



Department of Economic and  
Community Development

**Connecticut**  
still revolutionary

May 29, 2014

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

**received**  
6-6-14

RE: 116 Seaside Avenue, Guilford, CT

Dear Ms. Delaire:

The State Historic Preservation Office (SHPO) has reviewed the above-named project. In the opinion of the SHPO, the proposed undertaking will have no effect upon the state's cultural resources.

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

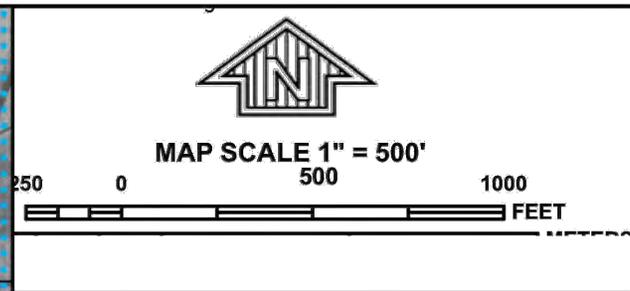
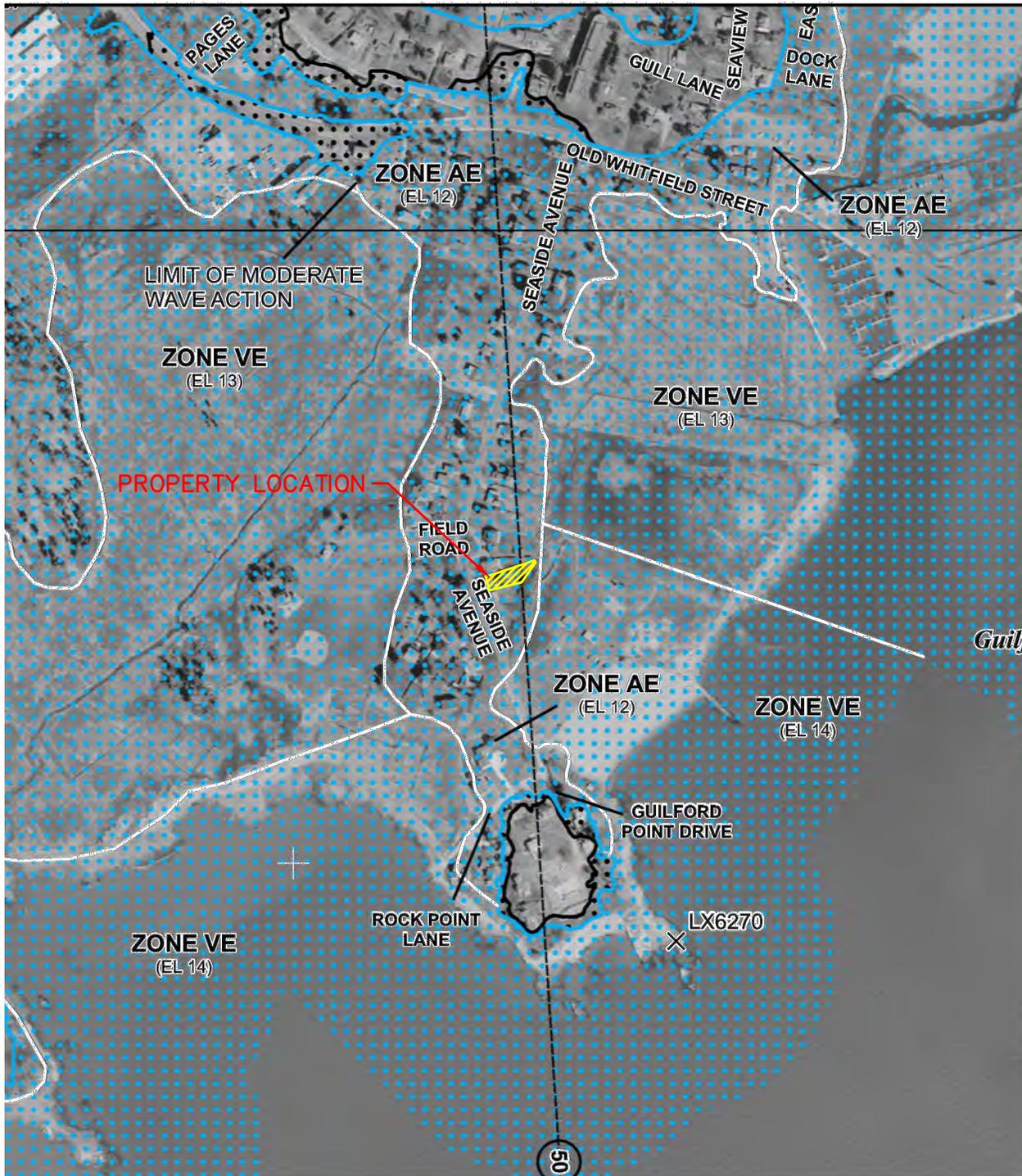
We recommend that the responsible federal agency provide concerned citizens with the opportunity to review and comment upon the proposed undertaking in accordance with the National Historic Preservation Act of 1966.

For further information, please contact Julie Carmelich at (860) 256-2762.

Sincerely:

A handwritten signature in blue ink that reads "Daniel T. Forrest".

Daniel T. Forrest  
State Historic Preservation Officer



**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the "base flood", is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

<b>ZONE A</b>	No Base Flood Elevations determined.
<b>ZONE AE</b>	Base Flood Elevations determined.
<b>ZONE AH</b>	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
<b>ZONE AO</b>	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
<b>ZONE AR</b>	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
<b>ZONE A99</b>	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
<b>ZONE V</b>	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
<b>ZONE VE</b>	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

<b>ZONE X</b>	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
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**OTHER AREAS**

<b>ZONE X</b>	Areas determined to be outside the 0.2% annual chance floodplain.
<b>ZONE D</b>	Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

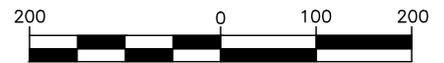
	1% Annual Chance Floodplain Boundary
	0.2% Annual Chance Floodplain Boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT 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.msc.fema.gov](http://www.msc.fema.gov)

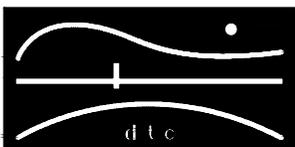


 Wetland Soil

GRAPHIC SCALE



( IN FEET )



DIVERSIFIED TECHNOLOGY CONSULTANTS  
2321 Whitney Avenue - Hamden Center II - Hamden CT 06518  
Ph: 203 239 4200 Fax: 203 234 7376

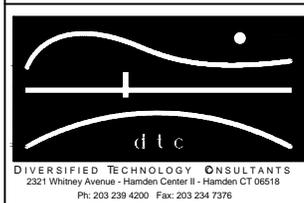
DEPARTMENT OF HOUSING  
COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY

116 SEASIDE AVENUE  
GUILFORD, CT

ATTACHMENT 3  
WETLANDS MAP

SCALE: 1"=200'	DRAWN BY: LEC
DATE: 07/15/2014	CHECKED BY: JAB

PROJECT NUMBER: 13-449-001	APPLICANT NO: 1690
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DEPARTMENT OF HOUSING  
 COMMUNITY DEVELOPMENT BLOCK GRANT  
 DISASTER RECOVERY

116 SEASIDE AVENUE  
 GUILFORD, CT

ATTACHMENT 4  
 FWS WETLAND MAP

PROJECT NUMBER: 13-449-001

APPLICANT NO: 1690

SCALE: 1"=100'

DRAWN BY: LEC

DATE: 07/15/14

CHECKED BY: JAB



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for State of Connecticut



August 20, 2014

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

## Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map



Map Scale: 1:1,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
 Survey Area Data: Version 11, Nov 19, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24A	Deerfield loamy fine sand, 0 to 3 percent slopes	2.9	33.5%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	1.2	13.5%
98	Westbrook mucky peat	0.2	2.6%
308	Udorthents, smoothed	4.4	50.4%
<b>Totals for Area of Interest</b>		<b>8.8</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that

## Custom Soil Resource Report

have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## State of Connecticut

### 24A—Deerfield loamy fine sand, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 9112

*Elevation:* 0 to 1,200 feet

*Mean annual precipitation:* 43 to 54 inches

*Mean annual air temperature:* 45 to 55 degrees F

*Frost-free period:* 140 to 185 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Deerfield and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Deerfield

##### Setting

*Landform:* Outwash plains, terraces

*Down-slope shape:* Linear

*Across-slope shape:* Concave

*Parent material:* Sandy glaciofluvial deposits derived from granite and/or schist and/or gneiss

##### Typical profile

*Ap - 0 to 8 inches:* loamy fine sand

*Bw1 - 8 to 16 inches:* loamy sand

*Bw2 - 16 to 28 inches:* loamy sand

*C1 - 28 to 34 inches:* fine sand

*C2 - 34 to 60 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Runoff class:* Very low

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* A

#### Minor Components

##### Windsor

*Percent of map unit:* 5 percent

*Landform:* Terraces, kames, outwash plains

*Down-slope shape:* Convex

## Custom Soil Resource Report

*Across-slope shape:* Convex

### **Penwood**

*Percent of map unit:* 5 percent

*Landform:* Outwash plains, terraces

*Down-slope shape:* Convex

*Across-slope shape:* Linear

### **Hinckley**

*Percent of map unit:* 3 percent

*Landform:* Eskers, terraces, kames, outwash plains

*Down-slope shape:* Convex

*Across-slope shape:* Convex

### **Ninigret**

*Percent of map unit:* 3 percent

*Landform:* Terraces, outwash plains

*Down-slope shape:* Linear

*Across-slope shape:* Concave

### **Walpole**

*Percent of map unit:* 2 percent

*Landform:* Drainageways on terraces, depressions on terraces

*Down-slope shape:* Concave

*Across-slope shape:* Concave

### **Scarboro**

*Percent of map unit:* 2 percent

*Landform:* Terraces, depressions, drainageways

*Down-slope shape:* Concave

*Across-slope shape:* Concave

## **38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 9In9

*Elevation:* 0 to 1,200 feet

*Mean annual precipitation:* 43 to 54 inches

*Mean annual air temperature:* 45 to 55 degrees F

*Frost-free period:* 140 to 185 days

*Farmland classification:* Farmland of statewide importance

### **Map Unit Composition**

*Hinckley and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Hinckley**

#### **Setting**

*Landform:* Eskers, terraces, kames, outwash plains

*Down-slope shape:* Convex

## Custom Soil Resource Report

*Across-slope shape:* Convex

*Parent material:* Sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss

### Typical profile

*Ap - 0 to 8 inches:* gravelly sandy loam

*Bw1 - 8 to 20 inches:* very gravelly loamy sand

*Bw2 - 20 to 27 inches:* very gravelly sand

*C1 - 27 to 42 inches:* stratified cobbly coarse sand to extremely gravelly sand

*C2 - 42 to 60 inches:* stratified cobbly coarse sand to extremely gravelly sand

### Properties and qualities

*Slope:* 3 to 15 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Excessively drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Very low (about 2.3 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* A

### Minor Components

#### Merrimac

*Percent of map unit:* 5 percent

*Landform:* Kames, outwash plains, terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

#### Windsor

*Percent of map unit:* 5 percent

*Landform:* Kames, outwash plains, terraces

*Down-slope shape:* Convex

*Across-slope shape:* Convex

#### Agawam

*Percent of map unit:* 3 percent

*Landform:* Outwash plains, terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

#### Sudbury

*Percent of map unit:* 2 percent

*Landform:* Terraces, outwash plains

*Down-slope shape:* Concave

*Across-slope shape:* Linear

#### Walpole

*Percent of map unit:* 1 percent

*Landform:* Depressions on terraces, drainageways on terraces

*Down-slope shape:* Concave

## Custom Soil Resource Report

*Across-slope shape:* Concave

### **Unnamed, gravelly silt loam solum**

*Percent of map unit:* 1 percent

### **Unnamed, gravelly loamy sand surface**

*Percent of map unit:* 1 percent

### **Scarboro**

*Percent of map unit:* 1 percent

*Landform:* Terraces, depressions, drainageways

*Down-slope shape:* Concave

*Across-slope shape:* Concave

### **Unnamed, red parent material**

*Percent of map unit:* 1 percent

## **98—Westbrook mucky peat**

### **Map Unit Setting**

*National map unit symbol:* 9Is7

*Elevation:* 0 feet

*Mean annual precipitation:* 39 to 61 inches

*Mean annual air temperature:* 45 to 57 degrees F

*Frost-free period:* 165 to 213 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Westbrook and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Westbrook**

#### **Setting**

*Landform:* Salt marshes, tidal marshes

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Herbaceous organic material over loamy drift and/or marine deposits

#### **Typical profile**

*Oe1 - 0 to 10 inches:* mucky peat

*Oe2 - 10 to 40 inches:* mucky peat

*Oe3 - 40 to 48 inches:* mucky peat

*2Cg1 - 48 to 64 inches:* silt loam

*2Cg2 - 64 to 99 inches:* silt loam

#### **Properties and qualities**

*Slope:* 0 to 2 percent

## Custom Soil Resource Report

*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to high (0.00 to 1.98 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* Very frequent  
*Frequency of ponding:* Frequent  
*Salinity, maximum in profile:* Moderately saline to strongly saline (16.0 to 60.0 mmhos/cm)  
*Available water storage in profile:* Low (about 3.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8w  
*Hydrologic Soil Group:* D

### Minor Components

#### Timakwa

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave

#### Natchaug

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave

#### Pawcatuck

*Percent of map unit:* 5 percent  
*Landform:* Salt marshes, tidal marshes  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave

#### Ipswich

*Percent of map unit:* 5 percent  
*Landform:* Tidal marshes, salt marshes  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Dip  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave

### 308—Udorthents, smoothed

#### Map Unit Setting

*National map unit symbol:* 9lmj  
*Elevation:* 0 to 2,000 feet  
*Mean annual precipitation:* 43 to 56 inches  
*Mean annual air temperature:* 45 to 55 degrees F  
*Frost-free period:* 120 to 185 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Udorthents and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Udorthents

##### Setting

*Down-slope shape:* Convex  
*Across-slope shape:* Linear

##### Typical profile

*A - 0 to 5 inches:* loam  
*C1 - 5 to 21 inches:* gravelly loam  
*C2 - 21 to 80 inches:* very gravelly sandy loam

##### Properties and qualities

*Slope:* 0 to 35 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to high (0.00 to 1.98 in/hr)  
*Depth to water table:* About 24 to 54 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 6.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* B

#### Minor Components

##### Unnamed, undisturbed soils

*Percent of map unit:* 7 percent

##### Udorthents, wet substratum

*Percent of map unit:* 7 percent

## Custom Soil Resource Report

### **Urban land**

*Percent of map unit: 5 percent*

### **Rock outcrop**

*Percent of map unit: 1 percent*

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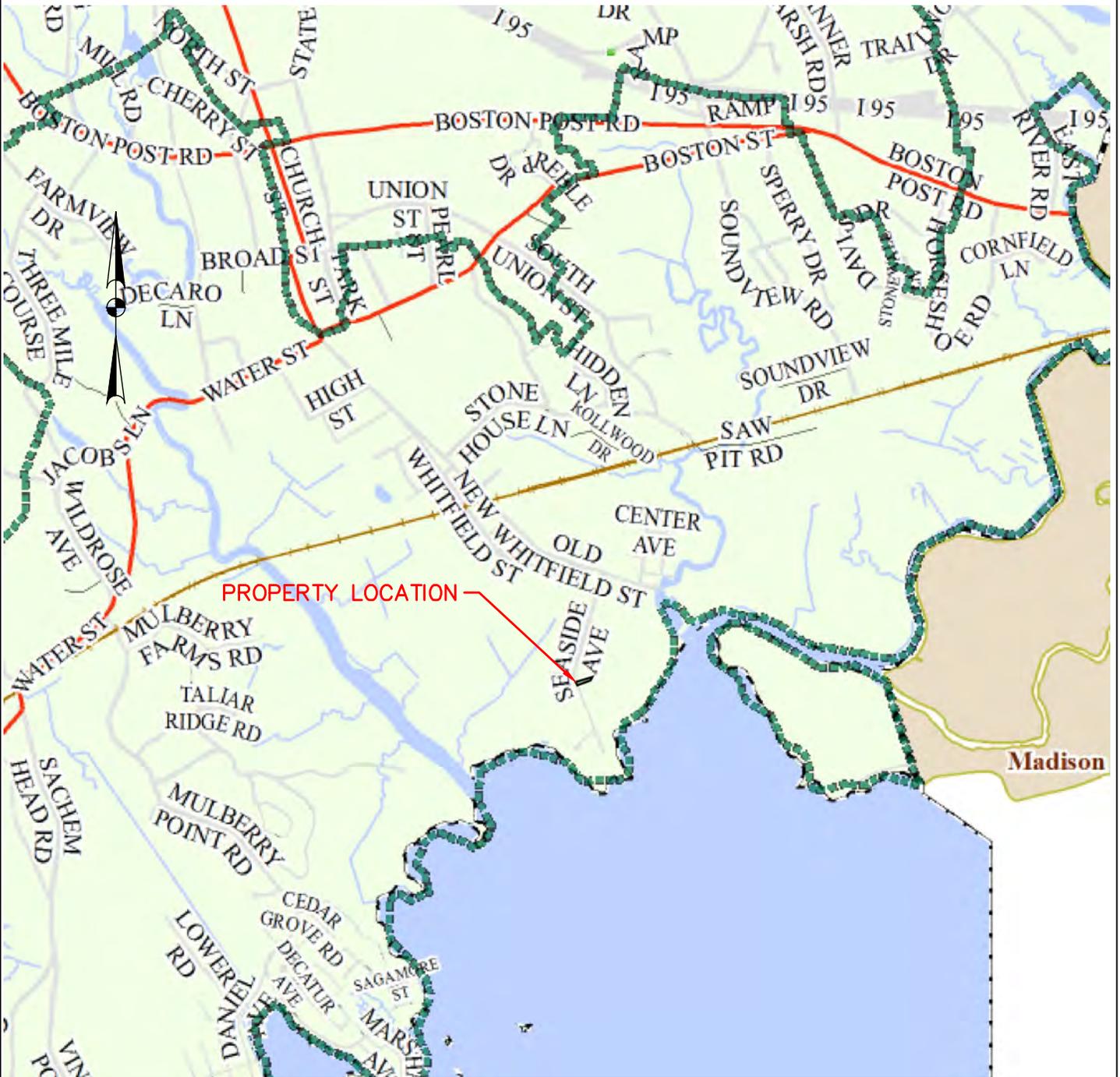
United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

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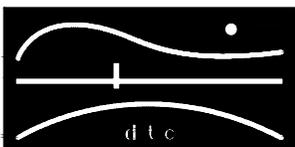


 CAM Boundary

GRAPHIC SCALE



( IN FEET )



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COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY

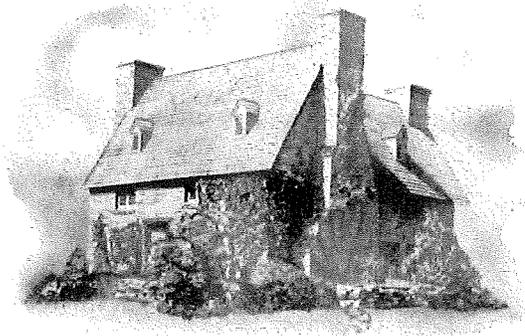
116 SEASIDE AVENUE  
GUILFORD, CT

ATTACHMENT 6  
CAM AREA MAP

SCALE: 1"=2000' DRAWN BY: LEC

DATE: 07/15/2014 CHECKED BY: JAB

PROJECT NUMBER: 13-449-001 APPLICANT NO: 1690



THE OLD STONE HOUSE

NATURAL RESOURCES DEPARTMENT  
50 BOSTON STREET – TOWN HALL SOUTH  
GUILFORD, CONNECTICUT 06437  
SETTLED IN 1639

Kevin W. Magee  
Environmental Planner

TELEPHONE: (203) 453.8074  
FAX: (203) 453.8034

November 5, 2013

To: Guilford Planning & Zoning Commission

From: Kevin Magee, Environmental Planner 

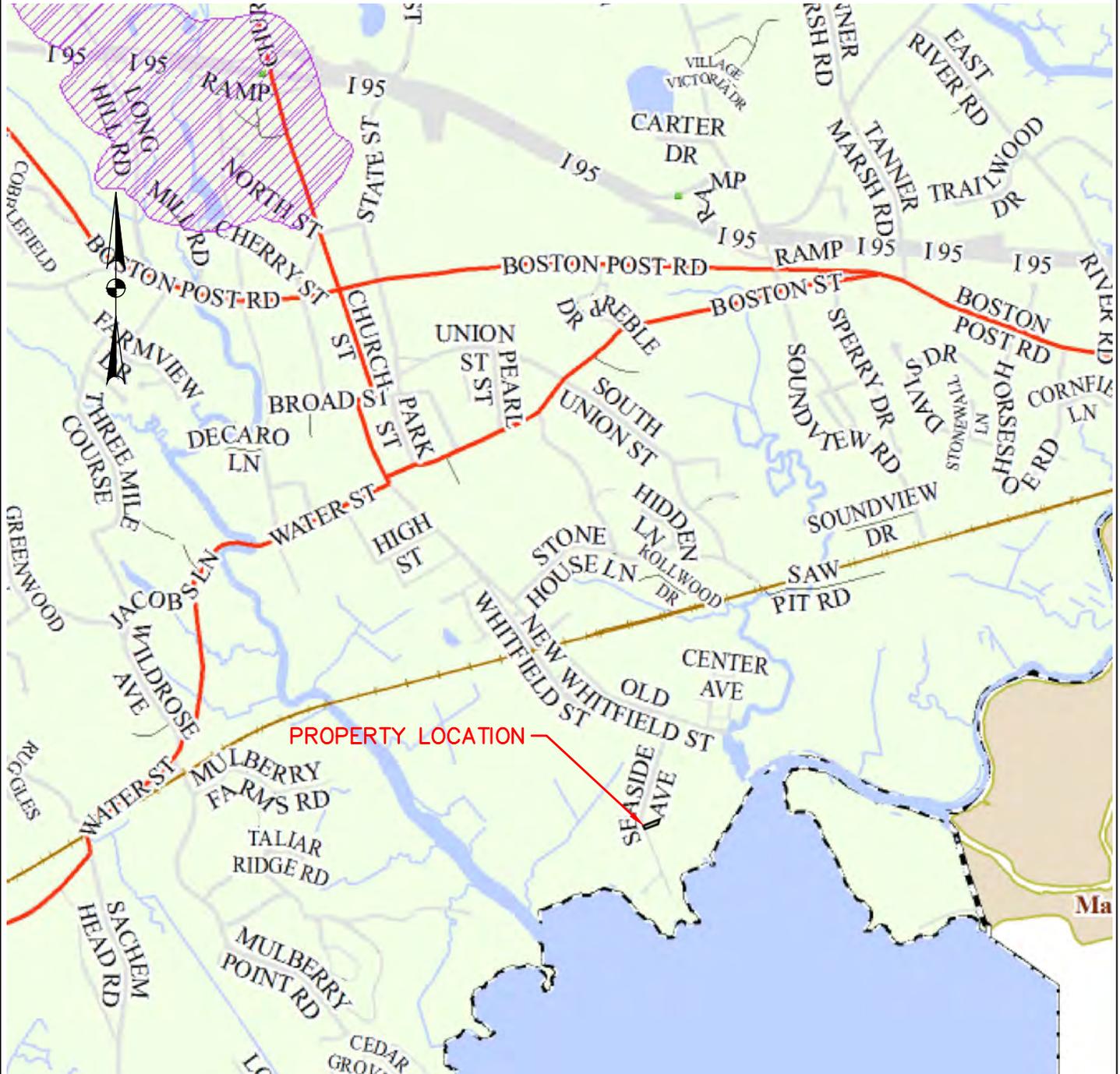
RE: Coastal Area Management Review  
Deborah Weady  
116 Seaside Avenue  
Guilford, Connecticut 06437  
Assessor Map 24 Lot 4

The information provided indicates that a single family house will be lifted above FEMA flood elevations. The existing house is located in a FEMA flood zone AE (EL 12). The elevating of the house is in compliance with the State of Connecticut Coastal Management Act requirements concerning Coastal Hazard Areas which recommends that lowest floor of a building be elevated sufficiently above the base flood elevations. The relocation of the shed would help to open up the side yard view lane as noted in Section 273-91 (J) View Standards of the Planning and Zoning Commission Coastal Site Plan Review Requirements.

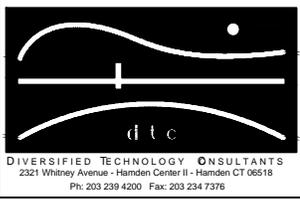
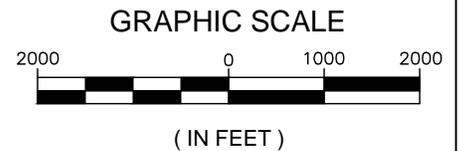
The site plan provides for erosion and sedimentation control measures that are designed to protect the adjacent coastal resources. The construction sequence provided by Post Road Wood Products notes that the existing foundation and any soil removed to reach proper depth would need to be trucked off site.

In order to make sure that the coastal resources are protected I recommend the following conditions of approval

1. The Town of Guilford Zoning Enforcement Officer should be notified to inspect the sedimentation and erosion control measures prior to site work. Soil stock piles should be contained by silt fencing and or hay bales. Soil erosion and sedimentation control measures shall be maintained until vegetation is established or suitable material is installed to the satisfaction of the Zoning Enforcement.



 Aquifer Protection Area

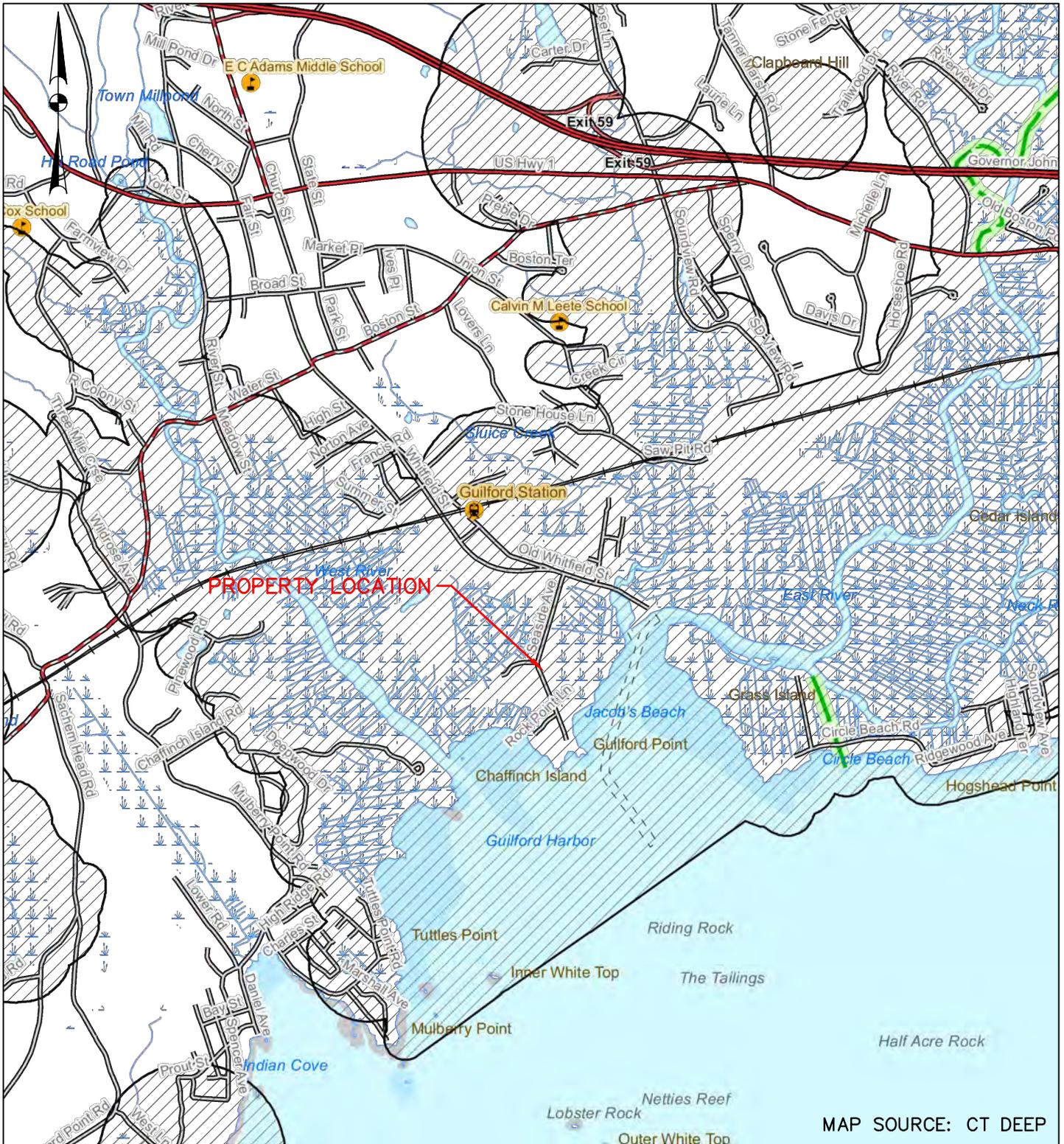


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 GUILFORD, CT

PROJECT NUMBER: 13-449-001    APPLICANT NO: 1690

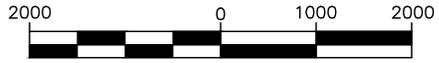
ATTACHMENT 8  
 AQUIFER PROTECTION AREA MAP

SCALE: 1"=2000'    DRAWN BY: LEC  
 DATE: 07/15/2014    CHECKED BY: JAB



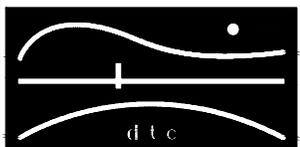
MAP SOURCE: CT DEEP

GRAPHIC SCALE



( IN FEET )

 State and Federal Listed Species and Significant Natural Communities\*



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116 SEASIDE AVENUE  
 GUILFORD, CT

ATTACHMENT 9  
 NDDB AREAS

PROJECT NUMBER: 13-449-001    APPLICANT NO: 1690

SCALE: 1"=2000'    DRAWN BY: LEC  
 DATE: 07/15/2014    CHECKED BY: JAB



U.S. Fish and Wildlife Service

## Natural Resources of Concern

**This resource list is to be used for planning purposes only — it is not an official species list.**

**Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:**

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

***Project Name:***

116 Seaside Ave. Guilford, CT 06437



U.S. Fish and Wildlife Service

## Natural Resources of Concern

### *Project Location Map:*



### *Project Counties:*

New Haven, CT

### *Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):*

MULTIPOLYGON (((-72.6699992 41.2694767, -72.6685832 41.2699404, -72.6685886 41.2696824, -72.6698868 41.2692953, -72.6699992 41.2694767)))

### *Project Type:*

\*\* Other \*\*



U.S. Fish and Wildlife Service

## Natural Resources of Concern

### ***Endangered Species Act Species List ([USFWS Endangered Species Program](#)).***

*There are no listed species found within the vicinity of your project.*

### **Critical habitats within your project area:**

*There are no critical habitats within your project area.*

### ***FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).***

*There are no refuges found within the vicinity of your project.*

### ***FWS Migratory Birds ([USFWS Migratory Bird Program](#)).***

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

*Migratory bird information is not available for your project location.*

### ***NWI Wetlands ([USFWS National Wetlands Inventory](#)).***

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate



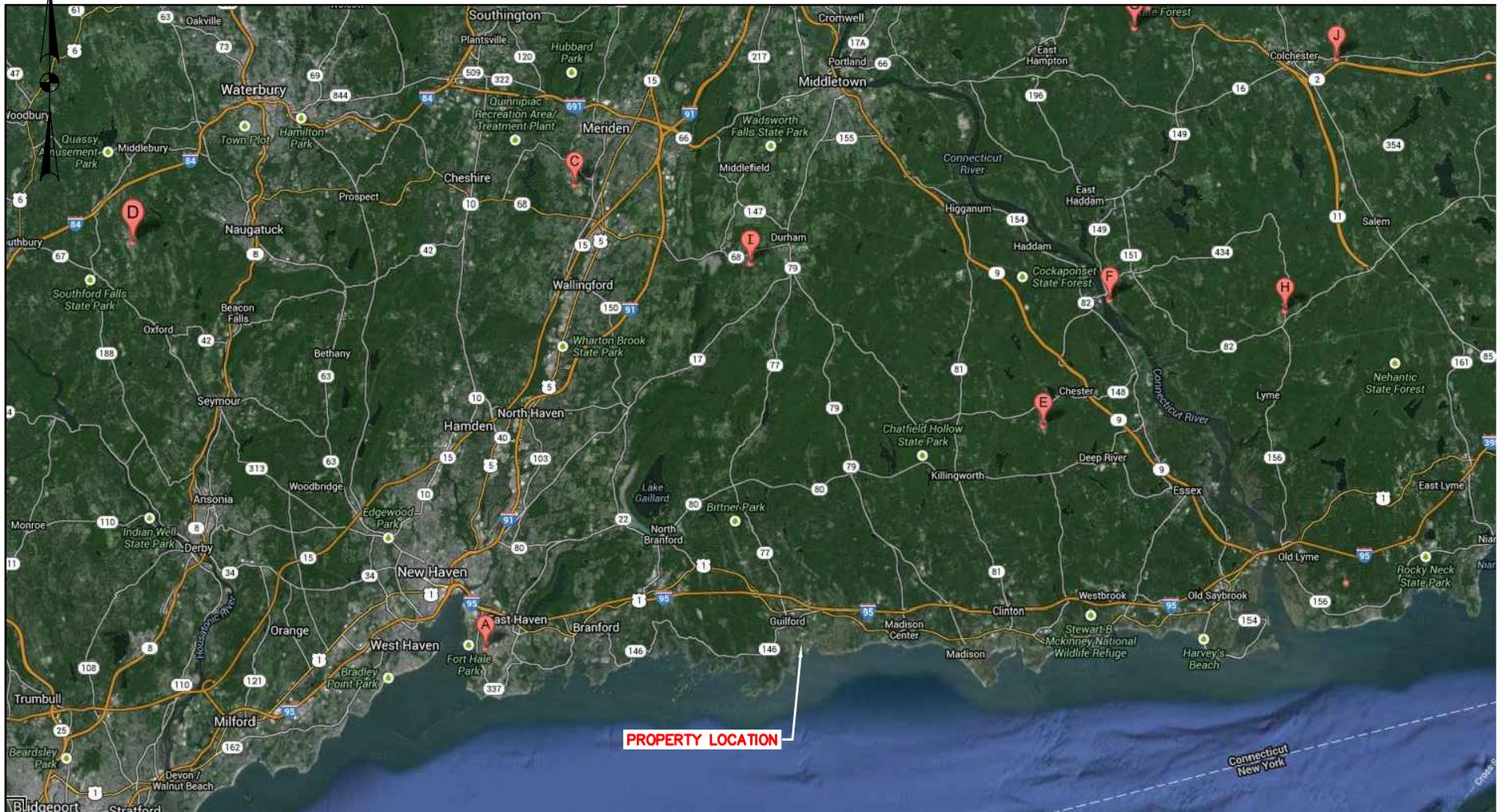
U.S. Fish and Wildlife Service

## Natural Resources of Concern

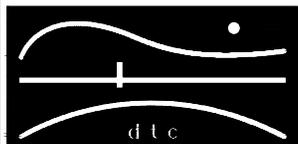
[U.S. Army Corps of Engineers District.](#)

**The following wetlands intersect your project area:**

Wetland Types	NWI Classification Code	Approximate Acres
Estuarine and Marine Wetland	<a href="#">E2EMPh</a>	1.982043



**PROPERTY LOCATION**



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116 SEASIDE AVENUE  
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ATTACHMENT 11  
 AIRPORT VICINITY MAP

SCALE: NTS

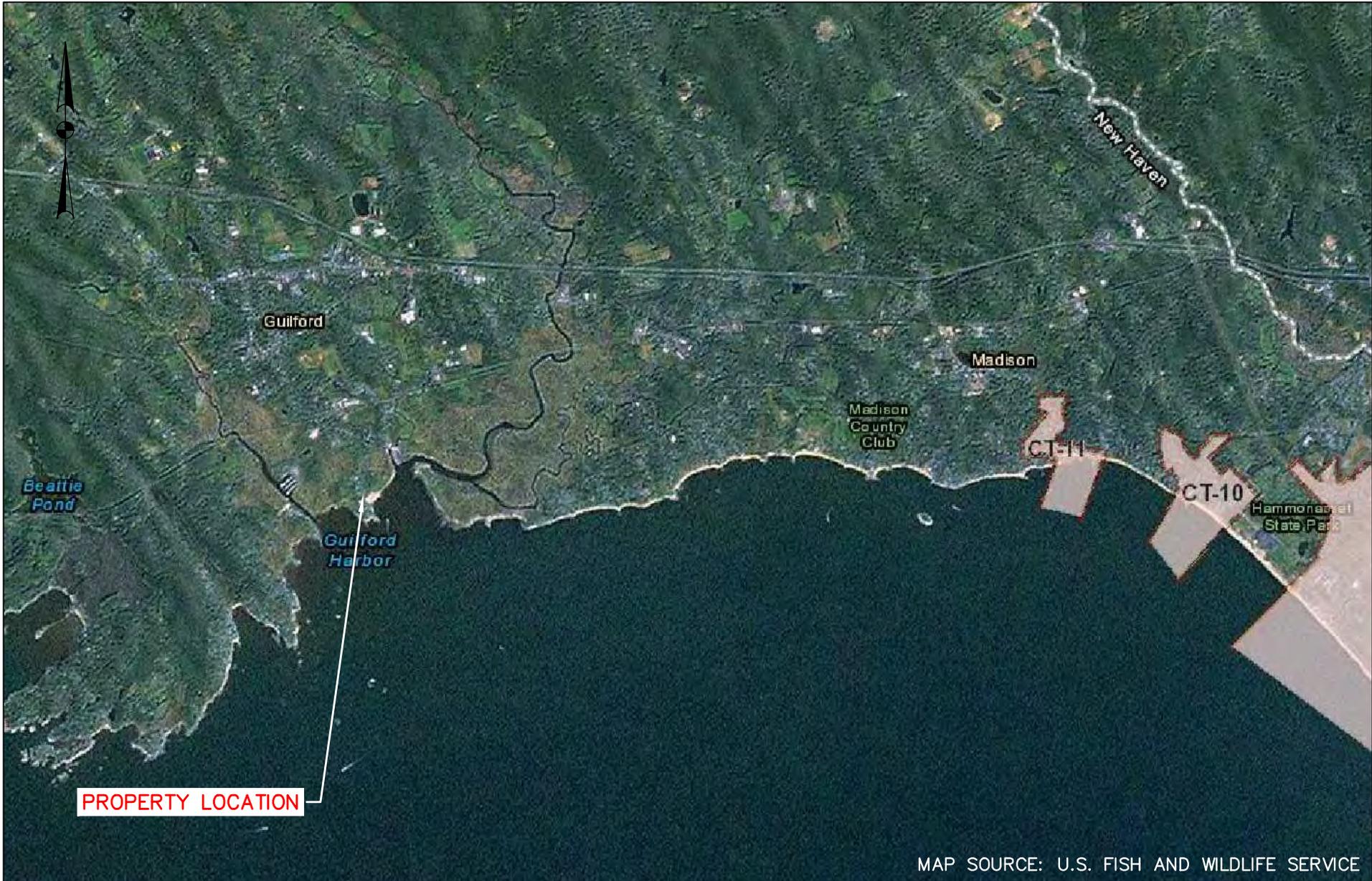
DRAWN BY: LEC

DATE: 07/15/14

CHECKED BY: JAB

PROJECT NUMBER: 13-449-001

APPLICANT NO: 1690



**PROPERTY LOCATION**

MAP SOURCE: U.S. FISH AND WILDLIFE SERVICE



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116 SEASIDE AVENUE  
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ATTACHMENT 12  
 COASTAL BARRIER MAP

SCALE: NTS DRAWN BY: LEC

DATE: 07/15/14 CHECKED BY: JAB

PROJECT NUMBER: 13-449-001

APPLICANT NO: 1690

Scott Feulner  
Diversified Technology Consultants (DTC)  
2321 Whitney Avenue, Suite 301  
Hamden, CT 06518

4/24/2014

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 1 of 6**

## TABLE OF CONTENTS

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Table of Contents	1
Introduction	2-3
Inspection Report Synopsis	4-5
Recommendations	5-6

**Attachments:**

- Scope of Inspection Drawing – 1 page(s)
- XRF data sheets – 3 page(s)
- XRF quality evaluation sheet – 1 page(s)
- Hazardous Waste Evaluation Worksheet – 1 page(s)

**Report Distribution:**

Scott Feulner, DTC [Scott.Feulner@teamdtc.com](mailto:Scott.Feulner@teamdtc.com)  
Curtis Graham, DTC [graham.curtis@teamdtc.com](mailto:graham.curtis@teamdtc.com)  
Michael Casey, DTC [michael.casey@teamdtc.com](mailto:michael.casey@teamdtc.com)

**File Location:**

NAS AAUM-Reports\LeadInsp\DS-XRFSVY\_2013.doc

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 2 of 6**

**INTRODUCTION**

**EXECUTIVE SUMMARY:** Lead (as defined by OSHA regulations 29 CFR 1926.62) and Lead Based Paint (as defined by USC Title 15 – Chapter 53- Toxic Substance Control) was detected on surfaces and/or components within the scope of the inspection. This will require workers disturbing Lead to be properly protected and trained including personal air sampling on the workers. The concentrations determined by the personal samples will determine the level of protection required by OSHA. (Contact us for assistance with the personal samples and further interpretation. General information is contained in the recommendations to follow.) Because lead based paint was detected, a Hazardous Waste Evaluation was done per CT DEEP regulations to determine if the waste products from the renovation are potentially a hazardous waste. The hazardous waste evaluation was done using a modified “knowledge of process” technique. This modified method resulted in the waste being 125 mg/kg of lead, which is considered likely to be a lead hazardous waste since it is > 100 mg/kg (the threshold for this modified method).

**SITE DESCRIPTION:** The subject building is a single-family, two-story house totaling approximately 1575 sq ft, which was built in 1940 of wood-frame construction. We understand the first floor was completely renovated in 1979. Heat is supplied from an HVAC system located upstairs. There is a crawlspace under the house. At the time of our screening, there were no children under the age of six residing at this subject house and the house was not being used as a daycare facility.

**BACKGROUND:** We understand the subject house suffered damage as a result of hurricane Sandy on October 29-30, 2012. The house is scheduled to be renovated and raised. The Living Room and Sun Room were already renovated by the owner prior to our inspection and was not in our scope. The scope of the renovation work would involve disturbance of all first floor flooring and lower walls. We understand that during the renovation of the Living Room and Sunb Room mold was found inside all of the sheetrock walls. The 2<sup>nd</sup> Floor, roof, windows and exterior siding are not in the scope of our inspection.

**SCOPE OF OUR WORK:** Our work would include the following:

- XRF Screening of Lead Based Paint of representative painted surfaces on the 1<sup>st</sup> floor.
- Site reference drawing.
- A hazardous waste evaluation.
- A report of the findings.

Lead paint chip, dust, soil, water and TCLP sampling are not in our scope of work.

This investigation and information provided in this report depends partly on background information provided by the client. This report is intended for the use of the client. The scope of services performed may not be appropriate for other users and any use of this report by third parties is at their sole risk. This report is intended to be used in its entirety. No excerpts may be taken to be representative of this report.

**QUALIFICATIONS:** The Inspection was conducted by Daniel P. Sullivan, CT DPH Certified DPH Lead Inspector/Risk Assessor #002131, Radiation Safety Training, RMD 12/2/94. Dan was assisted by Hannah Leigh Honorof. Chem Scope’s DPH lead license # is CC000164.

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 3 of 6**

INTRODUCTION (cont)

**METHOD OF TESTING:** Spectrum Analyzer XRF (x-ray fluorescence). Instrument used: RMD LPA-1, Serial # 1647 in Quick Mode. The unit source (Cobalt 57) for unit 1647 was replaced November 2<sup>nd</sup>, 2012. The XRF detects paint in all layers down to the painted substrate. In other words if lead paint is painted over with new paint, the lead paint is still detected by this procedure. When paint is covered with metal or plastic trim such as siding or by carpet, the lead paint is usually not detectable. This instrument is registered with the State of Connecticut Dept of Energy and Environmental Protection and is Generally Licensed under the NRC. This is one of the two methods, which are approved under the CT Dept of Public Health (DPH) regulations. This is a non-destructive test.

**TEST PARAMETERS FOR XRF TESTING USING THIS INSTRUMENT: OSHA 1926.62**

*Definition:* Lead means metallic lead, all inorganic lead compounds, and organic lead soaps. Excluded from this definition are all other organic lead compounds.

XRF readings of 1.0 mg/cm<sup>2</sup> or higher are lead based paint as defined by USC Title 15 – Chapter 53- Toxic Substance Control and XRF reading with any detectable amount of lead detected are defined as Lead by OSHA standard 1926.62.

**XRF CALIBRATION CHECK:** Standard Reference Material (SRM) paint film nearest to 1.0 mg/cm<sup>2</sup> within the National Institute of Standards and Technology (NIST) SRM is used to Calibrate the XRF. Calibration Readings are taken at the beginning and end of a job and every four (4) hours during the job with three (3) readings per set. The expiration date of the standard used is 7/1/20.

**QUALITY CONTROL PROCEDURES:** The XRF is used in accordance with Manufacturer's Performance Characteristics Sheet and instructions. See test data attached for details. Ten (or if <10, then the total number of tests conducted) testing combinations for re-testing from each unit are selected and checked in either 15 second or 60 second readings.

**STATEMENT ON ACCURACY:** The XRF Calibration checks were acceptable with each of the three (3) readings before, during (if applicable) and after the testing between 0.7 mg/cm<sup>2</sup> and 1.3 mg/cm<sup>2</sup>. See attached XRF data sheets for documentation of proper calibration check sequence.

**REPORT CONVENTIONS:** Rooms are sometimes given arbitrary numbers to avoid ambiguity. Please refer to the enclosed schematic drawings of the site. Samples are referenced by the side of the building they are facing, as indicated on the drawings. Side A is the street side (front), Side B is the left side, Side C is the rear and Side D is the right side.

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 4 of 6**

**INSPECTION REPORT SYNOPSIS**

**LOCATION NAME AND ADDRESS:** Weady House  
116 Seaside Avenue, Guilford, CT

**INSPECTION DATE(S):** 4/15/2014

**XRF Testing Results:** The following surface(s) and/or component(s) contained Lead as defined by OSHA regulations 29 CFR 1926.62, in addition the **items in bold are Lead Based Paint** as defined by USC Title 15 – Chapter 53- Toxic Substance Control:

***INTERIOR:***

<b>Component/Description</b>	<b>Location</b>
4"x4" Tan ceramic wall tile* (above countertops)	Kitchen
9"x9" Light tan ceramic floor tile*	Dining Room (by exterior entrance)
6"x6" Brick-colored ceramic floor tile *	Laundry Room
<b>Off-white painted wooden baseboard</b>	<b>Laundry Room</b>

\*NOTE: These ceramic tiles, while not painted, did test positive for lead. It is common for lead to be present in the glazing and pigments of this material, which is not considered to contain lead based paint.

*OSHA 1926.62 Definition:* Lead means metallic lead, all inorganic lead compounds, and organic lead soaps. Excluded from this definition are all other organic lead compounds.

XRF readings of 1.0 mg/cm<sup>2</sup> or higher are lead based paint as defined by USC Title 15 – Chapter 53- Toxic Substance Control and XRF reading with any detectable amount of lead detected are defined as Lead by OSHA standard 1926.62.

**LIMITATIONS OF SCREENING:** Not all painted surfaces were tested. Consequently, if a surface was not tested assume it contains Lead until proven otherwise. See attached data sheets for a list of surfaces tested.

**Hazardous Waste Evaluation:** Because toxic levels of lead were detected, a Hazardous Waste Evaluation was done to determine if the waste products from the renovation are potentially a hazardous waste.

An initial hazardous evaluation was done using a modified (for XRF data as opposed to paint chip data) "knowledge of process" technique intended to approximate the method described by the CT Department of Energy and Environmental Protection (DEEP). That method is one of six methods outlined in the CT DEEP "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries" (11/4/94) for hazardous waste evaluation. For our modified method, data gathered during the XRF inspection is used to calculate for hazardous waste vs. other methods that require TCLP (Toxicity Characteristic Leaching Procedure) testing.

Continued

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 5 of 6**

INSPECTION REPORT SYNOPSIS (cont)

**Hazardous Waste Evaluation (cont):** This modified method resulted in the waste being **125 mg/kg of lead**, which is considered likely to be a lead hazardous waste since it is > 100 mg/kg (the threshold for this modified method). This evaluation includes the unpainted cinderblock foundation wall. If the ceramic tiles are not included in the waste stream, and disposed of separately, the amount of lead would be much lower than 100 mg/kg.

This method is the least expensive method of hazardous waste evaluation but has limited applicability. The other methods include the following:

- Demolish and Test (TCLP test and needs to be done during the renovation or demolition)
- Composite-Sample and Demolish (TCLP test done before the renovation and destructive testing required and challenging to do for renovations if we don't know what the waste stream is actually going to be in the dumpster)

RECOMMENDATIONS

**CT DEEP Hazardous Waste evaluation:** Contractor generated waste from lead paint chips or component removal must be evaluated to determine if it is hazardous using one of the many techniques as described in the CT Department of Energy and Environmental Protection (DEEP) Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries" (11/4/94). This guidance document allows for homeowners to take up to 10 cubic yards to be disposed of as part of normal household waste (even if it contains lead). Under the household waste exclusion, in order for the waste to be exempt, the homeowner must have the means to dispose of it in a manner typical for routine household wastes: that is, either via curbside pickup, or by taking it themselves to their local transfer station.

EPA's RRP rule sets up requirements for firms and individuals performing renovations in pre-1978 housing and child-occupied facilities, such as schools and day cares. The RRP Rule requires that renovators be trained in the use of lead safe work practices, that renovators and firms be certified, that providers of renovation training be accredited, and that renovators follow specific work practice standards.

Because this is a pre-1978 house, contractors (including renovation, repair and painting workers, plumbers, electricians, HVAC professionals, etc.) working on this project must be EPA certified and trained in lead-safe work practices when conducting renovation, repair and painting activities that will disturb more than six (6) square feet of painted surfaces on the interior of a building or more than twenty (20) square feet on the exterior and all window replacements jobs. Additional information on this rule can be found at <http://www.epa.gov/lead/pubs/renovation.htm>.

Continued

**LEAD BASED PAINT PRE-RENOVATION XRF SCREENING  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 6 of 6**

RECOMMENDATIONS (cont)

**OSHA 1926.62 (worker protection):** Work that disturbs surfaces that contain Lead Based Paint (or any detectable amount of Lead) such as is the case for this work must be done according to OSHA regulation 1926.62 OSHA requires employers to conduct air sampling on workers disturbing lead to establish exposure levels to lead for those workers. The recorded levels are then compared to two different airborne concentrations in the OSHA standard: the action limit (AL) and the permissible exposure limit (PEL). Currently, the AL is set at 30 micrograms of lead per cubic meter of air ( $\mu\text{g}/\text{m}^3$ ) and the PEL is 50  $\mu\text{g}/\text{m}^3$ . At a minimum the following is required even for air sample results below the action level (this is known as Category 1):

1. Train employees
2. Conduct Exposure Monitoring (air sampling, as mentioned above)
3. Maintain Records

See details below if your sampling exceeds the standards. Chem Scope, Inc could help with compliance assistance as needed.

**OSHA 1926.62 – Additional Details:**

Category 2: OSHA regulations require; Same as category I, plus: Provide respirator at employee request, Conduct exposure monitoring every 3 months, and Conduct blood lead monitoring when the exposure monitoring results are 30–50  $\mu\text{g}/\text{m}^3$  (above the action level, but below the PEL).

Category 3: OSHA Regulations require; Same as category II, plus, enforce respirator use, enforce use of protective clothing, develop monitoring every 6 months, enforce housekeeping, provide hygiene facilities and enforce washing when the exposure monitoring results are 50  $\mu\text{g}/\text{m}^3$  and over (above the PEL).

See separate Asbestos Pre-renovation Inspection report and Mold Assessment report for additional details.

If you have any questions or need more information please call me. Thank you for calling on us.

Sincerely,



Dan Sullivan  
Vice President, Operations

SEASIDE AVE

Side A

# ChemScope Inc.

Weedy House  
116 Seaside Avenue, Guilford, CT  
First Floor and Basement  
CS# 183-9, 4-15-14



### LEGEND OF SYMBOLS

 Scope of Inspection

SCOPE OF INSPECTION DRAWING

### NOTATIONS

DRAWN BY:  
LEIGH HONOROF

**ChemScope Inc.**

SHEET TITLE:  
**ASBESTOS, LEAD  
& MOLD INSPECTION**  
**116 SEASIDE AVE  
GUILFORD CT**

**FLOOR 1 & BASEMENT**

CHEMSCOPE NUMBER:  
CS# 183-9

DRAWING NUMBER

SCALE:  
NOT TO SCALE

**1 S**

DATE:  
3/4/14



Side C

Side B

Side D

Site Name: Weady House

Date of Inspection: 4/15/2014

Site Address: 116 Seaside Avenue, Guilford, CT

CS# 183-9

Customer Name: Diversified Technology Consultants (DTC)

Customer Address: 2321 Whitney Avenue, Suite 301 / Hamden, CT 06518

Work Area: Interior - First Floor - Partial

Page 1 of 3

Site Description: Single-Family Residential

Year of Construction: 1940

Name of Individual Doing Testing: Dan Sullivan

CT DPH Lic# 2131

CO-57 Date Source Installed: 11/2/2012

Software version # N/A

Serial # 1647

Test #	Clock Time	NIST Calibration Standard	Results QM (mg/CM2)
1	12 <sup>29</sup>	NIST SRM 2573 Red	1.0
2	12 <sup>30</sup>	NIST SRM 2573 Red	1.0
3	12 <sup>31</sup>	NIST SRM 2573 Red	1.0
59	1 <sup>37</sup> AM	NIST SRM 2573 Red	1.0
60	1 <sup>38</sup> PM	NIST SRM 2573 Red	1.0
61	1 <sup>39</sup> PM	NIST SRM 2573 Red	1.0
		NIST SRM 2573 Red	
		NIST SRM 2573 Red	
4	12 <sup>32</sup>	NIST SRM 2570 White (Blank)	-0.1
62	1 <sup>40</sup>	NIST SRM 2570 White (Blank)	-0.1

Note: each entry represents a single test on the surface indicated.

- Acceptance limits for calibration are 0.7-1.3.
- 1.0 mg/cm<sup>2</sup> or higher = lead based paint (LBP)
- All values run under Quick Mode (QM), unless noted otherwise under comments above.
- Calibration std SRM 2573 has 1.0 mg/cm<sup>2</sup> of lead, expiration of std is 7/1/20.
- DEF under comments means the surface has defective lead based paint

INSPECTOR SIGNATURE/Date/REVIEWED BY/Date: Dan Sullivan / 4/15/14 / [Signature] 4-25-14



Site Name: Weedy House

Date of Inspection: 4/15/2014

Site Address: 116 Seaside Avenue, Guilford, CT

CS#183-9

Work Area: Interior - 1<sup>st</sup> Floor Partial

Page 3 of 3

Test # / Side	Int/Ext	Room #	Component	Defective (Y/N)	Color	Substrate	Results QM (mg/CM2)	LPB (Y/N)
32 A1	Int	Bathroom	wall	N	lt. pink	wallpaper on SR	-0.2	N
33 A2	"	"	"	"	beige	"	-0.4	N
34 B2	"	"	"	"	"	"	-0.1	N
35 C	"	"	"	"	blue	"	-0.1	N
36 D	"	"	"	"	"	"	-0.2	N
37	"	"	ceiling	"	white	text paint on SR	-0.2	N
38	"	"	Floor	"	gray	2x2 vinyl FT	-0.4	N
39	"	"	door	yes	white	wood	-0.4	N
40	"	"	door casing	yes	"	"	-0.2	N
41	"	"	door frame	yes	"	"	-0.3	N
42 <del>A1</del>	"	"	wall	N	white	4"x4" cement	0.7	N
43 D	"	Side Entry	Floor	N	lt. brown	7"x9" cement	-0.1	N
44	"	"	wall	N	offwhite	wallpaper/SR	-0.1	N
45	"	"	door	N	"	wallpaper on wood	-0.1	N
46	"	"	door casing	N	wood stain	wood	0.1	N
D 47 <del>A</del>	"	Entry Rm	wall	N	lt. green	wallpaper on SR	-0.1	N
A 48 <del>B</del>	"	Entry Rm	wall	"	lt. green	wallpaper on SR	-0.6	N
B 49	"	"	"	"	"	"	-0.2	N
50	"	"	"	"	mottled	2x2 Floor tile	-0.3	N
51 A	"	Handy Rm	Floor	"	brick	6"x6" cement	9.6	Y
52	"	"	wall	"	offwhite	wallpaper on SR	-0.2	N
53 C	"	"	"	"	blue	"	-0.2	N
54	"	"	baseboard	Y	offwhite	wood	2.8	Y
55 A	"	Entry Rm	windows <sup>casing</sup> 2	N	wood stain	wood	-0.0	N
56	"	"	" sill 2	"	green	wallpaper on wood	-0.7	N
57	"	"	" frame 2	"	"	"	-0.2	N
1 <sup>st</sup> 58 D	"	"	" sill	N	white	vinyl	-0.2	N

Signature: [Signature]

Date: 4/15/14

## EVALUATING THE QUALITY OF XRF 1647:

Site Name: Weady House  
Site Address: 116 Seaside Avenue, Guilford, CT

CS# 183-9  
Date: 4/15/2014

Location	Original Reading	Retest Reading	Square of Original Reading	Square of Retest Reading
1. Kitchen Wall A1	-0.2	-0.3	0.04	0.09
2. Kitchen Wall B1	-0.3	-0.2	0.09	0.04
3. Kitchen Wall D	-0.3	-0.3	0.09	0.09
4. Kitchen Ceiling	-0.3	-0.2	0.09	0.04
5. Kitchen Ceiling	-0.2	-0.3	0.04	0.09
6. Kitchen Wall B2 Ceramic	9.9	9.9	98.01	98.01
7. Kitchen Floor	-0.3	-0.3	0.09	0.09
8. Dining Rm Wall B	0	-0.1	0.00	0.01
9. Dining Rm Wall C	-0.1	-0.3	0.01	0.09
10. Dining Rm Wall D	-0.3	-0.2	0.09	0.04
Sum of ten squared averages ("C"):			98.55	98.59
"C" times 0.0072 ("D"):			0.70956	0.70985
"D" plus 0.032 ("E"):			0.74156	0.741848
Square root of "E" ("F"):			0.86114	0.861305985
"F" times 1.645 (Retest Tolerance Limit):			<b>1.4166</b>	1.4168
Average of the ten XRF Readings:			0.79	0.77
Absolute difference of the two averages:			<b>0.0200</b>	

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest.

Site Name: Weady House  
 Site Address: 116 Seaside Avenue, Guilford, CT

CS# 183-9  
 Date: 4/15/2014

Building Component	Average XRF Readings		Material Mass g/cm <sup>2</sup>	mg Lead/kg of Mass		Component Est % of Mass	Weighting Factor	Weighting Factor x mg/kg of lead	
	w/ hot spots	w/o hot spots		w/hot spots	w/o hot spots			w/ hot spots	w/o hot spots
Unpainted Wood	0	0	0.6	0.0	0.0	45	0.45	0.0	0.0
Stained Wood	0	0	0.6	0.0	0.0	20	0.20	0.0	0.0
Painted Wood	2.8	0	0.6	4666.7	0.0	1	0.01	46.7	0.0
Sheetrock	0	0	0.45	0.0	0.0	20	0.20	0.0	0.0
Vinyl floor	0	0	0.2	0.0	0.0	1	0.01	0.0	0.0
Ceramic Wall Tile	4.95	0	1.5	3300.0	0.0	1	0.01	33.0	0.0
Ceramic Floor Tile	5.9	0	1.3	4538.5	0.0	2	0.02	90.8	0.0
Metal	recycle	recycle				10	0.10	0.0	0.0
						Total 100	Total*	170.4	0.0

\*Compared to criterion of > 100 mg/kg lead - (DEEP: "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries" (11/4/94)

A value by this method of >100 mg/kg lead indicates the material is potentially a hazardous waste.

# ChemScope

INDUSTRIAL HYGIENE • ENVIRONMENTAL CHEMISTRY

15 Moulthrop Street, North Haven, CT 06473-3686 • Phone (203) 865-5605 • Fax (203) 498-1610 • www.chem-scope.com

Scott Feulner  
Diversified Technology Consultants (DTC)  
2321 Whitney Avenue, Suite 301  
Hamden, CT 06518

4/24/2014

**ASBESTOS PRE-RENOVATION INSPECTION  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 1 of 4**

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Inspection Report Synopsis	3
Limitations of the Inspection	4
Recommendations	4

**Attachments:**

- Scope of inspection drawing – 1 page(s)
- ACM location drawing(s) - 1 page(s)
- PLM Certificate of Analysis report with chain of custody - 8 page(s)
- Sample location drawing(s) - 1 page(s)

**Report Distribution:**

Scott Feulner, DTC [Scott.Feulner@teamdtc.com](mailto:Scott.Feulner@teamdtc.com)  
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**ASBESTOS PRE-RENOVATION INSPECTION  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 2 of 4**

**INTRODUCTION**

**EXECUTIVE SUMMARY:** Asbestos containing materials (ACM) were detected within the scope of this inspection and will need to be properly removed and disposed of prior to renovation that would disturb these materials. Abatement work must be done by a licensed asbestos abatement contractor using proper procedures and practices with licensed and trained individuals.

**BUILDING DESCRIPTION:** The subject building is a single-family, two-story house totaling approximately 1575 sq ft, which was built in 1940 of wood-frame construction. We understand the first floor was completely renovated in 1979. Heat is supplied from an HVAC system located upstairs. There is a crawlspace under the house.

**BACKGROUND:** We understand the subject house suffered damage as a result of hurricane Sandy on October 29-30, 2012. The house is scheduled to be renovated and raised. The Living Room and Sun Room were already renovated by the owner prior to our inspection and was not in our scope. The scope of the renovation work would involve disturbance of all first floor flooring and lower walls. We understand that during the renovation of the Living Room and Sun Room mold was found inside all of the sheetrock walls. The owner had pictures of the mold damage. The 2<sup>nd</sup> Floor, roof, windows and exterior siding are not in the scope of our inspection.

**SCOPE OF INSPECTION:** Asbestos Pre-Renovation Inspection of the subject house, as directed by our client. Our work was limited to the first floor walls and floors and crawlspace.

Our work included the following:

- Collection and analysis of building materials within the scope of renovation for asbestos, as required by the regulations.
- A list with quantity, type and location of asbestos containing materials (ACM) in the scope.
- Report of the findings including ACM location drawings.

This investigation and information provided in this report depends partly on background information provided by the client. This report is intended for the use of the client. The scope of services performed may not be appropriate for other users and any use of this report by third parties is at their sole risk. This report is intended to be used in its entirety. No excerpts may be taken to be representative of this report.

**TEST PARAMETERS:** This is an Asbestos Pre-Renovation Inspection intended to identify the presence, location, and quantity of any asbestos containing building materials which are part of the Renovation for compliance with OSHA 1926.1101 (k)(2)(i) and CT DPH 19a-332a-1 through 16.

For sampling, EPA Wet Methods are used to prevent fiber release. Building materials sampled are analyzed at our laboratory by EPA method 600/R-93/116. This is currently the approved EPA Test method, which uses Polarized Light Microscopy with Dispersion Staining. The laboratory is accredited by NIST/NVLAP and AIHA, and is a Connecticut Approved Environmental Laboratory for Asbestos Analysis.

**ASBESTOS PRE-RENOVATION INSPECTION  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 3 of 4**

**INSPECTION REPORT SYNOPSIS**

**LOCATION NAME AND ADDRESS:** Weady House  
116 Seaside Avenue, Guilford, CT

**INSPECTION DATE(S):** 4/15/2014

**QUALIFICATIONS:** The Inspection was conducted by Daniel P. Sullivan:

- EPA & State of Connecticut Accredited Asbestos Inspector, Project Monitor & Project Designer
- State of Connecticut Licensed Asbestos Inspector/Management Planner (#000019)
- State of Connecticut Licensed Asbestos Project Monitor (#000036)
- State of Connecticut Licensed Asbestos Project Designer (#000096)

Dan was assisted by Leigh Honorof.

For information about Chem Scope, Inc., log onto <http://www.chem-scope.com>.

**FINDINGS:** The following asbestos containing materials (ACM) were detected in the Scope of the Inspection:

<u><b>MATERIAL</b></u>	<u><b>LOCATION</b></u>	<u><b>~FOOTAGE</b></u>
<b><u>INTERIOR:</u></b>		
<b>18"x18" Green/red/Gray ACM linoleum with gray fibrous backing and adhesive (on wood*)</b>	Kitchen	180 sq ft
	Bathroom	85 sq ft
	<b>Total</b>	<b>265 sq ft</b>

**The following is a summary table of the materials that tested as non-Asbestos Containing Material (ACM) (<1%) within the Scope of Work (not already summarized above):**

<b>Material</b>	<b>Location</b>	<b>Sample #'s</b>	<b>Findings</b>
18"x18" Gray pliable self-adhesive floor tile (on wood)	Entry Room	183-9-1,2	No Asbestos Detected
Offwhite hard grout and Yellow sticky adhesive (from 8"x8" brick colored ceramic tiles)	Laundry Room	183-9-(3-6)	No Asbestos Detected
Dark brown hard grout and Dark gray hard crumbly mortar and yellow adhesive (from 8"x8" tan colored ceramic tile, on wood)	Side Foyer	183-9-(9-12)	No Asbestos Detected
Dark brown hard grout and Dark gray/dark brown hard crumbly mortar	Dining Room	183-9-(13-16)	No Asbestos Detected
Tan sticky vinyl covebase adhesive	Throughout	183-9-17,18	No Asbestos Detected
Orange/Black sticky carpet glue (under carpet)	Kitchen Closet	183-9-19,20	No Asbestos Detected
Light gray crumbly sheetrock with brown paper backing and wallpaper and white crumbly sheetrock taping compound	Throughout	183-9-(21-25)	No Asbestos Detected
Brown fibrous paper with black adhesive (on yellow fiberglass batt insulation, on wood ceiling)	Crawlspace	183-9-26,27	No Asbestos Detected
Brown fibrous paper pipe wrap (on 2" OD fiberglass insulated pipe)	Crawlspace	183-9-26,27	No Asbestos Detected

**ASBESTOS PRE-RENOVATION INSPECTION**  
**WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT**  
**CS#183-9, 4/15/2014, Page 4 of 4**

**LIMITATIONS OF INSPECTION**

It is important to note that every effort is made to detect asbestos (ACM) in the path of the renovation by our inspectors. It is not practical or prudent to demolish the entire wall and ceiling system during an inspection. The owner should be aware of this in case suspect materials or concealed suspect materials are uncovered during the actual renovation.

If suspect materials that were previously not accessible or not sampled during this inspection are discovered during the renovation, or if the scope of the renovation changes to include disturbance of new materials not inspected, then renovation must stop and the materials must be sampled by a CT DPH licensed asbestos inspector prior to disturbance of these materials.

**RECOMMENDATIONS**

All Asbestos Containing Materials (ACM) detected in the path of the inspection must be removed prior to the disturbance of these materials.

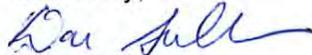
Asbestos removal is regulated by federal and state agencies. Abatement work must be done by a licensed asbestos abatement contractor using proper procedures and practices, including containment, decontamination facilities, negative air units and trained and CT DPH licensed workers. Final re-occupancy testing is also required, if the building is going to be reoccupied after the asbestos removal and strongly recommended even if the building is not going to be re-occupied such as in the case of building demolition, for removal of greater than three (3) sq. ft or linear ft of ACM. A CT DPH Licensed Project Monitor is always required for final visual inspections after asbestos removal.

Please also keep in mind that notification to the DPH is required for asbestos abatement involving greater than 10 linear feet or 25 square feet of or for any demolition. Disposal of all ACM is regulated by EPA and the Connecticut DEEP; an EPA approved landfill must be used.

OSHA regulations 1926.1101 requires that before asbestos removal or repair work (class I, II or III work) is initiated, building owners/facility owners must notify their own employees and employers who are bidding on such work, of the quantity and location of ACM or PACM (presumed asbestos containing material) present in such areas. Also for inadvertently discovered ACM or PACM there is a 24-hour notification requirement to the owner and all employers at the site.

If you have any questions or need more information please call me. Thank you for calling on us.

Sincerely,



Dan Sullivan

Vice President, Operations

SEASIDE AVE

Side A

# ChemScope Inc.

Weedy House  
116 Seaside Avenue, Guilford, CT  
First Floor and Basement  
CS# 183-9, 4-15-14



### LEGEND OF SYMBOLS

 Scope of Inspection

SCOPE OF INSPECTION DRAWING

### NOTATIONS

DRAWN BY:  
LEIGH HONOROF

**ChemScope Inc.**

SHEET TITLE:  
ASBESTOS, LEAD  
& MOLD INSPECTION

116 SEASIDE AVE  
GUILFORD CT

FLOOR 1 & BASEMENT

CHEMSCOPE NUMBER:  
CS# 183-9

DRAWING NUMBER

SCALE:  
NOT TO SCALE

1 S

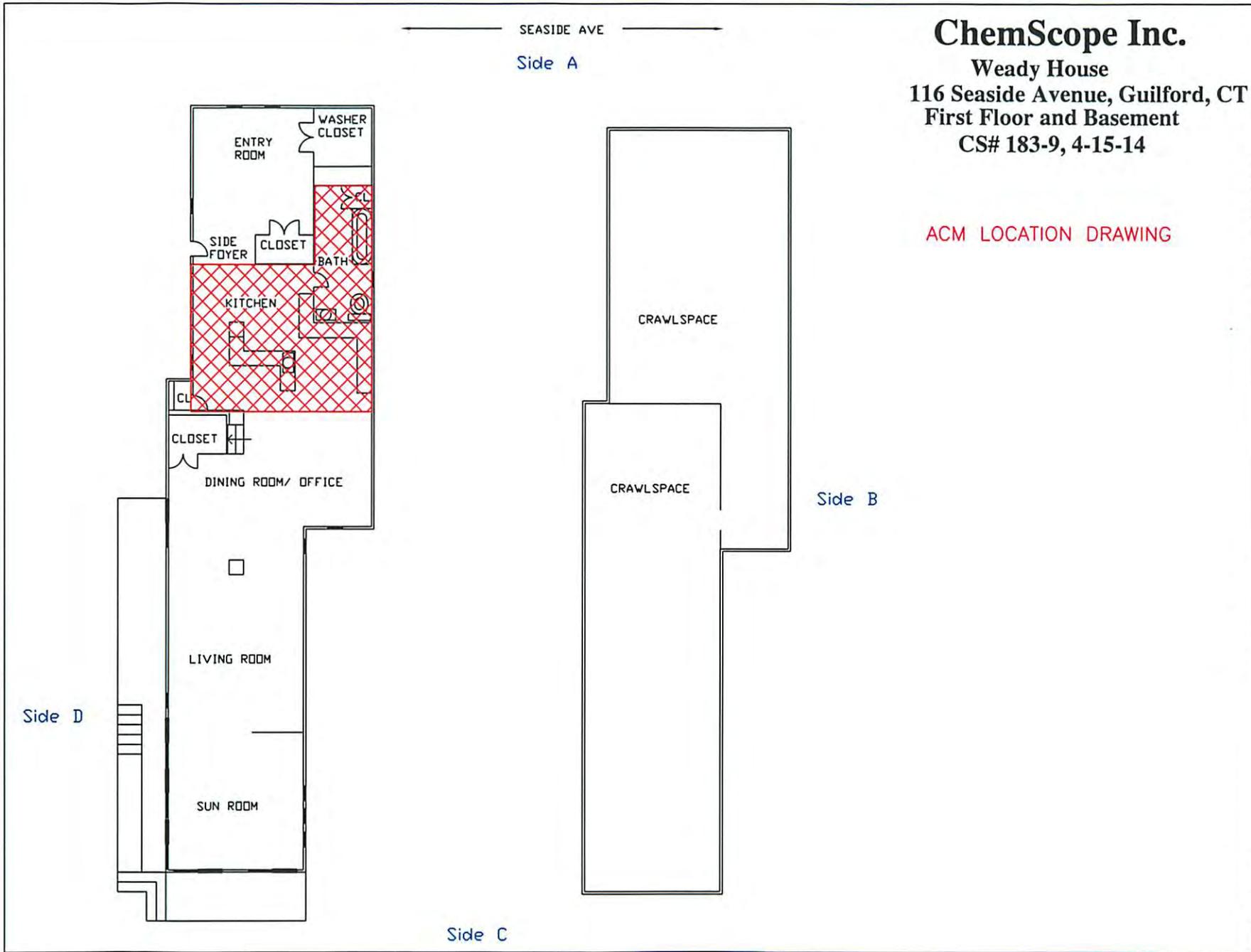
DATE:  
3/4/14



Side C

Side B

Side D



**ChemScope Inc.**  
 Weedy House  
 116 Seaside Avenue, Guilford, CT  
 First Floor and Basement  
 CS# 183-9, 4-15-14

ACM LOCATION DRAWING



LEGEND OF SYMBOLS	
	Location of ACM Flooring. In Scope of Inspection only

NOTATIONS
SEE REPORT FOR DETAILS

DRAWN BY:  
 LEIGH HONOROF

**ChemScope Inc.**

SHEET TITLE:  
 ASBESTOS, LEAD  
 & MOLD INSPECTION  
 116 SEASIDE AVE  
 GUILFORD CT  
 FLOOR 1 & BASEMENT

CHEMSCOPE NUMBER: CS# 183-9	DRAWING NUMBER
SCALE NOT TO SCALE	1A
DATE 3/4/14	

## Certificate Of Analysis

*Diversified Technology Consultants (DTC) - Scott Feulner*  
2321 Whitney Avenue  
Suite 301  
Hamden CT 06518

4/22/2014  
CS# 183-9  
Page 1 of 6

*Bulk sample(s) from Weady House, 116 Seaside Avenue, Guilford, CT collected by Dan Sullivan (assisted by Leigh Honorof) on 4/15/2014*

*Asbestos Identification in the samples. Examination made by Polarized Light Microscopy (PLM) per EPA Test Method 600/R-93/116*

### **Sample Identification**

### **Findings (Analyzed 4/22/14)**

*183-9-1 18"x18" Gray pliable self-adhesive floor tile (on wood) / 1st Floor - Entry Room*

*No Asbestos Detected  
78% Non- Fibrous Particles  
22% Volatile on Ignition*

*183-9-2 18"x18" Gray pliable self-adhesive floor tile (on wood) / 1st Floor - Dining Room*

*No Asbestos Detected  
66% Non- Fibrous Particles  
34% Volatile on Ignition*

*183-9-3 Offwhite hard grout (between 8"x8" brick colored ceramic tile) / 1st Floor - Laundry Room*

*No Asbestos Detected  
91% Non- Fibrous Particles  
9% Volatile on Ignition*

*183-9-4 Offwhite hard grout (between 8"x8" brick colored ceramic tile) / 1st Floor - Laundry Room*

*No Asbestos Detected  
92% Non- Fibrous Particles  
8% Volatile on Ignition*

*183-9-5 Yellow sticky adhesive (under 8"x8" brick colored ceramic tile) / 1st Floor - Laundry Room*

*No Asbestos Detected  
46% Non- Fibrous Particles  
54% Volatile on Ignition*

Bulk sample(s) from Weady House, 116 Seaside Avenue, Guilford, CT collected by Dan Sullivan (assisted by Leigh Honorof) on 4/15/2014

Asbestos Identification in the samples. Examination made by Polarized Light Microscopy (PLM) per EPA Test Method 600/R-93/116

**Sample Identification**

**Findings (Analyzed 4/22/14)**

183-9-6 Yellow sticky adhesive (under 8"x8" brick colored ceramic tile) / 1st Floor - Laundry Room

No Asbestos Detected  
49% Non- Fibrous Particles  
51% Volatile on Ignition

183-9-7 18"x18" Geen/Red/Gray linoleum with gray fibrous backing and adhesive (on wood) / 1st Floor - Kitchen

26% Chrysotile Asbestos  
38% Non- Fibrous Particles  
36% Volatile on Ignition

183-9-8 18"x18" Geen/Red/Gray linoleum with gray fibrous backing and adhesive (on wood) / 1st Floor - Bathroom

Not Analyzed

183-9-9 Dark brown hard grout (between 8"x8" tan colored ceramic tile) / 1st Floor - Side Foyer

No Asbestos Detected  
94% Non- Fibrous Particles  
6% Volatile on Ignition  
<1% Wollastonite

183-9-10 Dark brown hard grout (between 8"x8" tan colored ceramic tile) / 1st Floor - Side Foyer

No Asbestos Detected  
96% Non- Fibrous Particles  
4% Volatile on Ignition  
<1% Wollastonite

183-9-11 Dark gray hard crumbly mortar and yellow adhesive (under 8"x8" tan colored ceramic tile, on wood) / 1st Floor - Side Foyer

No Asbestos Detected  
89% Non- Fibrous Particles  
11% Volatile on Ignition

183-9-12 Dark gray hard crumbly mortar and yellow adhesive (under 8"x8" tan colored ceramic tile, on wood) / 1st Floor - Side Foyer

No Asbestos Detected  
86% Non- Fibrous Particles  
14% Volatile on Ignition

Bulk sample(s) from Weady House, 116 Seaside Avenue, Guilford, CT collected by Dan Sullivan (assisted by Leigh Honorof) on 4/15/2014

Asbestos Identification in the samples. Examination made by Polarized Light Microscopy (PLM) per EPA Test Method 600/R-93/116

**Sample Identification**

**Findings (Analyzed 4/22/14)**

183-9-13 Dark brown hard grout (between 8"x8" brick colored ceramic tile) / 1st Floor - Dining Room

No Asbestos Detected  
95% Non- Fibrous Particles  
5% Volatile on Ignition

183-9-14 Dark brown hard grout (between 8"x8" brown colored ceramic tile) / 1st Floor - Dining Room

No Asbestos Detected  
96% Non- Fibrous Particles  
4% Volatile on Ignition

183-9-15 Dark gray/dark brown hard crumbly mortar (under 8"x8" brown colored ceramic tile, on wood) / 1st Floor - Dining Room

No Asbestos Detected  
94% Non- Fibrous Particles  
6% Volatile on Ignition

183-9-16 Dark gray hard crumbly mortar (under 8"x8" brown colored ceramic tile, on wood) / 1st Floor - Dining Room

No Asbestos Detected  
86% Non- Fibrous Particles  
14% Volatile on Ignition

183-9-17 Tan sticky vinyl covebase adhesive (under vinyl covebase on sheetrock wall) / 1st Floor - Kitchen

No Asbestos Detected  
69% Non- Fibrous Particles  
31% Volatile on Ignition

183-9-18 Tan sticky vinyl covebase adhesive (under vinyl covebase on sheetrock wall) / 1st Floor - Side Foyer

No Asbestos Detected  
65% Non- Fibrous Particles  
35% Volatile on Ignition

183-9-19 Orange/Black sticky carpet glue (under carpet) / 1st Floor - Kitchen Closet

No Asbestos Detected  
43% Non- Fibrous Particles  
57% Volatile on Ignition

Bulk sample(s) from Weady House, 116 Seaside Avenue, Guilford, CT collected by Dan Sullivan (assisted by Leigh Honorof) on 4/15/2014

Asbestos Identification in the samples. Examination made by Polarized Light Microscopy (PLM) per EPA Test Method 600/R-93/116

**Sample Identification**

**Findings (Analyzed 4/22/14)**

183-9-20 Orange/Black sticky carpet glue (under carpet) / 1st Floor - Kitchen Closet

No Asbestos Detected  
64% Non- Fibrous Particles  
36% Volatile on Ignition

183-9-21 Light gray crumbly sheetrock with brown paper backing and wallpaper (wall) / 1st Floor - Kitchen

No Asbestos Detected  
79% Non- Fibrous Particles  
21% Volatile on Ignition

183-9-22 Light gray crumbly sheetrock with brown paper backing and wallpaper (wall) / 1st Floor - Bathroom Closet

No Asbestos Detected  
78% Non- Fibrous Particles  
22% Volatile on Ignition

183-9-23 Light gray crumbly sheetrock with brown paper backing and wallpaper (wall) / 1st Floor - Laundry Room

No Asbestos Detected  
77% Non- Fibrous Particles  
23% Volatile on Ignition

183-9-24 White crumbly sheetrock taping compound (wall) / 1st Floor - Laundry Room

No Asbestos Detected  
98% Non- Fibrous Particles  
2% Volatile on Ignition

183-9-25 White crumbly sheetrock taping compound (wall) / 1st Floor - Bathroom Closet

No Asbestos Detected  
94% Non- Fibrous Particles  
6% Volatile on Ignition

183-9-26 Brown fibrous paper with black adhesive (on yellow fiberglass batt insulation, on wood ceiling) / Crawlspace

No Asbestos Detected  
<1% Non- Fibrous Particles  
76% Volatile on Ignition  
24% Fiberglass

*Bulk sample(s) from Weady House, 116 Seaside Avenue, Guilford, CT collected by Dan Sullivan (assisted by Leigh Honorof) on 4/15/2014*

*Asbestos Identification in the samples. Examination made by Polarized Light Microscopy (PLM) per EPA Test Method 600/R-93/116*

**Sample Identification**

**Findings (Analyzed 4/22/14)**

*183-9-27 Brown fibrous paper with black adhesive (on yellow fiberglass batt insulation, on wood ceiling) / Crawlspace*

*No Asbestos Detected  
<1% Non- Fibrous Particles  
89% Volatile on Ignition  
11% Fiberglass*

*183-9-28 Brown fibrous paper pipe wrap (on 2" OD fiberglass insulated pipe) / Crawlspace*

*No Asbestos Detected  
4% Non- Fibrous Particles  
89% Volatile on Ignition  
7% Fiberglass*

*183-9-29 Brown fibrous paper pipe wrap (on 2" OD fiberglass insulated pipe) / Crawlspace*

*No Asbestos Detected  
5% Non- Fibrous Particles  
91% Volatile on Ignition  
4% Fiberglass*

**PARAMETERS  
ASBESTOS PLM ANALYSIS  
(Revised 3/22/13)**

1. *Materials which contain >1% asbestos (greater than 1%) by PLM (polarizing light microscopy) analysis are considered to be asbestos containing materials under EPA and the State of Connecticut Regulations. OSHA still regulates material with <1%. (Contact laboratory for information.) {Note: A more sensitive method is available called TEM (transmission electron microscopy). TEM may detect asbestos fibers that PLM cannot see, but the above agencies' enforcement is based on PLM analysis. Rules may differ for states other than Connecticut. It is best to check with the individual state. For example, New York State requires TEM confirmation of negative PLM results on floor tile}.*
2. *If no asbestos is detected in a sample, or if the asbestos content is less than 1% by PLM, additional samples of the same material should be submitted for confirmation. Please check with the laboratory for guidance on the number of samples needed. Sample collection in Connecticut must be by a DPH Licensed Asbestos Inspector. Many other states also require licensing.*
3. *Floor Tile Mastic: Mastic under floor tile should be separately sampled by scraping some of the mastic from the floor to avoid contamination from the floor tile.*
4. *Although Chem Scope, Inc. takes great effort to insure accuracy in the estimation of asbestos in the materials analyzed, no quantitation method is without some uncertainty. Based on independent calibration studies and comparison of Chem Scope's quantitative results with NVLAP and AIHA round robin programs we estimate our uncertainty in quantitation to be relatively small. The average relative uncertainty of the estimate is calculated to be 35% for samples that contain less than 10% asbestos. This means a estimate of 10% asbestos in a sample has a probable range of 6.5% to 13.5% while an estimate of 1% has a range of 0.65% to 1.35%.*
5. *The presence of non-asbestos components, which are recognized by the PLM analyst, is reported with the estimated amounts. This is not an exhaustive analysis for the non-asbestos materials since the primary purpose is to determine if asbestos is present and, if so, how much is present of each type of asbestos.*
6. *Results reported apply only to the sample(s) analyzed.*
7. *Special treatment of samples: Chem Scope, Inc. routinely uses gravimetric sample reduction techniques such as low temperature ashing or acid dissolution on samples like floor tile, roofing materials, glue dots, or high cellulose content samples prior to PLM analysis. These methods are used to aid in the PLM analysis and to provide better quantitative data. Layered samples, if possible, are analyzed separately as individual layers. However, in accordance with the method, if any layer contains >1% asbestos (greater than 1%) it is to be considered an asbestos containing material. All results are reported to the original sample basis.*
8. *Sample results are not corrected for blanks. Analytical blanks are run daily and if contamination is suspected the samples are rerun.*
9. *Chem Scope, Inc. performs "400 point" point counting when the asbestos content is visually estimated to be less than 10%. There is no additional charge for this analysis.*

*The Scope of Accreditation referenced in this report applies to bulk asbestos fiber analysis by PLM (Polarized Light Microscopy). Accreditation does not imply endorsement by NVLAP, NIST or any Federal or State Agency.  
This report pertains only to the samples tested and may not be reproduced in part.  
Condition of the samples at the time of receipt was acceptable unless otherwise noted on the Certificate of Analysis.  
See test parameters above and attached chain of custody form.  
We would love to hear from you. Comments? Questions? Please call or email us at chem.scope@snet.net.*

**ChemScope, Inc. is accredited by AIHA LAP, LLC LAB #100134  
NVLAP Lab Code 101061-0.**

**Connecticut Department of Public Health (DPH) Approved Environmental Lab PH 0581**

Signature  
  
Analyst

Signature  
(if applicable)  
  
Inspector

Authorized Signature or  
Suzanne Cristante  
Laboratory Director

Authorized Signature or  
Izabela Kremens  
Quality Manager

Authorized Signature  
  
Ronald Arena  
President



**Dear Laboratory Customer or Potential Customer,**

New laboratory accreditation standards require us to provide our clients information about our services to make sure that your requirements for testing are adequately defined, documented and understood. The following is for your information. Please call us if you have any questions or comments.

**Type of Samples:**

- / / PCM cassettes are routinely run by NIOSH Method 7400.
- / / Bulk materials are run by EPA Method: #600/R-93/116.

**Air Samples:** NIOSH 7400 Method counts all fibers. This method may be used for personal air samples and for finals. Two field blanks must be submitted for each set of samples. In the unlikely event that there is to be any deviation from the standard test, you will be consulted by phone before the work begins. Those clients who have not had NIOSH 582 or AHERA asbestos training courses (either supervisor or project monitor) should consult with the lab director for more information. The test parameters are further explained in the analytical report.

**Bulk materials:** sampled are analyzed by the latest EPA Method: (#600/R-93/116) which uses polarized light microscopy (PLM). When asbestos is detected and the amount is estimated to be <10%, we automatically point count the samples. When there are interfering substances present, we may use ashing, acid washing or other procedures described in the method to handle the interference. Those clients who have not had AHERA asbestos training courses (either inspector, supervisor or project designer) should consult with the lab director for more information. The test parameters are further explained in the analytical report.

**All Samples** must be clearly labeled with source name and identification number or sufficient information from the client to make this sample uniquely identified. (We will then add our notebook #, page # (batch) and unique number within the batch.) Samples must be in a clean, air tight package such as a zip loc bag. Appropriate completed paperwork must accompany the sample. Bulk and air samples may not be submitted in the same package.

As soon as available bench top results will be faxed to you and reports will then be mailed. We will retain air samples for at least three months and bulk samples for 6 months unless you advise us otherwise.

You are welcome to visit the laboratory at any time to discuss the work, monitor the work or verify our testing services. We appreciate your business and encourage any feedback regarding improving our services or our quality system. Please take a minute to complete the following survey and mail/fax it to ChemScope, Inc.

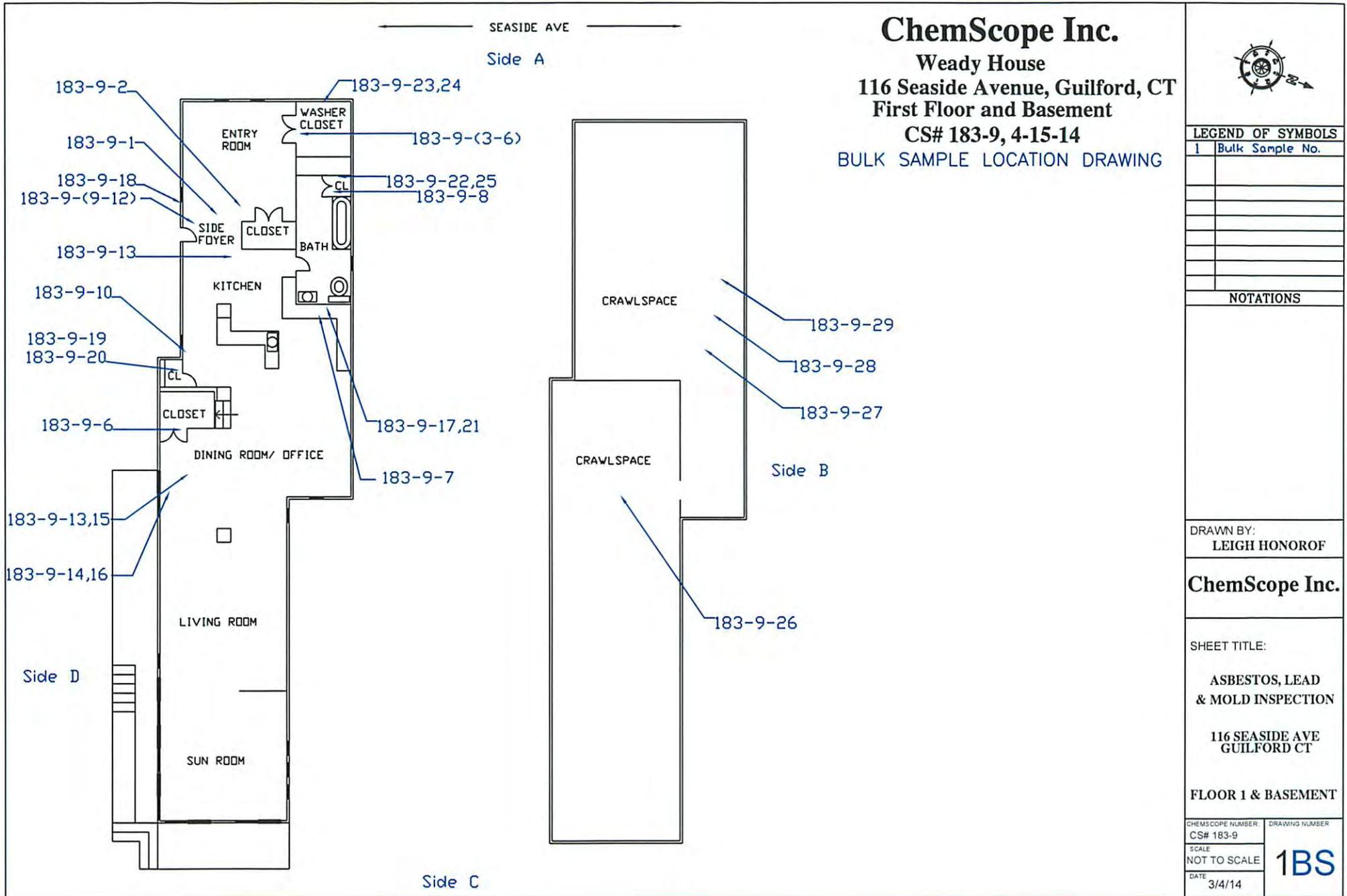
**Customer Service Survey**

To help us improve our services give your opinions to the following:

- 1- The printed laboratory report was complete and easy to understand.  YES  NO  
If no, please explain \_\_\_\_\_.
- 2- The turn around time for results met your expectations/needs.  YES  NO  
If no, please explain \_\_\_\_\_.
- 3- How likely are you to recommend ChemScope Inc. to someone?  
 Excellent  Very Good  Good  Fair  Poor
- 4- How likely are you to return to ChemScope in the future if the need arises?  
 Excellent  Very Good  Good  Fair  Poor
5. On a scale of 1 to 5 where 1 represents "Satisfied" and 5 represents "Dissatisfied", how would you rate your level of overall satisfaction.  
 1  2  3  4  5
- 6- Please add any additional comments or suggestions that would be helpful when you use our services:

Name \_\_\_\_\_ Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone/e-mail \_\_\_\_\_

Can we contact you regarding this survey?  YES  NO



# ChemScope Inc.

**Weedy House**  
**116 Seaside Avenue, Guilford, CT**  
**First Floor and Basement**  
**CS# 183-9, 4-15-14**  
**BULK SAMPLE LOCATION DRAWING**



**LEGEND OF SYMBOLS**

1	Bulk Sample No.

**NOTATIONS**

DRAWN BY:  
**LEIGH HONOROF**

**ChemScope Inc.**

SHEET TITLE:  
**ASBESTOS, LEAD & MOLD INSPECTION**  
**116 SEASIDE AVE GUILFORD CT**

**FLOOR 1 & BASEMENT**

CHEMSCOPE NUMBER: CS# 183-9	DRAWING NUMBER
SCALE: NOT TO SCALE	<b>1BS</b>
DATE: 3/4/14	

# ChemScope

INDUSTRIAL HYGIENE • ENVIRONMENTAL CHEMISTRY

15 Moulthrop Street, North Haven, CT 06473-3686 • Phone (203) 865-5605 • Fax (203) 498-1610

Scott Feulner  
Diversified Technology Consultants (DTC)  
2321 Whitney Avenue, Suite 301  
Hamden, CT 06518

4/24/2014

**PRELIMINARY MOLD ASSESSMENT  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 1 of 6**

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Assessment Report Synopsis	2-4
Recommendations	4-6
Limitations of Assessment	6

**Attachments:**

- Scope of Assessment Drawing – 1 page(s)
- Location of Mold Damage Drawing - 1 page(s)

**Report Distribution:**

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**File Location:**

D(dan):\myfilesds\mydocuments\Mold\indoorfo\_2014.doc

*This investigation and information provided in this report depends partly on background information provided by the client. This report is intended for the use of the client. The scope of services performed may not be appropriate for other users and any use of this report by third parties is at their sole risk. This report is intended to be used in its entirety. No excerpts may be taken to be representative of this report.*

*It is possible that hidden mold may be growing inside the building cavities. Some floor, wall or ceiling demolition would be needed to find hidden mold.*

**PRELIMINARY MOLD ASSESSMENT  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 2 of 6**

**INTRODUCTION**

**Executive Summary:** Mold and moisture issues, as a result of a past water-damage, need to be resolved. There is visible mold in the crawlspace and we understand from the owner when past renovation work has taken place, mold was found inside all of the wall cavities on the first floor.

**Building Description:** The subject building is a single-family, two-story house totaling approximately 1575 sq ft, which was built in 1940 of wood-frame construction. We understand the first floor was completely renovated in 1979. Heat is supplied from an HVAC system located upstairs. There is a crawlspace under the house.

**Background:** We understand the subject house suffered damage as a result of hurricane Sandy on October 29-30, 2012. The house is scheduled to be renovated and raised. The Living Room was already renovated by the owner prior to our inspection and was not in our scope. The scope of the renovation work would involve disturbance of all first floor flooring and lower walls. We understand that during the renovation of the Living Room mold was found inside all of the sheetrock walls. The owner had pictures of the mold damage. The 2<sup>nd</sup> Floor, roof, windows and exterior siding are not in the scope of our inspection.

**Scope of Work:** We conducted a preliminary mold assessment, as directed by our client, in the areas affected by the water-damage only (First Floor and Crawlspace). See the attached drawing for details.

Our work included:

- Visual inspection
- Temperature/Humidity testing
- Percent Moisture in selected building materials

**MOLD ASSESSMENT REPORT SYNOPSIS**

**Observations from Visual Inspection/temperature and humidity testing:**

Dan Sullivan of Chem Scope, Inc. was at the site on 4/15/2014 to conduct the subject tests. Dan was assisted by Leigh Honorof. All of the doors and windows were closed at the time of our inspection. We arrived on site at around 12:30 PM. The weather was overcast and raining at the time of our assessment. The exterior temperature at the time of our assessment was about 58 °F. We were let into the subject house by the homeowner.

Mold was seen on the wooden beams and ceiling of the crawlspace. There were no noticeable unusual smells or odors in any of the areas assessed, with the exception of a musty odor in the muddy crawlspace below the house (which is typical). Heat is supplied from an HVAC system located upstairs. The heat, water and electricity were turned on, which is normal for the season, as the house was occupied.

The temperature and humidity, inside vs outside was determined using a sling psychrometer. Normal dew point levels are generally considered between 10 and 21 °C (50 and 69 °F). In areas with dew points under 10 °C (50 °F), the air is considered too dry. In areas with dew points above 21 °C (69 °F), the air is considered too humid. Normal relative humidity for a house is 30-50% depending on the outdoor climate. Both the dew point and relative humidity were elevated for the season in the house. Both the dew point and relative humidity were high for the season in the crawlspace.

**PRELIMINARY MOLD ASSESSMENT**  
**WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT**  
**CS#183-9, 4/15/2014, Page 3 of 6**

MOLD ASSESSMENT REPORT SYNOPSIS (cont)

**Observations from Visual Inspection/temperature and humidity testing (cont):**

**Table 1 - Temperature & Humidity Results (4/15/2014)**

<b>Location</b>	<b>Dry Bulb (°F) (Room / Air Temperature)</b>	<b>Wet Bulb (°F)</b>	<b>%RH</b>	<b>Dew Point (°F)</b>
Dining Room	71	61	56	55
Kitchen	71	61	56	55
Bathroom	70	60	56	53
Entry Room	70	60	56	53
Laundry Room	70	60	56	53
Crawlspace	54	53	94	52
Exterior	58.5	57	91	56

The sling psychrometer is the classical method for measuring humidity. Two ASTM thermometers are secured to a device that is spun through the air. One of the thermometers has a wick on the end soaked in water (WB or wet bulb reading). The other thermometer has no wick (DB or dry bulb reading = room temperature). The principle is that for a given temperature, the difference in WB and DB readings is a direct measure of the amount of water in the air. If air were very dry, it would evaporate much more water from the DB and the evaporation causes cooling. Results can be converted to %RH and dew point (DP). The dew point is a measure of the absolute amount of water in the air and is more useful in comparisons than the relative humidity, which is also affected by temperature.

A Protimeter Moisture Measurement System (Marlow England) is used to measure the amount of moisture in various surfaces and materials in terms of wood moisture equivalents (WME). This device has two pin-point probes, which are inserted in the surface and the conductivity is used to measure moisture in the material as % H<sub>2</sub>O. Moisture is important to detect potential biological growth. The normal amount of moisture in each material varies with humidity. Materials which have >30% H<sub>2</sub>O are relatively damp and may be wet enough to permit mold growth. A material with 70% H<sub>2</sub>O is very wet and likely to have mold growth. This instrument does not measure below 7% moisture, which is considered bone dry.

Table 2 (on page 4) is a summary of our visual observations and moisture readings (mold and moisture issues are shown in ***BOLD Italics***). The crawlspace wood ceiling and beams tested as 20-40% moisture, which is considered damp and would promote mold growth. This is consistent with the visible mold growth in the space.

**PRELIMINARY MOLD ASSESSMENT  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 4 of 6**

**MOLD ASSESSMENT REPORT SYNOPSIS (cont)**

**Table 2 – Visible Mold and % Moisture in Building materials (4/15/2014)**

<b>Room / Material</b>	<b>% Moisture (WME)</b>	<b>Notes</b>
Dining Room/ Lower wood paneling walls	8-14%	No visible mold
Dining Room/ Wood baseboards	8-9%	No visible mold
Dining Room Hardwood floor	ND-16%	No visible mold
Kitchen/ Lower sheetrock walls	8-16%	No visible mold
Kitchen/ Vinyl flooring	8-17%	No visible mold
Bathroom/ Lower sheetrock walls	9-14%	No visible mold
Bathroom/ Vinyl flooring	8-9%	No visible mold
Entry Room/ Lower sheetrock walls	8-16%	No visible mold
Laundry Rm/ Lower sheetrock walls	8-11%	No visible mold
<b>Crawlspace/ Standing water on poly floor on mud</b>	<b>100%</b>	<b>No visible mold</b>
Crawlspace/ Fiberglass batt insulation	16%	No visible mold
<b>Crawlspace/ Wood ceiling and beams</b>	<b>16-40%</b>	<b>Visible Mold</b>
<b>Crawlspace/ Newspaper pipe Insulation</b>	<b>50%</b>	<b>Visible Mold</b>

**General Information about Mold:** Mold is always present indoors and outdoors and is a natural and necessary part of the environment. There are no Connecticut or federal health based standards for molds. The EPA does not call for routinely testing for mold in assessments. EPA and other agencies report that molds have the potential to cause health effects. The main concerns are people with allergies, asthma and compromised immune systems. There are thousands of mold species, and many are not yet identified. There is much more to learn and new information is becoming available regularly. In a mold assessment, we strive to detect moisture problems that cause excessive biological growth and when appropriate, recommend a plan of corrective action. When moisture problems occur, mold growth is likely if organic materials are not promptly dried up. Hidden mold may exist which cannot be seen without demolition. For guidance on mold, log onto EPA.gov and search mold remediation or the state DPH web site.

**RECOMMENDATIONS**

**See our separate Asbestos Pre-Renovation Inspection Report and Lead Pre-renovation XRF Screening Report for details regarding asbestos and lead present in these areas.**

In general, correction of water damage requires first eliminating the source of the water. With the house being raised there should be a great increase in the ventilation below the house, which should address the excess humidity in the crawlspace.

**Instructions for Moisture Remediation:** These instructions are intended for trained moisture/mold remediation contractors who are familiar with the terms used and skilled in the operations involved in moisture/mold remediation. Although no mold was seen on sheetrock walls, based on the homeowner's previous renovations, mold is assumed to exist inside the wall cavities and the following instructions should be used:

Continued

**PRELIMINARY MOLD ASSESSMENT  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 5 of 6**

**RECOMMENDATIONS (cont)**

**For the First Floor Dining Room, Kitchen, Bathroom, Side Foyer, Entry Room and Laundry Room Walls:**

1. The work area must be unoccupied except for authorized personnel during subsequent work. Use poly to isolate the work areas from the rest of the building.
2. Stored materials should be removed prior to the cleanup.
3. Negative air must be used to purge out the areas using HEPA filtered blowers, at least 2000 CFM per area.
4. HEPA vacuums must be used for the cleanup. Thorough HEPA vacuuming is essential.
5. Remove all sheetrock walls from the First Floor Dining Room, Kitchen, Bathroom, Side Foyer, Entry Room and Laundry Room walls.
6. If hidden mold is uncovered during the wall removal the scope will have to be revised to address the additional mold.
7. Clean out any debris and clean all surfaces. With the owner's approval, spray cleaned surfaces, especially wall cavities with mold inhibitor. Quaternary ammonium compounds are preferred mold growth inhibitors. Only EPA/DEP registered fungicides may be used such as Fiberloc Shockwave<sup>R</sup> and Aftershock<sup>R</sup>. Any product used at the contractor's discretion to kill mold or to deter future mold growth must be an EPA/DEP registered fungicide including any sealant finishing products.
8. Replace with new mold-free similar materials. Any new Sheetrock installed should be offset at least ¼" from the concrete floor.
9. After the work is complete, a final visual inspection is suggested for quality control. Air samples could be run at the conclusion of the work at the owner's discretion. Any testing should be done after the negative air units have been shut off for at least a day.

**Crawlspace:**

1. The work area should be unoccupied except for authorized personnel during subsequent work. Use poly to isolate the work areas from the rest of the building.
2. Negative air should be used to purge out the areas using HEPA filtered blowers.
3. HEPA vacuums must be used for the cleanup. Thorough HEPA vacuuming is essential.
4. Remove all fiberglass batt insulation and fiberglass pipe insulation with newspaper covering as mold contaminated waste.

**Option 1 – Remove & Replace**

5. Remove and replace the wooden subfloor and beams (crawlspace ceiling). Care must be taken to ensure that the house will be structurally sound during the work.
6. Clean other components, which are intact.
7. Replace with new mold-free similar materials.

Continued

**PRELIMINARY MOLD ASSESSMENT  
WEADY HOUSE – 116 SEASIDE AVENUE, GUILFORD, CT  
CS#183-9, 4/15/2014, Page 6 of 6**

RECOMMENDATIONS (cont)

**Option 2 – Mold Removal**

5. Use abrasive blasting methods to remove all accessible visible mold. Wet mold removal methods are not recommended for interior plywood. Abrasive removal should be done within a negative pressure containment or enclosure and cleaned using HEPA vacuums and tack cloths.
6. Clean out any debris and clean all surfaces. With the owner's approval, spray cleaned surfaces, especially wall cavities with mold inhibitor. Quaternary ammonium compounds are preferred mold growth inhibitors. Only EPA/DEP registered fungicides may be used such as Fiberloc Shockwave<sup>R</sup> and Aftershock<sup>R</sup>. Any product used at the contractor's discretion to kill mold or to deter future mold growth must be an EPA/DEP registered fungicide including any sealant finishing products.
7. Replace with new mold-free similar materials.
8. After the work is complete, a final visual inspection is suggested for quality control. Air samples could be run at the conclusion of the work at the owner's discretion. Any testing should be done after the negative air units have been shut off for at least a day.

**LIMITATIONS OF MOLD ASSESSMENT AND REMOVAL**

Once water source has been corrected, the main focus of the remediation is to remove or clean water damaged materials as appropriate and thereby reduce the amount of mold to the extent practicable. It is well known in the industry that mold can never completely be removed from a site because of the constant presence of mold spores in the outdoor environment and the ability of molds to remain dormant within a building. If moisture problems recur, new mold growth is likely. Hidden mold may exist which cannot be seen without demolition.

Please call me if there are any questions about this report or if you need further assistance.

Thank you for calling on us.



Dan Sullivan  
Vice President, Operations

SEASIDE AVE

Side A

# ChemScope Inc.

Wedy House  
116 Seaside Avenue, Guilford, CT  
First Floor and Basement  
CS# 183-9, 4-15-14



### LEGEND OF SYMBOLS

 Scope of Inspection

SCOPE OF INSPECTION DRAWING

### NOTATIONS

DRAWN BY:  
LEIGH HONOROF

**ChemScope Inc.**

SHEET TITLE:  
ASBESTOS, LEAD  
& MOLD INSPECTION

116 SEASIDE AVE  
GUILFORD CT

FLOOR 1 & BASEMENT

CHEMSCOPE NUMBER:  
CS# 183-9

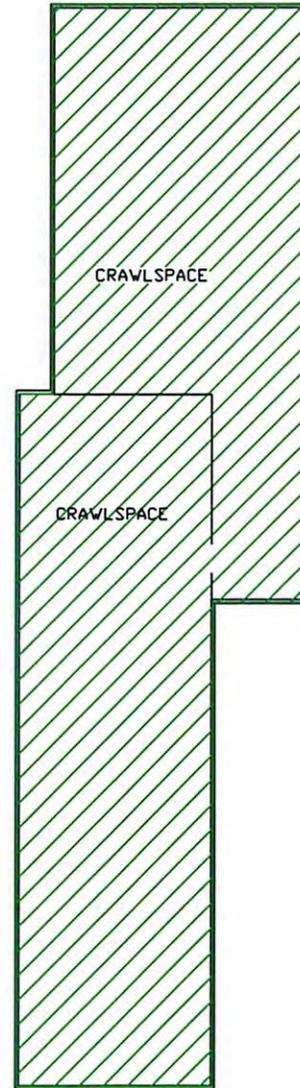
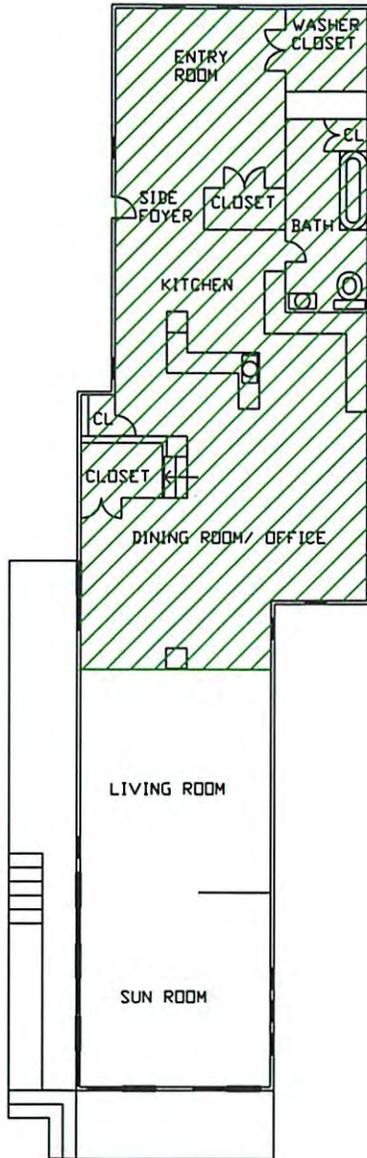
DRAWING NUMBER

SCALE:  
NOT TO SCALE

1 S

DATE:  
3/4/14

Side D



Side B

Side C

SEASIDE AVE

Side A

# ChemScope Inc.

Weady House  
116 Seaside Avenue, Guilford, CT  
First Floor and Basement  
CS# 183-9, 4-15-14



### LEGEND OF SYMBOLS

	Location of assumed mold in wall cavities based on prior history
	Location of visible mold on wood ceiling and beams
	Location of pipe insulation with visible mold & moisture damage

### NOTATIONS

MOLD & MOISTURE LOCATION DRAWING

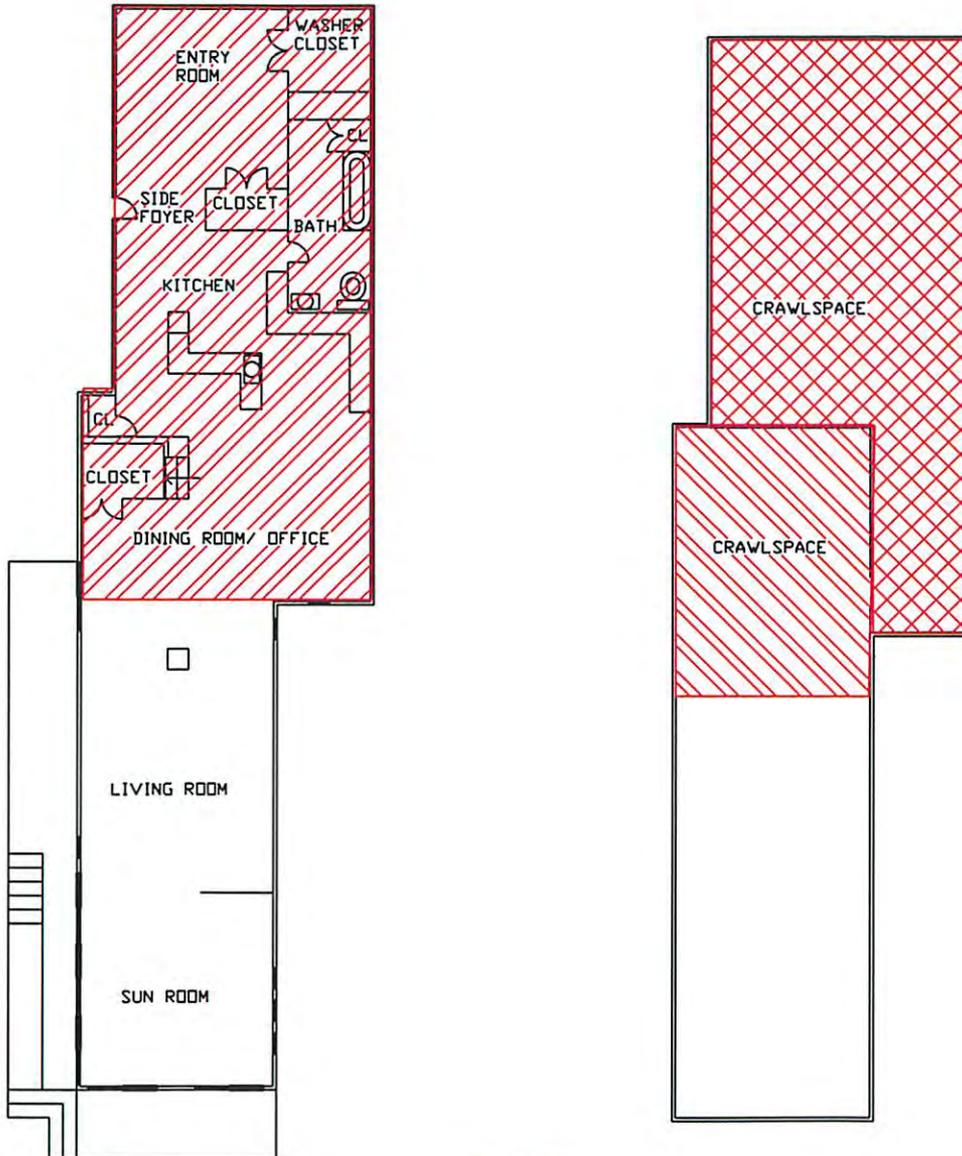
DRAWN BY:  
LEIGH HONOROF

**ChemScope Inc.**

SHEET TITLE:  
ASBESTOS, LEAD  
& MOLD INSPECTION  
116 SEASIDE AVE  
GUILFORD CT

FLOOR 1 & BASEMENT

CHEMSCOPE NUMBER: CS# 183-9	DRAWING NUMBER
SCALE NOT TO SCALE	<b>1M</b>
DATE 3/4/14	



Side B

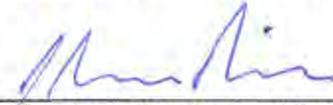
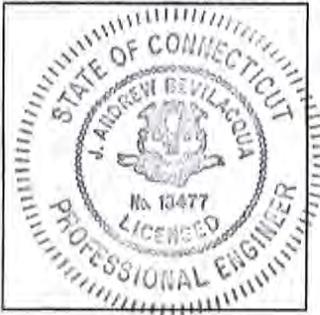
Side C

Side D

**Appendix B**

**DECD/SHPO/DOH Professional Certification Form**

For all General Permit Applications submitted as part of the Flood Management Certification for Disaster Recovery Activities, the following certification must be signed and sealed by a professional engineer licensed to practice in Connecticut.

Property: 116 Seaside Avenue, Guilford, CT 06437	
Application Number: 1690	
"I certify that in my professional judgment, the above referenced project has been designed consistent with the Flood Management Certification for Disaster Recovery Activities as approved by DEEP and that the information is true, accurate and complete to the best of my knowledge and belief.	
I understand that a false statement made in the submitted information may, pursuant to Section 22a-6 of the General Statutes, be punishable as a criminal offense under Section 53a-157b of the General Statutes, and may also be punishable under Section 22a-438 of the General Statutes."	
Signature of Applicant	8/20/2014 Date
Name of Applicant (print or type)	Title
	8/20/2014 Date
Signature of Professional Engineer	Date
J. Andrew Belivacqua	18477 P.E. Number
Name of Professional Engineer (print or type)	Affix P.E. Stamp Here
	



### Property Information

Owner	WEADY DEBORAH J
Address	116 SEASIDE AVE
Mailing Address	116 SEASIDE AVE GUILFORD , CT 06437
Land Use	11 - RES. LAND
Land Class	FAMILY

Census Tract	1901000
Neighborhood	19
Zoning	R-3
Acreage	0.2
Utilities	WATER&SEPTIC
Lot Setting/ Desc	/ CLEAR

### Photo



### PARCEL VALUATIONS (Assessed value = 70% of Appraised Value)

	Appraised	Assessed
Buildings		
Outbuildings		
Improvements		
Extras		
Land		
<b>Total</b>	<b>484543</b>	<b>339180</b>
Previous		

### Construction Details

Year Built	1940
Stories	2
Building Style	COLONIAL 2
Building Use	
Building Condition	
Total Rooms	6
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	
Bath Style	
Kitchen Style	
Roof Style	GABLE
Roof Cover	ASPHALT

#### EXTERIOR WALLS:

Primary	BOARD & BATTEN
Secondary	

#### INTERIOR WALLS:

Primary	
Secondary	

#### FLOORS:

Primary	
Secondary	COMPOSITE

#### HEATING/AC:

Heating Type	FORCED HT AIR
Heating Fuel	GAS
AC Type	

#### BUILDING AREA:

Effective Building Area	
Gross Building Area	1576
Total Living Area	414

#### SALES HISTORY:

Sale Date	6/25/2013
Sale Price	0
Book/ Page	857 557



Doc ID: 000433410001 Type: LAN

BK 864 PG 599

1813

## NOTICE OF VARIANCE

TO: Deborah Weady  
116 Seaside Avenue  
Guilford, CT 06437

APPEAL NO: R3285

It is hereby certified that on October 23, 2013 the Guilford Zoning Board of Appeals granted your application for a variance as follows:

1. Owner of Record: Deborah Weady
2. Description of Premises: Volume 237, Page 303  
Assessor's Map 24, Lot no 4
3. Zoning Regulations Varied: A 13.8% variance from the lot coverage requirements, a 2.2' variance from the side yard setback requirements, and a 12.3' variance of the total side yard setback requirements of Table 3, Lines 7 & 10 and 273-14 A
4. Nature of Application: Allow a non-conforming single family dwelling to be elevated to the FEMA requirements and to allow construction of a storage shed to replace a storm damaged shed.
5. Conditions: None
6. Hardship or Reason for Decision: This has no adverse impact on the comprehensive plan.

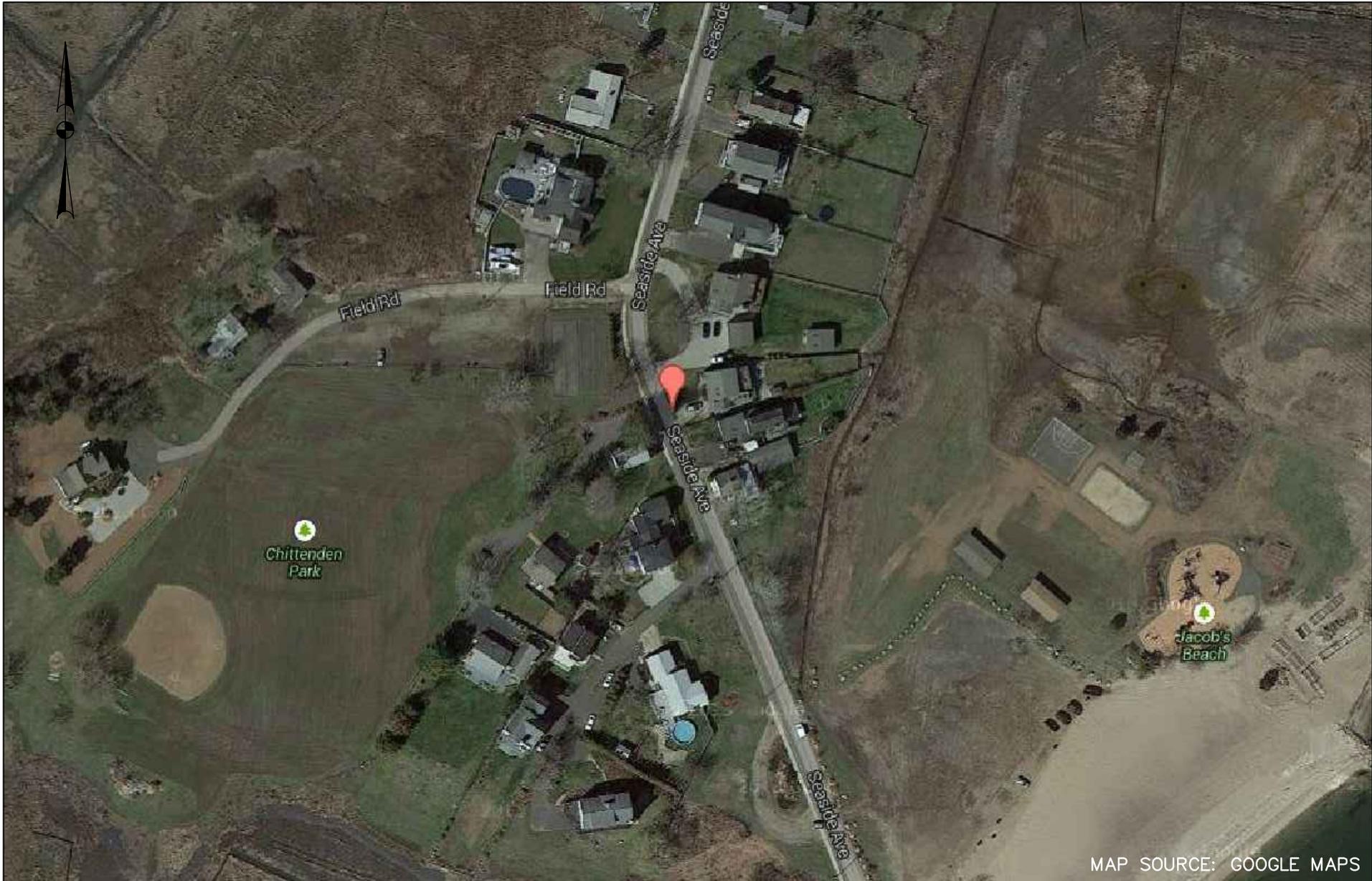
By

Dennis Dostert, Chairman

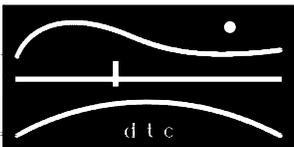
RECEIVED

NOV 04 2013

GUILFORD PLANNING & ZONING  
COMMISSIONReceived for Record at Guilford, CT  
On 11/04/2013 At 1:40:14 pm



MAP SOURCE: GOOGLE MAPS



DIVERSIFIED TECHNOLOGY CONSULTANTS  
 2321 Whitney Avenue - Hamden Center II - Hamden CT 06518  
 Ph: 203 239 4200 Fax: 203 234 7376

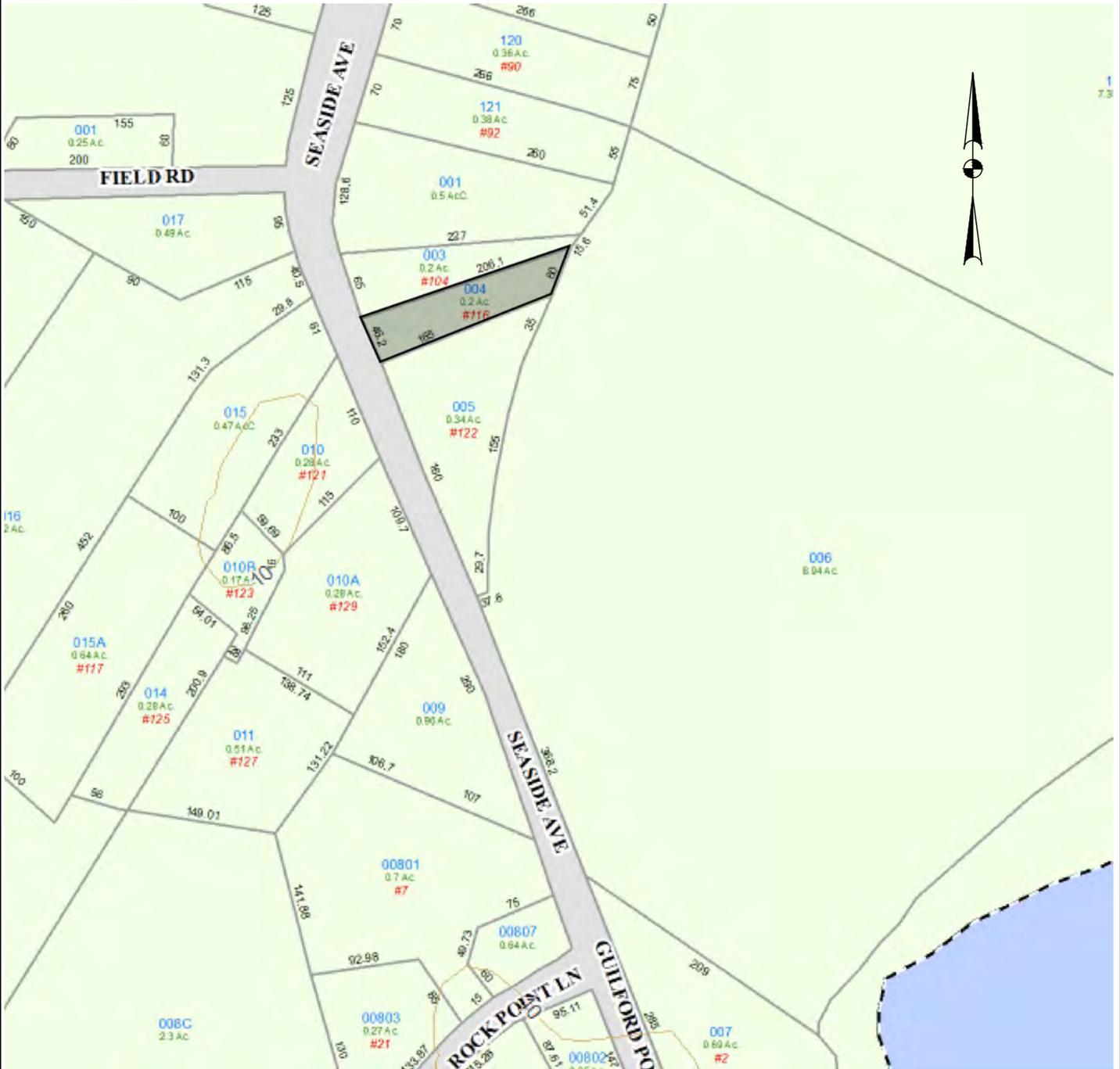
DEPARTMENT OF HOUSING  
 COMMUNITY DEVELOPMENT BLOCK GRANT  
 DISASTER RECOVERY

116 SEASIDE AVENUE  
 GUILFORD, CT

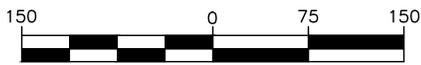
ATTACHMENT 19  
 AERIAL PHOTOGRAPH

SCALE: NTS	DRAWN BY: LEC
DATE: 07/15/14	CHECKED BY: JAB

PROJECT NUMBER: 13-449-001	APPLICANT NO: 1690
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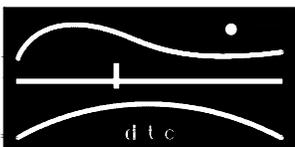


**GRAPHIC SCALE**



( IN FEET )

MAP SOURCE: TOWN OF GUILFORD GIS



DIVERSIFIED TECHNOLOGY CONSULTANTS  
2321 Whitney Avenue - Hamden Center II - Hamden CT 06518  
Ph: 203 239 4200 Fax: 203 234 7376

DEPARTMENT OF HOUSING  
COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY

116 SEASIDE AVENUE  
GUILFORD, CT

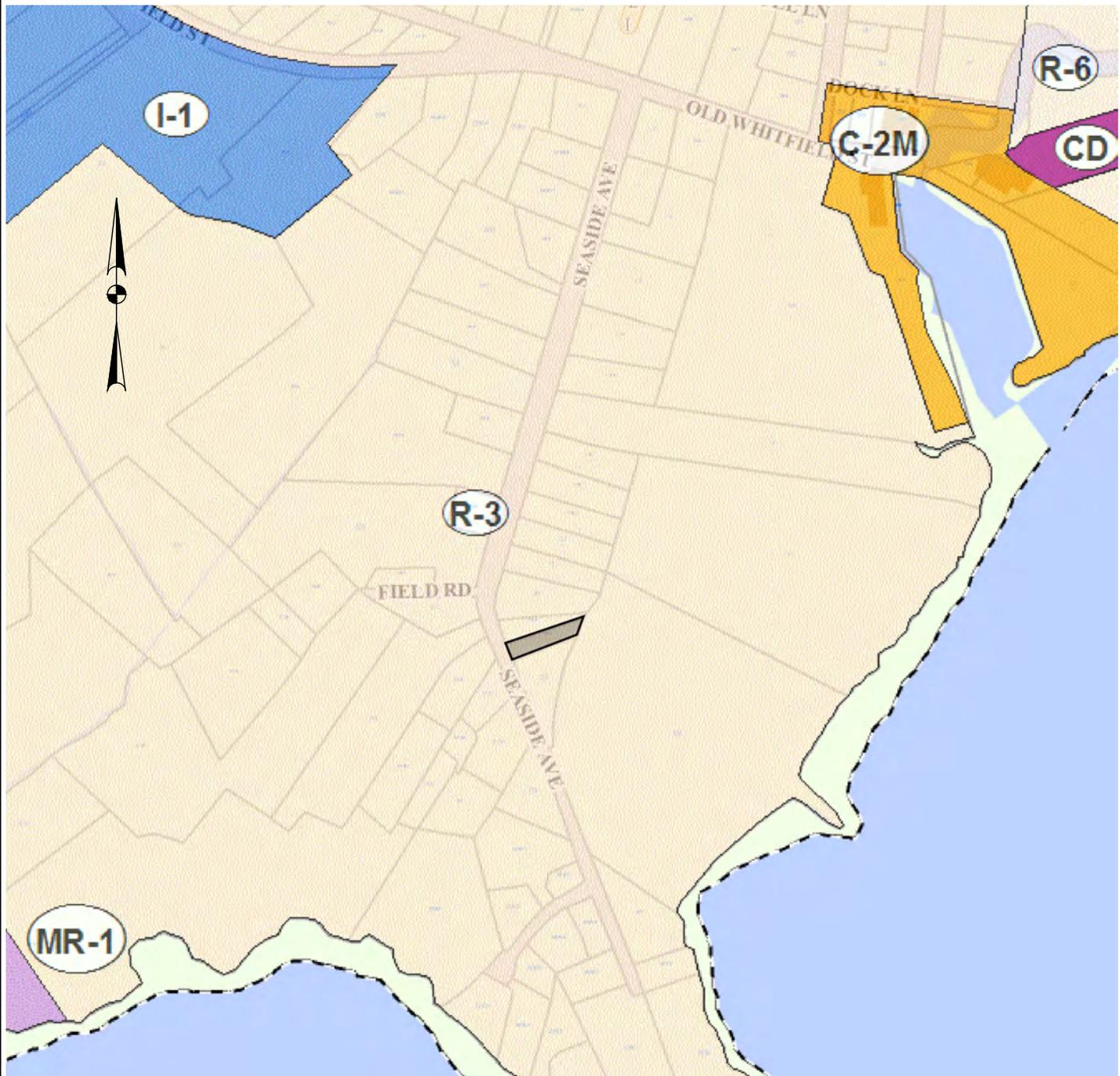
ATTACHMENT 20  
TOWN TOPO

PROJECT NUMBER: 13-449-001    APPLICANT NO: 1690

SCALE: 1"=150'    DRAWN BY: LEC

DATE: 07/15/2014    CHECKED BY: JAB





**GRAPHIC SCALE**



( IN FEET )

MAP SOURCE: TOWN OF GUILFORD GIS



DIVERSIFIED TECHNOLOGY CONSULTANTS  
2321 Whitney Avenue - Hamden Center II - Hamden CT 06518  
Ph: 203 239 4200 Fax: 203 234 7376

DEPARTMENT OF HOUSING  
COMMUNITY DEVELOPMENT BLOCK GRANT  
DISASTER RECOVERY

116 SEASIDE AVENUE  
GUILFORD, CT

ATTACHMENT 22  
ZONING MAP

SCALE: 1"=400' DRAWN BY: LEC

DATE: 07/15/2014 CHECKED BY: JAB

PROJECT NUMBER: 13-449-001 APPLICANT NO: 1690