

July 5, 2016

Mr. David W. Hicks  
Assistant Section Supervisor  
Park Operations Division  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Via Email: David.Hicks@fairfaxcounty.gov

Re: Stempson House – Lorton, Virginia  
Project Number 2016009.000

Dear Mr. Hicks:

Mabbett & Associates, Inc. (Mabbett®) performed an asbestos inspection at the Stempson House which is located on Furnace Road in Lorton, Virginia. The inspection took place on June 15, 2016 after a park authority staff member unlocked several secured gates. Upon completion of the inspection effort, the Mabbett inspector secured the site by locking the gates.

## **BACKGROUND**

The Stempson House was originally constructed in 1932 and is approximately 2300 square feet. The structure has two floors above grade, a basement and an attic and is currently unoccupied.

Mabbett provided a Virginia licensed asbestos inspector who performed the survey and material sample collection. The sampling and inspection followed both EPA AHERA and State of Virginia guidelines. Samples of suspect building materials were sent to Scientific Analytical Institute (SAI) for analysis by Polarized Light Microscopy (PLM). SAI is accredited by the National Voluntary Laboratory Accreditation Program (NAVLAP) and is licensed by the State of Virginia to analyze the samples collected during the inspection by Mabbett.

## **FINDINGS**

Samples of suspect building materials that may contain asbestos were collected throughout the structure. A total of thirty (30) samples were analyzed for asbestos content. Of those thirty, four (4) were found to contain asbestos. The asbestos containing building materials (ACBMs) were found in a second layer of green tiles under the stick-down 12" x 12" tan linoleum tiles in the kitchen mud room entrance, brown linoleum in the kitchen, elbow insulation in the basement, and heating line insulation in the crawl space. It should be noted that some of the elbow insulation is residual throughout the crawl space and basement meaning that most of the insulation has fallen off or was intentionally taken off with a small amount still remaining around the pipe threads and connections.

The table below provides information regarding the sampled materials that were collected during the inspection.

Sample Number	Description	Asbestos Content	Quantity of ACM	Condition of ACM
SH-01-A	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 1	ND*	N/A**	N/A
SH-01-B	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – mastic 1	ND	N/A	N/A
SH-01-C	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 2 – green tile	<b>2% Chrysotile</b>	<b>36 sq. ft.</b>	<b>Fair-damaged</b>
SH-01-D	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 2 - mastic	ND	N/A	N/A
SH-02-A	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 1	ND	N/A	N/A
SH-02-B	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 1 mastic 1	ND	N/A	N/A
SH-02-C	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 2	<b>NA***</b>	<b>Included in above quantity (SH-01-C)</b>	<b>Fair-damaged</b>
SH-02-D	Kitchen mud room entrance – 12” x 12” tan linoleum stick down tiles – first layer – tile 2 mastic 2	ND	N/A	N/A
SH-03	Kitchen – Brown Linoleum	<b>30% Chrysotile</b>	<b>100 sq.ft.</b>	<b>Poor-Significantly Damaged</b>

Sample Number	Description	Asbestos Content	Quantity of ACM	Condition of ACM
SH-04	Kitchen – Brown Linoleum	NA	Included in above quantity (SH-03)	Poor-Significantly Damaged
SH-05	Second Floor Women's Room – Stucco Ceiling Finish	ND	N/A	N/A
SH-06	Second Floor Women's Room – Stucco Ceiling Finish	ND	N/A	N/A
SH-07	Second Floor Women's Room – Stucco Ceiling Finish	ND	N/A	N/A
SH-08	Attic-Rock Wool Lay-In Insulation	ND	N/A	N/A
SH-09	Attic-Rock Wool Lay-In Insulation	ND	N/A	N/A
SH-10	Attic-Rock Wool Lay-In Insulation	ND	N/A	N/A
SH-11	Basement-Elbow Insulation on Heating Line	40% Chrysotile 5% Amosite	40 Elbows	Poor-Significantly Damaged
SH-12	Basement – 4" O.D. Heating Line Insulation	15% Chrysotile 10% Amosite	40 Linear Feet	Poor-Significantly Damaged
SH-13-A	Second Floor Restroom – 12" x 12" Light Tan Floor Tile	ND	N/A	N/A
SH-13-B	Second Floor Restroom – 12" x 12" Light Tan Floor Tile Mastic	ND	N/A	N/A
SH-14-A	Second Floor Restroom – 12" x 12" Light Tan Floor Tile	ND	N/A	N/A
SH-14-B	Second Floor Restroom – 12" x 12" Light Tan Floor Tile Mastic	ND	N/A	N/A
SH-15-A	First Floor Kitchen-Plaster-Finish Coat	ND	N/A	N/A
SH-15-B	First Floor Kitchen-Plaster-Base Coat	ND	N/A	N/A
SH-16-A	First Floor Kitchen-Plaster-Finish Coat	ND	N/A	N/A

Sample Number	Description	Asbestos Content	Quantity of ACM	Condition of ACM
SH-16-B	First Floor Kitchen-Plaster-Base Coat	ND	N/A	N/A
SH-17-A	Second Floor Hallway Plaster-Finish Coat	ND	N/A	N/A
SH-17-B	Second Floor Hallway Plaster-Base Coat	ND	N/A	N/A
SH-18-A	Second Floor- Room #3-Plaster-Finish Coat	ND	N/A	N/A
SH-18-B	Second Floor- Room #3-Plaster-Base Coat	ND	N/A	N/A
SH-19-A	First Floor Living Room-Plaster-Finish Coat	ND	N/A	N/A
SH-19-B	First Floor Living Room-Plaster-Base Coat	ND	N/A	N/A

\*None Detected

\*\* Not Applicable - no asbestos detected

\*\*\* Not Analyzed-Previous Positive Result

Copies of the sample results from the analyzing laboratory are found as an attachment.

## CONCLUSIONS

Asbestos was found in the flooring materials in the kitchen entrance mud room and the kitchen itself. Although some layers/mastics were found to be negative all layers of the flooring should be considered asbestos containing since they cannot be separated during abatement/removal efforts. In the basement friable asbestos containing pipe insulation was present. It was in poor condition due to age and impact with objects. Most of the pipe insulation is located in the crawl space while the elbow insulation is found as mostly residual material on elbows, tees, and around pipe threads in the basement itself. However, there are some asbestos insulated elbows in the crawl space.

The asbestos inspection was categorized as a non-destructive test. No physical demolition of walls, floors, or ceilings was performed. Although unlikely if any hidden pipe and elbow insulation is found during renovation or rehabilitation activity it should be assumed to contain asbestos and avoided by workers until proven otherwise by a Virginia licensed asbestos inspector.

Mabbett appreciates the opportunity to be of service to the Fairfax County Park Authority. If you have any questions or require additional information, please do not hesitate to call me at the number listed below.

Very truly yours,

**MABBETT & ASSOCIATES, INC.**

BY:



David A. Nelson, RPIH, CPSI  
State of Virginia Asbestos Inspector  
License Number 3303000415  
Senior Industrial Hygienist/Environmental Consultant  
dnelson@mabbett.com  
Tel. 781-275-6051 Ext. 105 or (703) 963-5540

DAN/caf

Enclosures: SAI Laboratory Bulk Asbestos Analysis Report and Chain-of-Custody

## **ATTACHMENT**

SAI Inc. Bulk Asbestos Analysis Laboratory Report and Chain-of-Custody



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP Lab Code: 200664-0

**Customer:** Mabbett & Associates  
1442 Duke St  
Alexandria, VA 22314

**Attn:** David Nelson

**Lab Order ID:** 1611953  
**Analysis ID:** 1611953\_PLM  
**Date Received:** 6/17/2016  
**Date Reported:** 6/23/2016  
**Date Amended:** 6/23/2016

**Project:** Stempson House - 2016009.000

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SH-01 - A	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Tan Non Fibrous Homogeneous
1611953PLM_1	tile 1				Crushed, Dissolved
SH-01 - B	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Transparent Non Fibrous Homogeneous
1611953PLM_20	mastic 1				Dissolved
SH-01 - C	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	2% Chrysotile		98% Other	Green Non Fibrous Homogeneous
1611953PLM_21	tile 2				Crushed, Dissolved
SH-01 - D	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Brown Non Fibrous Homogeneous
1611953PLM_22	mastic 2				Crushed, Dissolved
SH-02 - A	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Tan Non Fibrous Homogeneous
1611953PLM_2	tile 1				Crushed, Dissolved
SH-02 - B	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Transparent Non Fibrous Homogeneous
1611953PLM_23	mastic 1				Dissolved
SH-02 - C	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	Not Analyzed			
1611953PLM_24	tile 2				
SH-02 - D	Kitchen mud room entrance - 12"x12" tan linoleum stick down tiles	None Detected		100% Other	Brown Non Fibrous Homogeneous
1611953PLM_25	mastic 2				Dissolved

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Heather Davide (32)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP Lab Code: 200664-0

**Customer:** Mabbett & Associates  
1442 Duke St  
Alexandria, VA 22314

**Attn:** David Nelson

**Lab Order ID:** 1611953  
**Analysis ID:** 1611953\_PLM  
**Date Received:** 6/17/2016  
**Date Reported:** 6/23/2016  
**Date Amended:** 6/23/2016

**Project:** Stempson House - 2016009.000

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SH-03	Kitchen - brown linoleum/mastic	30% Chrysotile		70% Other	Brown, Beige Non Fibrous Homogeneous
1611953PLM_3	mastic inseparable				Teased, Crushed
SH-04	Kitchen - brown linoleum/mastic	Not Analyzed			
1611953PLM_4					
SH-05	Second floor women's room - stucco ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_5					Dissolved
SH-06	Second floor women's room - stucco ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_6					Dissolved
SH-07	Second floor women's room - stucco ceiling	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_7					Dissolved
SH-08	Attic - rock wool lay-in insulation	None Detected	50% Fiber Glass 48% Mineral Wool	2% Other	Brown Fibrous Heterogeneous
1611953PLM_8					Teased
SH-09	Attic - rock wool lay-in insulation	None Detected	50% Fiber Glass 48% Mineral Wool	2% Other	Brown Fibrous Heterogeneous
1611953PLM_9					Teased
SH-10	Attic - rock wool lay-in insulation	None Detected	50% Fiber Glass 48% Mineral Wool	2% Other	Brown Fibrous Heterogeneous
1611953PLM_10					Teased

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Heather Davide (32)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP Lab Code: 200664-0

**Customer:** Mabbett & Associates  
1442 Duke St  
Alexandria, VA 22314

**Attn:** David Nelson

**Lab Order ID:** 1611953  
**Analysis ID:** 1611953\_PLM  
**Date Received:** 6/17/2016  
**Date Reported:** 6/23/2016  
**Date Amended:** 6/23/2016

**Project:** Stempson House - 2016009.000

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SH-11	Basement - elbow insulation on heating line	40% Chrysotile 5% Amosite		55% Other	Gray Non Fibrous Homogeneous
1611953PLM_11					Teased, Crushed
SH-12	Basement - 4" O.D. heating line insulation	15% Chrysotile 10% Amosite		75% Other	White Non Fibrous Homogeneous
1611953PLM_12					Teased, Crushed
SH-13 - A	Second floor restroom - 12"x12" light tan floor tile/mastic	None Detected		100% Other	Gray Non Fibrous Homogeneous
1611953PLM_13	tile				Crushed, Dissolved
SH-13 - B	Second floor restroom - 12"x12" light tan floor tile/mastic	None Detected		100% Other	Black, Gray Non Fibrous Homogeneous
1611953PLM_26	mastic				Crushed, Dissolved
SH-14 - A	Second floor restroom - 12"x12" light tan floor tile/mastic	None Detected		100% Other	Gray Non Fibrous Homogeneous
1611953PLM_14	tile				Crushed, Dissolved
SH-14 - B	Second floor restroom - 12"x12" light tan floor tile/mastic	None Detected		100% Other	Black, Gray Non Fibrous Homogeneous
1611953PLM_27	mastic				Crushed, Dissolved
SH-15 - A	First floor kitchen - plaster	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_15	joint compound/finish inseparable				Crushed, Dissolved
SH-15 - B	First floor kitchen - plaster	None Detected		70% Other 30% Vermiculite	Brown, Gold Non Fibrous Homogeneous
1611953PLM_28	base				Crushed

**Disclaimer:** Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Heather Davide (32)

Analyst

Approved Signatory



# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 600/M4-82-020



NVLAP Lab Code: 200664-0

**Customer:** Mabbett & Associates  
1442 Duke St  
Alexandria, VA 22314

**Attn:** David Nelson

**Lab Order ID:** 1611953  
**Analysis ID:** 1611953\_PLM  
**Date Received:** 6/17/2016  
**Date Reported:** 6/23/2016  
**Date Amended:** 6/23/2016

**Project:** Stempson House - 2016009.000

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
SH-16 - A	First floor kitchen - plaster	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_16	finish				Dissolved
SH-16 - B	First floor kitchen - plaster	None Detected		70% Other 30% Vermiculite	Brown, Gold Non Fibrous Homogeneous
1611953PLM_29	base				Crushed
SH-17 - A	Second floor hallway - plaster	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_17	finish				Dissolved
SH-17 - B	Second floor hallway - plaster	None Detected		65% Other 35% Vermiculite	Brown, Gold Non Fibrous Homogeneous
1611953PLM_30	base				Crushed
SH-18 - A	Second floor - room #3 plaster	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_18	finish				Dissolved
SH-18 - B	Second floor - room #3 plaster	None Detected		70% Other 30% Vermiculite	Brown, Gold Non Fibrous Homogeneous
1611953PLM_31	base				Crushed
SH-19 - A	First floor - living room plaster	None Detected		100% Other	White Non Fibrous Homogeneous
1611953PLM_19	finish				Crushed, Dissolved
SH-19 - B	First floor - living room plaster	None Detected		70% Other 30% Vermiculite	Brown, Gold Non Fibrous Homogeneous
1611953PLM_32	base				Crushed

**Disclaimer:** Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Heather Davide (32)

Analyst

Approved Signatory



**Scientific Analytical Institute**  
 4604 Dundas Dr. Greensboro, NC 27407  
 Phone: 336.292.3888 Fax: 336.292.3313  
 www.sailab.com lab@sailab.com

Lab Use Only  
 Lab Order ID: 1611953  
 Client Code: \_\_\_\_\_

Company Contact Information	
Company: <i>MABBETT &amp; ASSOCIATES</i>	Contact: <i>DAVID NELSON</i>
Address: <i>1442 DUKE STREET</i>	Phone <input type="checkbox"/> :
<i>ALEXANDRIA, VA 22314</i>	Fax <input type="checkbox"/> :
	Email <input checked="" type="checkbox"/> : <i>dnelson@mabbett.com</i>

Asbestos Test Types	
PLM EPA 600/R-93/116 (PLM)	<input checked="" type="checkbox"/>
Positive stop	<input checked="" type="checkbox"/>
PLM Point Count 400 (PT4)	<input type="checkbox"/>
PLM Point Count 1000 (PTM)	<input type="checkbox"/>
PCM NIOSH 7400-A Rules (PCM)	<input type="checkbox"/>
B Rules (PCB) <input type="checkbox"/> TWA (PTA) <input type="checkbox"/>	
TEM AHERA (AHE)	<input type="checkbox"/>
TEM Level II (LII)	<input type="checkbox"/>
TEM NIOSH 7402 (TNI)	<input type="checkbox"/>
TEM Bulk Qualitative (TBL)	<input type="checkbox"/>
TEM Bulk Chatfield (TBS)	<input type="checkbox"/>
TEM Bulk Quantitative (TBQ)	<input type="checkbox"/>
TEM Wipe ASTM D6480-05	<input type="checkbox"/>
TEM Microvac ASTM D5755-02	<input type="checkbox"/>
TEM Water EPA 100.2 (TW1)	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>

Billing/Invoice Information	Turn Around Times	
Company: <i>MABBETT &amp; ASSOCIATES</i>	90 Min. <input type="checkbox"/>	48 Hours <input type="checkbox"/>
Contact:	3 Hours <input type="checkbox"/>	72 Hours <input type="checkbox"/>
Address: <i>5 ALFRED CIRCLE</i>	6 Hours <input type="checkbox"/>	96 Hours <input type="checkbox"/>
<i>BEDFORD, MA 01730-2318</i>	12 Hours <input type="checkbox"/>	120 Hours <input checked="" type="checkbox"/>
	24 Hours <input type="checkbox"/>	144+ Hours <input type="checkbox"/>

**Number:** *2016009.000*  
**Project Name/Number:** *STEMMSON HOUSE - 2016009.000*

Sample ID #		Volume/Area	Comments
SH-01	KITCHEN MID ROOM ENTRANCE - 12" X 12" TAN ENDOLEUM STICK DOWN TILES	W/MASTIC	MAY HAVE SECOND LAYER OF GREEN W/MASTIC
SH-02	↓		
SH-03	KITCHEN - BROWN ENDOLEUM/MASTIC		
SH-04	↓		
SH-05	SECOND FLOOR WOMEN'S ROOM - STUCCO CEILING		
SH-06	↓		
SH-07	↓		
SH-08	HALL - ROCK WOOL LAY-IN INSULATION		
SH-09	↓		
SH-10	↓		
SH-11	BASEMENT - ELBOW INSULATION ON HEATING LINE		

Total # of Samples \_\_\_\_\_

Relinquished by	Date/Time	Received by	Date/Time
<i>David Nelson</i>	<i>6/16/16</i>		

