

The background of the slide features a composite image. On the left, there is a close-up of a wavy, textured material, possibly a piece of corrugated metal or a geological sample. On the right, there is a site plan or map with various building footprints and streets. A hand holding a red pen is pointing at one of the buildings on the map. The entire image is framed by dark blue geometric shapes in the corners.

HAZARDOUS MATERIALS INVESTIGATION

EPFL – Washington Village Branch

856 Washington Blvd,
Baltimore, MD 21230
March 12th, 2025

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1. ASBESTOS SURVEY

On March 12th, 2025, Modulus performed a hazardous materials investigation at the Library Washington Blvd Branch Hazmat Survey premises located in 856 Washington Blvd, Baltimore, MD 21230. This investigation included inspection and testing for asbestos-containing materials. The results of this survey are presented in Section 1.2, Survey Findings. The asbestos survey was conducted by Maryland certified Asbestos Inspectors, Mr. Madawa Amarasingha (see Appendix C for credentials).

1.1 Survey Methodology

Asbestos Sampling

The sampling was conducted in accordance with EPA Standard 40 CFR 763 Subpart E, the Asbestos Hazard Emergency Response Act (AHERA), OSHA Standard 29 CFR 1926.1101 Inspection Protocol, and ASTM Standard E2356, Standard Practice for Comprehensive Building Asbestos Surveys.

Modulus representatives collected eleven (11) bulk samples from Ten (10) homogeneous materials/areas of suspected asbestos-containing materials (ACMs)

Suspect materials that were homogeneous in nature (i.e., uniform in color and texture) were identified, touched to determine friability, and sampled by removing a small piece. This small sample was placed into a labeled container. Extreme care was taken to avoid fiber liberation during the inspection/sampling process. Before sample collection, a fine mist of water was typically applied to the sample site. Samples were collected using sharpened core samplers and/or razor knives, where necessary, and immediately placed in labeled containers and sealed.

Laboratory Analyses

Collected samples of suspect ACMs were submitted for analysis under strict chain-of-custody procedures to AMA Analytical Services National Voluntary Laboratory Accreditation Program (NVLAP)-accredited laboratory located in Maryland (Appendix D). The bulk samples were analyzed under polarized light microscopy/dispersion staining (PLM/DS) techniques.

1.2 Survey Findings

Out of the eleven (11) samples collected from the suspected asbestos-containing materials (ACMs), none were found to contain asbestos based on laboratory analysis (Appendix A). Photographs of these materials are included in Appendix B.

The sample collection sites for identified suspected ACMs and their locations are detailed in Appendix B. The Asbestos Inspection Summary (Table 1) provides a comprehensive listing of all suspected ACMs within the facility. For each suspected material, the table includes a description, general locations within the building, sample numbers, whether the material was determined to be ACM, and a summary of the laboratory results.

TABLE 1: Asbestos Inspection Summary

HOMOGENOUS MATERIAL	MATERIAL LOCATION		SAMPLE NUMBER	CONDI- TION	FRIABLE (Y/N)	% ASBESTOS
	FLOOR	ROOM				
Samples Collected on 03/12/2025						
Carpet Glue, Yellow	1	Main Room	AS-001	Good	No	Non-Detected
Multi Color Floor Tile 12"x12" Under The Floor Carpet	1	Main Room	AS-002A	Good	Yes	Non-Detected
Floor Tile Mastic 12"x12", Yellow	1	Main Room	AS-002B	Good	No	Non-Detected
Cove Base Glue, Beige Color	1	Main Room	AS-003	Good	No	Non-Detected
Floor Tile 12"x12", Green Color	1	Employee Room 2	AS-004	Good	No	Non-Detected
Floor Tile Mastic 12"x12", Yellow Color	1	Employee Room 2	AS-005	Good	No	Non-Detected
Ceiling Tile 2'x4', White Color	1	Main Room	AS-006	Good	No	Non-Detected
Floor Tile With Mastic, 12"x12" ,Green Color	1	Rest Room 3	AS-007	Good	No	Non-Detected
Floor Ceramic Tile With Grout, Brown Color	1	Rest Room 1	AS-008	Good	No	Non-Detected
Black Cove Base and Yellow Color Glue	1	Rest Room 1	AS-009	Good	No	Non-Detected

HOMOGENOUS MATERIAL	MATERIAL LOCATION		SAMPLE NUMBER	CONDI-TION	FRIABLE (Y/N)	% ASBESTOS
	FLOOR	ROOM				
Caulking Between Floor Tile And Cove Base, Gray Color	1	Rest Room 1	AS-010	Good	No	Non-Detected



2. SURVEY LIMITATIONS AND DISCLAIMER

Information in this inspection report relating to asbestos, although believed to be inclusive and accurate, was based on visual observations and field sampling of accessible areas. Limiting conditions included limited destructive sampling and inaccessible areas such as between walls and floors of the structures and limited subsurface assessment of the property. Reasonable efforts are made to extrapolate where possible such as where insulated pipe runs into and through a wall. Modulus reserves the right to revise any recommendations and conclusions and does not guarantee or accept any liability that encompasses this survey of all hazardous or regulated materials located within this building.

Appendix

APPENDIX A: ACM Laboratory Results



CERTIFICATE OF ANALYSIS

Chain of Custody: 666836

Client: Modulus

Job Name: EPFL Washington Village Branch

Job Location: EPFL Washington Village Branch,
846 Washington Boulevard,
Baltimore, MD, 21230

Date Submitted: 03-13-2025

Date Analyzed: 03-14-2025

Address: 2200 Pennsylvania Avenue 4th
Floor E Washington
Washington DC 20037

Job Number: T-180

Report Date: 03-14-2025

Attention: Dilan Mack

P.O. Number: Not Provided

Date Sampled: 03-12-2025

Person Submitting: Madawa
Amarasingha

Summary of Polarized Light Microscopy

AMA Sample Number	Client Sample Number	Total Asbestos	Chrysotile Percent	Amosite Percent	Crocidolite Percent	Other Asbestos Percent	Mineral Wool Percent	Fiberglass Percent	Organic Percent	Synthetic Percent	Other Percent	Particulate Percent	Sample Type	Sample Color	Homogeneity	Analyst ID	Comments
666836-1	AS-001	NAD	--	--	--	--	--	--	--	--	--	100	CM	Yellow	Homogenous	LB	
666836-2	AS-002A	NAD	--	--	--	--	--	--	--	--	--	100	FT	Multi	Homogenous	LB	
666836-3	AS-002B	NAD	--	--	--	--	--	--	--	--	--	100	MS	Yellow	Homogenous	LB	
666836-4	AS-003	NAD	--	--	--	--	--	--	--	--	--	100	Glue	Beige	Homogenous	LB	
666836-5	AS-004	NAD	--	--	--	--	--	--	--	--	--	100	FT	Green	Homogenous	LB	
666836-6	AS-005	NAD	--	--	--	--	--	--	TR	--	--	100	MS	Yellow	Homogenous	LB	
666836-7	AS-006	NAD	--	--	--	--	30	--	30	--	--	40	CT	White	Homogenous	LB	
666836-8	AS-007	NAD	--	--	--	--	--	--	--	--	--	100	FT	Green	Homogenous	LB	
666836-8A	AS-007	NAD	--	--	--	--	--	--	TR	--	--	100	MS	Brown	Homogenous	LB	
666836-9	AS-008	NAD	--	--	--	--	--	--	--	--	--	100	CMT	Brown	Homogenous	LB	
666836-9A	AS-008	NAD	--	--	--	--	--	--	--	--	--	100	Grout	Gray	Homogenous	LB	
666836-10	AS-009	NAD	--	--	--	--	--	--	--	--	--	100	CB	Black	Homogenous	LB	
666836-10A	AS-009	NAD	--	--	--	--	--	--	--	--	--	100	Glue	Yellow	Homogenous	LB	
666836-11	AS-010	NAD	--	--	--	--	--	--	--	--	--	100	CK	Gray	Homogenous	LB	



AMA Analytical Services, Inc.

Focused On Results.



Chain of Custody: 666836

Client: Modulus

Address: 2200 Pennsylvania Avenue 4th
Floor E Washington
Washington DC 20037

Attention: Dilan Mack

Job Name: EPFL Washington Village Branch

Job Location: EPFL Washington Village Branch,
846 Washington Boulevard,
Baltimore, MD, 21230

Job Number: T-180

P.O. Number: Not Provided

Date Submitted: 03-13-2025

Date Analyzed: 03-14-2025

Report Date: 03-14-2025

Date Sampled: 03-12-2025

Person Submitting: Madawa
Amarasingha

Summary of Polarized Light Microscopy

The following footnotes only apply to those samples which the total asbestos result is flagged with a note number.

¹ TEM RECOMMENDATION - Please note, due to resolution limitations with optical microscopy and/or interference from matrix components of this sample, results which are reported via PLM as negative or trace (<1%) for asbestos may contain a significant quantity of asbestos. It is recommended that the additional analytical technique of TEM be used to check for asbestos fibers below the resolution limits of optical microscopy.

² MATRIX REDUCTION RECOMMENDATION – Please note, due to interference from the matrix components of this sample, results which are reported via PLM as negative or trace (<1%) for asbestos may contain a significant quantity of asbestos which is obscured from view. It is recommended that the additional preparation technique of gravimetric reduction be performed on this sample to minimize the obscuring effects of matrix components, followed by reanalysis by PLM and/or TEM.

Analysis Method – EPA/600/R-93/116 dated July 1993

NAD = “No Asbestos Detected” TR = “Trace equals less than 1% of this component”

Uncertainty: For samples containing asbestos in range of 1-10% the CV is 0.43, 11-35% CV = 0.55, >35 CV = 0.23. All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.

Analyst(s): Lom Butruk,

Technical Director Michael Greenberg

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NY ELAP, AIHA-LAP, or any agency of the Federal Government. All rights reserved. AMA Analytical Services, Inc.

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AIHA-LAP (#100470) NVLAP (#101143-0) NY ELAP (10920)

4475 Forbes Blvd. • Lanham, MD 20706

(301) 459-2640 • (800) 346-0961 • Fax (301) 459-2643

CHAIN OF CUSTODY(Please Refer To This
Number For Inquires)

6 66836

AMA Client Information:

- Client Name: Modulus
- Address 1: 1050 Connecticut Avenue NW
- Address 2: Washington, DC 20036
- Billing Email: lbankhead@moduluscompany.com
- Phone #: (301) 578-2734

Submittal Information:

- Job Name: EPFL Washington Village Branch
- Job Location: EPFL Washington Village Branch 846 Washington Blvd, Baltimore, MD 21230
- Job #: T-180 PO#: _____
- Contact Person: Dilan Mack Cell: (240) 643-3129
- Collected by: Madawa Amarasingha Cell: (240) 918-7062

If a TAT is not provided, AMA will assign a default of 5-Day.

Reports and Invoices provided by Email only.

AFTER HOURS (samples must be pre-scheduled)		NORMAL BUSINESS HOURS		REPORT TO:
☐ 4 Hours	☐ Late Night	☐ 4 Hours^	☐ 3 Day	☐ Email 1: <u>dmack@moduluscompany.com</u>
☐ Immediate	Date Due: _____	☐ Same Day^ (6:00 Hours)	☐ 5 Day +	☐ Email 2: <u>maramarasingha@moduluscompany.com</u>
☐ 24 Hours	Time Due: _____	☐ 1 Day	Date Due: <u>3/14</u>	☐ Email 3: <u>dudugama@moduluscompany.com</u>
Comments: _____		☐ Results Required By Noon (add'l fees may apply)		
		(*Rush TATs must be pre-scheduled and may not be technically feasible for some analytical methods)		

Asbestos Analysis

- *PCM Air – Please Indicate Filter Type: _____
- ☐ NIOSH 7400 _____ (QTY)
- *TEM Air – Please Indicate Filter Type: _____
- ☐ AHERA _____ (QTY)
- ☐ NIOSH 7402 _____ (QTY)
- ☐ Other (specify _____) _____ (QTY)

PLM Bulk

- ☒ EPA 600 – Visual Estimate 11 (QTY) ☐ Pos Stop
- ☐ EPA Point Count _____ (QTY)
- ☐ NY State Friable 198.1 _____ (QTY)
- ☐ Grav. Reduction ELAP 198.6 _____ (QTY)
- ☐ Other (specify _____) _____ (QTY)

Asbestos Soil ASTM D7521

- ☐ PLM Qual _____ (QTY) PLM Quan _____ (QTY) PLM/TEM Qual _____ (QTY) PLM/TEM Quan _____ (QTY)

TEM Bulk

- ☐ ELAP 198.4/Chatfield _____ (QTY)
- ☐ NY State PLM/TEM _____ (QTY)
- ☐ Residual Ash _____ (QTY)
- ☐ Vermiculite _____ (QTY)

TEM Dust*

- ☐ Qual. (pres/abs) Vacuum/Dust _____ (QTY)
- ☐ Quan. (s/area) Vacuum D5755-95 _____ (QTY)
- ☐ Quan. (s/area) Dust D6480-99 _____ (QTY)

TEM Water

- ☐ Qual. (pres/abs) _____ (QTY)
- ☐ ELAP 198.2/EPA 100.2 _____ (QTY)
- ☐ EPA 100.1 _____ (QTY)

☒ All samples received in good condition unless otherwise noted.
(TEM Water samples _____ °C) (For Lab Use Only)

If field data sheets are submitted, there is no need to complete bottom section.

*It is recommended that blank samples be submitted with all air and surface samples

SAMPLE INFORMATION		DATE	TIME	VOL (L)	Wipe Area	TEM	PCM	PLM	LEAD	MOLD	COMMENTS/SPECIAL INSTRUCTIONS
SAMPLE #	MATERIAL and/or LOCATION DESCRIPTION	(m/d/yyyy)	(hh:mm)	(Air Samples)	(Dust Samples)						
AS-001	Main Room Carpet Glue - Yellow Color	3/12/2025						☒			
AS-002 A	Main Room Floor Tile 12"x12" Under The Floor Carpet - Multicolored										
AS-002 B	Main Room Floor Tile Mastic Associated with 12"x12" Floor Tile - Yellow Color										
AS-003	Main Room Cove Base Glue - Beige Color										
AS-004	Employee Room 2 Green 12"x12" Floor Tile										
AS-005	Employee Room 2 Green 12"x12" Floor Tile Matic - Yellow										
AS-006	Main Room Ceiling Tile 2'x4' - White Color										
AS-007	Rest Room 3 12"x12" Green Floor Tile With Mastic - Green Color										
AS-008	Rest Room 1 Floor Ceramic Tile with Grout - Brown Color										
AS-009	Rest Room 1 Black Cove Base and Yellow Color Glue										
AS-010	Rest Room 1 Caulking Between Floor Tile and Cove Base - Gray Color										

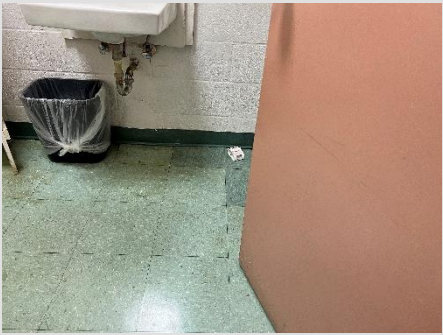
Print Name		Signature		Date: m/d/yyyy	Time: hh:mm	Delivery Information (For Lab Use Only)	
*Relinquished by:						☐ UPS	☒ In-Person ☐ Other
Received by:	<u>[Signature]</u>	<u>[Signature]</u>	<u>3/13</u>	<u>11:20</u>		☐ FedEx	☐ Drop Box
						☐ USPS	☐ Courier

*by submitting samples to AMA, you agree to abide by all of our terms & conditions. Please contact the laboratory at infor@amalab.com for a copy of our Terms & Conditions.

APPENDIX B: Photo Catalog

HOMOGENOUS MATERIAL	MATERIAL LOCATION		SAMPLE NUMBER	PHOTO
	FLOOR	ROOM		
Carpet Glue, Yellow	1	Main Room	AS-001	
Multi Color Floor Tile 12"x12" Under The Floor Carpet	1	Main Room	AS-002A	
Floor Tile Mastic 12"x12", Yellow	1	Main Room	AS-002B	

HOMOGENOUS MATERIAL	MATERIAL LOCATION		SAMPLE NUMBER	PHOTO
	FLOOR	ROOM		
Cove Base Glue, Beige Color	1	Main Room	AS-003	
Floor Tile 12"x12", Green Color	1	Employee Room 2	AS-004	
Floor Tile Mastic 12"x12", Yellow Color	1	Employee Room 2	AS-005	
Ceiling Tile 2'x4', White Color	1	Main Room	AS-006	

HOMOGENOUS MATERIAL	MATERIAL LOCATION		SAMPLE NUMBER	PHOTO
	FLOOR	ROOM		
Floor Tile With Mastic, 12"x12" ,Green Color	1	Rest Room 3	AS-007	
Floor Ceramic Tile With Grout, Brown Color	1	Rest Room 1	AS-008	
Black Cove Base and Yellow Color Glue	1	Rest Room 1	AS-009	
Caulking Between Floor Tile And Cove Base, Gray Color	1	Rest Room 1	AS-010	

APPENDIX C: Inspector Credentials



Asbestos Accreditation

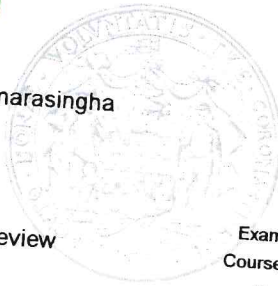
Madawa Amarasingha
Name

Signature

Inspector Review

Course Title

240002573



Exam Date: 11/22/2024

Course Date: 06/18/2024

Exp Date: 06/18/2025

STATE OF MARYLAND

Atlas
Training Provider

9231 Rumsey Road
Address

Columbia, MD 21045
City, State, Zip

410-381-0232
Phone

Lorraine Anderson

Name of Training Director

For additional information, call MDE (410) 537-3200



APPENDIX D: Laboratory Accreditations

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER



Expires 12:01 AM April 01, 2024
Issued April 01, 2022
Revised March 30, 2023

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MICHAEL GREENBERG
AMA ANALYTICAL SERVICES INC
4475 FORBES BLVD
LANHAM, MD 20706

NY Lab Id No: 10920

is hereby APPROVED as an Environmental Laboratory for the category
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE
All approved subcategories and/or analytes are listed below:

Metals I

Lead, Total EPA 7000B

Miscellaneous

Asbestos in Friable Material Item 198.1 of Manual
EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM Item 198.4 of Manual
Lead in Dust Wipes EPA 7000B
Lead in Paint EPA 7000B

Sample Preparation Methods

ASTM E-1979-17



Serial No.: 66247

Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at <https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/>, by phone (518) 485-5570 or by email to elap@health.ny.gov.