



ASBESTOS SURVEY REPORT

Project Site:
White Hen Pantry
2020 N. Lincoln Park West
Chicago, IL 60614

Prepared for:
Craig M. Nelson, Manager
2020 LPW Venture, LLC.
C/O CNS Realty Partners, LLC.

Prepared by:
Michael Chagoya
IDPH Asbestos Inspector License #03390

Survey Date:
May 16, 2024

ADDRESS
3565 N. Milwaukee Ave, Chicago, IL 60641

PHONE 
+773-427-2980

www.galaxyenvironmental.com



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1.0 EXECUTIVE SUMMARY

Galaxy Environmental, Inc. was hired by Craig M. Nelson, to conduct an asbestos survey at 2020 N. Lincoln Park West (Formerly, White Hen Pantry) Bulk samples were collected from the exterior and interior of the building by an Illinois Department of Public Health (IDPH) licensed asbestos inspector Michael Chagoya (IDPH License #100-03390). The purpose of the survey was to determine the presence of asbestos containing material throughout the interior and exterior of the building prior to being demolished. The survey was conducted on May 16, 2024.

2.0 METHOD

Bulk samples were collected in accordance with generally accepted industry standards for bulk sampling procedures.

Bulk samples were assigned sample numbers including an alphanumeric code identifying the inspector, and date of initial sampling. The Chain of Custody/Laboratory Analysis Reports in Appendix A indicates the results of laboratory analysis on the bulk samples collected. All analyses were performed at STAT Analysis Corporation, (STAT). A National Voluntary Accreditation Program (NVLAP) certified laboratory in Chicago, Illinois. (Refer to Appendix C for Laboratory Accreditations).

Samples are prepared in a negative pressure hood with High Efficiency Particulate Air (HEPA) filtered air and analyzed for bulk asbestos fiber in accordance with the United States Environmental Protection Agency

(USEPA) Interim Method for the Determination of Asbestos in Bulk Insulation Samples as found in 40 CFR, Part 763, Subpart F, Appendix A or the current



USEPA method for the analysis of asbestos in building materials. The unique laboratory sample number assigned by EMSL corresponds to the Galaxy Environmental sample number.

Sample results are expressed in percentage of asbestos and non-asbestos materials, commonly including fiberglass, cellulose, and binder. The definition of binder has been provided in the National Institute of Standards and Technology (NIST) Handbook 150-3 Section 285.5 which defines binder with reference to a bulk sample as a component added for cohesiveness (e.g. plaster, cement, glue, etc.) Therefore, a binder is terminology widely used to express the non-asbestos containing materials. Since STAT is a NIST-certified laboratory, it follows the guidelines provided by NIST.

3.0 FINDINGS

Asbestos Containing Materials (ACM)

Bulk samples were collected throughout the building's interior and exterior. The results of this survey are summarized in the following Table 1. Refer to Appendix A for laboratory results and chain of custody forms.

Note: Table 1 includes results from the May 16, 2024.

Table 1: Results of Materials Tested at 2020 N. Lincoln Park West Chicago, IL 60614

SAMPLE #	MATERIAL DESCRIPTION	MATERIAL LOCATION	TEST RESULTS
370795001 MC05162024-01	Roof drain Insulation E/J/C	Lower level (White Hen Pantry)	Negative
370795002 MC05162024-02	Insulation E/J/C	Lower level (White Hen Pantry)	Positive





370795003 MC05162024-03FT	Lt. Brown floor tile	Lower level (White Hen Pantry)	Positive
370795004 MC05162024-03M	Lt. Brown floor tile mastic	Lower level (White Hen Pantry)	Positive
370795005 MC05162024-04FT	Lt. Brown floor tile	Lower level (White Hen Pantry)	Positive
370795006 MC05162024-04M	Lt. Brown floor tile mastic	Lower level (White Hen Pantry)	Positive
370795007 MC05162024-05FT	Lt. Brown floor tile	Lower level (White Hen Pantry)	Positive
370795008 MC05162024-05M	Lt. Brown floor tile mastic	Lower level (White Hen Pantry)	Positive

Any suspect materials that are discovered during renovation/demolition activities and are not listed in above table was not sampled during the survey. Such materials shall be assumed and treated as ACM until tested and proven otherwise.

The Occupational Safety and Health Administration (OSHA), IDPH, and EPA define an asbestos containing material as any material containing greater than one percent (1%) asbestos by volume, when analyzed by Polarized Light Microscopy (PLM) or Transmission Electron Microscopy (TEM).

4.0 RECOMMENDATIONS

Galaxy Environmental, Inc recommends that prior to any demolition/renovation activities in which ACM or suspect ACM may be removed or disturbed, copy of the comprehensive asbestos survey report be reviewed. Asbestos abatement may be required for ACM still in place. The abatement of ACM shall be conducted by an IDPH-licensed asbestos abatement contractor under the monitoring of an environmental consultant.



The abatement work shall be performed in accordance with applicable local, state, and federal regulations, including but not limited to: IDPH Asbestos Abatement for Public and Private Schools and Commercial and Public

Buildings (Title 77, Part 855); Illinois Environmental Protection Act (415 ILCS); Occupational safety and Health Regulations (1926.1101); United States Environmental Protection Agency (40 CFR 61M), Cook County Environmental Control Ordinance (Article X), and Municipal Codes of Chicago (Title 11, Chapter 11-4)

Please contact our office should you have any questions regarding this report.

Respectfully submitted

Galaxy Environmental, Inc.



Michael Chagoya
Inspector #100-03390



APPENDICE A

Chain of Custody & Laboratory Analysis Report

ADDRESS
3565 N. Milwaukee Ave, Chicago, IL 60641



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ASBESTOS ANALYSIS BY POLARIZED LIGHT MICROSCOPY

Method: EPA/600/R-93/116

Galaxy Environmental, Inc.
3565 N. Milwaukee Avenue
Chicago, IL 60641
Phone: (773) 427-2980
Fax: (773) 427-2982

Reference: Date Received: 05/20/2024
 Location: 2020 N Lincoln Park West Chicago, IL 60614 Date Analyzed: 05/21/2024
 Batch No.: 370795 Date Reported: 05/21/2024
 Customer No.: 192 Turn Around Time: 24 Hour

Laboratory Sample	Customer Sample Number	Asbestos Components (%)	Non-Asbestos Components (%)
370795001	MC05162024-01	ND	Binder 85-90% Glass 10-15%
370795002	MC05162024-02	Chrysotile 10-15%	Binder 85-90%
370795003	MC05162024-03FT	Chrysotile 1-5%	Binder 95-99%
370795004	MC05162024-03M	Chrysotile 1-5%	Binder 95-99%
370795005	MC05162024-04FT	Chrysotile 1-5%	Binder 95-99%
370795006	MC05162024-04M	Chrysotile 1-5%	Binder 95-99%
370795007	MC05162024-05FT	Chrysotile 1-5%	Binder 95-99%
370795008	MC05162024-05M	Chrysotile 1-5%	Binder 95-99%

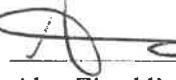
ND = Asbestos Not Detected (Not Present) NA = Not Analyzed NS = Not Submitted

Components of inhomogeneous samples are analyzed per our Standard Operating Procedure, or per customer request.

The use of the NVLAP logo does not imply endorsement by NVLAP or any agency of the US Government.

The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory. This report remains property of STAT Analysis until payment is received in full (see invoice).

Analyzed by Name :



Alex Ziauddin / Microscopist

CHAIN OF CUSTODY BECOMES

Comments:



APPENDICE B

Asbestos Inspector Licensing

ADDRESS
3565 N. Milwaukee Ave, Chicago, IL 60641



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+773-427-2980



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ASBESTOS PROFESSIONAL LICENSE

ID NUMBER**100 - 03390****ISSUED****2/22/2023****EXPIRES****05/15/2024**

MICHAEL CHAGOYA
PO BOX 411028
CHICAGO, IL 60641

Environmental Health



ENDORSEMENTS**SUPERVISOR/WORKER****INSPECTOR****TC EXPIRES**

1/14/2024

1/28/2024

PROJECT MANAGER

1/14/2024

AIR SAMPLING PROFESSIONAL**Alteration of this license shall result in legal action**

This license issued under authority of the State of Illinois

Department of Public Health

**This license is valid only when accompanied by a valid
training course certificate.**

CERTIFICATE OF ACHIEVEMENT

ASBESTOS ABATEMENT

Accredited by the Illinois Department of Public Health

This is to certify that **MICHAEL CHAGOYA**
has completed the **ASBESTOS INSPECTOR'S REFRESHER** course and successfully passed the
examination on 01/27/2024 with a minimum score of 70% or better. Training was in accordance
with U.S. E.P.A. 40 CFR 763 Subpart E, Appendix C, Asbestos Containing Materials in Schools:
Model Accreditation Plan, TSCA II, Authorized by both AHERA & ASHARA.



37 S Ashland Ave, Chicago, IL 60607 • www.public-health-safety.com

01/27/2024

Course Dates:

01/27/2025

Expires:

2401BIR18

Certificate Number:

A handwritten signature in black ink, appearing to read 'Nicholas J. Peneff, PhD'.

Phone: 312-491-0081

Director of Training

Nicholas J. Peneff

Doctor of Public Health

FORM # A-010B



APPENDICE C

Laboratory Accreditation

ADDRESS
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AIHA Laboratory Accreditation Programs, LLC

acknowledges that

STAT Analysis Corporation

2242 West Harrison St. Suite 200, Chicago, IL 60612-3501

Laboratory ID: LAP-101160

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

<input checked="" type="checkbox"/>	INDUSTRIAL HYGIENE	Accreditation Expires: October 01, 2024
<input checked="" type="checkbox"/>	ENVIRONMENTAL LEAD	Accreditation Expires: October 01, 2024
<input checked="" type="checkbox"/>	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: October 01, 2024
<input type="checkbox"/>	FOOD	Accreditation Expires:
<input type="checkbox"/>	UNIQUE SCOPES	Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

A handwritten signature in black ink that reads 'Cheryl O. Charlton'.

Cheryl O. Charlton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision 20: 06/07/2022

Date Issued: 02/16/2023



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

STAT Analysis Corporation

2242 West Harrison St. Suite 200, Chicago, IL
60612-3501

Laboratory ID: LAP-101160

Issue Date: 06/05/2023

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 08/01/1992

IHLAP Scope Category	Field of Testing (FOT)	Technology sub-type/Detector	Published Reference Method/Title of In-house Method	Component, parameter or characteristic tested
Asbestos/Fiber Microscopy Core	Phase Contrast Microscopy (PCM)	-	NIOSH 7400	Asbestos/Fibers
Spectrometry Core	Atomic Absorption	CVAA	NIOSH 6009	Mercury
Spectrometry Core	Inductively-Coupled Plasma	ICP/MS	NIOSH 7300	Various Elements
Spectrometry Core	Inductively-Coupled Plasma	ICP/MS	NIOSH 7303	Various Elements

A complete listing of currently accredited IHLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

STAT Analysis Corporation

2242 West Harrison St. Suite 200, Chicago, IL
60612-3501

Laboratory ID: LAP-101160

Issue Date: 02/16/2023

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 03/09/1998

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description (for internal methods only)
Airborne Dust	AA	NIOSH 7082	N/A
	ICP	NIOSH 7300	N/A
		NIOSH 7303	N/A
Paint	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
		NIOSH 7082	N/A
	ICP	EPA SW-846 3050B	N/A
		EPA SW-846 6020A	N/A
		EPA SW-846 3050B	N/A
Settled Dust by Wipe	AA	EPA SW-846 7000B	N/A
		NIOSH 7082	N/A
		EPA SW-846 3050B	N/A
	ICP	EPA SW-846 6020A	N/A
		EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
Soil	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A

Effective: 06/07/2022

Revision: 8.2

Page 1 of 2



Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description (for internal methods only)
	ICP	EPA SW-846 3050B	N/A
		EPA SW-846 6020A	N/A

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

STAT Analysis Corporation

2242 West Harrison St. Suite 200, Chicago, IL
60612-3501

Laboratory ID: LAP-101160

Issue Date: 02/16/2023

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 04/01/2004

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description (for internal methods only)
Fungal	Air - Direct Examination	Non-viable air	SOP 6110	In House: Analysis of Spore Trap
Fungal	Bulk - Direct Examination	Non-viable direct	SOP 6210	In House: Bulk Analysis
Fungal	Surface - Direct Examination	Non-viable direct	SOP 6210	In House: Bulk Analysis

A complete listing of currently accredited EMLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101202-0

STAT Analysis Corporation
Chicago, IL

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2023-07-01 through 2024-06-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program

A handwritten signature in black ink, appearing to read "Della S. Lamm".

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

STAT Analysis Corporation

STAT Analysis Corporation
2242 W. Harrison St. Suite 200
Chicago, IL 60612
Carolyn Mazzuca
Phone: 312-733-0551
Email: cmazzuca@stataanalysis.com
<http://www.STATAnalysis.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101202-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program



APPENDICE D

Pictures of Location

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