HAZARDOUS AND REGULATED MATERIALS INSPECTION REPORT

Former H. Gordon & Sons Department Store
813 Broadway
Parcel ID: 45-08-03-355-002
Gray, IN 46402

Prepared for:

Northwest Indiana Regional Development Authority
9800 Connecticut Drive
Crown Point, Indiana 46307
Client Reference: Gary Blight Elimination Program

Prepared by:

Egis
48797 Alpha Drive, Suite 130
Wixom, MI 48393
Egis Project ID: 240100
April 22, 2025

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ATTACHMENTS

1.0 INTRODUCTION

Egis has been contracted by Northwest Indiana Regional Development Authority (the RDA) to provide industrial hygiene services for commercial properties in the City of Gary. Egis industrial hygienists are conducting hazardous and regulated materials (HRM) inspections of commercial buildings and associated exterior portions of properties for select properties in the City of Gary. The properties to be inspected by Egis are included in a portfolio of work provided by the RDA, in concurrence with City of Gary governance, for the Gary Blight Elimination Program.

To facilitate demolition of blighted buildings, Egis has completed a supplementary HRM inspection (including asbestos) of a four-story vacant commercial property located at 813 Broadway, Gary, Indiana (Site) commonly referred to as the Former H. Gordon and Sons Department Store. The HRM inspection was conducted on February 21, 2025. During the inspection bulk material samples were collected, and quantities of suspect asbestos-containing materials (ACM) were estimated where applicable. This inspection also included identification and quantification of other hazardous and/or regulated materials (ORM) within the building structure and in exterior portions of the Site.

Prior to Egis' involvement, the City of Gary Redevelopment Commission contracted Heartland Environmental Associates Inc. (Heartland) to conduct an asbestos inspection of the Site and the east adjoining property (810 Massachusetts). Heartland prepared an Asbestos Building Inspection Report dated October 7, 2024, that summarized the findings and conclusions of their work. The scope of the work included identification and sampling of suspect ACM; however, the scope of work did not include identification and quantification of ORM. Heartland collected 73 bulk samples from 19 homogeneous areas of suspect ACMs for laboratory analysis. Samples were sent to EMSL Analytical Inc., a national Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Suspect ACMs were submitted for Polarized Light Microscopy (PLM) analysis, with the laboratory estimating the percent asbestos by visual inspection. Materials defined as ACM are those that contain greater than 1% asbestos. Of the 19 materials, 15 were identified as ACM. A copy of Heartland's asbestos report is included in *Attachment 1 – Heartland Asbestos Building Inspection Report*.

Egis asbestos inspectors compared data included in Heartland's report to conditions encountered at the time of Egis' survey and identified additional suspect ACM that had not been sampled or assumed by Heartland. Egis was unable to verify Heartland ACM locations and quantities due to inaccessible interior areas. Egis also identified and quantified ORM (which was not part of the Heartland work scope). Additionally, Heartland addressed both the Site and the adjoining building (810 Massachusetts) in a single report that combined quantities of ACM identified in both structures. Due to structural damage inhibiting safe entry and inspection of the interior of the building, quantities associated with materials identified as ACM by Heartland have not been changed by Egis.

Egis conducted this HRM Survey to supplement the asbestos inspection previously completed by Heartland. Information contained in Heartland's report, to the extent it was relied on to identify previously sampled suspect materials and ACM, was assumed to be complete and accurate. Heartland's sampling methodology, sample handling, and laboratory analysis completed by its subcontractor was assumed to have been performed in accordance with applicable local, state, and federal regulations and consistent with generally accepted industry standards. All ACM and current quantity estimates are provided in Table 4.0.1.

1.1 CERTIFICATION

The asbestos inspection was conducted by State of Indiana (SOI) Accredited Asbestos Inspectors identified below.

TABLE 1.1.1 – Asbestos Inspectors

Inspector Name and SOI Accreditation Number	Contact Information
Connor Beausejour - 19A015957	beausejour.connor@egis-group.com / (248) 863-2938
Andrew Ketchum - 19A015961	andrew.ketchum@egis-group.com / (248) 829-0900

2.0 DESCRIPTION OF STRUCTURE

The structure is approximately 46,875 square feet in size. The building is four stories with a basement. The building is a concrete and brick framed structure.

Property information and a description of the structure(s) and other improvements are provided below. Information was gathered from the site reconnaissance and review of municipal records.

TABLE 2.0.1 – PROPERTY INFORMATION	
Parcel Number	45-08-03-355-002.000-004
Square Footage	46,875 square feet
Foundation Type	Basement present
Building Type	Commercial Building
Exterior Description	Concrete and brick framed
Secondary structure(s)	NA
Pavement/Hardscape	Sidewalk

2.1 ACCESSIBILITY LIMITATIONS

As part of conducting the HRM inspection, Egis asbestos inspectors assessed the condition of the structure holistically, beginning with the foundation and structural members, and specifically by exterior area (EA) and functional space (FS) for safe accessibility. EA and FS may be considered inaccessible as a result of fire damage, water damage, and/or an unstable foundation. Egis asbestos inspectors made reasonable efforts to sample (by reaching through doorways or windows), or assume, and quantify, any suspect ACM visible from outside the structure that is located in an EA or FS determined to be inaccessible.

This was an exterior only inspection due to interior floors collapsing into the basement. Egis prepared a Building Condition Assessment report dated March 3, 2025, that identified the entire interior portion of the building unsafe to enter due to structural collapse caused by missing, damaged, and sagging floor joists.

3.0 GENERAL INSPECTION METHODOLOGY

This inspection provides information on the presence of Asbestos Containing Materials (ACMs) in accordance with the National Emission Standard for a Hazardous Air Pollutant (NESHAP) for Asbestos, 40 CFR 61 Subpart M. The Clean Air Act (CAA) requires the U.S. Environmental Protection Agency (EPA) to develop and enforce regulations to protect the public from exposure to airborne contaminants that are known to be hazardous to human health. The U.S. EPA established the NESHAP under the authority of Section 112 of the CAA, and asbestos was one of the first hazardous air pollutants regulated.

NESHAP requires thorough inspection of the facility for asbestos, including Category I and Category II non-friable ACM. ACM is material containing more than 1% asbestos as determined using the methods specified in Appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM). The NESHAP classifies ACM as friable or non-friable. Per 40 CFR 61, Subpart M, friable ACM is that which, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is ACM that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Non-friable ACM is further classified as Category I or Category II. Category I and Category II ACM are distinguished from each other by their potential to release fibers when damaged. Examples of Category I non-friable ACM include but are not limited to: asbestos containing packing, gaskets, resilient floor coverings, resilient floor covering mastic and asphalt roofing products containing more than 1% asbestos as determined using PLM/EPA Method 600R. Category II ACM includes all other non-friable ACM, such as asbestos-cement (A/C) shingles, A/C tiles, and Transite® boards or panels containing more than 1% asbestos. Generally, Category II ACM is more likely to become friable when damaged than Category I ACM. The applicability of NESHAP to Category I and II ACM depends on:

(1) the condition of the material at the time of demolition or renovation
(2) the nature of the operation to which the material will be subjected
(3) the amount of ACM involved

ACM regulated under NESHAP are identified as Regulated ACMs (RACMs). RACM is defined in §61.141 of the NESHAP and includes:

(1) Friable ACM
(2) Category I non-friable ACM that has become friable
(3) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading
(4) Category II non-friable ACM that has already been or is likely to become crumbled, pulverized, or reduced to powder by forces expected to act on the material during demolition or renovation operations regulated by EPA 40 CFR 61 Subpart M, NESHAP for Asbestos

The determination of suspect ACMs was based on visual examination, material age and professional experience. Specifically, materials similar in color and texture were classified into homogenous areas. A homogeneous area is an area of surfacing material (SM), thermal system insulation material (TSI), or miscellaneous material (MM) that is uniform in color, texture, and/or date of installation. The appropriate number of samples were collected from suspect material in each established homogenous area. Egis implemented the “3-5-7” rule of sampling surfacing materials required by the Asbestos Hazard Emergency Response Act (AHERA). Samples were analyzed by PLM via EPA Method 600/R-93/116, by EMSL Laboratories, an NVLAP accredited laboratory.

4.0 LABORATORY ANALYTICAL RESULTS

Nine (9) bulk materials (homogenous areas [HA]) identified as suspect ACM were sampled and submitted for laboratory analysis and two HAs tested positive for the presence of asbestos fibers greater than 1% by weight. Four materials were assumed positive as ACM. Table 4.0.1 below provides details for these ACM. Bulk materials were analyzed for asbestos pursuant to EPA Method 600/R-93/116 using PLM, unless otherwise indicated. Bulk material samples that tested between a trace amount and one percent (1%) asbestos were point counted (400-point counts; EPA 600/R-93/116) to confirm the result. A copy of the laboratory analytical report is provided as *Attachment 2, Laboratory Analytical Report*. Figures depicting the building layout and sample locations are included as *Attachment 3, Figures*. A photographic log that documents the inspection is provided as *Attachment 4, Photographic Log*.

TABLE 4.0.1 – LABORATORY ANALTICAL RESULTS[1]

Sample ID	Material Description	Assumed	Material Type	Location(s) (FS/EA)	Estimated Quantity	ACM Category
6	Flooring - Asphalt Floor Sheeting, mosaic pattern	N	MM	EA1	~260 SF	Non-Friable - Category 1
7	Exterior Caulk - Gray, on aluminum window frames	N	MM	EA1; EA2	150 LF	Non-Friable - Category 2
NA	Window Glaze - Wood Framed Sliding Windows	Y	MM	EA1; EA2	62 windows	Non-Friable - Category 2
NA	Exterior Caulk - on Brick Siding & Trim	Y	MM	EA1; EA2	1,500 LF	Non-Friable - Category 2
NA	Glass Block - Grout & Mortar	Y	MM	EA1; EA2	9 windows	Non-Friable - Category 2
FT-1 (A-E)	Floor Tile/Mastic – 9” x 9” Gray/Beige	N	MM	East Portion of Building, Under Carpet, Basement, East Stairwell		

[1] Materials shaded blue are materials identified and sampled by Heartland which came back positive as ACM. Egis was unable to confirm ACM locations and quantities due to the interior of the building being unsafe to enter. ACM quantities and locations are based on Heartland’s report.

TABLE 4.0.1 – LABORATORY ANALTICAL RESULTS[1]						
Sample ID	**Material Description**	**Assumed**	**Material Type**	**Location(s) (FS/EA)**	**Estimated Quantity**	**ACM Category**
FT – 2 (A-E)	Floor Tile/Mastic – 12" x 12" Cream w/ Marble Pattern	N	MM	1st Floor of East Portion and Throughout West Portion	9,375 SF	Non-Friable - Category 1
PW – 1(A)	Thermal Systems Insulation Pipe Wrapping – 8" Pipes	N	TSI	Basement and Throughout Building	~10 - 20 Linear Feet	Regulated Asbestos Containing Material
PW – 1(A)	Thermal Systems Insulation Pipe Wrapping – 6" Pipes	N	TSI	Basement and Throughout Building	~85 - 120 Linear Feet	Regulated Asbestos Containing Material
PW – 1(A)	Thermal Systems Insulation Pipe Wrapping – 4" Pipes	N	TSI	Basement and Throughout Building	~65 - 100 Linear Feet	Regulated Asbestos Containing Material
PW – 1(A)	Thermal Systems Insulation Pipe Wrapping – 3" Pipes	N	TSI	Basement and Throughout Building	~230 - 280 Linear Feet	Regulated Asbestos Containing Material
PW – 1(A)	Thermal Systems Insulation Pipe Wrapping – 2" Pipes	N	TSI	Basement and Throughout	~230 - 280 Linear Feet	Regulated Asbestos Containing Material

TABLE 4.0.1 – LABORATORY ANALTICAL RESULTS[1]						
Sample ID	**Material Description**	**Assumed**	**Material Type**	**Location(s) (FS/EA)**	**Estimated Quantity**	**ACM Category**
MJ – 1(A)	Thermal Systems Insulation Pipe Fittings – 8” Fittings	N	TSI	Basement and Throughout Building	~2 Fittings	Regulated Asbestos Containing Material
MJ – 1(A)	Thermal Systems Insulation Pipe Fittings – 6” Fittings	N	TSI	Basement and Throughout Building	~8 Fittings	Regulated Asbestos Containing Material
MJ – 1(A)	Thermal Systems Insulation Pipe Fittings – 4” Fittings	N	TSI	Basement and Throughout Building	~25 Fittings	Regulated Asbestos Containing Material
MJ – 1(A)	Thermal Systems Insulation Pipe Fittings – 3” Fittings	N	TSI	Basement and Throughout Building	~45 Fittings	Regulated Asbestos Containing Material
MJ – 1(A)	Thermal Systems Insulation Pipe Fittings – 2” Fittings	N	TSI	Basement and Throughout Building	~35 Fittings	Regulated Asbestos Containing Material

5.0 OTHER HAZARDOUS AND/OR REGULATED MATERIALS

In addition to inspecting the structure(s) for ACMs pursuant to the NESHAP for Asbestos, 40 CFR 61 Subpart M, Egis conducted a visual, non-intrusive inspection of hazardous and/or regulated materials, which did not involve testing. Egis has attempted to accurately quantify the number of hazardous and/or regulated materials that may require decontamination or disposal prior to demolition. Further inspecting, testing, sampling, and/or remediation of any conditions inspected or noted in this report, including actual quantities, remain the sole responsibility of others. Potential hazardous and/or regulated materials addressed by the inspection include, but are not limited to, the following:

(1) Refrigerants and related chemicals (40 CFR 82);

(2) Solid wastes which exhibit any of the characteristics of ignitability, corrosivity, reactivity, or toxicity (40 CFR 261.20 – 261.24);

(3) Hazardous wastes (40 CFR 261.31, 261.32) and discarded commercial chemical products (40 CFR 261.33 & Part 111, Public Act 451 of 1994, as amended);

(4) Universal wastes, including batteries, pesticides, mercury-containing products, and certain household wastes (40 CFR 273);

(5) PCB-containing products (40 CFR 761);

(6) Scrap tires (IC 13-20-14-4);

(7) Medical or Infectious Wastes (IC 16-41-16 and 410 IAC 1-3-22);

(8) Electronic Waste (IC 13-20.5)

Lead-based paint (LBP) may be present on the site and is a hazardous substance. Its condition, handling and disposal are regulated by federal, state, and local agencies. LBP does not pose a health threat unless particles are disturbed, become airborne and are inhaled or ingested. Contractors and their employers that will be disturbing the building during demolition should follow all applicable requirements in the OSHA Lead in Construction Standard.

Further testing may be required of debris generated from demolition activities to determine whether the debris should be disposed of as hazardous waste under the Resource Conservation and Recovery Act (RCRA) in accordance with 40-CFR Part 261 Subpart C.

Table 5.0.1 below summarizes other regulated materials (ORM) that were observed at the Site by Egis field staff the day of the inspection.

TABLE 5.0.1 – OTHER REGULATED MATERIALS

Material Description	Location (FS/EA)	Estimated Quantity	Additional Information
No Other Regulated Materials Identified			

6.0 CONCLUSIONS AND RECOMMENDATIONS

The Indiana Department of Environmental Management (IDEM) Office of Air Quality requires formal notification of demolition activities for all structures with, or without, regulated asbestos containing materials (RACM) by using state form *Notification of Demolition and Renovation Operations (State Form 44593, available on the IDEM Agency Forms page)*. Notifications must be made at least 10 business days prior to start of work.

Laboratory results for bulk material samples collected during the HRM inspection indicate several building materials are ACMs and are subject to proper abatement and/or disposal based upon planned demolition activities. Refer to 4.0.1 – Laboratory Analytical Results, for a list of all confirmed and assumed ACMs.

7.0 LIMITATIONS

Egis BLN USA, Inc. did not have access to the roof of the structure and did not collect samples of roofing material. Additionally, the interior of the structure was deemed structurally unstable and unsafe to enter, no suspect building materials were collected from the interior of the building. If sample collection and friability assessment could not be completed for a suspect material, then the material should be considered a friable ACM, and managed in accordance with the applicable regulations governing such material. However, if later the asbestos removal contractor or demolition contractor gains access to the roof, the friability can be assessed, and samples collected (where applicable and determined necessary by said contractor). This secondary assessment will provide the necessary information to determine if the roofing material can remain in place, or if it is required (in part or whole) to be removed prior to demolition. Egis BLN USA, Inc. is not responsible for this secondary inspection unless specifically requested to do so.

The conclusions of this report are based solely upon observations made during this evaluation. This report is intended to present a professional opinion of potential asbestos containing materials that may or may not be present at the project property. Our opinions should not be construed as relating to health and safety issues directly. Should additional information become available, this information should be reviewed, and the conclusions herein modified as appropriate. In addition, this report should not be construed as verification of compliance by the present owners or operators of the Site with federal, state, or local laws and regulations. Egis BLN USA, Inc. is responsible to perform services in a professional manner, consistent with typical industry practice. The conclusions drawn based on this evaluation are deemed as appropriate by Egis BLN USA, Inc. in the exercise of professional judgment.

Our observations did not indicate conditions existing beyond those discussed, although it is possible, limitation of scope or the standard practice precluded recognition of asbestos containing materials present at the site, such as inaccessible and/or confined spaces of the structure. Egis BLN USA, Inc. staff do not enter confined spaces as part of the inspection process. Confined spaces include crawlspaces and attics or any other such space where there is limited ingress and egress.

Egis BLN USA, Inc. reserves the right to determine when and where a confined space may be present and use professional judgment when deciding upon entry. We cannot be held liable for materials that may be present in these spaces and unable to be reported as part of our inspection process. The presence of confined spaces will be reported as applicable, and all limitations expressed herein will apply. Any confined spaces encountered during the inspection are identified in Table 2.1.1 – Accessibility Limitations.

We cannot be held liable for consequential damages, if it is determined in the future that contamination of some type is present at the site. This report should not be considered as a recommendation to purchase, sell, or develop the Site, and the opinions expressed herein are not legal opinions. To evaluate the information contained in this

report, the reader must understand the limitations associated with this assessment. Specifically, the services for this project have been performed in general conformance with the contract negotiated between the RDA and Egis BLN USA, Inc. This report was prepared for the benefit and exclusive use of the RDA, its agents and assigns. Any third-party use of this report or reliance upon the information and opinions therein is the sole responsibility of the third party. Egis BLN USA, Inc. has no responsibility for any damages that may be suffered by a third party because of any decision made or action taken by a third party based on this report.

ATTACHMENT 1 – HEARTLAND ASBESTOS BUILDING INSPECTION REPORT

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

ASBESTOS BUILDING INSPECTION REPORT

Former H. Gordon & Sons Department Store Building
801 – 811 Broadway Street
Gary, Indiana 46402
Indiana Brownfields Program Site #4240404

October 7, 2024

Heartland Project Number 5113-24-15

This report is prepared by:

Heartland Environmental Associates, Inc.

3410 Mishawaka Avenue, South Bend, Indiana 46615

1324 East 16th Street, Indianapolis, Indiana 46202

Phone: 574-289-1191 Fax: 574-289-7480

Prepared For:

Indiana Finance Authority
c/o Indiana Brownfields Program
Attn: Ms. Lori Bebinger, Project Manager
100 North Senate Avenue, Suite 1275
Indianapolis, Indiana 46204

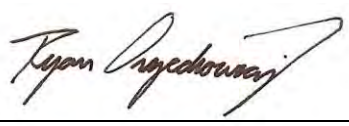
&

City of Gary Redevelopment Commission
504 Broadway Street, 2nd Floor
Gary, Indiana 46402

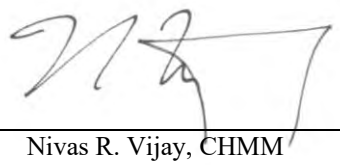
For the Site:

Former H. Gordon & Sons Department Store Building
801 – 811 Broadway Street
Gary, Indiana 46402
Heartland Project #5113-24-15
Indiana Brownfields Program Site #4240404

Report prepared by:



Ryan M. Orzechowicz, LPG
Senior Project Geologist
Heartland Environmental Associates, Inc.
State of Indiana Asbestos Inspector
License #19A001542



Nivas R. Vijay, CHMM
Senior Project Manager / Principal
Heartland Environmental Associates, Inc.
State of Indiana Asbestos Inspector
License #197004016

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EXECUTIVE SUMMARY

Heartland Environmental Associates, Inc., (Heartland), within the scope of the United States Environmental Protection Agency (USEPA) Community-Wide Brownfields Assessment Grant provided to the Indiana Finance Authority and awarded to the City of Gary (City), conducted an asbestos building inspection of the former H. Gordon & Sons Department Store Building addressed 801 – 811 Broadway Street in Gary, Indiana. The site building subject to this inspection consisted of one (1), three to four-story vacant former commercial building encompassing approximately 46,875-square feet.

The purpose of this inspection was to evaluate for the presence and/or absence of asbestos containing materials (ACMs) within the site building. This inspection was completed as part of pre-demolition project planning being initiated at the site and was requested by the City. Due to pending demolition activities for the site building, this asbestos inspection utilized "destructive" sampling methods. It is noted that this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select portions of the site building not being accessible during inspection activities due to collapsed floors and ceilings, rotted and/or otherwise damaged interior structural infrastructure and other structural integrity concerns. Furthermore, a significant amount of standing water was present within the basement of the eastern portion of the site building during the time of inspection. Therefore, a full inspection of the basement and a full visual assessment of flooring materials and/or materials that may be present as debris on the floors of the basement was not feasible.

Based on the results of this asbestos building inspection, friable, regulated asbestos containing materials (RACMs) were encountered within the site building in the form of thermal systems insulation (TSI) pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases. RACMs in the form of TSI and associated pipe fittings were encountered throughout all floors of the site building. The potential exists that some of the TSI piping materials extend upwards throughout the building; however, due to several of the interior walls being composed of concrete block, a fully comprehensive inspection of potential hidden pipe chases could not be conducted.

RACMs were identified in quantities greater than the written notification requirements specified in Indiana Administrative Code 326 IAC 14-10 (260 linear feet/160 square feet/35 cubic feet). **Therefore, written notification to the Indiana Department of Environmental Management (IDEM) will be required pertaining to asbestos related demolition and/or renovation actions at this property, as RACMs were encountered at the site exceeding written notification requirements. Abatement of these materials will be required to be conducted by an accredited asbestos abatement contractor licensed in the State of Indiana prior to any future planned renovation and/or demolition activities.**

In general, the RACMs were encountered in fair to damaged condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. However, significant amounts of TSI were observed to be significantly damaged and scattered throughout floors as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants and entrants of the site building in their current condition.

Additionally, non-friable ACMs in the form of asphalt roofing materials on the roof of the site building and resilient vinyl floor materials and associated mastics located in select areas throughout the interior of the site building were identified. Asphalt roofing materials and resilient vinyl flooring materials and associated mastics are considered non-friable ACMs and therefore are not regulated. These materials do not pose an exposure concern to occupants of the site building unless subject to sanding, grinding, abrading or any other mechanical process which would render these materials friable.

Non-friable, unregulated ACMs can be disposed of as construction related demolition debris and will not require special abatement. Future abatement of these materials may be warranted, should these materials be subject to mechanical processes (i.e., sanding, grinding and/or abrading) as part of any future planned demolition activities. Note that, should abatement of these materials be desired, abatement work should be conducted by licensed asbestos abatement workers accredited in the State of Indiana.

Finally, non-friable ACMs in the form of transite wallboard materials were encountered on the exterior of the air handler room on the roof of site building. The transite wallboard materials are considered non-friable ACMs and therefore are not RACMs. However, these materials will likely become friable during demolition activities. **Therefore, abatement of these transite wallboard materials will be required to be conducted by an accredited asbestos abatement contractor licensed in the State of Indiana prior to any future planned renovation and/or demolition activities.**

Reasonable efforts were made to identify suspect ACMs within the facility building inspected. This inspection was performed using “destructive” sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants. As stated previously, this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select portions of the site building not being accessible during inspection activities due to collapsed floors and ceilings, standing water, rotted and/or otherwise damaged interior structural infrastructure and other structural integrity concerns. As such, areas behind some concrete block walls, areas not accessible by ladder and areas where access was not practical due to safety considerations were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

1.0 INTRODUCTION

Heartland was provided authorization from the Indiana Brownfields Program (IBP), and coordinated access with representatives and staff from the City, to conduct an asbestos building inspection of the former H. Gordon & Sons Department Store Building addressed 801 – 811 Broadway Street in Gary, Indiana. The purpose of the inspection was to identify ACMs as part of project planning activities. A site location map has been provided as Figure 1. A site map depicting the site and surrounding area is provided as Figure 2.

Environmental assessment activities are being funded under the Community Wide Assessment Grant (CWAG) awarded to the City of Gary by the Indiana Finance Authority. Site activities were completed in accordance with the pre-approved, grant specific Quality Assurance Project Plan (QAPP) (approved September 2023) and the Sampling and Analysis Plan (SAP) submitted to the USEPA in July 2024 for this project.

The site building subject to this inspection consisted of one (1), three to four-story vacant former commercial building encompassing approximately 46,875-square feet and addressed at 801 – 811 Broadway Street in Gary, Indiana. The subject property is located in a predominantly commercially developed area in downtown Gary. The subject property is bordered to the north by East 8th Avenue followed by the vacant former Palace Theatre property with undeveloped land and vacant commercial buildings located farther to the north. The subject property is bordered to the northeast by Solid Rock Church and to the northwest by a vacant commercial building (each beyond East 8th Avenue). The subject property is bordered to the west by Broadway Street followed by a vacant commercial building and undeveloped land, with a commercial vehicle repair business and Washington Street located farther to the west. The subject property is bordered to the east by Massachusetts Street followed by Northwest Indiana Veteran's Village, with residential properties located farther to the east. The subject property is bordered to the south by the adjoining Sears Building / former H. Gordon & Sons Department Store Annex, followed by undeveloped land (a former railroad right-of-way) and commercial businesses, including a grocery store (Save More Foods), farther to the south.

The subject property is located in Section 3, Township 36 North, Range 8 West in Calumet Township, Lake County, Indiana. The site is represented on Figure 1 on the United States Geological Survey (USGS) 7.5 Minute Topographic Map of the Gary, Indiana Quadrangle.

The subject property is located on two (2) parcels of land (Parcel ID #'s 45-08-03-355-002.000-004 and 45-08-03-355-005.000-004) situated on a combined area of approximately 2.19-acres. The site building encompasses the northern portions of property parcels. The subject property was accessible via paved driveway approaches from off of Broadway Street to the west, Massachusetts Streets to the east and East 8th Avenue to the north.

The site building (former H. Gordon & Sons Department Store) consisted of a three to four-story

building with a basement that was connected to the eastern portion of its building through a third-floor covered overpass. The building was generally wood, concrete and steel frame and was finished with a brick façade. The building consisted of wood floors with areas of carpeting and resilient vinyl flooring materials over wood in portions of the building. An enclosed structure housing the air handling unit consisted of a wallboard exterior.

The site building was observed to be in a significant state of disrepair, with building collapse observed throughout. It is noted that select portions of the site building were not able to be accessed during inspection activities due to collapsed floors and ceilings, and other structural integrity concerns. Furthermore, a significant amount of standing water was present within the basement of the eastern portion of the site building during the time of inspection. Therefore, a full inspection of the basement and a full visual assessment of flooring materials and/or materials that may be present as debris on the floors of the basement was not feasible.

Reasonable efforts were made to identify suspect ACMs within the site building. Heartland acted on the understanding that the building would be subject to future renovation and/or be demolished. As stated previously, the inspection was performed using "destructive" sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants.

This inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select portions of the site building not being accessible during inspection activities due to collapsed floors and ceilings, standing water, rotted and/or otherwise damaged interior structural infrastructure and other structural integrity concerns. As such, areas behind some concrete block walls, areas not accessible by ladder and areas where access was not practical due to safety considerations were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

2.0 METHODOLOGY

On September 23, 2024, Mr. Ryan M. Orzechowicz, Senior Project Geologist and Mr. Nivas R. Vijay, Senior Project Manager with Heartland, completed the inspection of the facility building. Mr. Orzechowicz and Mr. Vijay are both accredited asbestos building inspectors in the State of Indiana (License #'s 19A001542 and 197004016). Copies of Mr. Orzechowicz's and Mr. Vijay's Certificate of Asbestos Accreditations are provided for review in Appendix A. Photographs taken during inspection activities are included in Appendix B.

As part of the inspection, Heartland performed the following activities:

- Consulted with City staff about historical site operations;
- Inspected the construction materials of the building;
- Identified presumed ACMs and suspect ACMs for sampling;
- Sampled suspect ACMs; and
- Completed a report documenting Heartland's findings.

Based on Heartland's visual assessment of the facility building, several types of building materials were considered non-suspect ACMs and therefore were not considered in its evaluation. These materials included: concrete floors, brick and block, metal fixtures, glass, wood and plywood materials, fiberglass insulation and newly installed gypsum drywall board with proper labeling. No historical documentation pertaining to previously conducted asbestos inspections and/or abatements was available for review.

Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

3.0 INSPECTION FINDINGS

3.1 Description of Sample Locations

Heartland personnel obtained seventy-three (73) bulk samples from nineteen (19) homogeneous areas of suspect ACMs for laboratory analysis. Sampled homogeneous materials included both suspect friable and non-friable building materials and consisted of resilient vinyl flooring materials and associated mastics, acoustical ceiling tiles, drywall, plaster, insulation, rubberized roofing materials, asphalt roofing materials, roof flashing materials, exterior wallboard panels, backing paper, column wrap, glue pods, TSI pipe wrap and TSI pipe fittings.

The suspect materials were assessed based on condition of the material and friability (the ability to be crumbled or turned to dust by hand pressure). Heartland utilized disposable nitrile gloves while obtaining samples. The samples were then placed into pre-labeled sealable bags.

Following collection of the samples, Heartland transported the samples under Heartland chain-of-custody protocol to EMSL Analytical, Inc., a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory, in Indianapolis, Indiana. The suspect ACMs sampled were submitted for Polarized Light Microscopy (PLM) analysis, with the laboratory estimating the percent asbestos by visual inspection. Materials defined as ACM are those that contain greater than 1% asbestos. Materials that are not friable and contain less than 1% asbestos are not considered to be ACM.

3.2 Findings

Based on the results of this inspection, friable RACMs in the form of TSI pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases were identified throughout the site building, primarily within the basement and within vertical pipe chases on each floor. Layouts depicting TSI locations within the basement and the upper floors are provided as Figure 3 and Figure 4, respectively.

Additionally, non-friable ACMs in the form of asphalt roofing materials and resilient vinyl flooring materials and associated mastics were identified throughout the site building. Non-friable ACMs in the form of transite wallboard materials were identified on the exterior of the air handler room on the roof of site building.

None of the remaining sampled materials were identified as containing asbestos. Laboratory analytical results are provided in Appendix C. A summary of sampled materials, along with estimated quantities of identified RACMs, is provided in Table 1 below.

Table 1
Summary of Sampled Building Materials
Former H. Gordon & Sons Department Store Building
801 – 811 Broadway Street
Gary, Indiana
September 23, 2024

Material/Location	Friable	Category	Asbestos Content	Area (ft^2) *	Sample #
Drywall – Throughout Building	Yes	RACM	ND	~8,000	DW – 1 (A-G)
Insulation – Gray – Within Air Handler Ducts	Yes	II	ND	~1,000	IN – 1 (A-C)
Ceiling Tile – 4'x2' White w/ Dot Pattern – Throughout Building	Yes	RACM	ND	>5,000	CT – 1 (A-G)
Ceiling Tile – 2'x2' White/Textured – 2nd Floor, East Portion of Building	Yes	RACM	ND	~800	CT – 2 (A-C)
Ceiling Tile – 2'x2' White – West Portion of Building	Yes	RACM	ND	~2,000	CT – 3 (A-E)
Backing Paper – Behind Drywall on Select Walls	No	II	ND	~1,000	BP – 1 (A-C)
Column Wrap – On Select Columns in Basement	No	II	ND	~100	CW – 1 (A)
Floor Tile/Mastic – 9" x 9" Gray/Beige – East Portion of Building, Under Carpet, Basement, East Stairwell	No	I (Mastic Only)	**2% Chrysotile (Tile and Mastic)**	~4,000	FT – 1 (A-E)
Floor Tile/Mastic – 12" x 12" Cream w/ Marble Pattern – 1st Floor of East Portion and Throughout West Portion	No	I (Mastic Only)	**2% Chrysotile (Tile and Mastic)**	~3,500	FT – 2 (A-E)
Plaster – Ceilings Throughout Building	Yes	RACM	ND	~20,000	PL – 1 (A-G)
Plaster – Walls Throughout Building	Yes	RACM	ND	~20,000	PL – 2 (A-G)
Glue Pods – On CT-3	No	I	ND	<1,000	GP – 1 (A-C)
Rubberized Roofing Material, Roof of Building	No	I	ND	-	RF – 1 (A-C)
Asphalt Roofing Material, Roof	No	I	**20% Chrysotile**	-	RF – 1 (A-C)

Table 1 Summary of Sampled Building Materials Former H. Gordon & Sons Department Store Building 801 – 811 Broadway Street Gary, Indiana September 23, 2024					
Roofing Flashing, Roof of Building	No	I	ND	-	FL – 1 (A-C)
Exterior Siding/Wallboard – Exterior (1/8") Layer of Wallboard on Rooftop Air Handling Unit Structure	No	II	**20% Chrysotile & 2% Chrysotile on Mastic**	~1,000	SD – 1 (A-C)
Exterior Siding/Wallboard – Interior (1/4") Layer of Wallboard on Rooftop Air Handling Unit Structure	No	II	**20% Chrysotile**	~1,000	WB – 1 (A-C)
Thermal Systems Insulation Pipe Wrapping – 8" Pipes in Basement and Throughout Building	Yes	RACM	**60% Chrysotile**	~10 - 20 Linear Feet	PW – 1 (A)**
Thermal Systems Insulation Pipe Wrapping – 6" Pipes in Basement and Throughout Building	Yes	RACM	**60% Chrysotile**	~85 - 120 Linear Feet	PW – 1 (A)**
Thermal Systems Insulation Pipe Wrapping – 4" Pipes in Basement and Throughout Building	Yes	RACM	**60% Chrysotile**	~65 - 100 Linear Feet	PW – 1 (A)**
Thermal Systems Insulation Pipe Wrapping – 3" Pipes in Basement and Throughout Building	Yes	RACM	**60% Chrysotile**	~230 - 280 Linear Feet	PW – 1 (A)**
Thermal Systems Insulation Pipe Wrapping – 2" Pipes in Basement and Throughout Building	Yes	RACM	**60% Chrysotile**	~230 - 280 Linear Feet	PW – 1 (A)**
Thermal Systems Insulation Pipe Fittings – 8" Fittings in Basement and Throughout Building	Yes	RACM	**50% Chrysotile**	~2 Fittings	MJ – 1 (A)**
Thermal Systems Insulation Pipe Fittings – 6" Fittings in Basement and Throughout Building	Yes	RACM	**50% Chrysotile**	~8 Fittings	MJ – 1 (A)**
Thermal Systems Insulation Pipe Fittings – 4" Fittings in Basement and Throughout Building	Yes	RACM	**50% Chrysotile**	~25 Fittings	MJ – 1 (A)**
Thermal Systems Insulation Pipe Fittings – 3" Fittings in Basement and Throughout Building	Yes	RACM	**50% Chrysotile**	~45 Fittings	MJ – 1 (A)**
Thermal Systems Insulation Pipe Fittings – 2" Fittings in Basement and Throughout Building	Yes	RACM	**50% Chrysotile**	~35 Fittings	MJ – 1 (A)**

Table 1
Summary of Sampled Building Materials
Former H. Gordon & Sons Department Store Building
801 – 811 Broadway Street
Gary, Indiana
September 23, 2024

Friable: Yes – hand friable, No – non-friable
ND: No asbestos detected
PACM: Presumed Asbestos Containing Materials
Results in **BOLD** indicate results positive for asbestos
*Square footage estimates determined from site reconnaissance and site maps obtained during site reconnaissance
**Sample representative of all diameters of pipe wrap and/or mudded joints

In general, the RACMs were encountered in fair to damaged condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. However, significant amounts of TSI were observed to be significantly damaged and scattered throughout floors as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants and entrants of the site building in their current condition.

Estimated quantities of ACMs were based on reasonable assumptions of what was visible and/or subject to exposing as part of the destructive inspection methods utilized during the time of this building inspection.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Heartland conducted an asbestos building inspection of the former H. Gordon & Sons Department Store Building addressed 801 – 811 Broadway Street in Gary, Indiana. The site building subject to this inspection consisted of one (1), three to four-story vacant former commercial building encompassing approximately 46,875-square feet. The purpose of this inspection was to evaluate for the presence and/or absence of ACMs within the inspected site building and the assist in the City in pre-demolition project planning.

Based on the results of this asbestos building inspection, friable RACMs were encountered within the site building in the form of TSI pipe wrap on horizontal and vertical pipe chases and pipe fittings (mudded joints) cladded on the elbows of pipe chases. RACMs in the form of TSI and associated pipe fittings were encountered throughout all floors of the site building. The potential exists that some of the TSI piping materials extend upwards throughout the building; however, due to several of the interior walls being composed of concrete block, a fully comprehensive inspection of potential hidden pipe chases could not be conducted.

RACMs were identified in quantities greater than the written notification requirements specified in Indiana Administrative Code 326 IAC 14-10 (260 linear feet/160 square feet/35 cubic feet). **Therefore, written notification to the IDEM will be required pertaining to asbestos related demolition and/or renovation actions at this property, as RACMs were encountered at the site exceeding written notification requirements. Abatement of these materials will be required to be conducted by an accredited asbestos abatement contractor licensed in the State of Indiana prior to any future planned renovation and/or demolition activities.**

In general, the RACMs were encountered in fair to damaged condition, with several sections of TSI pipe fittings encountered either encapsulated and/or otherwise protected. However, significant amounts of TSI were observed to be significantly damaged and scattered throughout floors as debris. RACMs were observed which, based on condition of the materials, would pose an immediate exposure risk to human occupants and entrants of the site building in their current condition.

Additionally, non-friable ACMs in the form of asphalt roofing materials on the roof of the site building and resilient vinyl floor materials and associated mastics located in select areas throughout the interior of the site building were identified. Asphalt roofing materials and resilient vinyl flooring materials and associated mastics are considered non-friable ACMs and therefore are not regulated. These materials do not pose an exposure concern to occupants of the site building unless subject to sanding, grinding, abrading or any other mechanical process which would render these materials friable.

Non-friable, unregulated ACMs can be disposed of as construction related demolition debris and will not require special abatement. Future abatement of these materials may be warranted, should

these materials be subject to mechanical processes (i.e., sanding, grinding and/or abrading) as part of any future planned demolition activities. Note that, should abatement of these materials be desired, abatement work should be conducted by licensed asbestos abatement workers accredited in the State of Indiana.

Finally, non-friable ACMs in the form of transite wallboard materials were encountered on the exterior of the air handler room on the roof of site building. The transite wallboard materials are considered non-friable ACMs and therefore are not RACMs. However, these materials will likely become friable during demolition activities. **Therefore, abatement of these transite wallboard materials will be required to be conducted by an accredited asbestos abatement contractor licensed in the State of Indiana prior to any future planned renovation and/or demolition activities.**

This inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select portions of the site building not being accessible during inspection activities due to collapsed floors and ceilings, standing water, rotted and/or otherwise damaged interior structural infrastructure and other structural integrity concerns. As such, areas behind some concrete block walls, areas not accessible by ladder and areas where access was not practical due to safety considerations were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

As stated above, if the intent is to remove ACMs prior to or during any future planned renovation and/or demolition activities, it should be done so using asbestos abatement contractors licensed to work in the State of Indiana. A licensed abatement contractor is also recommended to be utilized if future encapsulation of RACMs is to be completed. Furthermore, due to select areas of the site building being inaccessible during the time of inspection, Heartland recommends that a licensed asbestos inspector be present during demolition activities to identify any potential ACMs, including friable RACMs, that were not able to be accessed and/or otherwise able to be visually assessed during the time of this inspection.

5.0 DISCLAIMER AND SIGNATURE PAGE

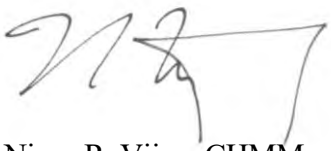
This environmental report was prepared in accordance with generally accepted principles and practices in the environmental consulting field. Conclusions and recommendations expressed herein were developed from site evaluation and limited research, and we are not responsible for unrecorded data pertaining to this site. Heartland makes no warranties, expressed or implied, as to the fitness or merchantability of said property for any particular purpose, and we are not responsible for independent conclusions or opinions made by others based on this report.

Reasonable efforts were made to identify suspect ACMs within the facility building inspected. This inspection was performed using "destructive" sampling methods. The manner of the inspection did not compromise the structural integrity of the building or endanger the safety of sampling personnel or other contractors/occupants. It is noted that this inspection was limited in that a comprehensive inspection of the entire site building was not feasible due to some areas being restricted by concrete block walls and select portions of the site building not being accessible during inspection activities due to collapsed floors and ceilings, standing water, rotted and/or otherwise damaged interior structural infrastructure and other structural integrity concerns. As such, areas behind some concrete block walls, areas not accessible by ladder and areas where access was not practical due to safety considerations were not fully accessed as part of this inspection. Focus was made to identify ACMs and/or suspect ACMs in all accessible areas of the site building and in common locations throughout the building.

If you should have questions regarding this report, please contact Heartland at 574-289-1191.

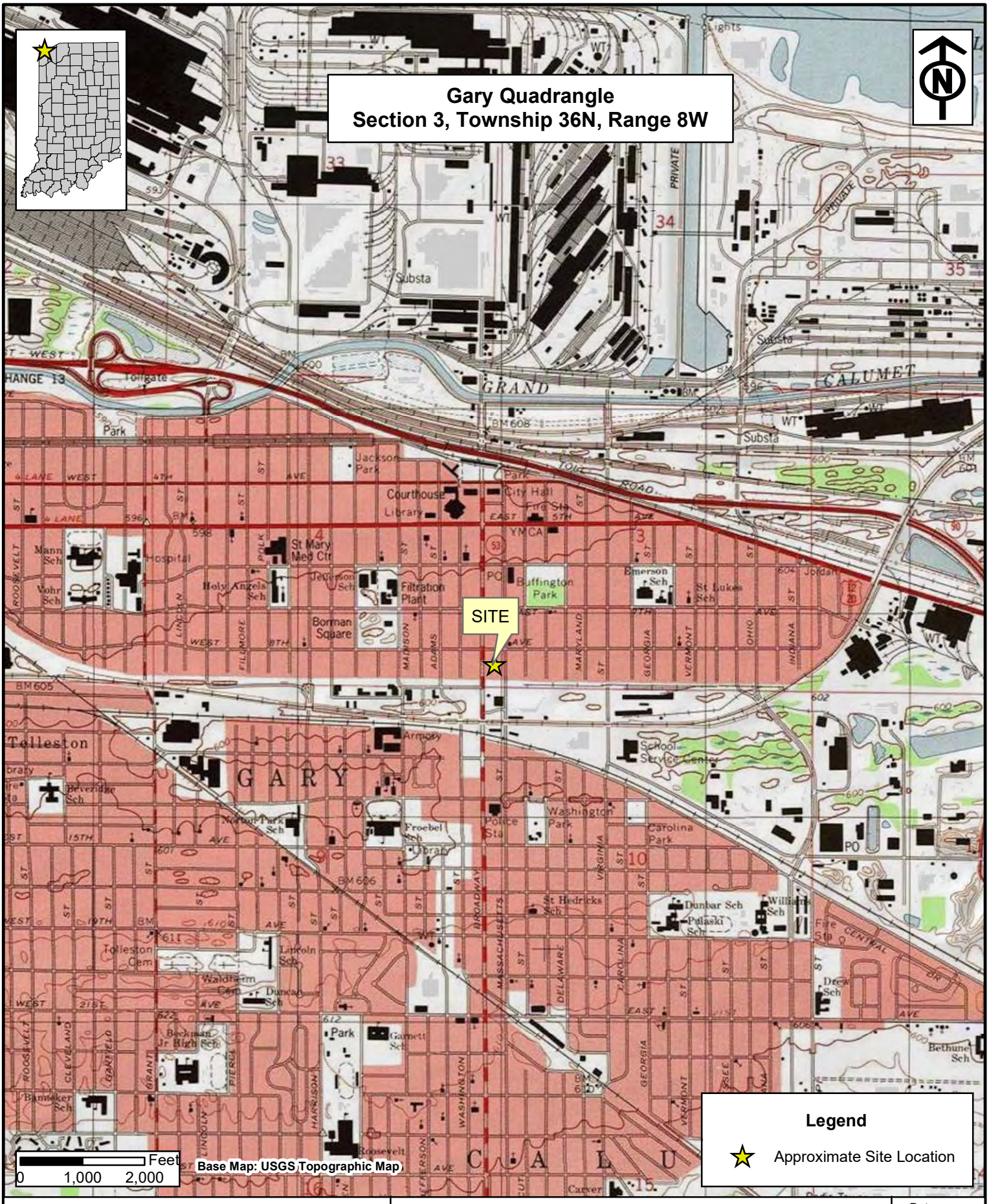
Sincerely,

Ryan Orzechowicz, LPG
Senior Project Geologist
Indiana Asbestos License #19A001542



Nivas R. Vijay, CHMM
Senior Project Manager / Principal
Indiana Asbestos License #197004016

FIGURES



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Heartland Environmental Associates, Inc.
3410 Mishawaka Avenue, South Bend, Indiana 46615
1324 East 16th Street, Indianapolis, Indiana 46202

FIGURE 1
SITE LOCATION MAP

FORMER H. GORDON & SONS DEPARTMENT STORE BUILDING
801 – 811 BROADWAY STREET
GARY, INDIANA 46402

Date: 10/2/2024
Scale: 1"=2,000'
Drawn By: NV

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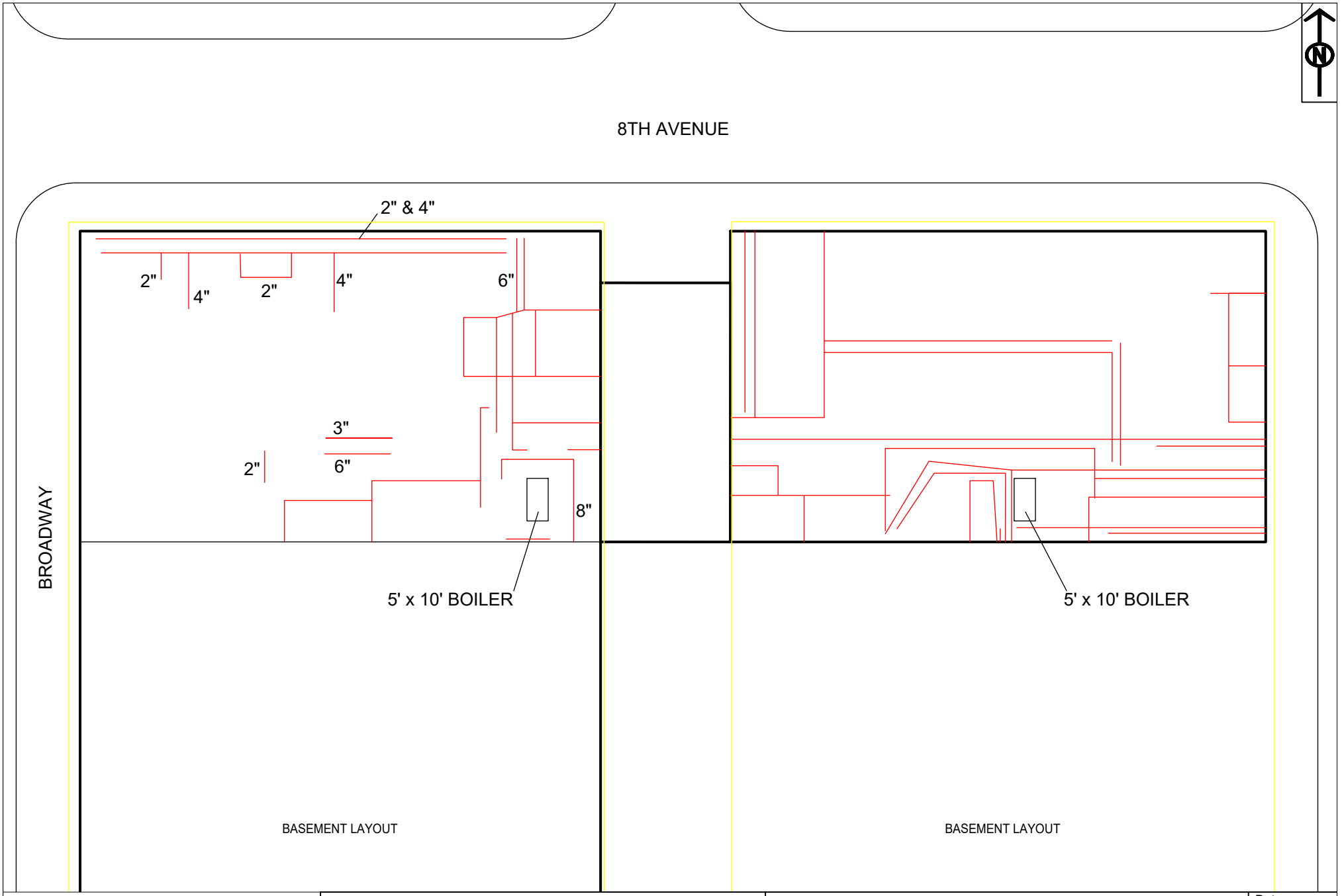
FIGURE 2
SITE LOCATION MAP (AERIAL)

FORMER H. GORDON & SONS DEPARTMENT STORE BUILDING
801 – 811 BROADWAY STREET
GARY, INDIANA 46402

Date: 10/2/2024
Scale: 1"=100'
Drawn By: NV



LEGEND

TSI PIPING

15' 0 30'

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1324 East 16th Street, Indianapolis, Indiana 46202

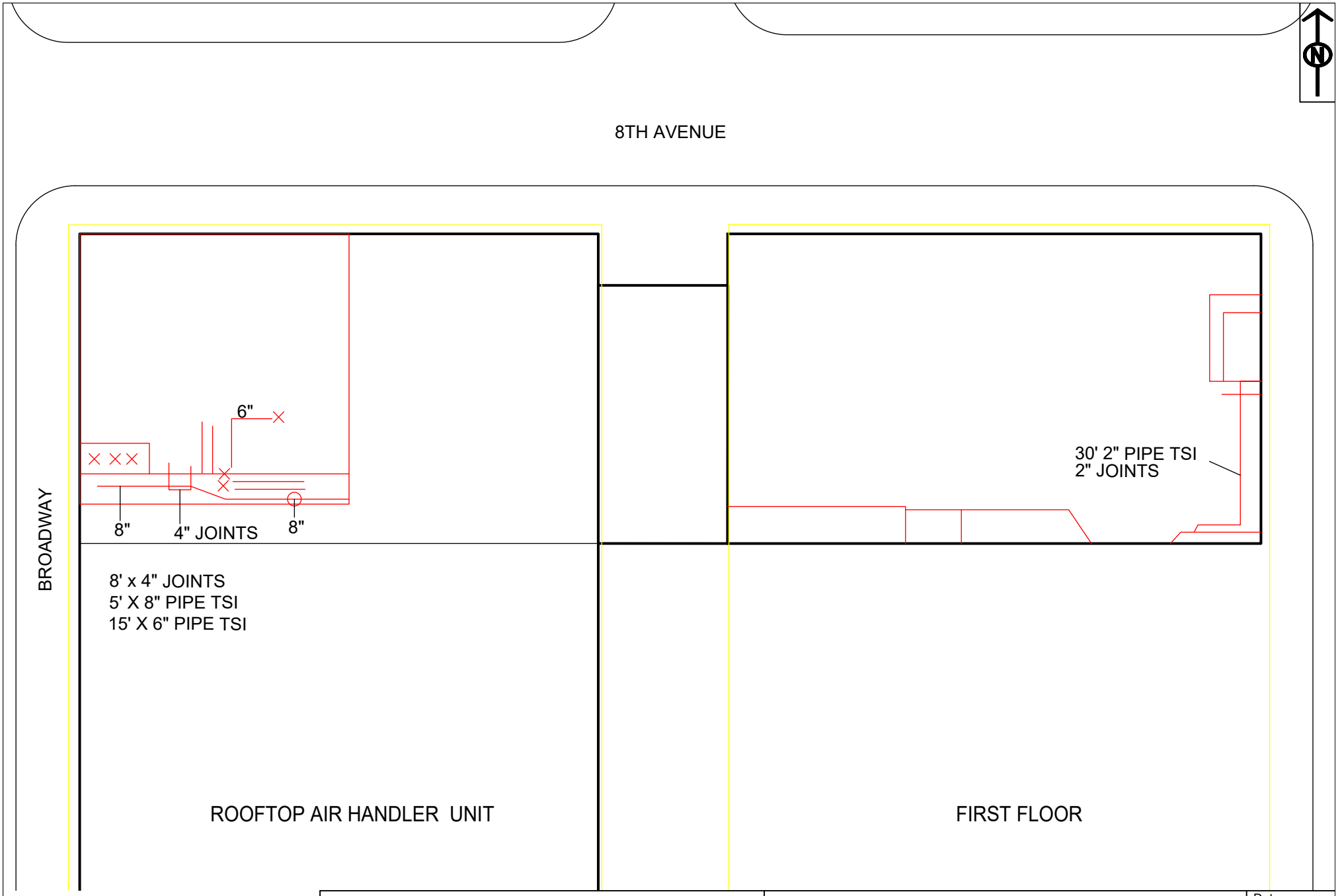
FIGURE 3
BASEMENT LAYOUT W/ TSI LOCATIONS

FORMER H. GORDON & SONS DEPARTMENT STORE BUILDING
801 – 811 BROADWAY STREET
GARY, INDIANA 46402

Date: 10/2/2024

Scale: 1"=30'

Drawn By: NV



Heartland Environmental Associates, Inc.
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FIGURE 4
UPPER FLOOR LAYOUTS W/ TSI LOCATIONS

FORMER H. GORDON & SONS DEPARTMENT STORE BUILDING
801 – 811 BROADWAY STREET
GARY, INDIANA 46402

Date: 10/2/2024

Scale: 1"=30'

Drawn By: NV

APPENDIX A

Certificates of Asbestos Accreditation

Indiana Dept. of Environmental Management

Ryan M. Orzechowicz

Asbestos Inspector License #: 19A001542

Effective: **04/08/2024**
Birth Date: **07/29/1983**
Height: **5-09**
Weight: **160**

Expiration: **04/08/2025**
Gender: **M**
Eye Color: **GRN**
Hair Color: **BRO**

Indiana Dept. of Environmental Management

Nivas R. Vijayaraghavan

Asbestos Inspector License #: 197004016

Effective: **04/14/2024**
Expiration: **04/14/2025**
Birth Date: **05/29/1979**
Gender: **M**
Height: **5-08**
Eye Color: **BRO**
Weight: **160**
Hair Color: **BLK**

APPENDIX B

Site Photographic Log

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of southeast side of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 1

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of north and east faces of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 2

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of north face of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 3

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of north and west faces of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 4

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of first floor of eastern portion of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 5

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of second floor of eastern portion of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 6

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: General view of interior of western portion of site building
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 7

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of roof
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 8

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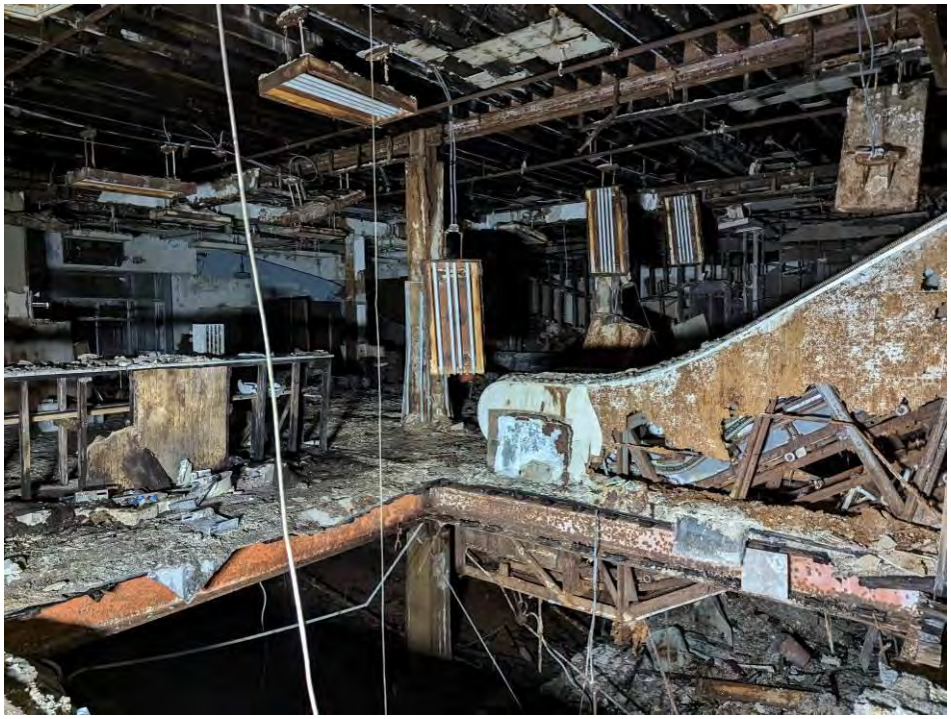

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of collapsed floor
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 9

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of collapsed floor and ceiling
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 10

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled ceiling tile (CT-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 11

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 628 Western Avenue in South Bend, Indian
SUBJECT: View of sampled plaster (PL-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 12

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled plaster (PL-2)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 13

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 14

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled floor tile (FT-2)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 15

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled ceiling tile (CT-2)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 16

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled ceiling tile (CT-3)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 17

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled glue pods (GP-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 18

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled backing paper (BP-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 19

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled column wrap (CW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 20

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled insulation within air handling ducts (IN-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 21

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled exterior wallboard (SD-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 22

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled exterior wallboard behind SD-1 (WB-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 23

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled rubberized roofing (RF-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 24

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled asphalt roofing (RF-2)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 25

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled roof flashing (FL-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 26

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ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled drywall (DW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 27

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap (PW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 28

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CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap (PW-1)

PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 29

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap and TSI mudded joints (PW-1 & MJ-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 30

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

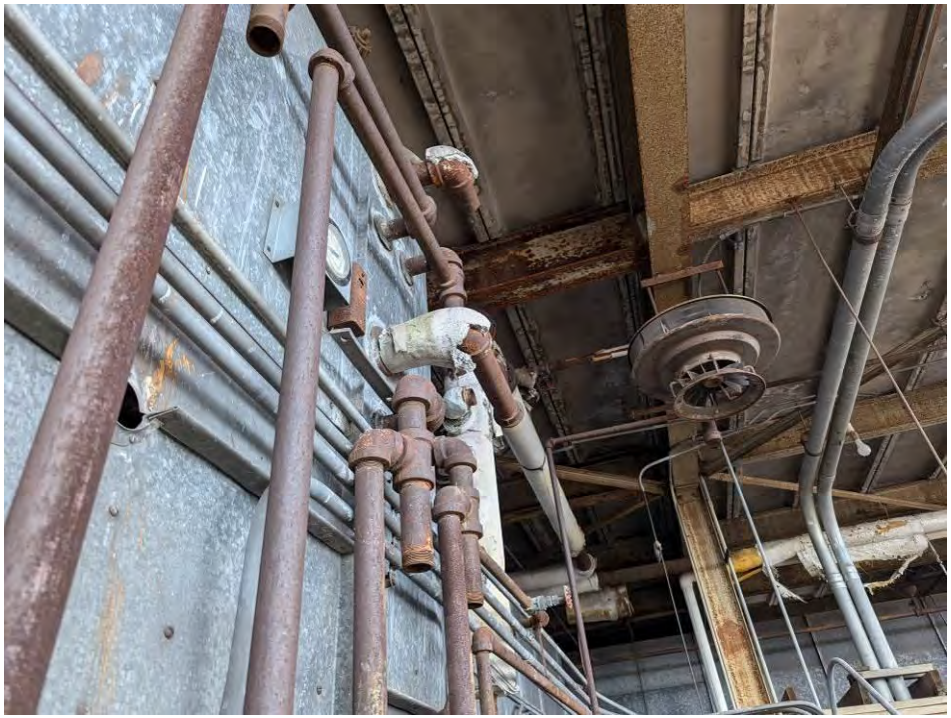
CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap (PW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 31

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 32

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.



CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI mudded joint
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 33

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap (PW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 34

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 35

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 36

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ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 37

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 38

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of basement water pumping station
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 39

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI pipe wrap (PW-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 40

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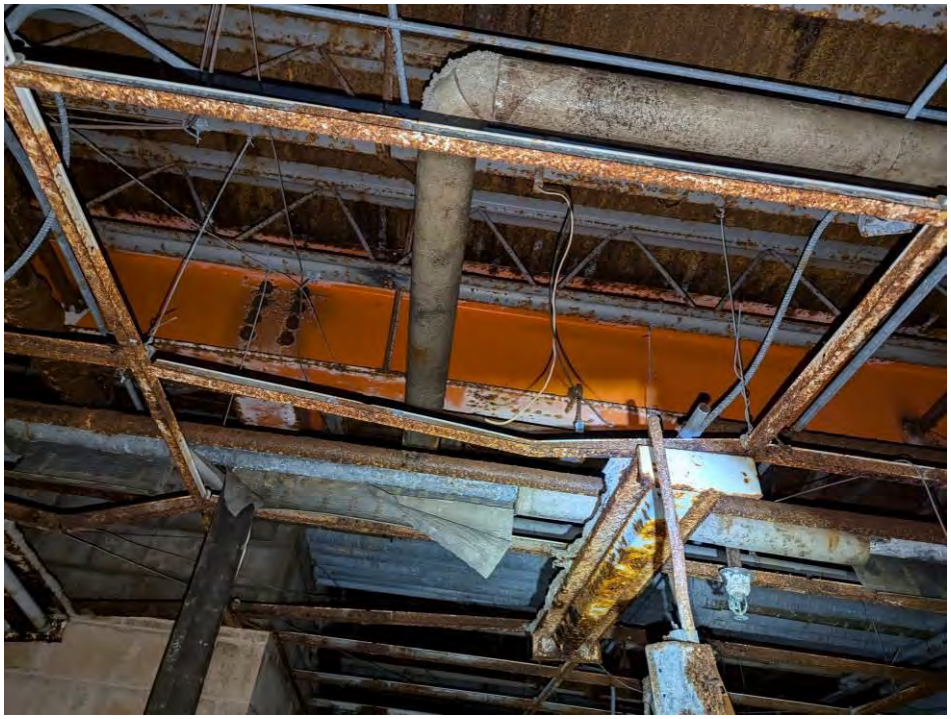

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of sampled TSI mudded joint (MJ-1)
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 41

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap and mudded joints
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 42

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ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap and mudded joints
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 43

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap and mudded joints
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 44

HEARTLAND
ENVIRONMENTAL ASSOCIATES INC.

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap on floor as debris
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 45

CLIENT NAME: Indiana Finance Authority & City of Gary Redevelopment Commission

DATE: September 23, 2024
LOCATION: 801-811 Broadway Street in Gary, Indiana
SUBJECT: View of damaged TSI pipe wrap and mudded joints
PHOTOGRAPHER: Ryan M. Orzechowicz (Heartland)
PHOTO: 46

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ENVIRONMENTAL ASSOCIATES INC.

APPENDIX C

Laboratory Certificate of Analysis and Chain-of-Custody Documentation

EMSL Analytical, Inc.

6340 CastlePlace Dr. Indianapolis, IN 46250

Tel/Fax: (317) 803-2997 / (317) 803-3047

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

EMSL Order:	162417359
Customer ID:	HRTL42
Customer PO:	
Project ID:	

Attention:	Ryan Orzechowicz	**Phone:**	(317) 771-2283
	Heartland Environmental	**Fax:**	
	3410 Mishawaka Ave.	**Received Date:**	09/26/2024 11:56 AM
	South Bend, IN 46615	**Analysis Date:**	09/30/2024
		Collected Date:	09/23/2024
Project:	801 BROADWAY		

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
FT-1A-Floor Tile *162417359-0001*	Floor Tile	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-1A-Mastic *162417359-0001A*	Floor Tile	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-1B *162417359-0002*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-1C *162417359-0003*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-1D *162417359-0004*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-1E *162417359-0005*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-2A-Floor Tile *162417359-0006*	Floor Tile	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-2A-Mastic *162417359-0006A*	Floor Tile	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FT-2B-Floor Tile *162417359-0007*	Floor Tile	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-2B-Mastic *162417359-0007A*	Floor Tile	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
FT-2C *162417359-0008*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-2D *162417359-0009*	Floor Tile				**Positive Stop (Not Analyzed)**
FT-2E *162417359-0010*	Floor Tile				**Positive Stop (Not Analyzed)**
CT-1A *162417359-0011*	Ceiling Tile	Gray/White Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
CT-1B *162417359-0012*	Ceiling Tile	Gray/White Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
CT-1C *162417359-0013*	Ceiling Tile	Gray/White Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected

Initial report from: 09/30/2024 15:08:19

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

EMSL Order: 162417359
Customer ID: HRTL42
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
CT-1D *162417359-0014*	Ceiling Tile	Gray/White Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
CT-1E *162417359-0015*	Ceiling Tile	Gray/White Fibrous Homogeneous	3% Cellulose 95% Min. Wool	2% Non-fibrous (Other)	None Detected
CT-1F *162417359-0016*	Ceiling Tile	Gray/White Fibrous Homogeneous	5% Cellulose 85% Min. Wool	10% Non-fibrous (Other)	None Detected
CT-1G *162417359-0017*	Ceiling Tile	Gray/White Fibrous Homogeneous	5% Cellulose 85% Min. Wool	10% Non-fibrous (Other)	None Detected
CT-2A *162417359-0018*	Ceiling Tile	Brown/White Fibrous Heterogeneous	25% Cellulose 2% Glass	60% Gypsum 2% Mica 11% Non-fibrous (Other)	None Detected
CT-2B *162417359-0019*	Ceiling Tile	Brown/White Fibrous Heterogeneous	25% Cellulose 2% Glass	60% Gypsum 2% Mica 11% Non-fibrous (Other)	None Detected
CT-2C *162417359-0020*	Ceiling Tile	White Non-Fibrous Homogeneous	<1% Cellulose	95% Gypsum 5% Non-fibrous (Other)	None Detected
CT-3A *162417359-0021*	Ceiling Tile	Gray Fibrous Homogeneous	<1% Cellulose 95% Min. Wool	5% Non-fibrous (Other)	None Detected
CT-3B *162417359-0022*	Ceiling Tile	Gray Fibrous Homogeneous	<1% Cellulose 95% Min. Wool	5% Non-fibrous (Other)	None Detected
CT-3C *162417359-0023*	Ceiling Tile	Gray Fibrous Homogeneous	<1% Cellulose 95% Min. Wool	5% Non-fibrous (Other)	None Detected
CT-3D *162417359-0024*	Ceiling Tile	Gray Fibrous Homogeneous	<1% Cellulose 95% Min. Wool	5% Non-fibrous (Other)	None Detected
CT-3E *162417359-0025*	Ceiling Tile	White Fibrous Homogeneous	2% Cellulose 95% Min. Wool	3% Non-fibrous (Other)	None Detected
IN-1A *162417359-0026*	Insulation	Brown Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
IN-1B *162417359-0027*	Insulation	Brown Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
IN-1C *162417359-0028*	Insulation	Gray/Tan Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
DW-1A *162417359-0029*	Drywall	White Non-Fibrous Homogeneous	<1% Cellulose	95% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1B *162417359-0030*	Drywall	White Non-Fibrous Homogeneous	<1% Cellulose	95% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1C *162417359-0031*	Drywall	White Non-Fibrous Homogeneous	<1% Cellulose	95% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1D *162417359-0032*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
DW-1E *162417359-0033*	Drywall	Brown/White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1F *162417359-0034*	Drywall	White Non-Fibrous Homogeneous		95% Gypsum 5% Non-fibrous (Other)	None Detected
DW-1G *162417359-0035*	Drywall	Brown/White Fibrous Heterogeneous	10% Cellulose	85% Gypsum 5% Non-fibrous (Other)	None Detected
BP-1A *162417359-0036*	Backing Paper	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
BP-1B *162417359-0037*	Backing Paper	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
BP-1C *162417359-0038*	Backing Paper	Brown Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
SD-1A-Siding *162417359-0039*	Siding	Gray Fibrous Homogeneous		80% Non-fibrous (Other)	**20% Chrysotile**
SD-1A-Mastic *162417359-0039A*	Siding	Black Non-Fibrous Homogeneous		98% Non-fibrous (Other)	**2% Chrysotile**
Result includes a small amount of inseparable attached material					
SD-1B *162417359-0040*	Siding				**Positive Stop (Not Analyzed)**
SD-1C *162417359-0041*	Siding				**Positive Stop (Not Analyzed)**
WB-1A *162417359-0042*	Wallboard	Gray Fibrous Homogeneous		80% Non-fibrous (Other)	**20% Chrysotile**
WB-1B *162417359-0043*	Wallboard				**Positive Stop (Not Analyzed)**
WB-1C *162417359-0044*	Wallboard				**Positive Stop (Not Analyzed)**
CW-1A *162417359-0045*	Column Wrap	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1A *162417359-0046*	Plaster	Gray Non-Fibrous Homogeneous		10% Quartz 10% Perlite 80% Non-fibrous (Other)	None Detected
PL-1B *162417359-0047*	Plaster	Gray Non-Fibrous Homogeneous		10% Quartz 10% Perlite 80% Non-fibrous (Other)	None Detected
PL-1C *162417359-0048*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1D *162417359-0049*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1E *162417359-0050*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected

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EMSL Order: 162417359
Customer ID: HRTL42
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Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
PL-1F-Finish Coat *162417359-0051*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-1F-Base Coat *162417359-0051A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-1G *162417359-0052*	Plaster	White Non-Fibrous Homogeneous	<1% Cellulose 2% Glass	90% Gypsum 8% Non-fibrous (Other)	None Detected
PL-2A-Finish Coat *162417359-0053*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2A-Base Coat *162417359-0053A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2B-Finish Coat *162417359-0054*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2B-Base Coat *162417359-0054A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2C-Finish Coat *162417359-0055*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2C-Base Coat *162417359-0055A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2D-Finish Coat *162417359-0056*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2D-Base Coat *162417359-0056A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2E-Finish Coat *162417359-0057*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2E-Base Coat *162417359-0057A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2F-Finish Coat *162417359-0058*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2F-Base Coat *162417359-0058A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
PL-2G-Finish Coat *162417359-0059*	Plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
PL-2G-Base Coat *162417359-0059A*	Plaster	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
GP-1A *162417359-0060*	Glue Pods	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
GP-1B *162417359-0061*	Glue Pods	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
GP-1C *162417359-0062*	Glue Pods	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1A-Rubber Membrane *162417359-0063*	Rubberized Roofing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1A-Mastic *162417359-0063A*	Rubberized Roofing	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1B-Rubber Membrane *162417359-0064*	Rubberized Roofing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1B-Mastic *162417359-0064A*	Rubberized Roofing	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1C-Rubber Membrane *162417359-0065*	Rubberized Roofing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
RF-1C-Mastic *162417359-0065A*	Rubberized Roofing	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FL-1A *162417359-0066*	Roof Flashing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FL-1B *162417359-0067*	Roof Flashing	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
FL-1C *162417359-0068*	Roof Flashing	Black Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
RF-2A *162417359-0069*	Asphalt Roofing	Gray/Black Fibrous Heterogeneous	15% Cellulose	65% Non-fibrous (Other)	**20% Chrysotile**
RF-2B *162417359-0070*	Asphalt Roofing				**Positive Stop (Not Analyzed)**
RF-2C *162417359-0071*	Asphalt Roofing				**Positive Stop (Not Analyzed)**
MJ-1A *162417359-0072*	Mudded Joint	Gray Fibrous Homogeneous	20% Cellulose	30% Non-fibrous (Other)	**50% Chrysotile**
PW-1A *162417359-0073*	Pipe Wrap	Gray Fibrous Homogeneous	10% Cellulose	30% Non-fibrous (Other)	**60% Chrysotile**

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EMSL Order:	162417359
Customer ID:	HRTL42
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Project ID:	

Analyst(s)
Amanda Straw (19)
Ross Matlock (56)

Asbestos Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 “Interim Method”) but augmented with procedures outlined in the 1993 (”final”) version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262, A2LA Accredited - Certificate #2845.25

Initial report from: 09/30/2024 15:08:19

EMSL ANALYTICAL, INC.
LABORATORY · PRODUCTS · TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only): 162417359

EMSL ANALYTICAL, INC.
6340 CASTLEPLACE DR.
INDIANAPOLIS, IN 46250
PHONE: (800) 220-3675
FAX: (317)803-3047

Company Name : HEARTLAND ENVIRONMENTAL ASSOCIATES, INC.		**EMSL Customer ID:**	
Street: 3410 MISHAWAKA AVENUE		**City:** SOUTH BEND	**State/Province:** IN
Zip/Postal Code: 46615	**Country:** USA	**Telephone #:** 574-289-1191	**Fax #:**
Report To (Name): RYAN ORZECHOWICZ		**Please Provide Results:** ☐ Fax ☒ Email	
Email Address: rorzechowicz@heartlandenv.com		**Purchase Order:**	
Project Name/Number: 801 BROADWAY		**EMSL Project ID** (Internal Use Only):	
U.S. State Samples Taken: IN		**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt	

EMSL-Bill to: ☒ Same ☐ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☒ 48 Hour ☐ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY
☐ NIOSH 7400
☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
☒ PLM EPA 600/R-93/116 (<1%)
☐ PLM EPA NOB (<1%)
Point Count
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/Gravimetric
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
☐ NYS 198.1 (friable in NY)
☐ NYS 198.6 NOB (non-friable-NY)
☐ NYS 198.8 SOF-V
☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312

TEM - Bulk
☐ TEM EPA NOB
☐ NYS NOB 198.4 (non-friable-NY)
☐ Chatfield SOP
☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
Fibers >10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
☐ Microvac - ASTM D 5755
☐ Wipe - ASTM D6480
☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
☐ PLM EPA 600/R-93/116 with milling prep (<1%)
☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
☐ TEM Qualitative via Filtration Prep
☐ TEM Qualitative via Drop Mount Prep
☐ Cincinnati Method EPA 600/R-04/004 – PLM/TEM (BC only)

Other:
☐

☒ **Check For Positive Stop – Clearly Identify Homogenous Group** | **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: RYAN ORZECHOWICZ | **Samplers Signature:** Ryan Orzechowicz

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
~~FT-1~~ FT-1	FLOOR TILE	A-E	9/23/24
~~FT-2~~ FT-2	"	A-E	"
CT-1	CEILING TILE	A-G	"
CT-2	"	A-C	"
CT-3	"	A-E	"

Client Sample # (s): | **Total # of Samples:**

Relinquished (Client): Ryan Orzechowicz **Date:** 9/24/24 **Time:** 12p

Received (Lab): [signature] **Date:** 9-26-24 **Time:** 11:56AM WZ

Comments/Special Instructions:

73

OrderID: 162417359

EMSL ANALYTICAL, INC.
LABORATORY · PRODUCTS · TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

EMSL ANALYTICAL, INC
6340 CASTLEPLACE DR
INDIANAPOLIS, IN46250
PHONE: (800) 220-3675
FAX: (317)803-3047

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

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
IN-1	INSULATION	A-C	9/23/24
DW-1	DRYWALL	A-G	
BP-1	BACKING PAPER	A-C	
SD-1	SIDING	A-C	
WB-1	WALLBOARD	A-C	
CW-1	COLUMN WRAP	A	
PL-1	PLASTER	A-G	
PL-2	1	A-G	
GP-1	GLUE POTS	A-C	
RF-1	RUBBERIZED ~~ASPHALT~~ ROOFING	A-C	
FL-1	ROOF FLASHING	A-C	
RF-2	ASPHALT ROOFING	A-C	
MJ-1	MUDDED JOINTS	A	
PW-1	PIPE WRAP	A	

***Comments/Special Instructions:**

ATTACHMENT 2 – LABORATORY REPORT

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042503427
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Attn: Detroit Project Group
Egis BLN USA Inc
51151 W. Pontiac Trail
Wixom, MI 48393

Phone: (313) 408-4893
Fax:
Collected: 2/21/2025
Received: 2/25/2025
Analyzed: 2/25/2025

Proj: IC-007 - 813 Broadway (Exterior) / RDA Program

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 1A **Lab Sample ID:** **042503427-0001**
Sample Description: EA 3/Brick_Mortar - Exterior glazed brick with mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 1B **Lab Sample ID:** **042503427-0002**
Sample Description: EA 3/Brick_Mortar - Exterior glazed brick with mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 1C **Lab Sample ID:** **042503427-0003**
Sample Description: EA 3/Brick_Mortar - Exterior glazed brick with mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 2A **Lab Sample ID:** **042503427-0004**
Sample Description: EA 2/Brick_Mortar - Exterior Decorative Stone Façade

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 2B **Lab Sample ID:** **042503427-0005**
Sample Description: EA 2/Brick_Mortar - Exterior Decorative Stone Façade

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 2C **Lab Sample ID:** **042503427-0006**
Sample Description: EA 2/Brick_Mortar - Exterior Decorative Stone Façade

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown	0.0%	100.0%	None Detected	

Client Sample ID: 3A **Lab Sample ID:** **042503427-0007**
Sample Description: EA 2/Block_Mortar - Exterior cinder block & mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
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http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042503427
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 3B **Lab Sample ID:** **042503427-0008**

Sample Description: EA 2/Block_Mortar - Exterior cinder block & mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 3C **Lab Sample ID:** **042503427-0009**

Sample Description: EA 2/Block_Mortar - Exterior cinder block & mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4A **Lab Sample ID:** **042503427-0010**

Sample Description: EA 1, EA 2/Concrete - Exterior columns & beams w/mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4B **Lab Sample ID:** **042503427-0011**

Sample Description: EA 1, EA 2/Concrete - Exterior columns & beams w/mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 4C **Lab Sample ID:** **042503427-0012**

Sample Description: EA 1, EA 2/Concrete - Exterior columns & beams w/mortar

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 5A **Lab Sample ID:** **042503427-0013**

Sample Description: EA 1, EA 2/Rolled_In_Insulation - Pink with Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	White	10.0%	90.0%	None Detected	

Client Sample ID: 5B **Lab Sample ID:** **042503427-0014**

Sample Description: EA 1, EA 2/Rolled_In_Insulation - Pink with Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/White	10.0%	90.0%	None Detected	

Client Sample ID: 5C **Lab Sample ID:** **042503427-0015**

Sample Description: EA 1, EA 2/Rolled_In_Insulation - Pink with Paper

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/White	8.0%	92.0%	None Detected	

EMSL Analytical, Inc.

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EMSL Order ID:	042503427
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 6A **Lab Sample ID:** **042503427-0016**

Sample Description: EA 1/Flooring - Asphalt Floor Sheeting, mosaic pattern

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/Gray	0.0%	85.0%	**15% Chrysotile**	

Client Sample ID: 6B **Lab Sample ID:** **042503427-0017**

Sample Description: EA 1/Flooring - Asphalt Floor Sheeting, mosaic pattern

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 6C **Lab Sample ID:** **042503427-0018**

Sample Description: EA 1/Flooring - Asphalt Floor Sheeting, mosaic pattern

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 7A **Lab Sample ID:** **042503427-0019**

Sample Description: EA 1, EA 2/Exterior_Caulk - Gray, on aluminum window frames

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Gray	0.0%	95.0%	**5% Chrysotile**	

Client Sample ID: 7B **Lab Sample ID:** **042503427-0020**

Sample Description: EA 1, EA 2/Exterior_Caulk - Gray, on aluminum window frames

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 7C **Lab Sample ID:** **042503427-0021**

Sample Description: EA 1, EA 2/Exterior_Caulk - Gray, on aluminum window frames

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025				Positive Stop (Not Analyzed)	

Client Sample ID: 8A **Lab Sample ID:** **042503427-0022**

Sample Description: EA 1, EA 2/Exterior_Siding - Terrazzo panels,cream colored

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/Gray	0.0%	100.0%	None Detected	

Client Sample ID: 8B **Lab Sample ID:** **042503427-0023**

Sample Description: EA 1, EA 2/Exterior_Siding - Terrazzo panels,cream colored

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/Gray	0.0%	100.0%	None Detected	

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http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042503427
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 8C ***Lab Sample ID:*** **042503427-0024**

Sample Description: EA 1, EA 2/Exterior_Siding - Terrazzo panels,cream colored

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	2/25/2025	Brown/Gray	0.0%	100.0%	None Detected	

Analyst(s):

Colin Deubell PLM (20)

Reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This is a summary report; official reports are available on LabConnect or upon request and relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Depew, NY NVLAP Lab Code 200056-0

Initial report from: 02/27/202515:39:05

OrderID: 042503427

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Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

#042503427

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

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

Customer Information		Billing Information	
Customer ID:	BLNL75	Billing ID:	BLNL75
Company Name:	Egis	Company Name:	Egis
Contact Name:	Craig Willey	Billing Contact:	Ryan Jones
Street Address:	48797 Alpha Drive	Street Address:	8320 Craig Street
City, State, Zip:	Wixom, MI 48393 Country: USA	City, State, Zip:	Indianapolis, IN 46250 Country: USA
Phone:	(248) 863-2934	Phone:	(248) 863-2762
Email(s) for Report:	DETROIT-DEMO-EDD-EMPLOYEES.EGIS-US@egis-group.com	Email(s) for Invoice:	Ryan.JONES@egis-group.com; Beth.Senn@egis-group.com

Project Information

Project Name/No:	IC-007 - 813 Broadway (Exterior)	Purchase Order:	240100-RDA Program
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected: MICHIGAN	State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Andrew Ketchum	Sampled By Signature:	
Date Sample	2/21/2025	No. of Samples	24

Turn-Around-Time (TAT)

[X] 72 Hours

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

Test Selection

PLM - Bulk (reporting limit)

[✓] PLM EPA 600/R-93/116 (<1%)

TEM - Bulk

Other Tests (please specify)

Point Count all samples ≤1% asbestos
Point Count NOB material samples ≤1% asbestos by PLM EPA NOB-EPA/600/R-93/116 w/ Gravimetric Reduction (TRL 0.5%)

FedEx # 2856 4326 0667

[X] Positive Stop - Clearly Identified Homogeneous Areas

Sample Number	HA Number	Sample Location	Material Description
1 - A, B, C	BM	EA 3	Brick_Mortar - Exterior glazed brick with mortar
2 - A, B, C	BM	EA 2	Brick_Mortar - Exterior Decorative Stone Façade
3 - A, B, C	BM	EA 2	Block_Mortar - Exterior cinder block & mortar
4 - A, B, C	CC	EA 1, EA 2	Concrete - Exterior columns & beams w/mortar
5 - A, B, C	RI	EA 2	Rolled_In_Insulation - Pink with Paper
6 - A, B, C	FLM	EA 1	Flooring - Asphalt Floor Sheeting, mosaic pattern
7 - A, B, C	EC	EA 1, EA 2	Exterior_Caulk - Gray, on aluminum window frames
8 - A, B, C	ES	EA 1, EA 2	Exterior_Siding - Terrazzo panels,cream colored

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

Please provide EDD in CSV format

RECEIVED
FEB 25 2025
BY:

Method of Shipment:	Lab Location Depew, NY	Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 02/24/25 12:15PM	Received by:	Date/Time: 9:22am Fed-X
Relinquished by:	Date/Time:	Received by:	Date/Time:

OrderID: 042503427

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Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

#042503427

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

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

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

IC-007 - 813 Broadway (Exterior)

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

Sample Number	HA Number	Sample Location	Material Description
(assumed - no sample)	BM	EA 1, EA 2	Brick_Mortar - Exterior brown brick with gray mortar
(assumed - no sample)	WG	EA 1, EA 2	Window_Glaze - Wood Framed Sliding Windows
(assumed - no sample)	EC	EA 1, EA 2	Exterior_Caulk - on Brick Siding & Trim
(assumed - no sample)	GB	EA 1, EA 2	Glass_Block - Grout & Mortar
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-
-	(material)	0	-

RECEIVED
FEB 25 2025
BY: 9:22am

Fed-X

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 02/24/25 12:15PM	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

2

EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042507199
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Attn: Detroit Project Group
Egis BLN USA Inc
51151 W. Pontiac Trail
Wixom, MI 48393

Phone: (313) 408-4893
Fax:
Collected: 4/14/2025
Received: 4/16/2025
Analyzed: 4/21/2025

Proj: IC-007 - 813 Broadway / RDA Program

Summary Test Report for Asbestos Analysis of Bulk Material

Client Sample ID: 9-A-Mortar **Lab Sample ID:** **042507199-0001**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 9-A-Brick **Lab Sample ID:** **042507199-0001A**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	White/Black	0.0%	100.0%	None Detected	

Client Sample ID: 9-B-Mortar **Lab Sample ID:** **042507199-0002**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 9-B-Brick **Lab Sample ID:** **042507199-0002A**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	White/Black	0.0%	100.0%	None Detected	

Client Sample ID: 9-C-Mortar **Lab Sample ID:** **042507199-0003**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	Gray	0.0%	100.0%	None Detected	

Client Sample ID: 9-C-Brick **Lab Sample ID:** **042507199-0003A**
Sample Description: EA 1-4/Brick_Mortar - Exterior Foundation

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	4/21/2025	Gray/White/Black	0.0%	100.0%	None Detected	

EMSL Analytical, Inc.
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Phone/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order ID:	042507199
Customer ID:	BLNL75
Customer PO:	240100
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material

PLM: Sample IDs updated

Analyst(s):

Kiara Stefanik	PLM (4)
Laura Kantor	PLM (2)

Reviewed and approved by:

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This is a summary report; official reports are available on LabConnect or upon request and relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Report amended: 04/22/202513:14:41 Replaces initial report from: 04/21/202512:33:51 Reason Code: Client-Change to Sample ID

OrderID: 042507199

Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

042504199
042507199 er

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

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

Customer Information		Billing Information	
Customer ID:	BLNL75	Billing ID:	BLNL75
Company Name:	Egis	Company Name:	Egis
Contact Name:	Craig Willey	Billing Contact:	Ryan Jones
Street Address:	48797 Alpha Drive	Street Address:	8320 Craig Street
City, State, Zip:	Wixom, MI 48393 Country: USA	City, State, Zip:	Indianapolis, IN 46250 Country: USA
Phone:	(248) 863-2934	Phone:	(248) 863-2762
Email(s) for Report:	DETROIT-DEMO-EDD-EMPLOYEES.EGIS-US@egis-group.com	Email(s) for Invoice:	Ryan.JONES@egis-group.com; Beth.Senn@egis-group.com

Project Information

Project Name/No:	IC-007 - 813 Broadway ()	Purchase Order:	240100-RDA Program
EMSL LIMS Project ID: (If applicable, EMSL will provide)		US State where samples collected: MICHIGAN	State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name: Keith Ventimiglia	Sampled By Signature: [signature]	Date Sample 4/14/2025	No. of Samples 3

Turn-Around-Time (TAT)

[X] 72 Hours

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

Test Selection

PLM - Bulk (reporting limit)

☑ PLM EPA 600/R-93/116 (<1%)

TEM - Bulk

Other Tests (please specify)

Point Count all samples ≤1% asbestos
Point Count NOB material samples ≤1% asbestos by PLM EPA NOB-EPA/600/R-93/116 w/ Gravimetric Reduction (TRL 0.5%)

FedEx #

[X] Positive Stop - Clearly Identified Homogeneous Areas

Sample Number	HA Number	Sample Location	Material Description
9 ~~52~~ - A, B, C	BM	EA 1-4	Brick_Mortar - Exterior Foundation

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

Please provide EDD in CSV format

Method of Shipment: Lab Location 0		Sample Condition Upon Receipt:	
Relinquished by: [signature]	Date/Time: 4-15-25 180	Received by: [signature]	Date/Time: 4/16/25 9:31
Relinquished by:	Date/Time:	Received by:	Date/Time:

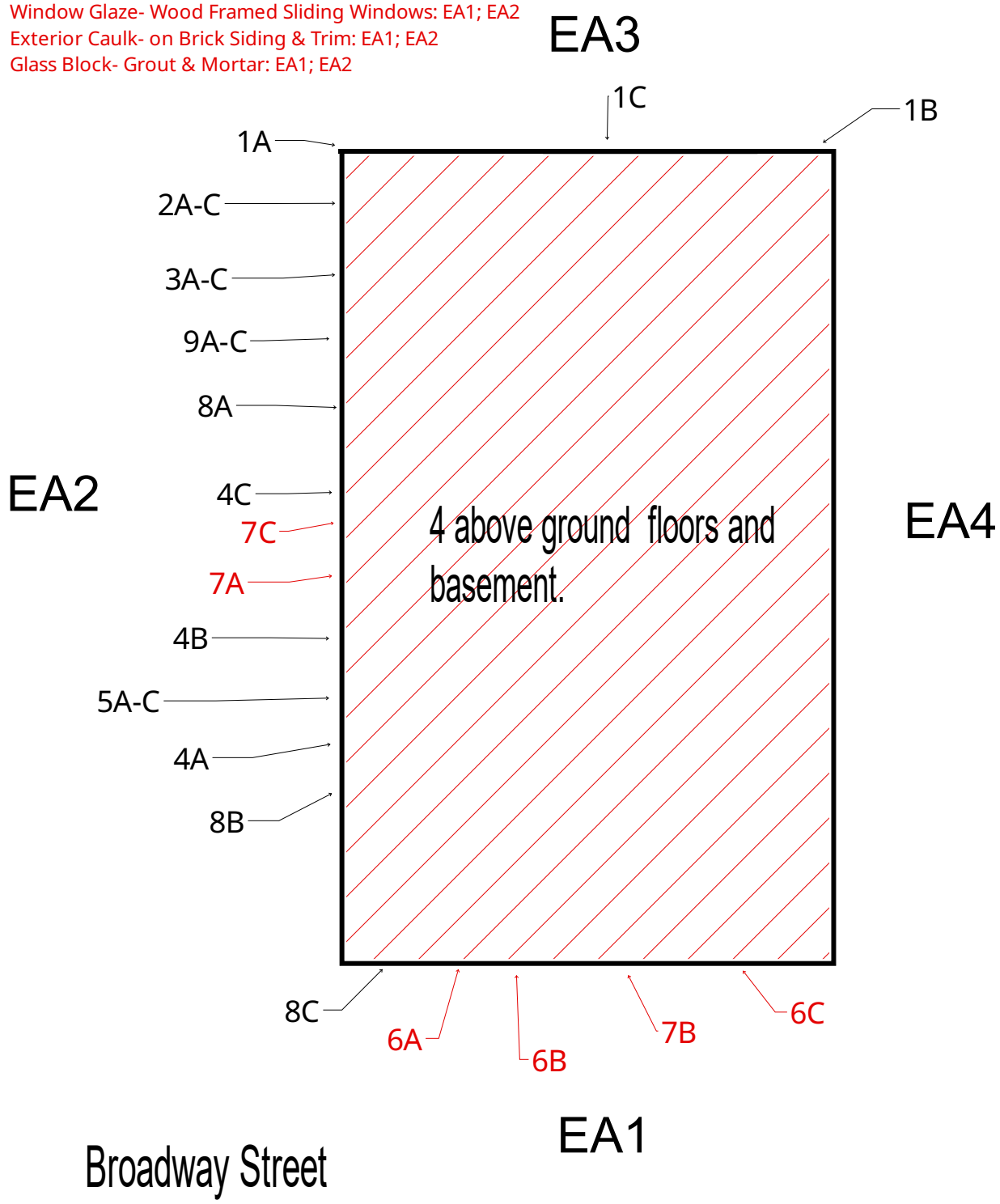
25 APR 16 AM 11:53
CINNAMINSON, NJ
EMSL
RECEIVED

3 JP

ATTACHMENT 3 – FIGURES

Assumed Materials

Window Glaze- Wood Framed Sliding Windows: EA1; EA2
Exterior Caulk- on Brick Siding & Trim: EA1; EA2
Glass Block- Grout & Mortar: EA1; EA2



Legend

Sample location

ACM Sample location

Functional space inaccessable

Staircase

Approximate Building Area 9,375 SF
Times 5 floors total = 46,875 SF

N

egis

Figure 1 - Exterior
813 Broadway Street
Gary, Indiana 46402

DATE:	DRAWN BY:	PROJECT NO.
2/26/25	CB	240100

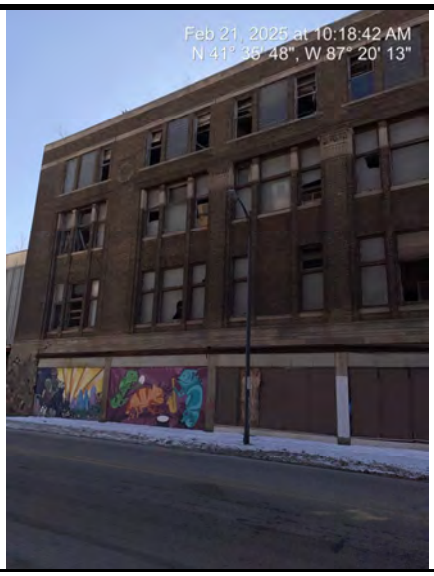
ATTACHMENT 4 – PHOTOGRAPHIC LOG

City of Gary Commercial Blight Elimination Program
Exterior & Functional Spaces

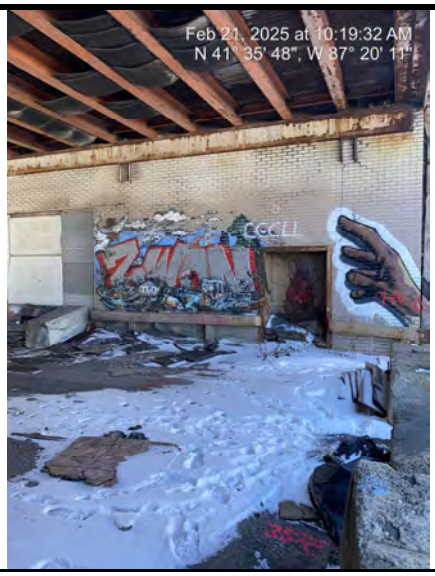
813 Broadway Gary, IN

EA-1 Font

EA-2 Left Side



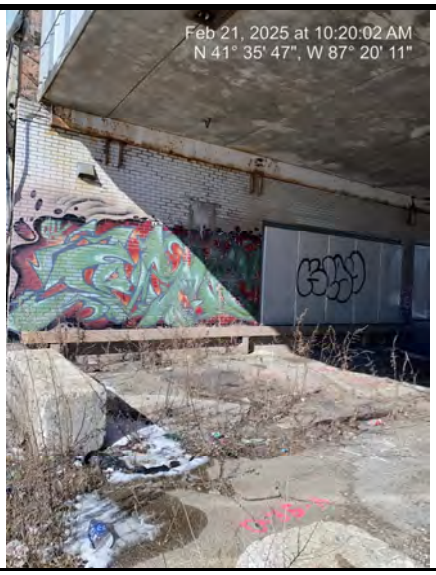
EA-2 (B) Left Side



EA-3 Rear

City of Gary Commercial Blight Elimination Program
Exterior & Functional Spaces

813 Broadway Gary, IN



EA-3 (B) Rear

EA-3 (C) Rear

EA-4 Right Side

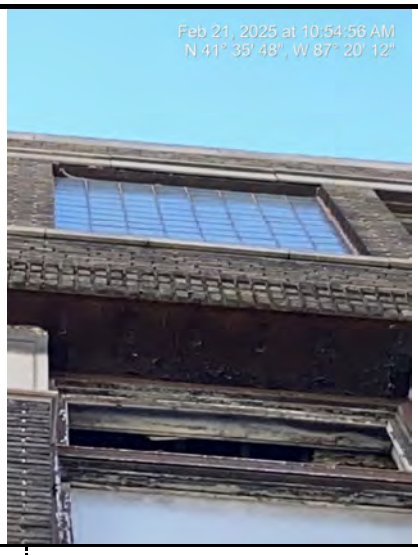
City of Gary Commercial Blight Elimination Program
Asbestos Containing Samples

813 Broadway Gary, IN

	
Sample #6	Sample #7
Flooring - Asphalt Floor Sheeting, mosaic pattern	Exterior Caulk - Gray, on aluminum window frames
	
Assumed Material # A-1	Assumed Material # A-2
Window Glaze - Wood Framed Sliding Windows	Exterior Caulk - on Brick Siding & Trim

City of Gary Commercial Blight Elimination Program
Asbestos Containing Samples

813 Broadway Gary, IN



Assumed Material # A-3	Glass Block - Grout & Mortar

City of Gary Commercial Blight Elimination Program
Non-Detect Samples

813 Broadway Gary, IN

	
Sample # 1	Brick Mortar - Exterior glazed brick with mortar

	
Sample # 2	Brick Mortar - Exterior Decorative Stone Façade

	
Sample # 3	Block Mortar - Exterior cinder block & mortar

	
Sample # 4	Concrete - Exterior columns & beams w/mortar

City of Gary Commercial Blight Elimination Program
Non-Detect Samples

813 Broadway Gary, IN

Sample # 5	Rolled In Insulation - Pink with Paper

Sample # 8	Exterior Siding - Terrazzo panels,cream colored

Sample # 9	Brick Mortar - Exterior brown brick with gray mortar

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