

**Harley Clarke Mansion
Environmental Testing Summary
October 18, 2012**

Following is a brief summary of the environmental test results. These tests included asbestos, mold, radon and lead. Full test results follow.

Main House

Asbestos

On October 1, 2012, ECG collected forty-nine (49) samples of suspect asbestos-containing materials (ACMs) from the interior and exterior of the Harley Clarke Mansion.

The results of testing indicate that the following materials are classified as an ACM:

- Tan & Black Pipe Insulation – Basement Rooms and Hallways
- White Pipe Fittings – Basement Rooms and Hallways
- 9”x9” Green w/Yellow Specs Floor Tile – 3rd Floor Studio Closet
- Black Mastic Associated w/ 9”x9” Floor Tile – 3rd Floor Studio Closet

Total Asbestos Abatement/Management Cost was estimated at \$25,000

Lead Materials

On October 1, 2012, thirteen component type samples were taken (totaling 75 individual readings). The results were positive for lead during the inspection:

- Areas found containing lead-based paint include: the basement, first floor, second floor, and third floor.
- Some main components include: Walls, Door Frames, Window Sills, Ceilings, and baseboards.

An abatement cost would depend on the scope of work in areas where the lead-based paint would be disturbed.

Radon

A Radon test was run from October 1-8, 2012. Elevated levels were found in one of the five samples taken in the Mansion. The length of this study was determined by the fact that the facility would continue to run normally, with windows and doors open. Nothing was kept closed specifically for this test. The one elevated reading came from the one area that was completely closed. Elevated levels show the presence of radon in the soil beneath the structure. Based on these findings, a licensed radon mitigate professional should be contacted for a quote.

Mold

No mold growth was found in the Mansion at the time of the inspection. Very small areas of water stains and water damage were found. No further action is necessary at this time.

Lead Water Sampling - Mansion

On October 8, 2012 two representative samples of water were collected to test for the presence of lead. Compared to the USEPA Action Level for lead contaminant concentrations in water, both water sample came in *below* the action levels.

Harley Clarke Mansion Environmental Testing Summary, cont'd

Coach House

Asbestos

On October 8, 2012, ECG collected thirty-seven (37) samples of suspect asbestos-containing materials (ACMs) from the interior and exterior of the Coach House.

The results of testing indicate that the following materials are classified as an ACM:

- Grey Roofing Caulk – Throughout Various Areas of the Exterior Roof

Total Asbestos Abatement/Management Cost was estimated at \$6,350.

Lead

On October 8, fourteen component types (totaling 78 individual readings) samples were taken All of these tested positive for lead during the inspection:

- Areas found containing lead-based paint include: throughout the first and second floors.
- Some main components include: Walls, Door Frames, Window Frames, and Ceilings.

An abatement cost would depend on the scope of work in areas where the lead-based paint would be disturbed.

Radon

A Radon test was run from October 1-8, 2012. No elevated levels of radon were found. No further work is necessary at this time.

Mold

On October 8, visible mold growth was observed throughout the Coach House and connected greenhouse. Affected building components include:

- Wooden doors, window components, cabinets, and baseboards in all rooms, except the basement and garage.
- Painted plaster walls and ceilings in all rooms except the basement and garage.

Significant areas with extensive visible mold growth include the kitchens, pantries, baseboards, and the entrance to the attached greenhouse. The areas with significant mold growth should be removed and/or treated by a qualified mold remediation contractor.

Lead Water Sampling

On October 8, 2012 two representative samples of water were collected to test for the presence of lead. Compared to the USEPA Action Level for lead contaminant concentrations in water (15 parts per billion), both water sample came in *above* the action levels.