshes (E2EM1/5P: Estuarine, Intertidal, Emergent Wetland Persistent/Phragmites, Irregularly Flooded and E2EM5/1P: Estuarine, Intertidal, Emergent Wetland Phragmites/Persistent, Irregularly Flooded) are located approximately 255 feet to the west and 390 feet to the south of the property. E2US2P translates as: Estuarine, Intertidal, Unconsolidated Shore, Sand, Irregularly Flooded and identifies the sandy beach. Map symbol E2USN, translated as: Estuarine, Intertidal, Unconsolidated Shore, Regularly Flooded, identifies that portion of the shoreline where tidal waters alternately flood and expose the land surface at least once daily (situated between mean high water and extreme high water of spring tides). According to the NWI Map, waters of Long Island Sound are located approximately 390 feet to the south of the subject property and the sandy beach is situated approximately 285 feet to the south of the subject property.



Thomas W. Pietras  
Professional Wetland and Soil Scientist

15 Briarwood Lane  
Wallingford, CT 06492  
203-314-6636

EMAIL Tom@pietrasenvironmentalgroup.com  
WEB SITE pietrasenvironmentalgroup.com

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# City of Milford, Connecticut

· Founded 1639 ·

Inland Wetlands Office  
inlandwetland@ci.milford.ct.us

70 West River Street  
Milford, CT 06460-3317  
Tel 203-783-3256  
FAX 203-783-3303

June 9, 2014

Mr. Stephen Ball  
294 White Deer Rocks Road  
Woodbury, Connecticut 06798

Re: Inland Wetland Environmental Review Request for CDBG-DR funding

Dear Mr. Ball:

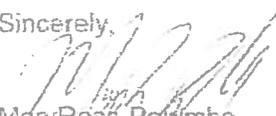
The Milford Inland Wetlands and Watercourses Agency has received your request to review the following properties for permitting requirements:

10 Cool Ridge Rd - raise house to proper flood elevation  
12 Cooper Ave - raise house to proper flood elevation  
14 Cooper Ave - raise house to proper flood elevation  
870 East Broadway / 2 Scott Street - raise house to proper flood elevation  
13 James St - raise house to proper flood elevation  
104 Melba St - raise house to proper flood elevation  
70 Shell Ave - raise house to proper flood elevation

A review of the sites and the MIWA maps reveals no work is proposed within 100' of an inland wetland. With proper construction practices and sedimentation and erosion controls this proposed work does not appear to have the potential to adversely impact wetlands or watercourses. Therefore, under section 2 of the MIWA Regulations a permit is not required from the MIWA at this time.

This letter applies only to the specific plans noted above. Any revision of these plans will require further review by this Agency. No fill material may be placed in a wetland area without additional permits. Should you have any questions concerning this matter, please contact the Inland Wetlands Agency Office at 203-783-3256.

Sincerely,

  
Mary Rose Padumbo  
Inland Wetlands Compliance Officer

cc: DPLU  
Engineering  
Planning & Zoning

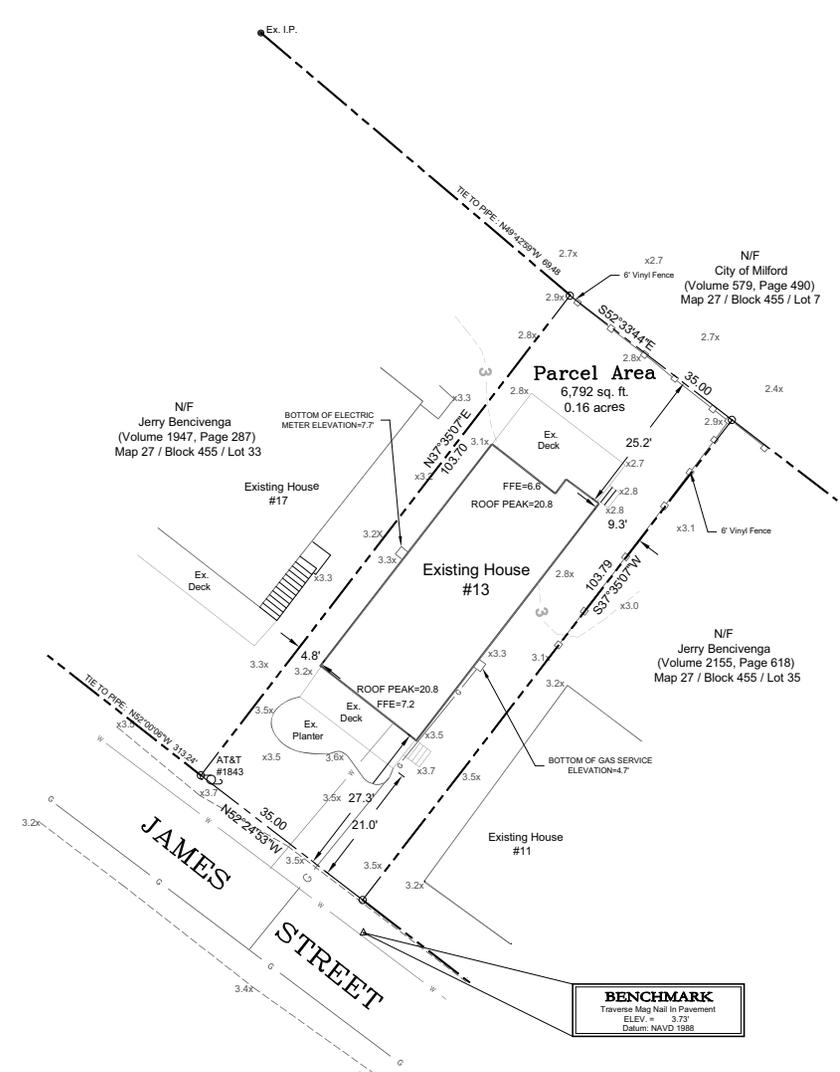


**LEGEND**

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing biluminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument

**SURVEY NOTES:**

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Existing Conditions Survey
3. Boundary determination category: Dependent Resurvey
4. Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:  
a) "Survey of Property Prepared For Carole Franklin of Parcel Designated as No.13 James Street Situated in the City of Milford, County of New Haven, State of Connecticut, Scale: 1"=10', Dated December 20, 2012, Revised Sept. 17, 2013 (FEMA Zone) Prepared by Flannagan's Surveying and Mapping."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: RS
9. Total area: 3,631 S.F. / 0.083 Ac.
10. Owner: Carole Franklin
11. Town of Milford Assessors Map #027 Block #0455 Parcel #0000034
12. Filed in Volume 2221, Page 624 of the Town Clerk's office.
13. Contours are established from field topography and depicted at 2 foot intervals.
14. Vertical Datum is NAVD 1988 and based on the CGS Mon LX 7616.
15. There are no Wetlands located on the property or within 250'.
16. The subject property is situated in Zone "AE", (Elevation 11.0') which is a "Special Flood Hazard Area" subject to inundation by 1% annual-chance flood event determined by FEMA. The 500 Year Flood Event elevation is 13.75'. (Firm Map 09009C Panel 534 Suffix J/ Effective date of July 8, 2013). The Subject Property is in Coastal Area Management (CAM).
17. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



**BENCHMARK**  
Traverse Mag Nail in Pavement  
ELEV. = 3.73'  
Datum: NAVD 1988

DATE	REVISION

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

*Stephen M. Giudice*  
Stephen M. Giudice, L.S. Reg. No. #70145  
NOT VALID UNLESS EMBOSSED SEAL OR SEAL IS AFFIXED HERETO

EXISTING CONDITIONS SURVEY  
PREPARED FOR  
**QUISENBERRY ARCARI ARCHITECTS, LLC**  
13 JAMES STREET  
MILFORD, CONNECTICUT  
OCTOBER 2, 2014 SCALE: 1"=10'

**cole**  
HARRY E. COLE & SON  
engineering, surveying, planning

875 South Main Street  
P.O. Box 44  
Portland, CT 06470-0044  
Tel: (860) 238-6446  
Fax: (860) 628-0198  
http://www.cole.com

