APPENDIX A

St. Mary's Analysis and Exhibits

LAW OFFICES
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October 31, 2024

Crystal Lake Historic Preservation Commission
100 West Woodstock St.
Crystal Lake, IL 60014

Attn: Brittany Niequist, Chair

RE: St. Mary's Episcopal Church – Tarpley/Gates House

Ms. Niequist,

Our office has been retained by St. Mary's Episcopal Church ("St. Mary's" or "the Church") in regard to its property located at 210 McHenry Avenue, Crystal Lake, IL 60014 (the "Property"). This letter is written to the Crystal Lake Historical Preservation Commission ("HPC") in advance of the HPC's upcoming November 7, 2024 meeting regarding the application for landmark designation as has been propounded. The HPC initially discussed the Property and St. Mary's plan for demolition of the Tarpley/Gates House (the "Building") at its September 5, 2024 meeting.

Following that meeting an application for landmark designation (the "Application") was filed with the HPC in an effort to landmark the Building, which would essentially prohibit St. Mary's from proceeding with its planned demolition. For the reasons that follow, it is the position of St. Mary's that the Building constitutes a hazard to visitors on the Property, and unfortunately, the cost of maintaining/restoring it is cost prohibitive as well as a significant liability to the church.

The Building has had significant issues and problems for several years, which St. Mary's has not been able to afford to remediate. The cost and time involved would've required St. Mary's to substantially divert from its primary mission, which is to worship God and serve all God's people, especially those on the margins of society. St. Mary's officially closed the Building in October of 2023 due to the presence of mold and asbestos on the 2nd floor, which left the Building unusable.

In further regard, it should be noted that St. Mary's performed an assessment of the Building in September 2010, attached hereto as Exhibit A (the "Assessment") which identified many significant issues with the Building as follows:

- Roof is 25 years old and contains leaks/ Water damage on ceiling
- Exterior access not ADA-compliant

- Noticeable smell of mold on the first floor and other rooms
- Bathrooms not ADA-complaint and do not meet code
- Areas of foundation showing deterioration
- Plumbing outdated
- Faulty electrical system

According to the Assessment, the estimated cost of rehabilitation (in 2010) would likely range between $500,000 and $625,000, and that's assuming that the rehabilitation would only be a preservation and adaptive re-use of the interiors rather than a full historic restoration. This amount constitutes three times the current operating budget of St. Mary's. Many of the conditions discussed above have worsened, and the cost of materials required to restore the building has likely increased these costs significantly over the past 14 years.

Further, St. Mary's engaged JMS Environmental Associates, Ltd. to perform an Asbestos Bulk Building Inspection in October 2023, and an Asbestos Abatement Completion Report in February 2024 (the "Reports"). The Reports each confirm the substantial presence of mold and asbestos in the Building. This remediation would be required in order to rehabilitate the Building. Pictures from each of the Reports displaying the interior of the Building are included as Exhibit B for reference. As noted, there are significant asbestos, mold, and other issues in this Building.

St. Mary's serves a vital purpose in the Crystal Lake community by providing a place of worship and community for Episcopalians in McHenry County. St. Mary's also serves the community by: providing support to local nonprofits like the Crystal Lake Food Pantry; providing space for recovery groups (7 recovery groups meet on the St. Mary's campus weekly); partnering with local nonprofits like the Raue Center (Raue Center School for the Arts runs programs on the St. Mary's campus); providing welcoming space for the LGBTQIA community (St. Mary's is one of only a few affirming churches in Crystal Lake); partnering with locals schools to support students in need; and most recently launching a program with other churches to house and support refugee/migrant families in McHenry County.

Worship and service are at the heart of St. Mary's mission. Landmarking and requiring St. Mary's to restore the Building would detrimentally and significantly impact the Church, its 53 member families, and those we serve. In order to preserve the Building, St. Mary's would require the Church to secure substantial resources and effort to undertake the restoration project. This would divert financial and human resources away from serving the community. If St. Mary's is forced to cut back on certain programs and initiatives which serve to benefit the members and the broader Crystal Lake community, then as a consequence, the church may fail to survive.

Currently, churches across the United States are struggling to stay afloat for a multitude of reasons, including but not limited to changing financial realities and society's everchanging perspective on religion. The Episcopal Church is a minority Christian denomination in McHenry County and the congregation at St. Mary's has always been small, as there are currently just over 50 members. There are only three Episcopal churches in McHenry County. These three churches are undergoing a strategic reorganization, working together in partnership to ensure their long-term vitality.

Accordingly, it is unreasonable to impose substantial restoration obligations on a small congregation such as St. Mary's, because the cost will ultimately be borne directly by church members. Despite the historical significance of the Building, requiring the church and its members to bear the cost of restoration will result in more widespread and immediate consequences which are harmful to the community.

Pursuant to the Minutes of the HPC meeting on September 5, 2024, the HPC requested St. Mary's explore whether they could attempt to:

- "Parcel-off" and sell the building, or
- Obtain grants or other public support

St. Mary's has investigated each of these options and has made the determination that neither solution is feasible. In determining the feasibility of grant funding and adaptive reuse, St. Mary's worked with Partners for Sacred Places, a national leader in restoring and preserving sacred spaces.

It is imperative that the Building be demolished as soon as possible. St. Mary's regularly invites individuals, including children, to participate in programs and events on the Property. The Building, which sits at the center of the Property, constitutes a hazard, and is dangerous to the Church as well as the surrounding public. The faulty electrical systems or wiring could potentially start a fire, the mold and asbestos are toxic to individuals, and the integrity of the roof is compromised, which could result in flooding and additional damage. There is an urgent need to demolition the Building.

Landmarking and requiring St. Mary's to restore the Building will harm the Church's ability to serve the public, which is their primary mission. As a small, local church with only 53 members, St. Mary's does not have the resources, finances, or administrative capacity to facilitate a full-scale restoration effort. While the Building may have historical value, the Building currently is a hazard to the community, and St. Mary's is not in a position to abandon its primary mission in order to restore the non-essential, dilapidated Building.

Finally, St. Mary's hereby invites any HPC member to visit and tour the Building ahead of the November 7 meeting. This opportunity will allow the HPC to become more familiar with the condition and current state of the Building's interior prior to casting a vote. If interested, please contact Catherine Williams at: catewilliams12@gmail.com to schedule an appointment. Only one HPC member may visit at any given time. A member of St. Mary's will be present to provide the tour.

If you have any questions, please feel free to contact me at (815) 459-2050.

Very truly yours,

Jeffrey E. Hymen

EXHIBIT A

September 11, 2010

The Reverend Chip Graves, Rector
St. Mary's Episcopal Church
290 Grove Street
Crystal Lake, Illinois 60014

Subject: Assessment of Tarpley House
St. Mary's Crystal Lake

Dear Reverend Graves:

At your request, I performed an assessment of Tarpley House at the St. Mary's complex on September 11, 2010. The purpose of the assessment is to provide members of the St. Mary's Building Committee with an assessment of the current condition and potential costs for either replacement or rehabilitation. Participating in the inspection were Reverend Graves and Ms. Cate Williams, a long time member of the parish who has extensive knowledge of the building.

BACKGROUND

Tarpley House is a Federalist style two story brick home built in 1852. To the west of the main part of the house is a one and a half story brick building which appears to be older. Tarpley House is attached to the rest of the Parish complex via a frame connection located to the east. A single story cinderblock addition was added to the north side of the house. It was reported that the building is not considered historic based on an assessment made many years ago by the City of Crystal Lake. A review of the City of Crystal Lake's Historic Preservation Commission web site notes that a similarly styled building, the Colonel Parker House, which was built in 1858. The Colonel Parker House bears a strong resemblance in construction to Tarpley House. Tarpley House is not currently listed on the Historic Preservation Commission's list of landmarked properties. Only one property in Crystal Lake, the Columbus Wallace House built in 1851, is older than Tarpley House.

The building is currently used by the Parish for a variety of functions including teen programs, meetings space for the Vestry, Alcoholic Anonymous and other groups. The building also serves as offices for an independently run pre-school which rents space from the Parish. The pre-school does not hold classes in the building but does store an extensive amount of materials in the building. There are no existing plans for the building. The building appears to be between 2,000 and 2,500 square feet in size.

The Parish does not currently have a vision for any particular re-use of the existing building nor has it articulated a vision for what space needs that the Parish might have beyond the current use of the building. The purpose of this assessment is to provide the Parish with a status of the building's condition, potential code issues that would need to addressed if the building were to be retained and "order of magnitude" estimates of the costs to bring the building up to current codes or replace the building. This assessment is not meant to be a

detailed inspection of the property, its compliance with all aspects of City of Crystal Lake's Building Code, or a substitution for a detailed design and cost estimate that would be provided as part of any contract document preparation.

FINDINGS

Exterior. The exterior of the building is in generally fair condition. The roof was reported to be over 25 years old and that there are numerous leaks in the roofing membrane. There is evidence of cupping of the roofing shingles and loss of roofing membrane throughout the building. The eave fascias in many areas were noted to be very deteriorated and possibly rotted. The roof's eaves typically have gutters with downspout leaders that drain close to the foundation. The gutters and downspouts are in fair condition. The brick exterior of the building appears to be in generally good condition. The mortar does not exhibit signs of deterioration or the need for tuckpointing. The larger windows are double hung. The age of the windows is not known but from the condition and details of the windows, the windows appear to be very old although not necessarily original to the construction of the house. Some windows have storm windows but some of the first floor windows do not have storms. Many of the window sills and other exposed wood areas are in need of painting.

The concrete stairway and porch for the main entrance are in poor condition. The timber framed addition to the north of the main part of the house is in fair condition but needs painting. The exterior access to the building does not comply with the requirements of the Americans with Disability Act since there are no ramps to access the building.

Interior. The interior of the building is in generally fair to poor condition.

There is a noticeable smell of mold in the main room of the first floor. Since the presence of mold is considered a health hazard, it is strongly recommended that an environmental assessment of the building be completed as soon as possible to determine whether or not the mold represents a health hazard to people occupying the building. Use of the space should be limited until the results of the assessment are completed.

The first floor consists of a large room which was presumably created by removing interior partition walls and opening the north wall of the original building to the cinderblock addition built on the north side of the house. There are three small meeting rooms along the east side of the building. These rooms are located in the frame addition of the east of the main building. There is a small office/sitting area located immediately to the west of the main entrance of the building. Lighting in the large room is provided by dual fixture florescent lamps affixed to the ceiling. There are carpet tiles attached to a portion of the floor in the main room. There were several areas of water damage to the ceiling. One area was located at the junction between the cinderblock addition and the main building and the other was at the northeast corner of the junction between the main building and the addition located to the east.

There is a kitchen area to the west of the main room which has been converted to storage for the pre-school. The floor of the kitchen appears to have old nine inch square asbestos based

tile squares. Since the tile is non-friable, there is no immediate hazard posed by the tiles. To the west of the kitchen area is an office space which is utilized by the pre-school.

The second floor consists of a series of five small rooms used for classrooms and two small bathrooms. The rooms are in general fair condition. Most rooms have suspended ceilings which hang below much higher ceilings that are original to the building. Where the existing ceiling is exposed, it is in generally good condition except for the storage area at the north end of the north addition to the main building. There is one main exit from the second the floor to the first floor and an additional stairway that exits to the kitchen. There is also an exit that exits directly to the outside and grade via wood stairs. The bathrooms are in generally poor condition, not ADA compliant and probably do not meet code for the number of lavatories and sinks required based on use of the building. There are no bathroom facilities located on the first floor.

The attic space is accessible from the second floor. The attic was in generally good condition with no obvious signs of deterioration. The attic is used for the storage of a variety of items.

There are two basements for the house. The main basement is located directly below the main house and west addition. The foundation consists of field stone walls mortared into place. The basement area under the west addition to the house was damp. There are areas of the foundation walls that show signs of deterioration and loss of mortar. The exposed timber beams and joists were found to be in generally good condition with the exception of some evidence of wetting of the joists in the southwest corner of the main building's basement. There is also a deteriorated timber stub column that supports one of the beams to the foundation that appears to be rotted due to damp or insect infestation.

The second basement is located under the north cinderblock addition. It was reported that this space has had past problems with mold and remains very damp. The walls of the basement are formed with cinderblocks and have lightwells. The floor of this basement has nine inch square asbestos based tile squares. There was a very noticeable mold smell in the room. There is a lot of the pre-school's materials stored in this space.

Given the age of the building, it is suspected that much of the paint in the building is lead based. While the lead paint is "encapsulated" with newer, non-lead based paint products, the original lead paint is still in place and would probably have to be remediated if the space were to continue to be used.

Electrical, Mechanical and Plumbing Systems. It was reported that the electrical wiring is cloth wrapped. It is suspected that the wiring may be spool and insulator type wiring where the wires run exposed along the studs and are affixed using ceramic insulators. This would be a very common type of wiring used in a house of this age which does not have upgraded electrical service. There are a variety of switch types found throughout the building including traditional on/off switches, push buttons and rotating switches. Newer wiring is found in exposed wire mold and conduit. There are two electrical panels in the basement.

One panel utilizes four cartridge type fuses and one panel uses circuit breakers. It appears that the total service to the building is on the order of 120 amps.

Heat is provided through a boiler with a combination of baseboard and radiator type heating. The tag on the boiler indicates that it was installed in 1991 meaning that the boiler is nearly 30 years old. The heat piping in the basement is wrapped with asbestos insulation which appears to be reasonably sound. The baseboard heating units on the first floor are in poor condition with the covers loose or fallen off. There is a hot water tank that provides hot water to the building.

The plumbing and waste piping system appears to be adequate although old. The sink in the bathroom on the second floor is very old.

Life Safety. Generally, the building does not comply with current life safety codes. There are only a limited number of fire extinguishers present. Exits are denoted with paper exit signs. Most doors do not have panic hardware. Rooms did not appear to have either smoke or carbon monoxide detectors. None of the spaces are sprinkled.

DISCUSSION

Tarpley House is a unique building, much modified, which nevertheless represents a connection of the very earliest settlement of the Crystal Lake area. Simply by virtue of the house's age and that it represents perhaps one of the earliest surviving buildings in the area, it is likely that any decisions regarding rehabilitation or replacement will come under closer scrutiny by the City of Crystal Lake. Although churches are general found exempt from the requirements for landmark status, serious consideration must be given to the perception that any actions taken with respect of the building would have in the community. Having a vision for either the current building's adaptive reuse or a vision for a replacement building which significantly increases the Parish's visibility in the community through outreach and other works will help to reduce the impact of whatever decision is made with respect to the building.

With this as a background for any decisions made with respect to the existing building, it can be said that Tarpley House appears to be structurally sound and could be rehabilitated. For a building that may be in excess of 150 years of age, the building does exhibit significant problems beyond those that would be expected from a building of this age. The following summarize the work that would need to be accomplished if a decision were made to retain the building:

- Replace the roof, repair all fascia and eaves, install new gutters and downspouts. The downspouts should extend well beyond the edges of the building to reduce the possibility of water infiltration through the foundation.
- Replace or repair all windows to make them more energy efficient.
- Strip, repair and paint all exterior wood surfaces.
- Replace the main entrance stairway and develop accessible ramping to allow access to the building.

- Remove all interior walls to the studs and replace with new drywall materials. Insulate the exterior walls. Consider moving walls as necessary to create spaces that meet the needs of the Parish.
- Install new electrical, heating and plumbing systems throughout the building.
- Expose all foundations, install new drain tile and dampproof all foundations. Patch the interior of the existing field stone footings. Consider removing the cinderblock building to the north of the historic buildings since the cinderblock block building appears to be susceptible to mold and water infiltration.
- Develop new access between the first and second floors with a suitable second means of egress from the second floor.
- Removal all existing asbestos based tiles and mastics.

Note that any rehabilitation of the existing building or the construction of a new building will require full compliance with both ADA and life safety provision of the local building code. For ADA, this will mean wider doors, ramps to the exterior and to the other portions of the Parish complex and compliant bathrooms. For life safety, this will in all likelihood mean the installation of sprinkers throughout the building, smoke and carbon monoxide detectors, code compliant exit signs and strobe lights, panic hardware on doors and pull stations. Depending on the jurisdiction and interpretation of the building code, any rehabilitation or replacement may trigger life safety upgrades for the remainder of the Parish Buildings as well. This fact should be discussed with the City's Building Code administrator but still should not be taken as a guarantee of any review of the plans.

COSTS

Recent construction of new facilities by the Diocese of Chicago show that the cost for a new Parish Meeting/Education space is on the order of $250 to $350 per square foot. This would be exclusive of any costs associated with the demolition of the existing building. The estimated cost to replace the existing building with building of similar 2,500 square foot size would be between $625,000 and $875,000. It should be noted, however, that the construction of a new facility should be based on the needs of the congregation with allowance for growth. For a Parish of the size of St. Mary's, the total space required to support Parish activities, exclusive of worship, should be on the order of 15,000 square feet. As such, any new spaces should be sized with this in mind. It is not practical to look at the replacement of Tarpley House on a size for size basis.

The cost to demolish Tarpley House is probably on the order of $50,000 including the partial removal of the foundations and backfill of the foundations. It should be noted that many communities have significantly increased the cost of their demolition permits to make the removal of existing housing stock less economically beneficial. In Evanston, Bishop and Trustees moved to demolish two apartment buildings that were part of a mission congregation. The cost of the demolition permit was $10,000 per building. Fortunately, B&T was able to have the fees waived but this fact must be investigated when determining the cost of any demolition.

One possible alternative to demolition would be to sell the building to allow it to be moved. This might be a good compromise to preserve a potential historic building and shifting the problem of rehabilitation to a new owner.

Assuming that the Parish could develop a reuse for Tarpley House, the estimated cost of rehabilitation would be on the order of $200 to $250 per square foot or a $500,000 to $625,000 project. This assumes that the rehabilitation would not be a full historic restoration but rather preservation and adaptive reuse of the interiors.

EXHIBIT B

ASBESTOS ABATEMENT COMPLETION REPORT

of the

Tarpley House
Crystal Lake, McHenry County, Illinois

PREPARED FOR:

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

JMS PROJECT: J-25910

PREPARED BY:

JMS Environmental Associates, Ltd.
816 Burr Oak Drive
Westmont, Illinois 60559

February 16, 2024

JMS Environmental Associates, Ltd.

816 Burr Oak Drive ● Westmont, IL. 60559 ● Tel: (630) 655-8500 ● Fax: (630) 655-8500

February 16, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Asbestos Abatement Project Completion Report;
Tarpley House Asbestos Abatement;
Crystal Lake, McHenry County, Illinois

JMS Project: J-25910

Dear Ms. Williams:

The following report covers the results of the Asbestos Abatement Project that was performed for St. Mary's Episcopal Church at the Tarpley House from February 5, 2024 to February 13, 2024. JMS Environmental Associates Ltd. (JMS) was retained to provide on-site asbestos removal activities involving the removal of asbestos containing insulation from the west basement; asbestos flooring from the east basement, connecting hallway, areas throughout the 1st floor, and 2nd floor bathrooms; and asbestos containing 2' by 4' ceiling tile with red backing in 3 rooms on the 2nd floor. The asbestos work was performed by the licensed asbestos abatement subcontractor, Vortex Environmental, Inc. The asbestos abatement work activities were performed in accordance with existing Illinois EPA, Illinois Department of Public Health (IPDH) and OSHA rules and regulations.

Removal was completed in the two basement areas on February 8th and on the 1st and 2nd floors on February 9th. Basement air clearances were collected by JMS on February 9th and air clearances for the 1st and 2nd floor were performed on February 12th. The abatement work area passed a visual inspection and the clearance air testing criteria of < 0.01 fibers per cubic centimeter. Based upon the visual inspection and analytical data results, the subject area was reopened after teardown on February 13th to church personnel.

This final asbestos project report also includes the original laboratory and field data sheets and project submittals including project field documentation along with the final asbestos waste manifests and other asbestos abatement contractor work submittals.

If you have any questions regarding the project analytical results, please do not hesitate to contact us at JMS.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Christopher J. Waddell
Project Manager
(IDPH Asbestos License Number 100-20447)

Reviewed by,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Joseph M. Sterner, MS
Environmental Director/President
(IDPH Asbestos License Number 100-0209)

JMS ANALYTICAL DATA RESULTS & FIELD SHEETS

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 09, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/07/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36435

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #:	36435
Project #:	25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Friday, February 9, 2024

Method:	NIOSH 7400 Rev. 6/14//2019
Microscope Model:	Nikon Alphaphot 2 (#144548)
Field Area:	0.00817 mm^2
Filter Area:	385 mm^2
Interlab CV:	0.098
MDL:	0.055 Fibers/field

Blanks: **Mean of Field Blanks:** 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380780	25910-02-0509	0	100
380781	25910-02-0510	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380772	25910-02-0501	76	100	0.760	1200	0.030	
380773	25910-02-0502	52	100	0.520	1200	0.020	
380774	25910-02-0503	101	40	2.525	1200	0.099	
380775	25910-02-0504	86	100	0.860	1200	0.034	
380776	25910-02-0505	100	88	1.136	1200	0.045	
380777	25910-02-0506	20	100	0.200	1200	0.008	
380778	25910-02-0507	100	76	1.316	1200	0.052	
380779	25910-02-0508	32	100	0.320	1200	0.013	

Batch Comments:

Analyzed by Robert Dal Santo

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J-25910

P.O. No.:

Page ___ of ___

CLIENT: St Mary's Episcopal Church CONTACT: Cate Williams REPORT TO: _____

PROJECT: 20 McHenry Ave PHONE: ( ) - _____

TAT: _____ HR. _____ DAY FAX: ( ) - _____

Results Needed by: STD EMAIL: _____

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: RCM	Comments on Sample: Volume (L)
25910-02-0501	2/5/24	14:00			5		X	1	X	1200
25910-02-0510	↓	↓			↓		↓	↓	↓	0

Collected By: [signature]	Date: 2/5/24	Time: 14:00	
Relinquished By: [signature]	Date: 2/7/24	Time: 16:40	
Received By: [signature]	Date: 2/8/24	Time: 11:40	
Relinquished By:	Date:	Time:	
Received By:	Date:	Time:	
Relinquished By:	Date:	Time:	
Received By:	Date:	Time:	
Lab Submitted to:	Phone:		

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: 210 Mc Henry Ave
JMS PROJECT #: J25910J
SAMPLING DATE: 5 February 2025
TECHNICIAN: C. Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
25910-0501	Prep	BK	1st Floor East	8:00	10:00	120	10.0	1200	76	100	0.030
0502	Prep	BK	1st Floor West	8:00	10:00	120	10.0	1200	52	100	0.020
0503	Prep	BK	BSMT East	8:00	10:00	120	10.0	1200	101	40	0.099
0504	Prep	BK	2nd Floor East	8:00	10:00	120	10.0	1200	86	100	0.034
0505	Prep	BK	BSMT West	10:00	12:00	120	10.0	1200	100	88	0.045
0506	Prep	IC	BSMT West	12:00	14:00	120	10.0	1200	20	100	0.008
0507	Prep	IC	1st Floor East	10:00	12:00	120	10.0	1200	100	76	0.052
0508	Prep	IC	BSMT East	10:00	12:00	120	10.0	1200	32	100	0.013
0509	Field	Blank #1							0	100	–
0510	Field	Blank #2							0	100	–

Key to Abbreviations

ACTIVITY:
PREP - site prep
REM - gross removal
GLBG - glovebag
CLN - clean-up
BGLO - bag loadout
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion

OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 09, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/07/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36437

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #:	36437
Project #:	25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Friday, February 9, 2024

Method:	NIOSH 7400 Rev. 6/14//2019
Microscope Model:	Nikon Alphaphot 2 (#144548)
Field Area:	0.00817 mm^2
Filter Area:	385 mm^2
Interlab CV:	0.098
MDL:	0.055 Fibers/field

Blanks: **Mean of Field Blanks:** 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380791	25910-02-0605	0	100
380792	25910-02-0606	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380787	25910-02-0601	28	100	0.280	480	0.027	
380788	25910-02-0602	6	100	0.060	480	0.006	
380789	25910-02-0603	100	86	1.163	480	0.114	
380790	25910-02-0604	72	100	0.720	360	0.094	

Batch Comments:

Analyzed by Robert Dal Santo

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J- 25910

P.O. No.:

CLIENT: St Mary's Episcopal Church CONTACT: Cate Williams REPORT TO:

PROJECT: 210 McHenry Ave PHONE: ( ) -

TAT: STD HR. 0 DAY FAX: ( ) -

Results Needed by: EMAIL:

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCB	Comments on Sample: Volume (L)
25910-02-0601	2/6/24	14:00			5		X	1	X	480
	↓	↓			↓		↓	↓	↓	480
										480
										360
										0
25910-02-0606	↓	↓			↓		↓	↓	↓	0

Collected By: [illegible]	Date: 2/6/24	Time: 14:00
Relinquished By: [illegible]	Date: 2/7/24	Time: 16:40
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: 20 McHenry Ave
JMS PROJECT #: J25916
SAMPLING DATE: 6 February 2021 Tuesday
TECHNICIAN: C. Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
25916-02 0601	REM	IC	1st Floor East	9:00	13:00	240	2.0	480	28	100	0.027
0602	↓	↓	1st Floor West	9:00	13:00	240	2.0	480	6	100	0.006
0603	↓	↓	BSMT West	9:00	13:00	240	2.0	480	100	86	0.114
0604	↓	↓	BSMT East	11:00	14:00	180	2.0	360	72	100	0.094
0605	Field Blank #1			—	—	—	—	—	0	100	—
0606	Field Blank #2			—	—	—	—	—	0	100	—

Key to Abbreviations

ACTIVITY:
PREP - site prep
REM - gross removal
GLBG - glovebag
CLN - clean-up
BGLO - bag loadout
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion

OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 09, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/07/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36436

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #: 36436
Project #: 25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Friday, February 9, 2024

Method: NIOSH 7400 Rev. 6/14//2019
Microscope Model: Nikon Alphaphot 2 (#144548)
Field Area: 0.00817 mm^2
Filter Area: 385 mm^2
Interlab CV: 0.098
MDL: 0.055 Fibers/field

Blanks:

Mean of Field Blanks: 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380785	25910-02-0704	0	100
380786	25910-02-0705	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380782	25910-02-0701	100	68	1.471	480	0.144	
380783	25910-02-0702	100	56	1.786	480	0.175	
380784	25910-02-0703	56	100	0.560	480	0.055	

Batch Comments:

Analyzed by Robert Dal Santo

JMS Environmental Associates, Ltd.

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JMS PROJECT No.: J- 25910

P.O. No.:

CLIENT: St Marys Church CONTACT: Cate Williams REPORT TO:

PROJECT: 210 McHenry 2nd Grove St PHONE: ( ) -

TAT: _____ HR. _____ DAY FAX: ( ) -

Results Needed by: STD EMAIL:

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCM	Comments on Sample: Volume (L)
25910-02-0701	2/7/24	13:00			S		X	1	X	480
	↓	↓			↓		↓	↓	↓	480
										480
2910-02-0705	↓	↓			↓		↓	↓	↓	0
										0

Collected By: [illegible]	Date: 2/7/24	Time: 13:00
Relinquished By: [illegible]	Date: 2/7/24	Time: 16:40
Received By: [signature]	Date: 2/8/24	Time: 1145
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: ~~2020 Grove St~~ 210 McHenry Ave **SAMPLING DATE:** 7 February 2024 Wednesday
JMS PROJECT #: J25910 **TECHNICIAN:** Co Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
25910-02-0701	REM	IC	1st Flr East	9:00	13:00	240	2.0	480	100	68	0.144
0702	↓	↓	1st Flr West	9:00	13:00	240	2.0	480	100	56	0.175
0703	↓	↓	BSMT East	9:00	13:00	240	2.0	480	56	100	0.055
0704	Field Blank #1			—	—	—	—	—	0	100	—
0705	Field Blank #2			—	—	—	—	—	0	100	—
~~0706~~											

Key to Abbreviations

ACTIVITY:
PREP - site prep
REM - gross removal
GLBG - glovebag
CLN - clean-up
BGLO - bag loadout
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion

OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 13, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/08/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36449

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #: 36449
Project #: 25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Tuesday, February 13, 2024

Method: NIOSH 7400 Rev. 6/14//2019
Microscope Model: Nikon Alphaphot 2 (#144548)
Field Area: 0.00817 mm^2
Filter Area: 385 mm^2
Interlab CV: 0.098
MDL: 0.055 Fibers/field

Blanks:

Mean of Field Blanks: 0.005 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380939	25910-02-0803	0	100
380940	25910-02-0804	1	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380937	25910-02-0801	68	100	0.675	360	0.088	
380938	25910-02-0802	40	100	0.395	360	0.052	

Batch Comments:

Analyzed by Robert Dal Santo 

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J- 25910

P.O. No.:

CLIENT: St Mary's Episcopal Church CONTACT: Cate Williams REPORT TO: _____

PROJECT: 210 Mc Henry Ave PHONE: ( ) - _____

TAT: _____ HR. _____ DAY FAX: ( ) - _____

Results Needed by: STD EMAIL: _____

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCM	Comments on Sample: Volume (L)
25910-02-0801	2/8/24	12:00			S		X	1	X	360
25910-02-0802	2/8/24	12:00			S		X	1	X	360
25910-02-0803	2/8/24	12:00			S		X	1	X	0
25910-02-0804	2/8/24	12:00			S		X	1	X	0

Collected By: [signature]	Date: 2/8/24	Time: 12:00
Relinquished By: [signature]	Date: 2/9/24	Time: 17:40
Received By: [signature]	Date: 2/12/24	Time: 11:00
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: 210 McHenry Ave
JMS PROJECT #: J25910
SAMPLING DATE: 8 February 2024 Thursday
TECHNICIAN: Co Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
25910-02-0801	REM	IC	1st Flr Kitchen	9:00	12:00	180	20	360	68	100	0.088
0802	↓	IC	1st Flr East	9:00	12:00	180	2.0	360	40	100	0.052
0803	Field Blank #1			—					0	100	—
0804	Field Blank #2			—					1	100	—

Key to Abbreviations

ACTIVITY:
PREP - site prep
REM - gross removal
GLBG - glovebag
CLN - clean-up
BGLO - bag loadout
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion
OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 13, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/09/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36450

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #: 36450
Project #: 25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Tuesday, February 13, 2024

Method: NIOSH 7400 Rev. 6/14//2019
Microscope Model: Nikon Alphaphot 2 (#144548)
Field Area: 0.00817 mm^2
Filter Area: 385 mm^2
Interlab CV: 0.098
MDL: 0.055 Fibers/field

Blanks:

Mean of Field Blanks: 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380944	25910-02-0904	0	100
380945	25910-02-0905	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380941	25910-02-0901	16	100	0.160	360	0.021	
380942	25910-02-0902	36	100	0.360	360	0.047	
380943	25910-02-0903	14	100	0.140	360	0.018	

Batch Comments:

Analyzed by Robert Dal Santo

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J- 25910

P.O. No.:

CLIENT: ~~JMS~~ St Mary's Episcopal Church
CONTACT: Cate Williams
REPORT TO:
PROJECT: 210 McHenry Ave
PHONE: ( ) -
TAT: _____ HR. _____ DAY
FAX: ( ) -
Results Needed by: STD
EMAIL:

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCM	Comments on Sample: Volume
25910-02-0901	2/9/24	12:02			S		X	2	X	360
≀	↓	↓			↓		↓	↓	↓	360
≀										360
25910-02-0905	↓	↓			↓		↓	↓	↓	0
										0

Collected By: CT Caldwell	Date: 2/9/24	Time: 12:02
Relinquished By: CT Caldwell	Date: 2/9/24	Time: 17:40
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Marys Episcopal Church
LOCATION: 210 McHenry Ave
JMS PROJECT #: J25910
SAMPLING DATE: 9 February 2024 Friday
TECHNICIAN: Co Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
~~25910-02~~ 0901	REM	IC	East RM 1st Flr	9:00	12:00	180	2.0	360	16	100	0.021
0902	↓	↓	2nd Flr NW	9:00	12:00	180	2.0	360	36	100	0.047
0903	↓	↓	Connecting HW	9:00	12:00	180	2.0	360	14	100	0.018
0904	Field Blank #1								0	100	–
0905	Field Blank #2			↓					0	100	–

Key to Abbreviations

ACTIVITY:
PREP - site prep
REM - gross removal
GLBG - glovebag
CLN - clean-up
BGLO - bag loadout
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion

OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 12, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/12/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36446

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #: 36446
Project #: 25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Monday, February 12, 2024

Method: NIOSH 7400 Rev. 6/14//2019
Microscope Model: Nikon Alphaphot 2 (#144548)
Field Area: 0.00817 mm^2
Filter Area: 385 mm^2
Interlab CV: 0.098
MDL: 0.055 Fibers/field

Blanks:

Mean of Field Blanks: 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380926	25910-02-09104	0	100
380927	25910-02-09105	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380923	25910-02-09101	12	100	0.120	1200	0.005	
380924	25910-02-09102	12	100	0.120	1200	0.005	
380925	25910-02-09103	6	100	0.060	1200	0.002	

Batch Comments:

Analyzed by Robert Dal Santo 

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J-25910

P.O. No.:

CLIENT: St Mary's Episcopal Church CONTACT: Cate Williams REPORT TO:

PROJECT: 210 McHenry Ave PHONE: ( ) -

TAT: 4 HR. 3 DAY FAX: ( ) -

Results Needed by: 11 AM on 2/12 EMAIL:

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCB	Comments on Sample: Volume (L)
25910-02-09101	2/9/24	15:00			5		X	1	X	1200
25910-02-09102	〃	〃			〃		〃	〃	〃	1200
25910-02-09103	〃	〃			〃		〃	〃	〃	1200
25910-02-09104	〃	〃			〃		〃	〃	〃	0
25910-02-09105	〃	〃			〃		〃	〃	〃	0

Collected By:	Date: 2/9/24	Time: 15:00
Relinquished By:	Date: 2/9/24	Time: 17:40
Received By:	Date: 2/12/24	Time: 8:50am
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: 210 McHenry Ave
JMS PROJECT #: J25910
SAMPLING DATE: 9 February 2024 Friday
TECHNICIAN: Co Waddell

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
25910-02-09101	CL	IC	East BSMT	1:00	3:00	120	10.0	1200	12	100	0.005
09102	↓	↓	West BSMT (Tent West)	1:00	3:00	120	10.0	1200	12	100	0.005
09103	↓	↓	West BSMT (Tent East)	1:00	3:00	120	10.0	1200	6	100	0.002
09104	Field Blank #1			—	—	—	—	—	0	100	—
09105	Field Blank #2			—	—	—	—	—	0	100	—

Key to Abbreviations

ACTIVITY:
PREP - site prep
CLN - clean-up
REM - gross removal
BGLO - bag loadout
GLBG - glovebag
CL - clearance

SAMPLE TYPE:
BK - background
PER - periodic air monitoring
PRS - personal
EX - excursion

OC - outside containment
IC - inside containment

Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS ENVIRONMENTAL ASSOCIATES, LTD.

816 Burr Oak Drive * Westmont, Illinois 60559 * (630) 655-8500 * Fax (630) 655-8724

February 13, 2024

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

ATTN: Catherine Williams

RE: Airborne Fiber Monitoring Results of samples submitted 02/12/2024
Project : Tarpley House Removal
JMS Project: 25910
JMS Batch: 36455

Dear Ms. Williams:

The following report concerns the air monitoring samples submitted to JMS Environmental Associates, Ltd for analysis of total airborne fibers. Sample(s) have been analyzed in accordance with the NIOSH Analytical Method 7400, issue 3, dated 14 June 2019 as titled "Asbestos and Other Fibers by PCM". An area of each filter is scanned using a phase contrast microscope at 400X magnification; fibers present are sized and counted. All fibers larger than or equal to 5 microns are counted.

Concentration of airborne fibers is calculated using the sample volumes provided. The results are summarized on the attached sheet.

Sample(s) will be discarded after 3 (three) months unless instructed otherwise by the client.

Thank you for consulting JMS Environmental Associates in this matter. If you have any questions concerning this report or the results, please feel free to contact us at (630) 655-8500.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Manager
Analytical Services

Enclosure

JMS Environmental Associates, LTD.

Total Airborne Fiber Report

Batch #: 36455
Project #: 25910

Client: St. Mary's Episcopal Church, Crystal Lake
Client Project: Tarpley House Removal
Client Project #:
Date of Analysis: Tuesday, February 13, 2024

Method: NIOSH 7400 Rev. 6/14//2019
Microscope Model: Nikon Alphaphot 2 (#144548)
Field Area: 0.00817 mm^2
Filter Area: 385 mm^2
Interlab CV: 0.098
MDL: 0.055 Fibers/field

Blanks:

Mean of Field Blanks: 0 Fibers/Fields

Log number	Sample ID	Fibers	Fields
380968	25910-02-1207	0	100
380969	25910-02-1208	0	100

Results: (Blank Corrected)

Sample Log #	Sample ID	Fibers	Fields	Fibers/Field	Vol(L)	Fibers/CC	Comments
380962	25910-02-1201	3	100	< 0.055*	1200	< 0.002	
380963	25910-02-1202	4	100	< 0.055*	1200	< 0.002	
380964	25910-02-1203	5.5	100	0.055	1200	0.002	
380965	25910-02-1204	7	100	0.070	1200	0.003	
380966	25910-02-1205	8	100	0.080	1200	0.003	
380967	25910-02-1206	6	100	0.060	1200	0.002	

Batch Comments:

Analyzed by Robert Dal Santo 

JMS Environmental Associates, Ltd.

816 Burr Oak Drive • Westmont, IL 60559 • (630) 655-8500 • Fax (630) 655-8724

JMS PROJECT No.: J- 25910

P.O. No.:

CLIENT: St Mary's Episcopal Church CONTACT: _____ REPORT TO: _____

PROJECT: 210 McHenry Ave PHONE: ( ) - _____

TAT: 4 HR. _____ DAY FAX: ( ) - _____

Results Needed by: _____ EMAIL: _____

	Date Collected	Time Collected	Grab	Composite	Matrix*	Preservation Yes	Preservation No	# of Containers	Analysis Requested: PCM	Comments on Sample: Volume
25910-02-1201	2-12-24	13:15			S		X	1	X	1200
25910-02-1208	2-12-24	13:15			S		X	1	X	1200

Collected By:	Date: 2-12-24	Time: 13:15
Relinquished By:	Date: 2-12-24	Time: 14:15
Received By:	Date: 2/12/24	Time: 2:15 PM
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Relinquished By:	Date:	Time:
Received By:	Date:	Time:
Lab Submitted to:	Phone:	

Lab Use Only

Seals intact upon Receipt	☐ Yes	☐ No	☐ N/A
Broken Container(s)	☐ Yes	☐ No	
All Containers labeled	☐ Yes	☐ No	
Received in Ice	☐ Yes	☐ No	☐ N/A
All Samples Accounted for	☐ Yes	☐ No	
Suspected Contamination	☐ Yes	☐ No	

Comments:

* 1: Soil, 2:Water, 3:Sludge, 4: Bulk Building Material, 5: Air, 6: Dust, 7:Other

FIELD DATA AND SUMMARY OF AIR QUALITY RESULTS

JMS Environmental Associates, Ltd. JMS
816 Burr Oak Drive Westmont, Illinois 60559 (630) 655-8500 Fax: (630) 655-8724

CLIENT: St Mary's Episcopal Church
LOCATION: 210 McHenry Ave
JMS PROJECT #: J25910
SAMPLING DATE: 12 February 2024 Monday
TECHNICIAN: J. Sterner

JMS SAMPLE ID	ACTIVITY	SAMPLE TYPE	SAMPLE LOCATION	TIME START	TIME STOP	TOTAL TIME (MIN.)	FLOW START STOP (L/MIN.)	VOLUME (L)	TOTAL FIBERS	TOTAL FIELDS	FIBERS PER CC
J25910-02-1201	CL	IC	1st East Room	10:59	12:59	120	10.0	1200	3	100	<0.002
1202	↓	↓	1st Kitchen	11:01	13:01	120	10.0	1200	4	100	<0.002
1203			1st West Room	11:02	13:02	120	10.0	1200	5.5	100	0.002
1204			2nd East Room	11:04	13:04	120	10.0	1200	7	100	0.003
1205			2nd NW Room	11:06	13:06	120	10.0	1200	8	100	0.003
1206			2nd SW Room	11:08	13:08	120	10.0	1200	6	100	0.002
1207	Field Blank #1										
1208	Field Blank #2										

Key to Abbreviations

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Minimum Detection Limit: 5.5 Fibers per 100 Fields

"<" Indicates Less Than Detection Limit of Analytical Method

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tarpley House Abatement

Location: 210 McHenry Ave
Crystal Lake, Illinois

Date: 5 February 2024 Monday

Observer (s): C. Waddell

Time	Description
7:00 AM	JMS onsite with church contact and 3 Vortex workers and 1 Vortex superintendent. Access given to building. Kitchen, east room, 2nd floor rooms have alot of furniture/supplies. JMS and Church crew move furniture/supplies to be saved into east old office where no asbestos removal will occur. Vortex begins prep for tile and mastic removal in east basement.
8:00 AM	Mastic on 1st floor is under carpet squares on thin underlayment layer in east and west areas. In kitchen tile appears to go under island. Vortex demos island. Site has power throughout. Water will be brought from Church.
9:00 AM	Church staff sort through areas, non ACM garbage to be thrown out for garbage pickup later in the day.
10:00 AM	Vortex continues prep work. Garbage pickup scheduled for 1:00 PM
11:00 AM	Vortex breaks for lunch.
11:30 AM	Vortex resumes prep work. Wood shelf in kitchen demoed to access 9" tile and mastic below. 2 workers prep west basement for TSI wrap removal.
12:30 PM	Non-ACM waste placed outside for garbage pickup.

JMS Technician Signature: C. Waddell Reviewed by: C. Waddell

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tarpley House Abatement

Location: 210 McHenry Ave
Crystal Lake, Illinois

Date: 5 February 2024 Monday

Observer (s): C. Waddell

Time	Description
	all Vortex crew are in west basement working on prep.
1:30PM	Garbage pickup delayed. Will occur after JMS/Vortex finish for the day.
2:45PM	Basement prep finished. Crew carry demoed kitchen island outside for garbage pickup.
3:00PM	Work concludes. JMS/Vortex secure site and depart.

JMS Technician Signature: C. Waddell Reviewed by: C. Waddell

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tapley House Abatement

Location: 210 McHenry Ave
Crystal Lake, Illinois

Date: 6 February 2001 Tuesday

Observer (s): C. Waddell

Time	Description
7:00 AM	JMS onsite with 3 man Vortex Crew to continue abatement work. Church contact opens up site.
8:00 AM	Crew remove carpet squares in east ½ large room. Carpet has residual mastic and is treated as ACM. Air scrubber started in basement west and crew begin wet glove bag ACM pipe wrap removal.
10:00AM	Crew continue exposing mastic under carpet in east room. ACM runs/elbows are cut wet within glove bags. Water pulled from hose from main church.
11:00AM	Crew breaks for lunch.
11:30 AM	Work resumes. 1 Worker continues TSI removal. 2 Workers start non friable mastic on underlayment in the east area.
12:30 PM	Removal continues. JMS reminds Vortex to adequately wet ACM waste.
2:00 PM	Glovebag TSI removal complete all waste loaded out to truck.
2:30 PM	Underlayment removal stops for the day. Crew load out ACM waste.
3:00 PM	Loadout complete, site secured JMS/Vortex depart.

JMS Technician Signature: C. Waddell Reviewed by: C. Waddell

WHITE - Office CANARY - Technician

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tarpey House

Location: 910 McHenry Ave
Crystal Lake, Illinois

Date: 7 February 2007 Wednesday

Observer (s): C. Waddell

Time	Description
7:00 AM	JMS onsite with Church contact to open up site. Vortex crew 2 workers and 1 supervisor onsite to continue abatement. 1 Worker removes mastic/tile from concrete in east basement. 2nd Worker and sup start underlayment with black mastic and tile remnant removal in West room and kitchen
8:00 AM	Plywood underlayment in Kitchen is nailed and glued. Vortex will scrap mastic off. No truck due to mechanical issues.
9:00 AM	Solvent mastic removal continues in east basement. JMS surveys basement and tells Vortex where to cut flooring in kitchen. JMS starts air sampling.
10:00 AM	Vortex opens area in kitchen for pipe removal. Area will be sealed after removal. Glovebags and water used for removal.
11:30 AM	TSI removal complete. Crew break for lunch.
12:00 PM	Work resumes 2 crew focus on mastic removal in kitchen and 1 worker on mastic removal in east basement.
1:00 PM	Removal continues, all waste double bagged and sealed. Waste placed in east room, will be removed when truck is back onsite.
3:00 PM	Work concludes, east basement removal complete. Crew depart.

JMS Technician Signature: C. Waddell Reviewed by: C. Waddell

WHITE - Office CANARY - Technician

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J5910
St Mary's Episcopal Church
Tarpley House Abatement

Location: 210 McHenry Ave
Crystal Lake, Illinois

Date: 8 February 2024 Thursday

Observer (s): C. Waddell

Time	Description
7:00 AM	Church contact opens up site. JMS onsite with 3 workers to continue abatement activities. 2 workers focus on mastic removal in kitchen and 1 cleans West basement after TSI removal. All pipes will be wet wiped.
8:00 AM	Cleaning in basement complete. All workers focus on mastic removal in kitchen.
9:00 AM	Black paint noted in western edge of kitchen and west room. Additional mastic found under linoleum layer on landing going to east basement. Continues in kitchen Mastic removal ^.
10:00 AM	2 workers resume underlayment removal in east 1st floor. 1 worker remains in kitchen to finish mastic.
11:00 AM	Vortex breaks for lunch.
11:30 AM	Crew resume abatement. Kitchen mastic removal complete. 1 worker preps 2nd floor SE room for ceiling tile removal.
12:30 PM	All waste loaded into west part of east room.
1:30 PM	Crew encapsulate basement. Vortex run out of encapsulant will have to finish 2/9.
2:30 PM	Removal complete for the day. 2nd floor room prep. ^ Site cleaned
3:00 PM	Cleaning finished for the day. Site secured and JMS/Vortex depart.

JSM Technician Signature: C. Waddell Reviewed by: C. Waddell

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tarpley Abatement

Location: 210 McHenry Ave
Crystal Lake, McHenry County, Illinois

Date: 9 February 2024 Friday

Observer (s): C. Waddell

Time	Description
7:00 AM	JMS onsite at 210 McHenry Ave in Crystal Lake, Illinois. Church contact opens up site. 3 Vortex workers onsite to continue abatement. Truck back onsite crew load out waste from 2/7 and 2/8.
8:00 AM	Waste loaded to truck crew prep 2nd floor rooms for ceiling tile removal and start removing remaining underlayment with mastic on 1st floor.
9:00 AM	2nd floor rooms ready for ceiling tile removal. Vortex begins removal. All underlayment removed from 1st floor.
11:00 AM	Ceiling tile removal continues. 1 worker preps connecting hallway for whole floor tile removal.
12:00 PM	HW tile removed worker starts mastic remover with solvent.
1:00 PM	JMS starts air clearances in basement. Vortex loads out ACM ceiling tile.
2:30 PM	final cleanup around site. 2nd floor rooms sprayed with encap.
3:00 PM	Crew paint east stairs and kitchen. Clearances pulled. Waste loaded into truck.
4:15 PM	Painting concludes, site sealed and crew depart.

JMS Technician Signature: C. Waddell Reviewed by: C. Waddell

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J-25910
St. Mary's Episcopal Church
Tapley House Abatement

Location: 210 McHenry Ave
Crystal Lake, IL

Date: 12 February, 2024-Monday

Observer (s): J. Stemer

Time	Description
11:00	JMS arrives onsite at 210 McHenry Ave in Crystal Lake, IL to perform clearance PCM air samples in Six (6) locations around the abated areas in the Tapley House on the first & second floors.
11:10	All clearance samples have started.
13:15	All samples collected. Equipment left onsite until tuesday tomorrow. JMS leaves site.

JMS Technician Signature:

Reviewed by:

WHITE - Office CANARY - Technician

JMS
Environmental Associates, Ltd.
816 Burr Oak Drive • Westmont, Illinois 60559
(630) 655-8500 • FAX (630) 655-8724

JMS Project: J25910
St Mary's Episcopal Church
Tarpley House Abatement

Location: 210 McHenry Ave
Crystal Lake, IL

Date: 13 February 2024 - Tuesday

Observer (s): Co Waddell

Time	Description
1:35 PM	1 Vortex worker onsite for teardown.
3:30 PM	JMS onsite. Vortex has finished with 2nd Flr and working on 1st floor teardown.
4:00 PM	JMS and Church contact walkthrough site.
5:15 PM	Teardown complete. Crew depart with site secured.

JMS Technician Signature: Co Waddell

Reviewed by: Co Waddell

JMS Environmental Associates, Ltd.

CONTRACTOR'S PROJECT SUBMITTALS

STATE OF ILLINOIS DEMOLITION/RENOVATION/ASBESTOS PROJECT NOTIFICATION FORM

Environmental Protection Agency (IEPA): Projects of at least 160 sq./ft or 260 linear ft., or 1 cubic meter and all demolition projects shall be submitted to IEPA. This form shall be submitted for all original notifications and revisions to IEPA **($150)** Attach Illinois E-Pay receipt if paid electronically.

Illinois Department of Public Health (IDPH): Abatement projects greater than 3 sq./ft and or 3 linear ft. up to 160 sq.ft or 260 linear feet and all school projects shall be submitted to IDPH. This form shall be submitted for all original notifications and revisions to IDPH (no fee).

Cook County (excluding the City of Chicago): The Department of Environment and Sustainability no longer accepts paper notifications. Visit: www.cookcountyil.gov/agency/environmental-control for electronic submission of notifications.

City of Chicago: All projects in the City of Chicago, except residential renovations in buildings with fewer than two dwelling units, must notify the City & IEPA if applicable. This form and appropriate fee shall be submitted for all notifications to the City of Chicago (see bottom pg 2 for fee amount).

Copies of this form may be found at: www.ildceo.net/enviro

Date: Jan. 19 2024 | Illinois E-Pay Authorization Code:

TYPE OF NOTIFICATION: ☒ original ☐ demolition ☐ renovation ☐ cancellation ☐ revision ☐ ordered demolition ☐ annual

Check Type of Project Below: *(Check all that apply.)*

☒ Friable School Project ☐ Non-Friable School Floor Tile Project ☐ Commercial Public Building (Friable & Non-Friable)

Revised by: ☐ Contractor ☐ Owner ☐ Project Designer #of times revised: List Section #'s being revised:

1. FACILITY INFORMATION:

Facility name: Tarpley House School Bldg ID: n/a

Location of Asbestos Containing Material (ACM) in Structure: 1st. and 2nd. floor, floor tiles , TSI basement

Bldg Size: Sq.Ft.: 4000 #Flrs: 2 Age: 50+ Present Use: no

Prior Use: Church Future Use (demo): tbd

Address: 210 McHenry Ave. City: Crystal Lake County: ~~McHenry~~ McHenry Zip: 60014

Contact: Cate Williams Phone: 815/354-4313

2. FACILITY OWNER OR SCHOOL DISTRICT: *(Tip: Complete for all projects Commercial/Public or Schools)*

Facility Owner Name: St. Mary Episcopal Church

Address: 210 McHenry Ave. City: Crystal Lake State: IL Zip: 60014

Contact: as above Email: Phone: as above

Copies of abatement permission and written verification certification to all building occupants and users from the building owner or school board shall be submitted for IDPH public and private school facilities as required by Section 855.350 of the IDPH Asbestos Code.

3. ASBESTOS CONTRACTOR NAME: Vortex Environmental Inc ID#: 0769

Address: PO Box 398 City: Northbrook State: IL Zip: 60062

Contact: Wojtek Email: wojtek66@msn.com Phone: 8473445409

4. DEMOLITION CONTRACTOR NAME: n/a

Address: City: State: Zip:

Contact: Email: Phone:

5. ABATEMENT INFORMATION: Is Asbestos Present? ☒ Yes ☐ No

Description of Planned Demolition or Renovation Work and Methods to be Employed Including Demolition or Renovation Techniques:

Insolate work area with plastic, place warning signs. Material will be removed using wet method.

Description of Work Practice(s) and Engineering Controls used to Prevent Emissions at the Demolition or Renovation Site:

Water will be used to keep material wet.

6. QUANTITIES:

	Regulated Asbestos Containing Material to be removed (RACM)	Non-friable asbestos not to be removed (demolition) CAT I	Non-friable asbestos not to be removed (demolition) CAT II	Non-friable asbestos to be removed CAT I	Non-friable asbestos to be removed CAT II	TOTAL ASBESTOS TO BE REMOVED
Pipes (Ln. Ft.):	150					150
Surface Area (Sq. Ft.):	2500					2500
Volume (Cu. Ft.):						

Tip: CAT I non-friable ACM are asbestos-containing resilient floor coverings (vinyl asbestos tile (VAT), asphalt roofing products, packing and gaskets. All other non-friable ACM are considered CAT II non-friable ACM. (RACM) is (a) friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

7. ABATEMENT START DATE: 02/05/24 Finish Date: 02/10/24 Work hours: 7:00 AM ☒ PM ☐ 5:00 AM ☐ PM ☒

AND/OR DEMOLITION START DATE: Finish Date: Work hours: AM ☐ PM ☐ AM ☐ PM ☐

Working Weekends? ☐ Yes ☒ No Working Evenings? ☐ Yes ☒ No

Tip: Ten day notification requires at minimum, ten (10) working days (Monday-Friday including holidays) prior to the commencement date. Ten days begin with the US postmark date or date received in office by commercial services or hand delivery. IEPA and City of Chicago cannot accept faxed copies, however, IDPH will accept faxed submissions. Phased projects will not be accepted.

8. PROJECT DESIGNER ID#: 100- 100- **Name:** n/a

Complete Project Designer Name and License ID# if this project was designed by a Designer.

9. INSPECTOR ID#: 100- 0209 **Name:** Joe Sterner

Tip: If procedure utilized is visual inspection, the inspector ID# must be provided.

10. PROCEDURE, INCLUDING ANALYTICAL METHOD, USED TO DETECT THE PRESENCE OF ASBESTOS

Bulk samples taken and analyzed by PLM

Name of Analytical Testing Laboratory: JMS

11. ASBESTOS PROJECT MANAGER ID#: 100- 00209 **Name:** Joe Sterner

12. AIR SAMPLING PROFESSIONAL ID#: 100- 00209 **Name:** Joe Sterner

13. DISPOSAL SITE/LANDFILL NAME: Countryside RDF

Address: 31725 N. Rt. 83 Contact: Peter Borgia

City: Grayslake State: IL Zip: 60030 Phone: 847/223-2722

14. WASTE TRANSPORTER/NAME: Enwaste

Address: 6360 Emerald Pkwy Contact: Nancy

City: Monee State: IL Zip: 60447 Phone: 708/534-5100

15. IS DEMOLITION ORDERED BY A GOVERNMENT AGENCY? ☐ Yes ☒ No

(If yes, a signed copy of Order must be attached.)

Government representative ordering the activity:

Title: Date of Order: Order Demolition Date:

16. FOR EMERGENCY RENOVATION:

Date and hour of emergency (mm/dd/yy): AM ☐ PM ☐

Describe sudden unplanned event. (example: boiler explosion) Explain how the event caused unsafe conditions or would cause equipment failure or an unreasonable financial burden.

n/a

17. Description of procedures to be followed in the event that unexpected asbestos is found or previously non-friable asbestos material becomes crumbled, pulverized or reduced to powder.

Stop Work. Seal contaminated area.place warning signs. Notify all govermental agencies.

I certify that at least one representative trained in the provisions of 40 CFR Part 61, Subpart M, shall be on site during demolition or renovation, having in his or her possession for inspection, evidence that the requisite training has been accomplished.

CERTIFICATE # CASR2020101807 **NAME OF TRAINING COURSE** All 1st. Around Jan. 19 2024

I certify the above information is correct.

[redacted] wner Date

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h)).

*Tip: All notification forms must be hand signed and dated. Hand stamps are not acceptable. IEPA and Cook County require original signatures on their notification forms. IDPH will accept photocopies. **All notifications submitted to IEPA and City of Chicago must be accompanied by the appropriate fee. There is no fee for notification to IDPH.***

For Cook County Departmental Use Only.

Date Received CCDES: Post Mark Date: Input Into Computer:

Inspection Fee Received: Inspection Priority: Top ☐ High ☐ Low ☐ Must be Inspected:

Date(s) of Inspections:

Inspection Report Attached: Yes ☐ No ☐ Violation Copies Attached: Yes ☐ No ☐

The Illinois EPA is authorized to require, and you shall disclose, the information requested on this Agency form utilizing this form pursuant to the Illinois Environmental Protection Act (Act), 415 ILCS 5. Failure to disclose the requisite information on this Agency form may result in your notification being denied, and/or penalties being imposed as provided for in the Act, 415 ILCS 5/42-45.

IL Environmental Protection Agency
P.O. Box 19276 MC 41
1021 N. Grand Ave East
Springfield, IL 62794-9276
$150 fee (Attach payment or Illinois E-Pay receipt if paid electronically.)

ILLINOIS SMALL BUSINESS ENVIRONMENTAL ASSISTANCE PROGRAM
www.ildceo.net/enviro

Submit this form to the appropriate agencies:

IDPH
IL Department of Public Health
525 W. Jefferson St.
Springfield, IL 62761
(FAX: 217-785-5897)
Email: DPH.Asbestos@illinois.gov

Cook County Department of Environment & Sustainability no longer accepts the combined form and all notifications must be filed with the Department at the web address below.

www.cookcountyil.gov/agency/environmental-control

Chicago Department of Public Health
Permitting and Inspections
333 S. State St., Room 200
Chicago, IL 60604

Fees apply as follows:
Residential Unit with less than 4 units . . . $300.00**
Residential Units with 4 units or more . . . $450.00
Commercial/Industrial facilities $600.00
** except that asbestos abatement in residential buildings with fewer than two dwelling units are not subject to the notice and fee requirements.

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ENVIRONMENTAL WASTE DISPOSAL SERVICE, INC.

6360 W. Emerald Parkway • Unit 100 • Monee, Illinois 60449
(708) 534-5100 • Fax (708) 534-3640

MANIFEST 36233

WASTE SHIPMENT RECORD

PROFILE NO. 105895 IL

GENERATOR

1. WORK SITE NAME & MAILING ADDRESS: St. Mary Church - Tawney House, 210 McHenry Ave. Crystal Lake IL
OWNER'S NAME: St. Mary Episcopal Church
PHONE NO.: 815/354 4313

2. OPERATOR'S NAME & ADDRESS: Vortex Environmental, Inc., 2141 Techny Road, Northbrook, Illinois 60062
JOB NO.:
PHONE NO.: (847) 344-5409

*** IN CASE OF EMERGENCY DURING SHIPMENT, CONTACT THE HAZARD COMMUNICATIONS COORDINATOR ***
(708) 534-5100

3. WASTE DISPOSAL SITE (WDS) NAME, MAILING ADDRESS & PHYSICAL SITE LOCATION: Countryside RDF, 31725 North Route 83, Grayslake, Illinois 60030
CONTACT: Peter Borgia
PHONE NO.: 847-223-2722

4. NAME & ADDRESS OF RESPONSIBLE AGENCY: **ILLINOIS EPA, P.O. BOX 19276, SPRINGFIELD, IL 62794-9276**
CONTACT: **DIVISION OF AIR POLLUTION CONTROL**

5. DESCRIPTION OF MATERIALS	6. CONTAINERS NO. TYPE	7. TOTAL QUANTITY M^3 (YD^3)
Asbestos	Bags 150	4 yards

8. SPECIAL HANDLING INSTRUCTIONS & ADDITIONAL INFORMATION
In accordance with 40CFR61, NESHAPS

9. OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and government regulations.

UN 3077, ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S. (ASBESTOS) 9, PG III

NAME & TITLE	SIGNATURE	MO. DAY YEAR
W. Dziewonski Supv.		2.13.24

TRANSPORTER

10. TRANSPORTER 1 (ACKNOWLEDGEMENT OF RECEIPT OF MATERIALS)
ENWASTE / Waste Management

NAME & TITLE	SIGNATURE	MO. DAY YEAR
- Driver		

ADDRESS & PHONE NO.

11. TRANSPORTER 2 (ACKNOWLEDGEMENT OF RECEIPT OF MATERIALS)

NAME & TITLE	SIGNATURE	MO. DAY YEAR

ADDRESS & PHONE NO.

DISPOSAL SITE

12. DISCREPANCY INDICATION SPACE

13. WASTE DISPOSAL SITE OWNER OR OPERATOR:
CERTIFICATION OF RECEIPT OF ASBESTOS MATERIALS COVERED BY THIS MANIFEST EXCEPT AS NOTED IN ITEM 12.

NAME & TITLE	SIGNATURE	MO. DAY YEAR

WHITE - **ENWASTE** GREEN - **CONTRACTOR** YELLOW - **ENWASTE** PINK - **LANDFILL** GOLD - **TRANSPORTER**

EH0182953

Illinois Department of PUBLIC HEALTH

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

DIVISION OF ENVIRONMENTAL HEALTH
ASBESTOS PROGRAM

Issued under the authority of the Illinois Department of Public Health

5/15/2024	500	500-0769

VORTEX ENVIRONMENTAL INC
ASBESTOS CONTRACTOR LICENSE
THIS LICENSE IS INVALID IF YOUR
INSURANCE CERTIFICATE IS NOT CURRENT

03/10/2023
VORTEX ENVIRONMENTAL INC
PO BOX 398
NORTHBROOK, IL 60062

The face of this license has a colored background. Printed by Authority of the State of Illinois • PO #EH 21-044

← DISPLAY THIS PART IN A CONSPICUOUS PLACE

VORTEX ENVIRONMENTAL INC

PO BOX 398
NORTHBROOK, IL 60062

FEE RECEIPT NO.

LiUNA!

Chicagoland

LABORERS

District Council Training & Apprentice Fund

CERTIFICATE OF TRAINING

This is to certify that

GRZEGORZ PIWKO

has successfully completed an

ASBESTOS ABATEMENT SUPERVISOR
REFRESHER TRAINING

Training Course held

June 13, 2023 - June 13, 2023

and successfully passed the examination with a minimum score of at least 70% on

June 13, 2023

Training was in accordance with EPA 40CFR 763 & TSCA Title II.

This course is EPA, Illinois Dept. of Public Health and Indiana Dept. of Environmental Management accredited.

To remain valid, this certificate must be renewed by 6/13/2024 12:00:00 AM

Certificate # S6952R

Executive Director

IAS INTERNATIONAL ACCREDITATION SERVICE

Training Director

1200 OLD GARY AVENUE
CAROL STREAM IL 60188
630-653-0006

IDPH ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 09401	2/3/2023	05/15/2024

GRZEGORZ PIWKO
405 W OLIVE ST
ARLINGTON HEIGHTS, IL 6000

ASBESTOS WORKER / LABORER
REFRESHER COMPLETION

STEPAN SEMENYUK

Listed above individual attended and completed 1 day Illinois Department of Public Health approved ASBESTOS ABATEMENT WORKER / LABORER REFRESHER COURSE and on OCTOBER 7TH , 2023 passed the examinFation with score 70% or better. Training was conducted in accordance with 40 CFR Part 763 (AHERA). Student also received the requisite training for asbestos accreditation under Title II of the TSCA

Marcin Swierzowski Director of Training	10/07/2024 Expiration Date	7TH OCTOBER, 2023 Dates of Course	PAWR20231077 Certificate No.

1ST ALL AROUND 4618 S. PRESCOT LYONS IL.
T. 773-986-8725 F.773-943-6342

ASBESTOS WORKER / LA
REFRESHER COMPLETION

MARIUSZ KAZMIERCZAK

Listed above individual attended and completed 1 day Illinois Department of Public Health approved
ASBESTOS ABATEMENT WORKER / LABORER REFRESHER COURSE
and on JANUARY 21ST, 2024 passed the examination with score 70% or better.
Training was conducted in accordance with 40 CFR Part 763 (AHERA).
Student also received the requisite training for asbestos accreditation under Title II of the TSCA

Marcin Swierzowski Director of Training	01/21/2025 Expiration Date	21ST JANUARY, 2024 Dates of Course	PAWR202412117 Certificate No.

1ST ALL AROUND 4618 S. PRESCOT LYONS IL.
T. 773-986-8725 F.773-943-6342

IDPH ASBESTOS WORKER LICENSE

WORKER ID 057305971
ISSUED 11/1/2023
EXPIRES 2/1/2025
MARIUSZ KAZMIERCZAK
3109 N NEENAH
CHICAGO, IL 60634
Environmental Health
See Reverse for Endorsements

JMS Environmental Associates, Ltd.

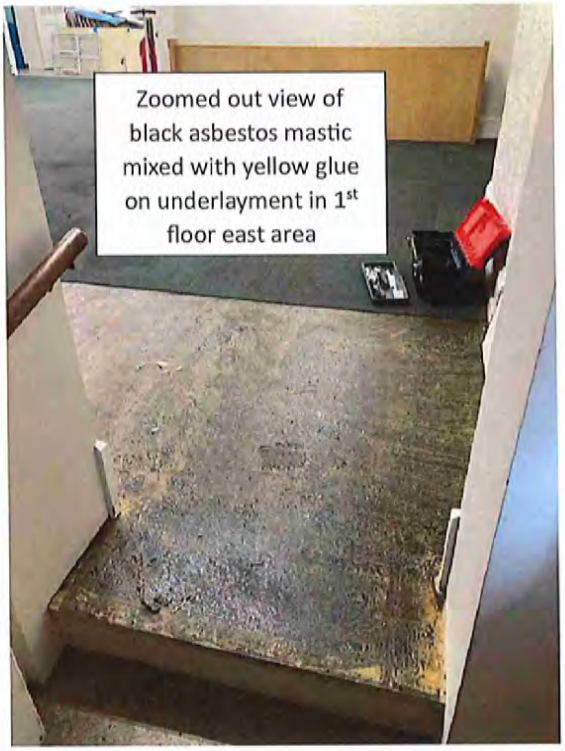
PROJECT PHOTOGRAPHIC DOCUMENTATION


2' by 4' asbestos containing ceiling tile with red backing on 2nd floor
2' by 4' newer replacement ceiling tile with no asbestos


View from below of 2' by 4' asbestos containing ceiling tile with red backing on 2nd floor, located in 3 rooms


Prep work underway in basement for 9" floor tile removal

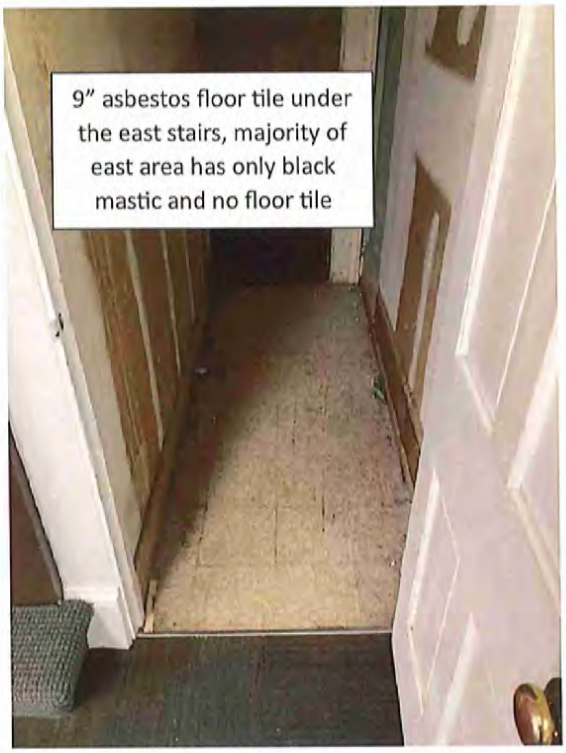

Main floor, mastic is on underlayment above older hardwood layer


Zoomed out view of black asbestos mastic mixed with yellow glue on underlayment in 1st floor east area


1st floor kitchen floor has asbestos containing 9" and black mastic


Asbestos containing 9" in the northwest storage closet of the large east room

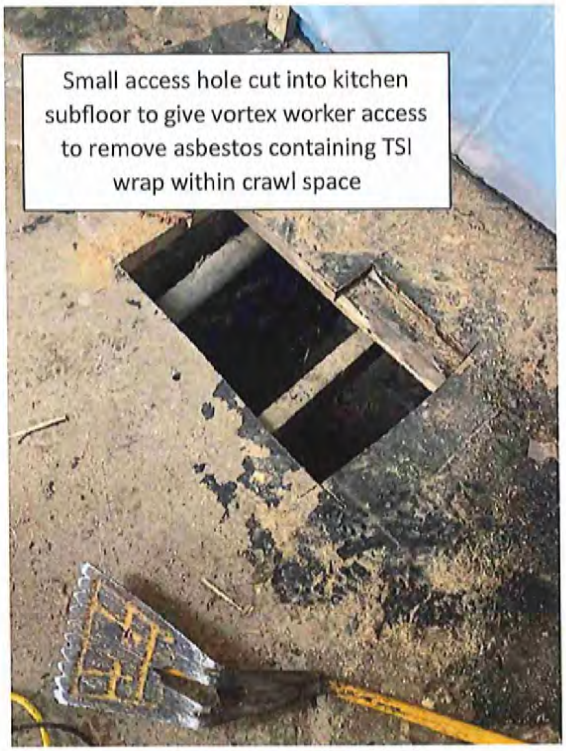

Black asbestos mastic in the east office on underlayment that was beneath carpet


9" asbestos floor tile under the east stairs, majority of east area has only black mastic and no floor tile


Kitchen island demoed to give access to remove 9" asbestos tile below

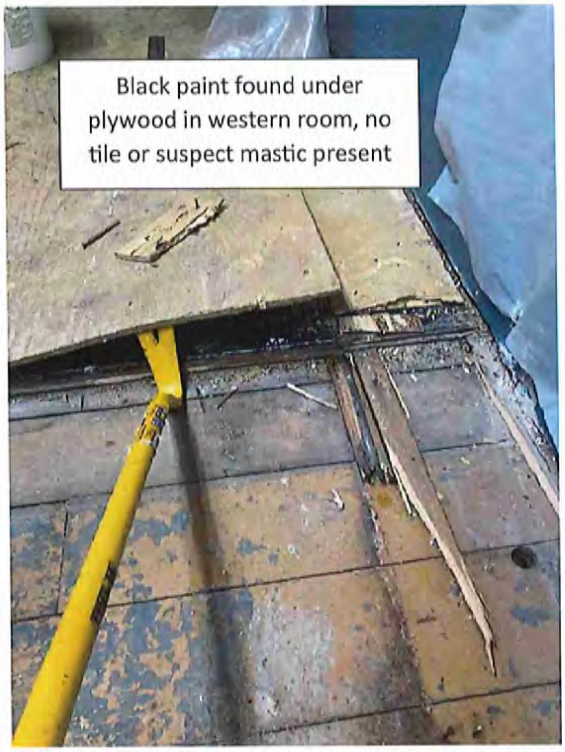

Asbestos black mastic and 9" remnants are present on the south ½ of the westernmost room


Underlayment removed and will be treated as asbestos waste

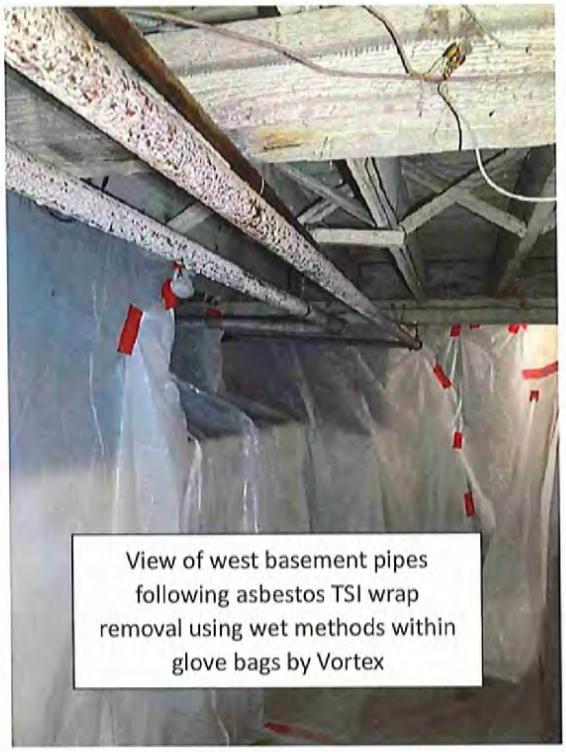

Small access hole cut into kitchen subfloor to give vortex worker access to remove asbestos containing TSI wrap within crawl space


9" removed from basement, black mastic removed using solvent method

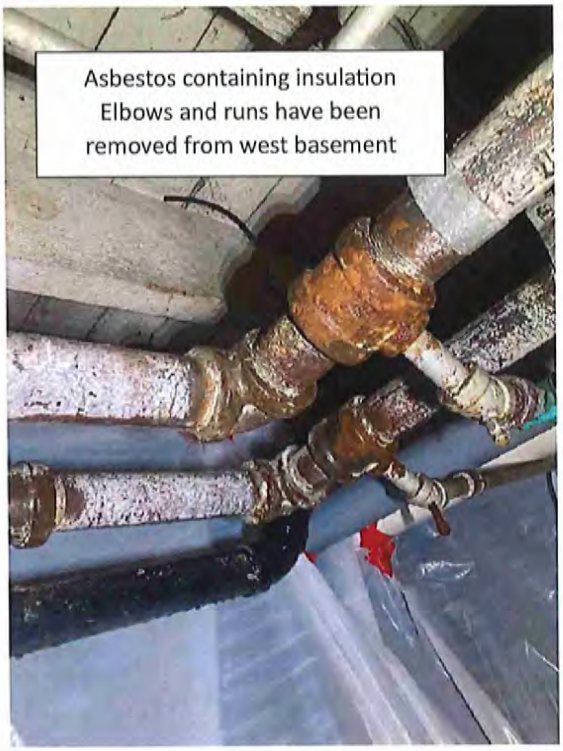

Asbestos tile and mastic removed from east basement, area thoroughly cleaned before clearance samples will be collected



Black paint found under plywood in western room, no tile or suspect mastic present

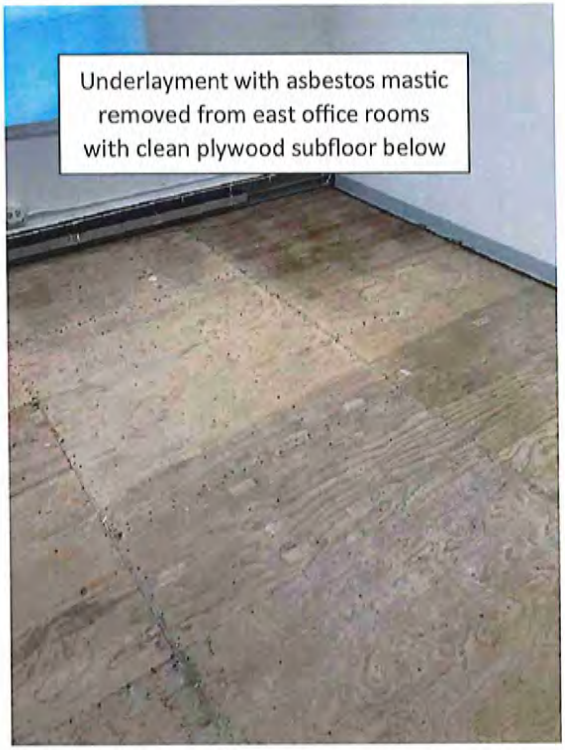


View of west basement pipes following asbestos TSI wrap removal using wet methods within glove bags by Vortex



Asbestos containing insulation Elbows and runs have been removed from west basement

Post clearance view of the east basement floor, all waste and poly removed



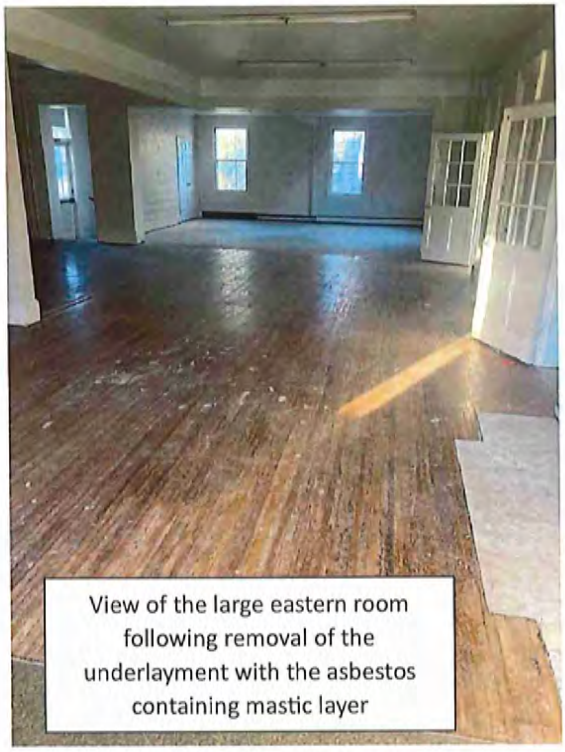
Underlayment with asbestos mastic removed from east office rooms with clean plywood subfloor below

Underlayment removed from large east room, subfloor below is not contaminated with asbestos, floor is wet mopped and HEPA vacuumed

Asbestos tile and mastic removed from kitchen area, underlayment glued, screwed, and nailed and left in place after mastic scrapped off

Small section of 12" and asbestos mastic removed from hallway connecting to main church campus using wet methods and solvent

Post mastic removal view of the concrete subfloor in the connecting hallway



View of the large eastern room following removal of the underlayment with the asbestos containing mastic layer

Underlayment removed from sub-stairway storage closet in the southwest of the large east room

Kitchen floor sealed with encapsulating paint following the scraping and thorough HEPA vacuuming

View of post removal and teardown following Asbestos containing 2' by 4' ceiling tile removal from the 2nd floor east area northwest room

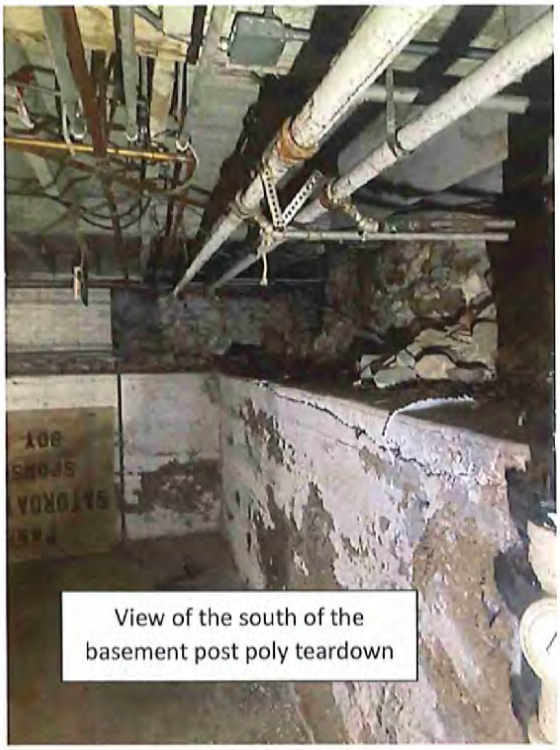
Underlayment with asbestos 9" and black mastic removed from 2nd floor bathroom

View post removal and teardown following Asbestos containing 2' by 4' ceiling tile removal from the 2nd floor east area southeast room

View post removal and teardown following Asbestos containing 2' by 4' ceiling tile removal from the 2nd floor east area southwest room

Post teardown view of the basement following successful air clearances, connecting hallway

View of the north of the basement post poly teardown



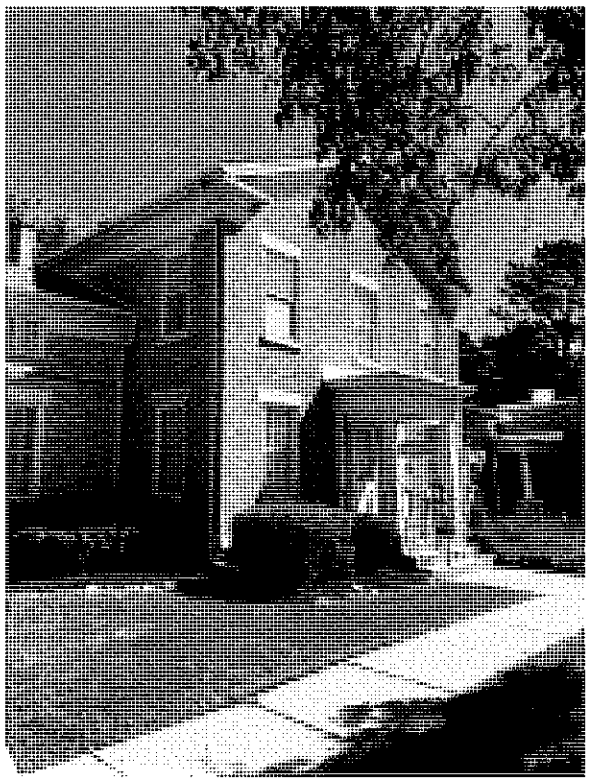
View of the south of the basement post poly teardown

ASBESTOS BULK BUILIDNG INSPECTION

Tarpley House
210 McHenry Ave
Crystal Lake, Illinois

Performed for:

St Mary's Episcopal Church
210 McHenry Ave
Crystal Lake, Illinois 60014



Prepared By:

JMS Environmental Associates, Ltd.
816 Burr Oak Drive
Westmont, Illinois 60559
630-655-8500

October 5, 2023

JMS Environmental Associates, Ltd.

JMS

816 Burr Oak Drive ● Westmont, IL. 60559 ● Tel: (630) 655-8500 ● Fax: (630) 655-8500

October 5, 2023

St Mary's Episcopal Church
210 McHenry Ave
Crystal Lake, Illinois 60014

Attn: Catherine Williams

JMS Project: J-25710

RE: Asbestos Inspection
Tarpley House
210 McHenry Ave
Crystal Lake, IL

Dear Ms. Williams,

This report covers the results of the assumed asbestos inspection and analysis that JMS Environmental Associates, Ltd. (JMS) performed for you on September 15, 2023, at 210 McHenry Ave, Crystal Lake, Illinois. Thirty-eight (38) samples were analyzed for asbestos content.

The U.S. E.P.A. defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

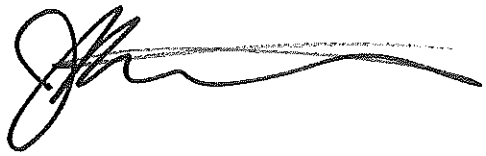
Thirteen (13) samples were found to contain asbestos in quantities exceeding 1%, while an additional two (2) samples contained asbestos at less than 1%. All samples found to contain asbestos exceeding 1% are highlighted yellow in the first table below. The two samples that contained asbestos at less than 1% are highlighted pink in the first table and were also analyzed by point counting. Please see the attached tables for the sample identification, material, location, condition, friability, accessibility, potential for disturbance, amount of material, and percentage of asbestos. A copy of the laboratory analytical results is also included for review.

The two materials that tested for trace asbestos at <1% included the texture on the kitchen walls and a 2' by 4' drop ceiling tile in the 2nd floor south room. For confirmation these materials were reanalyzed using point counting. The point count results showed that the wall kitchen texture had chrysotile asbestos events present but below the detection level by point count and the 2' by 4' ceiling tile was confirmed to contain asbestos at .7%. While these materials would not be classified as asbestos containing according to the U.S. E.P.A. definition their removal by a licensed asbestos abatement contractor before renovation is recommended to avoid potential asbestos exposure to workers who perform the renovation work per OSHA guidelines. If demolition is to occur JMS would recommend the 2' by 4' friable ceiling tile be removed along with the 13 confirmed asbestos materials by a licensed asbestos abatement contractor.

If you have any further questions, do not hesitate to contact me at JMS.

Respectfully submitted,

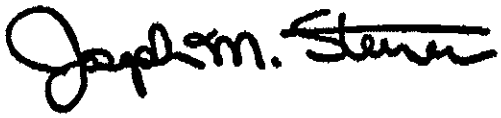
JMS ENVIRONMENTAL ASSOCIATES, LTD.



Joseph R. Sterner
Project Manager
(IDPH Asbestos License Number 100-19790)

Reviewed by,

JMS ENVIRONMENTAL ASSOCIATES, LTD.



Joseph M. Sterner
Environmental Director/ President
(IDPH Asbestos License Number 100-00209)

Asbestos Sampling PLM Results

SAMPLE NUMBER	MATERIAL /LOCATION	CONDITION	FRIABLE	ACCESSABILITY	POTENIAL FOR DISTRUBANCE	AMOUNT OF MATERIAL	% ASBESTOS
25710-09-1501	Pink Fiberglass Insulation/ Central House Attic	Good	No	High	Low	-	-
25710-09-1502	White Fiberglass Insulation/ Central House Attic	Good	No	High	Low	-	-
25710-09-1503	Paper Backing under 1503/ Central House Attic	Good	No	Moderate	Low	-	-
25710-09-1504	Brown Press Sound Board/ Central House Attic Stairwell	Good	Yes	High	Low	-	-
25710-09-1505	White Wavy 2' by 4' Ceiling Tile/ Central House 2nd Floor	Good	Yes	High	High	200 ft²	<1% Chrys. ****
25710-09-1506	Newer 2' by 4' White Ceiling Tile/ Central House 2nd Floor	Good	Yes	High	High	-	-
25710-09-1507	Alternate Wavy 2' by 4' Ceiling Tile/ Central House 2nd Floor	Good	Yes	High	Low	-	-
25710-09-1508	Tan 9" Floor Tile/ 2nd Floor Bathroom Closet	Good	No	High	Low	20 ft²	5% Chrys. *
25710-09-1509	White 9" Floor Tile/ 2nd Floor Bathroom	Good	No	High	Low	10 ft²	2% Chrys. *
25710-09-1510	Ceiling Plaster/ 2nd Floor West Area	Good	No	Moderate	Low	-	-
25710-09-1511	Wall Plaster/ 2nd Floor East Area	Good	No	High	Low	-	-
25710-09-1512	Yellow Attic Insulation/ 2nd Floor West Area	Good	No	Moderate	Low	-	-
25710-09-1513	Grey 9" Floor Tile/ Kitchen First Floor	Poor	No	High	Low	300 ft²	5% Chrys. **
25710-09-1514	Cream 9" Floor Tile/ Kitchen Entry and West Side Room First Floor	Poor	No	High	Low	20 ft²	3% Chrys. *
25710-09-1515	Paint Texture/ 1st Floor Kitchen	Good	No	Moderate	Low	2000 ft²	<1% Chrys. ****
25710-09-1516	Black Baseboard/ 1st Floor Kitchen	Good	No	High	Low	-	-
25710-09-1517	9" Floor Tile and Black Mastic/ 1st Floor Large Closet East Area	Good	No	High	Low	40 ft²	3% Chrys.*
25710-09-1518	Black Mastic and Brown Glue/ 1st Floor East area under Carpet squares	Good	No	High	Low	1250 ft²	3% Chrys.
25710-09-1519	Brown Flooring Sheeting Material/ 1st Floor East Area	Good	No	High	Low	-	-
25710-09-1520	Black Mastic/ 1st Floor East Side Room	Good	No	High	Low	300 ft²	2% Chrys.
25710-09-1521	Orange 12" Floor Tile/1st Floor East Entry	Good	No	High	Low	16 ft²	<1% Chrys. ***
25710-09-1522	Thick Wall Texture/ 1st Floor East Area West Walls	Good	No	Moderate	Low	-	-

SAMPLE NUMBER	MATERIAL /LOCATION	CONDITION	FRIABLE	ACCESSABILITY	POTENIAL FOR DISTRUBANCE	AMOUNT OF MATERIAL	% ASBESTOS
25710-09-1523	Thin Wall Texture/ 1st Floor East Area East Wall	Good	No	Moderate	Low	-	-
25710-09-1524	Tan 9" Floor Tile/ East Side Basement	Good	No	High	Low	160 ft^2	2% Chrys. **
25710-09-1525	Brown 9" Floor Tile/ East Side Basement	Good	No	High	Low	160 ft	3% Chrys.*
25710-09-1526	Window Caulking/ East Side Basement Interior	Good	No	High	Low	-	-
25710-09-1527	Thick TSI Run/ Old Basement East Side	Poor	Yes	High	High	70 ft	50 Chrys.
25710-09-1528	TSI Elbow/ Old Basement East Side	Poor	Yes	High	High	14 elbows	55 Chrys.
25710-09-1529	Thin TSI Run/ Old Basement West Side	Poor	Yes	High	Low	40 ft	10% Chrys.
25710-09-1530	Window Caulk/ West Portion Exterior	Good	No	High	Low	-	-
25710-09-1531	White Awning Cross Section/ West Portion Exterior	Good	No	Moderate	Low	-	-
25710-09-1532	Door Caulking/ West Portion Exterior	Good	No	High	Low	-	-
25710-09-1533	Tar Paper/ Central Building Roof	Good	No	Moderate	Low	-	-
25710-09-1534	Middle Layer Shingles/ Central Building Roof	Good	No	Moderate	Low	-	-
25710-09-1535	Top Layer Shingles/ Central Building Roof	Good	No	Moderate	Low	-	-
25710-09-1536	Window Caulking/ Central Building exterior	Good	No	Moderate	Low	-	-
25710-09-1537	Black Vapor Barrier/ East Addition behind wood siding	Good	No	Moderate	Low	-	-
25710-09-1538	Black Fiberboard behind 1537/ East Addition behind wood siding	Good	Yes	Moderate	Low	-	-

* Chrysotile was detected in the tile and mastic layers
** Chrysotile was detected in the tile layer
*** Chrysotile was detected in the black mastic layer with a local concentration greater than 1%
**** No local concentrations greater than 1% detected

Asbestos Sampling Point Count Results

SAMPLE NUMBER	MATERIAL /LOCATION	CONDITION	FRIABLE	ACCESSABILITY	POTENIAL FOR DISTRUBANCE	AMOUNT OF MATERIAL	% ASBESTOS
25710-09-1505	White Wavy 2' by 4' Ceiling Tile/ Central House 2nd Floor	Good	Yes	High	High	200 ft^2	0.7% Chrys.
25710-09-1515	Paint Texture/ 1st Floor Kitchen	Good	No	Moderate	Low	2000 ft^2	---*****

***** Chrysotile asbestos events observed but not detected by point count

LABORATORY RESULTS

JMS Environmental Associates, Ltd.

JMS

816 Burr Oak Drive ● Westmont, Illinois 60559 ● Tel: (630) 655-8500 ● Fax: (630) 655-8724

September 21, 2023

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

Attn: Catherine Williams

JMS Project: 25710
JMS Batch: 36148

Re: Bulk Asbestos Analyses of sample(s) received 9/15/2023
Tarpley House 210 McHenry Ave. Crystal Lake

Dear Ms. Williams,

This report[1,2] summarizes the results[3] of the analysis of bulk material for asbestos performed by JMS Environmental Associates, Ltd. for St. Mary's Episcopal Church, Crystal Lake. A detailed analysis report has been included for your review.

The U.S.E.P.A defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

These sample(s) will be discarded after 3 months of their receipt unless instructed otherwise.

Should you require further assistance regarding this matter, the staff at JMS Environmental Associates, Ltd. is experienced and licensed in all aspects of asbestos consulting. If you have any questions regarding this report, please do not hesitate to contact us at JMS Environmental Associates, Ltd.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Analytical Services Manager

[1] This report shall not be reproduced except in full, without the written approval of the laboratory.
[2] This report must not be used to claim product endorsement by an accrediting organization or any other agency of the U.S. Government.
[3] Results relate only to the items tested.

ASBESTOS BULK MATERIAL ANALYSES:

This part of the report covers the results of bulk material analyses that JMS Environmental Associates, Ltd. conducted for St. Mary's Episcopal Church, Crystal Lake. The information that is presented in this report is representative of the sample(s) submitted to JMS Environmental Associates, Ltd.

The attached information tabulates the quantities of fibrous material found in each sample. The numbers will not necessarily add up to 100%, with the balance being filler and binder materials. The symbol (--) indicates not detected. A sample labeled heterogeneous indicates the possibility of significantly higher local concentrations than the averaged value reported. If the average asbestos content of a heterogeneous (multi-layered) sample is less than or equal to 1%, but greater than none detected (--), additional analysis by separate layers will be necessary to ensure that no layer in the sample contains greater than one percent asbestos.

Vinyl floor tiles may contain thin fibers <0.25 μm in diameter that are below the resolution of the polarized light microscope (PLM). The U.S.E.P.A. recommends that vinyl floor tiles analyzed by PLM in which asbestos is not detected or detected in quantities less than or equal to 1% be verified by transmission electron microscopy (TEM). Fed. Reg. Vol. 59, No. 146, 8/1/94, p. 38970-38971.

Sample analysis has been performed in accordance with the United States Environmental Protection Agency's 40 CFR Appendix E to Subpart E of part 763, "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and supplemented by EPA/600/R-93/116, July 1993 – "Method for the Determination of Asbestos in Bulk Building Materials." Analysis was initiated by a stereoscopic examination of the sample as received. Any obvious fractions were noted and samples of each fraction were mounted for polarized light microscopy in a 1.515 index liquid. When mounting samples, any fibrous material is thoroughly separated for optical measurements. Classification of suspected asbestos fibers is achieved by determining the morphology, isotropy, pleochroism, extinction angle, sign of elongation, birefringence and refractive indices. Concurrently, the relative abundance of any asbestos material, other fibers, fillers and binders is determined. Identification of non-asbestos material is not as rigorous as these are not the species of interest.

Quantities measured by calibrated visual estimates are determined by comparing areal coverage and thickness of various species present to reference material standards of known weight percent. The quantity "<1" is reported when asbestos events are observed but determined by calibrated visual estimate to be less than 1%.

Point count percentages are obtained by calculating the ratio of asbestos events counted to total number of particles counted. A minimum of 400 total points is counted over 8 or more preparations to establish statistical significance. The quantity of "<1" is reported when 1

ASBESTOS BULK MATERIAL ANALYSES: (continued)

to 3 asbestos events are detected within a minimum 400-point count or when asbestos events are observed but none are counted within a minimum 400-point count.

The overall uncertainty of asbestos analysis is determined in part by analyzing in-house reference material. Quantity measurements from in-house reference material can be used to determine the accuracy of asbestos quantifying methods. The following JMS accuracy values for critical asbestos quantities have been calculated:

Method	Quantity of Asbestos	Accuracy of Measurement
Point Count	1.0% - 10.0%	±2.0%
CVES	1% – 10%	±3%

When suspected asbestos fibers are observed, they are classified by measuring the following optical properties: refractive index, birefringence, extinction angle, pleochroism, isotropy, sign of elongation, and color. Fibers having optical properties consistent with predefined values are classified as asbestos.

The optical properties of the various forms of asbestos are as follows:

Amosite:	Straight thin single fibers and bundles of such fibers usually with cleanly broken ends on individual fibers; refractive indices of 1.664-1.686 and 1.687-1.729, birefringence 0.020-0.033 and parallel extinction.
Chrysotile:	Thin fibers and fiber bundles with both straight and wavy sections. The ends of bundles tend to be frayed. Indices are 1.529-1.559 and 1.537-1.576, birefringence of 0.004-0.016 and the fibers exhibit parallel extinction.
Anthophyllite:	Similar in morphology to amosite but refractive indices of 1.606-1.648 and 1.626-1.670, birefringence of 0.013-0.025 and extinction is parallel.
Crocidolite:	Similar in morphology to amosite but is distinguished by blue to blue-green pleochroic coloration and indices of 1.680-1.698 and 1.685-1.706. It is commonly referred to as blue asbestos.
Tremolite-Actinolite Series:	Transparent, elongated furrowed prisms, usually with uneven jagged ends and smooth sides, with oblique extinction and positive elongation; indices are 1.559-1.612 and 1.625-1.637. The two minerals are very similar chemically and grade into each other.

Attached with this section of the report are the analytical results of the bulk material samples.

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis for Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Non-asbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378688	--	25710-09-1501	Homogeneous Pink Friable Insulation	--	--	--	2	90	<1/Hair
378689	--	25710-09-1502	Homogeneous Grey Friable Insulation	--	--	--	<1	90+	--
378690	--	25710-09-1503	Heterogeneous Black/Tan Sheeting	--	--	--	85	3	--
378691	--	25710-09-1504	Homogeneous Brown Friable Insulation	--	--	--	90+	--	--
378692	--	25710-09-1505	Heterogeneous White/Grey/Tan Ceiling Tile	<1*	--	--	<1	75	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments: * No local concentrations greater than 1% detected.

Analyst: Kirsten Bolda
Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis for Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378693	--	25710-09-1506	Heterogeneous White/Tan Ceiling Tile	--	--	--	90+	--	--
378694	--	25710-09-1507	Heterogeneous White/Grey/Tan Ceiling Tile	--	--	--	65	2	--
378695	--	25710-09-1508	Heterogeneous Black/Grey Vinyl Tile/Mastic	5*	--	--	<1	--	--
378696	--	25710-09-1509	Heterogeneous Black/White Vinyl Tile/Mastic	2*	--	--	<1	<1	--
378697	--	25710-09-1510	Heterogeneous White/Grey Plaster	--	--	--	<1	--	<1/Hair

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments:* Chrysotile was detected in the tile and mastic layers.

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis for Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378698	--	25710-09-1511	Heterogeneous White/Grey Plaster	--	--	--	2	--	--
378699	--	25710-09-1512	Homogeneous Yellow Friable Insulation	--	--	--	2	90	<1/Hair <1/Synth.
378700	--	25710-09-1513	Heterogeneous Black/Grey Vinyl Tile/Mastic	5*	--	--	2	--	--
378701	--	25710-09-1514	Heterogeneous Black/Beige Vinyl Tile/Mastic	3**	--	--	--	--	--
378702	--	25710-09-1515	Heterogeneous White Paint/Plaster	<1***	--	--	--	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments: * Chrysotile was detected in the tile layer. ** Chrysotile was detected in the tile and mastic layers. *** No local concentrations greater than 1% detected.

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis for Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378703	--	25710-09-1516	Heterogeneous Light Blue/Black/White Sheeting	--	--	--	2	--	--
378704	--	25710-09-1517	Heterogeneous Black/Beige Vinyl Tile/Mastic	3*	--	--	<1	--	--
378705	--	25710-09-1518	Homogeneous Black Petroleum Based	3	--	--	--	--	2/Synth.
378706	--	25710-09-1519	Heterogeneous Tan/Grey Sheeting	--	--	--	20	3	10/Synth.
378707	--	25710-09-1520	Heterogeneous Black/Tan Friable Insulation	2	--	--	90+	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments: * Chrysotile was detected in the tile and mastic layers.

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis for Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378708	--	25710-09-1521	Heterogeneous Black/Brown Vinyl Tile/Mastic	<1*	--	--	<1	--	--
378709	--	25710-09-1522	Heterogeneous White/Tan Paint	--	--	--	<1	--	--
378710	--	25710-09-1523	Heterogeneous White/Tan Paint	---NON-FIBROUS---					
378711	--	25710-09-1524	Heterogeneous Black/Tan Vinyl Tile/Mastic	2**	--	--	--	--	--
378712	--	25710-09-1525	Heterogeneous Black/Grey Vinyl Tile/Mastic	3***	--	--	<1	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments: *Chrysotile was detected in the black mastic layer with a local concentration greater than 1%. **Chrysotile was detected in the tile layer.
***Chrysotile was detected in the tile and mastic layers.

Analyst: Kirsten Bolda

Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378713	--	25710-09-1526	Heterogeneous White/Grey Plaster	--	--	--	--	--	5/CaSil.
378714	--	25710-09-1527	Heterogeneous Grey Friable Insulation	50	--	--	3	--	--
378715	--	25710-09-1528	Heterogeneous Grey Friable Insulation	55	--	--	3	--	--
378716	--	25710-09-1529	Heterogeneous White/Grey Friable Insulation	10	1.5	--	--	<1	--
378717	--	25710-09-1530	Heterogeneous White Caulk	--	--	--	2	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments:

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378718	--	25710-09-1531	Heterogeneous White/Black Petroleum Based	--	--	--	--	3	15/Synth.
378719	--	25710-09-1532	Heterogeneous White/Grey Caulk	---NON-FIBROUS---					
378720	--	25710-09-1533	Homogeneous Black Petroleum Based	--	--	--	2	5	--
378721	--	25710-09-1534	Heterogeneous Black/Grey Petroleum Based	--	--	--	--	10	--
378722	--	25710-09-1535	Heterogeneous Black/Brown Petroleum Based	--	--	--	--	5	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments:

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.
Westmont, Illinois

Bulk Sample Analysis For Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Visual Estimate					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378723	--	25710-09-1536	Heterogeneous White Caulk	---NON-FIBROUS---					
378724	--	25710-09-1537	Homogeneous Black Sheeting	--	--	--	5	<1	--
378725	--	25710-09-1538	Heterogeneous Black/Tan Sheeting	--	--	--	90+	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments:

Analyst: Kirsten Bolda

Date: September 21, 2023

JMS Environmental Associates, Ltd.

816 Burr Oak Drive ● Westmont, Illinois 60559 ● Tel: (630) 655-8500 ● Fax: (630) 655-8724

JMS

October 4, 2023

St. Mary's Episcopal Church, Crystal Lake
210 McHenry Avenue
Crystal Lake, IL 60014

Attn: Catherine Williams

JMS Project: 25710
JMS Batch: 36148

Re: Bulk Asbestos Analyses of sample(s) received 9/15/2023
Tarpley House 210 McHenry Ave., Crystal Lake

Dear Ms. Williams,

This report[1,2] summarizes the results[3] of the analysis of bulk material for asbestos performed by JMS Environmental Associates, Ltd. for St. Mary's Episcopal Church, Crystal Lake. A detailed analysis report has been included for your review.

The U.S.E.P.A defines a material as asbestos containing if the concentration of asbestos fibers is greater than 1% by weight. If the quantity of asbestos is determined to be <10% by visual estimate, the owner or operator may (1) elect to assume the amount of asbestos to be greater than 1% and treat the material as asbestos containing material or (2) request verification by point counting technique. If a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.

These sample(s) will be discarded after 3 months of their receipt unless instructed otherwise.

Should you require further assistance regarding this matter, the staff at JMS Environmental Associates, Ltd. is experienced and licensed in all aspects of asbestos consulting. If you have any questions regarding this report, please do not hesitate to contact us at JMS Environmental Associates, Ltd.

Respectfully submitted,

JMS ENVIRONMENTAL ASSOCIATES, LTD.

Robert J. Dal Santo
Analytical Services Manager

[1] This report shall not be reproduced except in full, without the written approval of the laboratory.
[2] This report must not be used to claim product endorsement by an accrediting organization or any other agency of the U.S. Government.
[3] Results relate only to the items tested.

ASBESTOS BULK MATERIAL ANALYSES:

This part of the report covers the results of bulk material analyses that JMS Environmental Associates, Ltd. conducted for St. Mary's Episcopal Church, Crystal Lake. The information that is presented in this report is representative of the sample(s) submitted to JMS Environmental Associates, Ltd.

The attached information tabulates the quantities of fibrous material found in each sample. The numbers will not necessarily add up to 100%, with the balance being filler and binder materials. The symbol (--) indicates not detected. A sample labeled heterogeneous indicates the possibility of significantly higher local concentrations than the averaged value reported. If the average asbestos content of a heterogeneous (multi-layered) sample is less than or equal to 1%, but greater than none detected (--), additional analysis by separate layers will be necessary to ensure that no layer in the sample contains greater than one percent asbestos.

Vinyl floor tiles may contain thin fibers <0.25 μm in diameter that are below the resolution of the polarized light microscope (PLM). The U.S.E.P.A. recommends that vinyl floor tiles analyzed by PLM in which asbestos is not detected or detected in quantities less than or equal to 1% be verified by transmission electron microscopy (TEM). Fed. Reg. Vol. 59, No. 146, 8/1/94, p. 38970-38971.

Sample analysis has been performed in accordance with the United States Environmental Protection Agency's 40 CFR Appendix E to Subpart E of part 763, "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and supplemented by EPA/600/R-93/116, July 1993 – "Method for the Determination of Asbestos in Bulk Building Materials." Analysis was initiated by a stereoscopic examination of the sample as received. Any obvious fractions were noted and samples of each fraction were mounted for polarized light microscopy in a 1.515 index liquid. When mounting samples, any fibrous material is thoroughly separated for optical measurements. Classification of suspected asbestos fibers is achieved by determining the morphology, isotropy, pleochroism, extinction angle, sign of elongation, birefringence and refractive indices. Concurrently, the relative abundance of any asbestos material, other fibers, fillers and binders is determined. Identification of non-asbestos material is not as rigorous as these are not the species of interest.

Quantities measured by calibrated visual estimates are determined by comparing areal coverage and thickness of various species present to reference material standards of known weight percent. The quantity "<1" is reported when asbestos events are observed but determined by calibrated visual estimate to be less than 1%.

Point count percentages are obtained by calculating the ratio of asbestos events counted to total number of particles counted. A minimum of 400 total points is counted over 8 or more preparations to establish statistical significance. The quantity of "<1" is reported when 1

ASBESTOS BULK MATERIAL ANALYSES: (continued)

to 3 asbestos events are detected within a minimum 400-point count or when asbestos events are observed but none are counted within a minimum 400-point count.

The overall uncertainty of asbestos analysis is determined in part by analyzing in-house reference material. Quantity measurements from in-house reference material can be used to determine the accuracy of asbestos quantifying methods. The following JMS accuracy values for critical asbestos quantities have been calculated:

Method	Quantity of Asbestos	Accuracy of Measurement
Point Count	1.0% - 10.0%	±2.0%
CVES	1% – 10%	±3%

When suspected asbestos fibers are observed, they are classified by measuring the following optical properties: refractive index, birefringence, extinction angle, pleochroism, isotropy, sign of elongation, and color. Fibers having optical properties consistent with predefined values are classified as asbestos.

The optical properties of the various forms of asbestos are as follows:

Amosite:	Straight thin single fibers and bundles of such fibers usually with cleanly broken ends on individual fibers; refractive indices of 1.664-1.686 and 1.687-1.729, birefringence 0.020-0.033 and parallel extinction.
Chrysotile:	Thin fibers and fiber bundles with both straight and wavy sections. The ends of bundles tend to be frayed. Indices are 1.529-1.559 and 1.537-1.576, birefringence of 0.004-0.016 and the fibers exhibit parallel extinction.
Anthophyllite:	Similar in morphology to amosite but refractive indices of 1.606-1.648 and 1.626-1.670, birefringence of 0.013-0.025 and extinction is parallel.
Crocidolite:	Similar in morphology to amosite but is distinguished by blue to blue-green pleochroic coloration and indices of 1.680-1.698 and 1.685-1.706. It is commonly referred to as blue asbestos.
Tremolite-Actinolite Series:	Transparent, elongated furrowed prisms, usually with uneven jagged ends and smooth sides, with oblique extinction and positive elongation; indices are 1.559-1.612 and 1.625-1.637. The two minerals are very similar chemically and grade into each other.

Attached with this section of the report are the analytical results of the bulk material samples.

JMS Environmental Associates, Ltd.
Westmont, Illinois
Quantitation By Point Count For Bulk Asbestos Content

Client: St. Mary's Episcopal Church, Crystal Lake
Project Name: Tarpley House 210 McHenry Ave. Crystal Lake
Client Project Ref:

Project Number: J-25710
Work Order: 36043
Batch Number: 36148

				Asbestos Fibers (%)			Nonasbestos-Fibers (%)		
				% By Point Count					
Log Number	Layer I.D.	Sample Identification	Sample Description	Chrys.	Amos.	Other	Cellulose	Fibrous Glass	Other
378692	--	25710-09-1505	Heterogeneous* White/Grey/Tan Ceiling Tile	0.7	--	--	<1	75	--
378702	--	25710-09-1515	Heterogeneous* White Paint/Plaster	--**	--	--	--	--	--

Abbreviations:

Croc.	Crocidolite	Trem.	Tremolite	Synth.	Synthetic Fibers
Anth.	Anthophyllite	Actin.	Actinolite	CaSil.	Calcium Silicates

Explanation: Percentages will not necessarily add up to 100%, with the balance being nonfibrous filler and binder materials.
Comments: *Sample was homogenized prior to point count per client request. ** Chrysotile asbestos events observed but not detected by point count.

Analyst: Kirsten Bolda

Date: October 4, 2023

LABORATORY ACCREDITATION

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102012-0

JMS Environmental Associates, Ltd.

Westmont, 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 Communique dated January 2009).

2023-04-01 through 2024-03-31

Effective Dates

For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

JMS Environmental Associates, Ltd.
816 Burr Oak Drive
Westmont, IL 60559
Mr. John Aschbacher
Phone: 630-655-8500 Fax: 630-655-8724
Email: jaschbacher@jmsenviro.com
http://www.jmsenviro.com

ASBESTOS FIBER ANALYSIS **NVLAP LAB CODE 102012-0**

Bulk Asbestos Analysis

Code	*Description*
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

For the National Voluntary Laboratory Accreditation Program

UNITED STATES DEPARTMENT OF COMMERCE
National Institute of Standards and Technology
Gaithersburg, Maryland 20899

March 24, 2023

John Aschbacher
JMS Environmental Associates, Ltd.
816 Burr Oak Drive
Westmont, IL 60559

NVLAP Lab Code: 102012-0

Dear Mr. Aschbacher,

Thank you for continuing your accreditation for Asbestos Fiber Analysis under the National Voluntary Laboratory Accreditation Program (NVLAP). This accreditation is effective until March 31, 2024, provided that your laboratory continues to comply with the accreditation requirements contained in the NVLAP Procedures.

Your updated accreditation documents are enclosed. You may reproduce these documents in their entirety and use the NVLAP symbol and/or term to reference your accredited status in accordance with the requirements published in NIST Handbook 150, 1.8. Accreditation does not relieve your laboratory from observing and complying with any applicable existing laws and/or regulations.

We are pleased to have you participate in NVLAP and look forward to your continued association with this program. If you have any questions concerning your NVLAP accreditation, please direct them to Shelby Conyers, Program Manager, Laboratory Accreditation Program, National Institute of Standards and Technology, 100 Bureau Dr. Stop 2140, Gaithersburg, MD 20899-2140; .

Sincerely,

Dana S. Leaman, Chief
National Voluntary Laboratory Accreditation Program

INSPECTOR LICENSING

IDPH
ILLINOIS DEPARTMENT OF PUBLIC HEALTH

525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

JOSEPH R STERNER
1319 W DOWNER PLACE
AURORA, IL 60506

2/10/2023

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 19790

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

IDPH

ASBESTOS PROFESSIONAL LICENSE

ID NUMBER	ISSUED	EXPIRES
100 - 19790	**2/10/2023**	**05/15/2024**

JOSEPH R STERNER
1319 W DOWNER PLACE
AURORA, IL 60506
Environmental Health

Back of License

ENDORSEMENTS	TC EXPIRES
INSPECTOR	11/11/2023
PROJECT MANAGER	6/11/2023
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.

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

7233 S. Adams Street | Willowbrook, IL 60527
(630) 655-3900 | www.otssafety.com

2022

OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

Joseph Richard Sterner

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 11/11/2022

Exam Date: 11/11/2022

Expiration Date: 11/11/2023

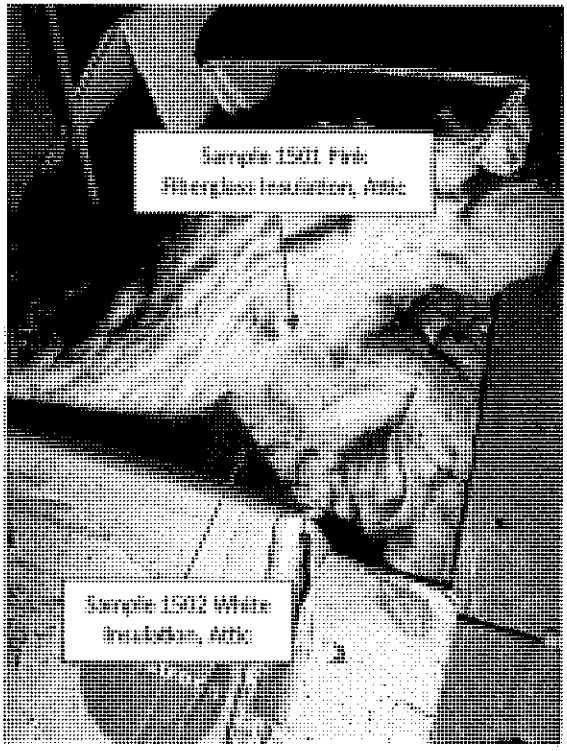
Certificate Number: BIR2211113656

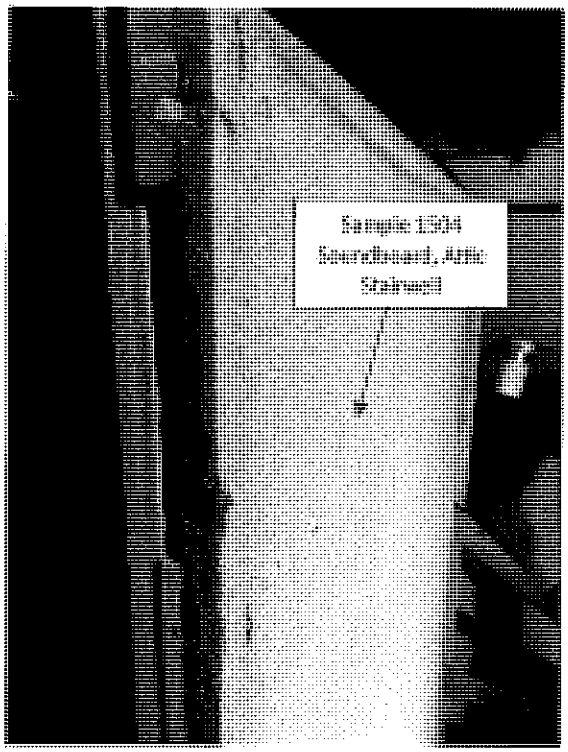
Kathy DeSalvo, Director

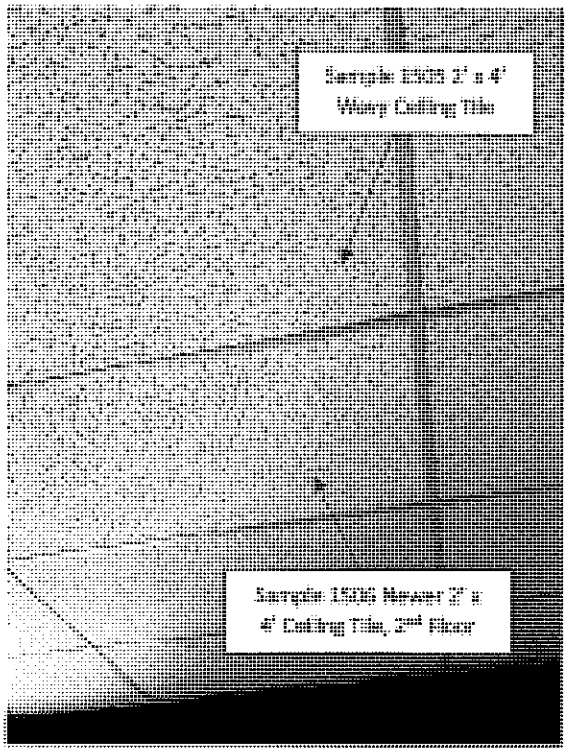
SITE PHOTOS

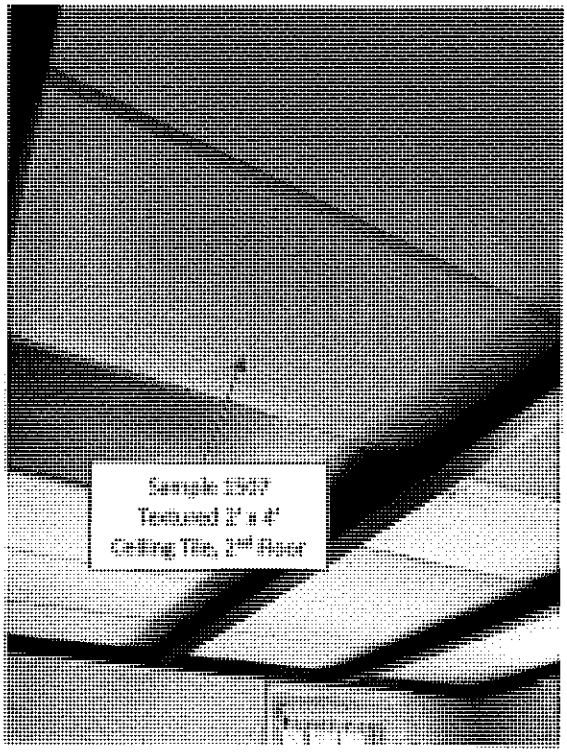
J25710

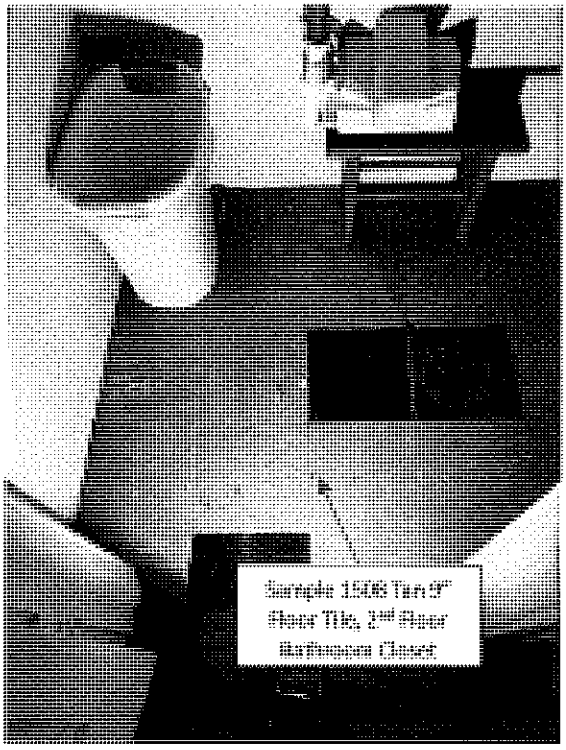
210 McHenry Ave Inspection Photos

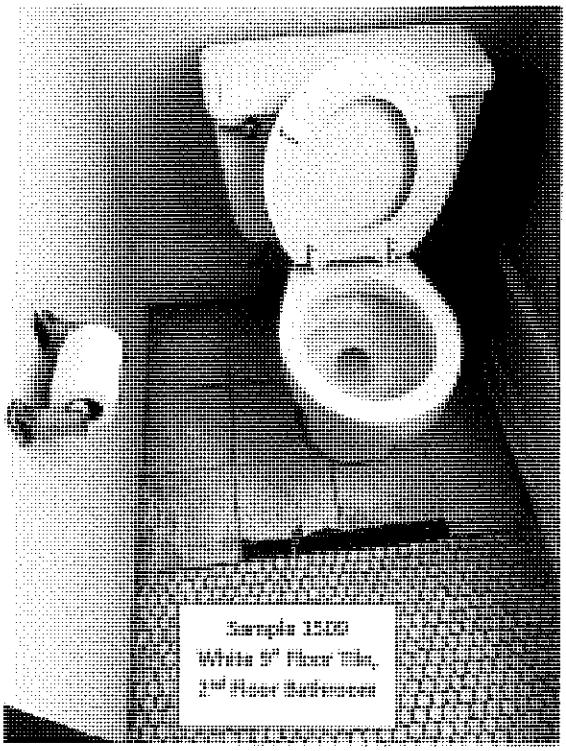


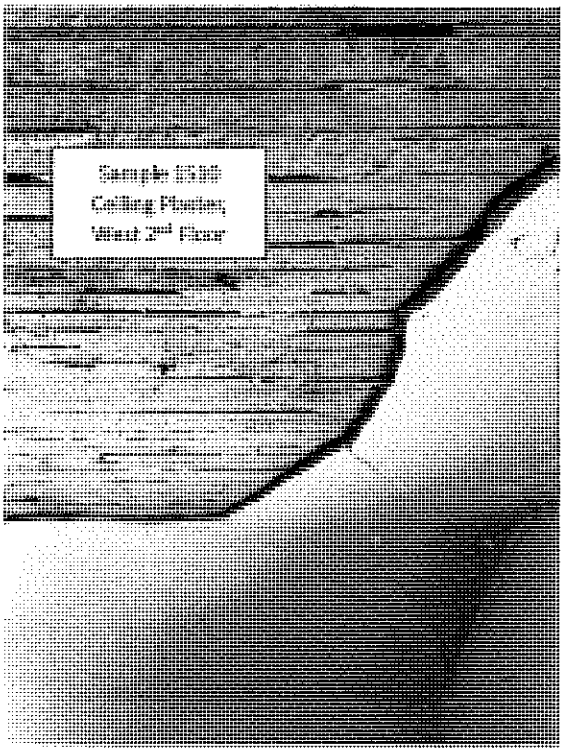


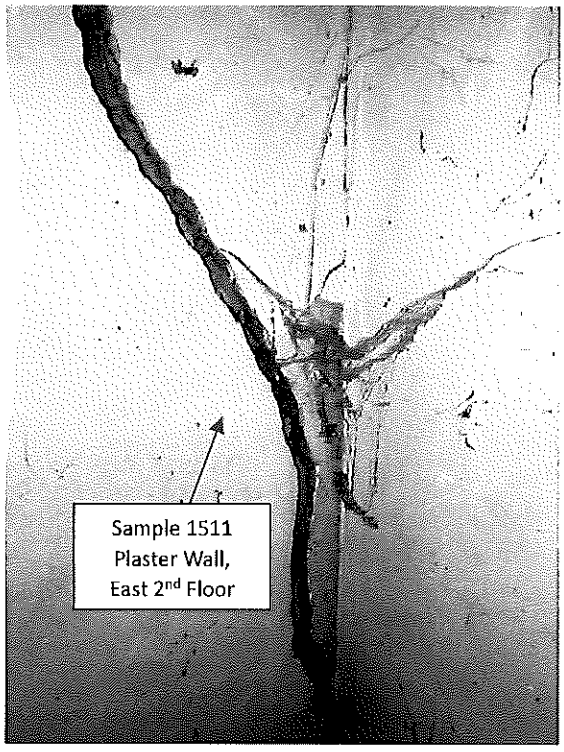


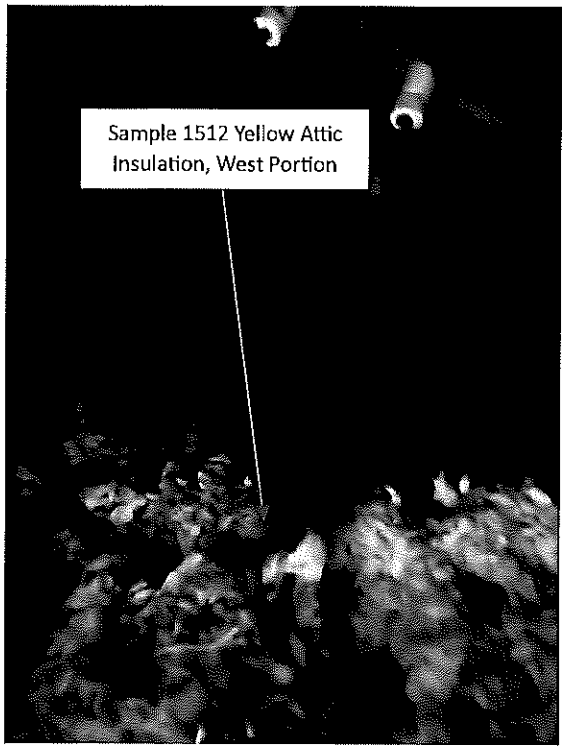


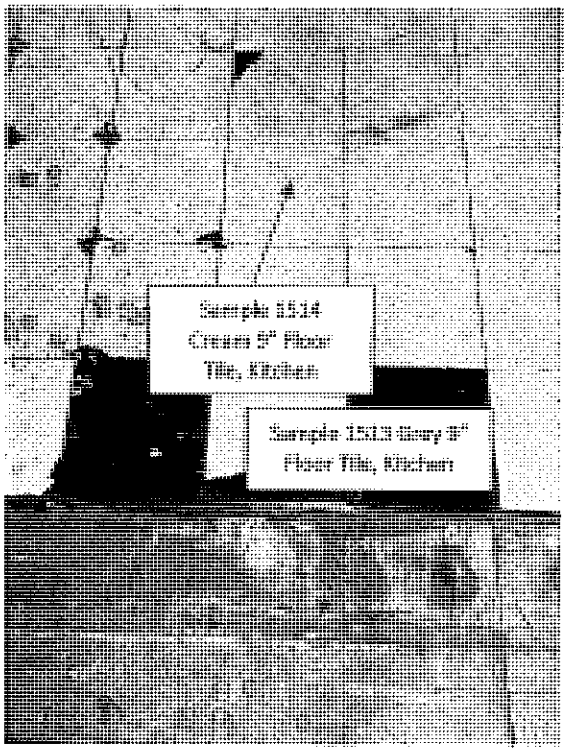

Sample 1508 Tan 9"
Floor Tile, 2nd Floor
Bathroom Closet

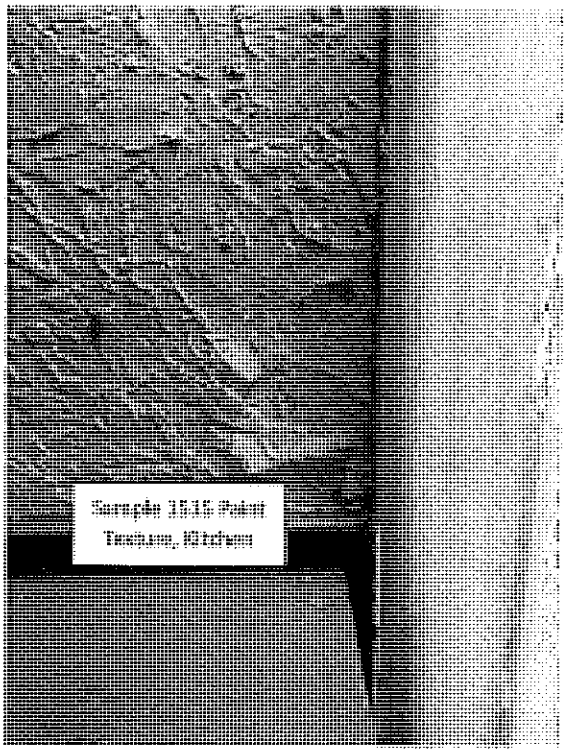

Sample 1509
White 9" Floor Tile,
1st Floor Bathroom

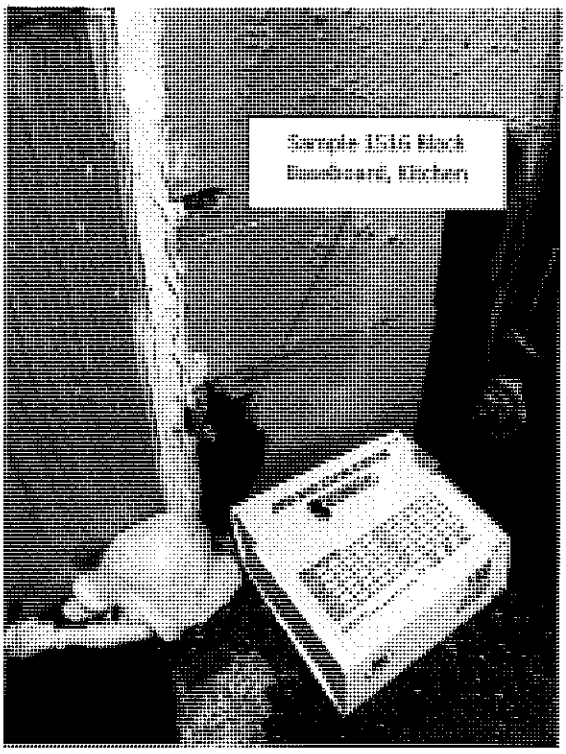

Sample 1510
Ceiling Plaster,
West 2nd Floor

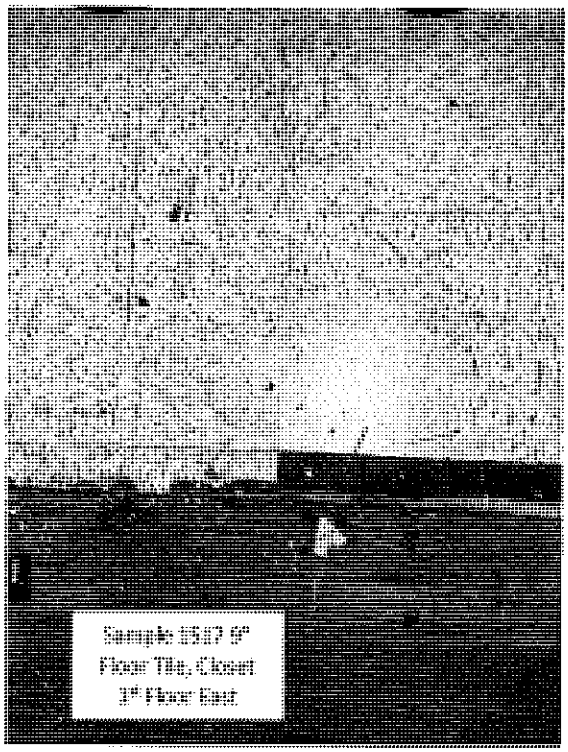

Sample 1511
Plaster Wall,
East 2nd Floor

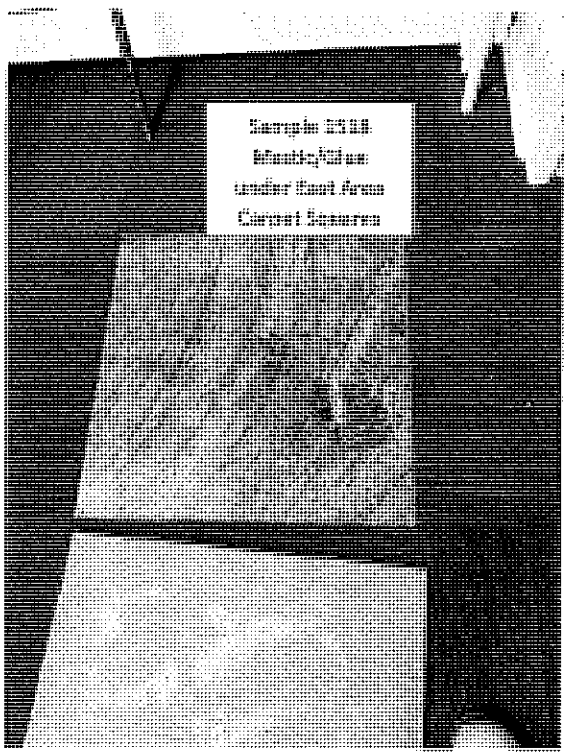

Sample 1512 Yellow Attic
Insulation, West Portion

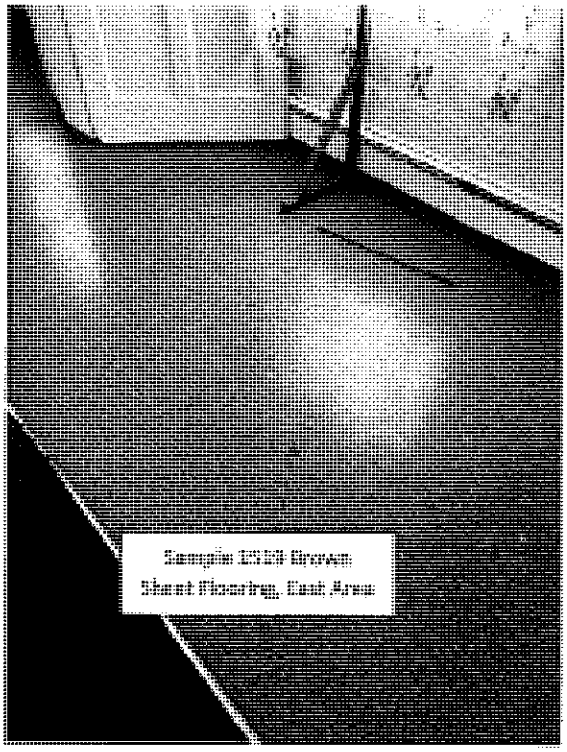

Sample 1514
Cream 9" Floor
Tile, Kitchen
Sample 1513 Grey 9"
Floor Tile, Kitchen

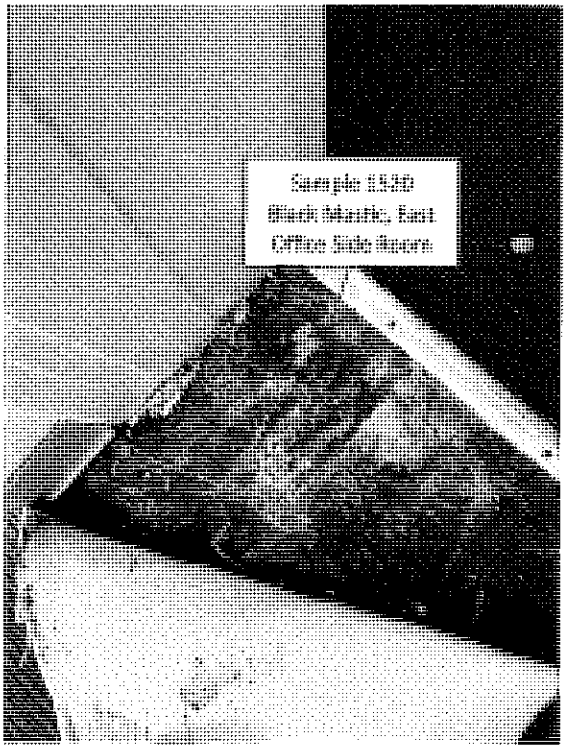

Sample 1515 Paint
Texture, Kitchen

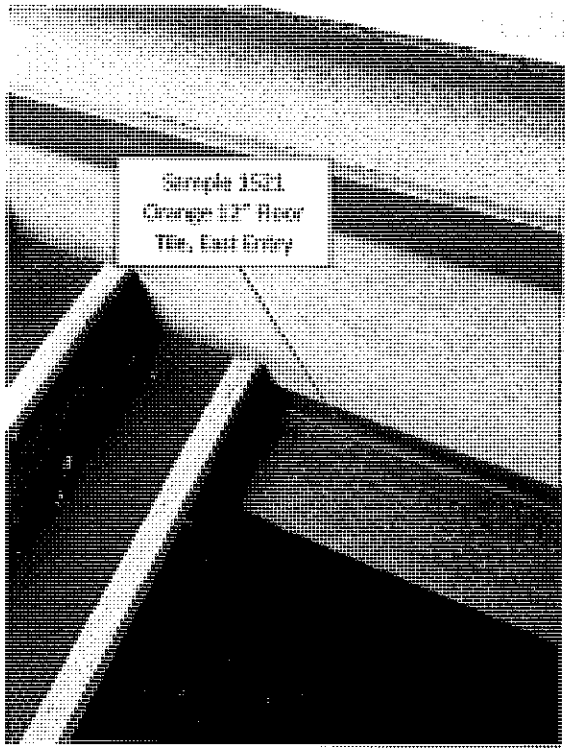

Sample 1516 Black
Baseboard, Kitchen

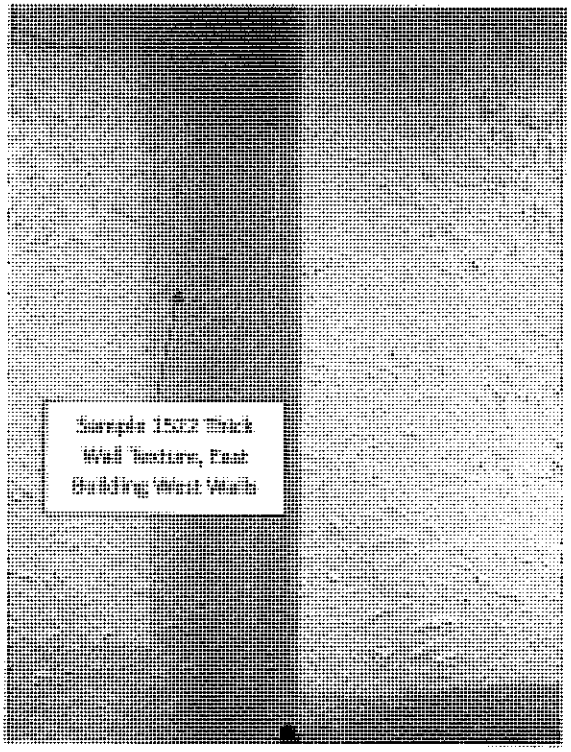

Sample 1537 9"
Floor Tile, Closet
1st Floor East

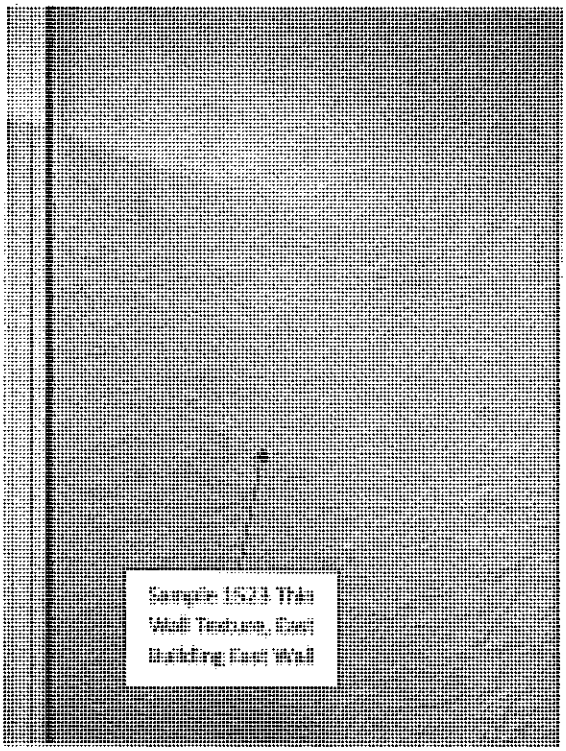

Sample 1538
Mastic/Glue
under East Area
Carpet Squares

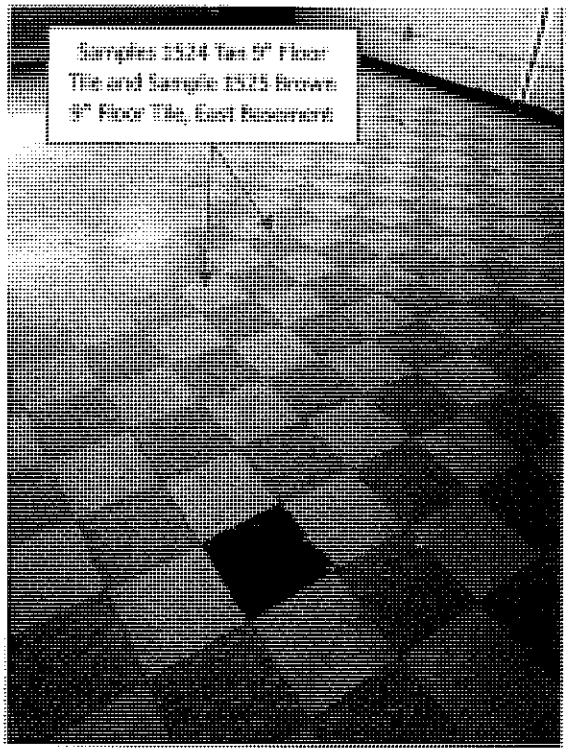

Sample 1539 Brown
Sheet Flooring, East Area

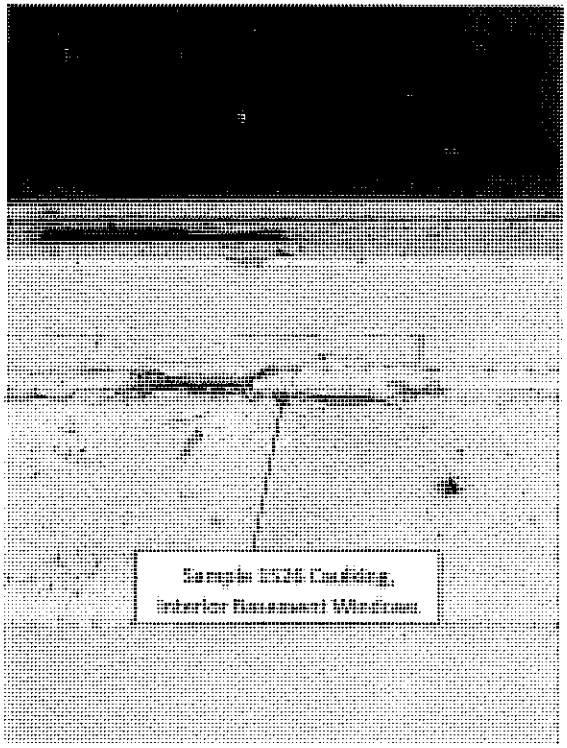

Sample 1540
Black Mastic, East
Office Side Room

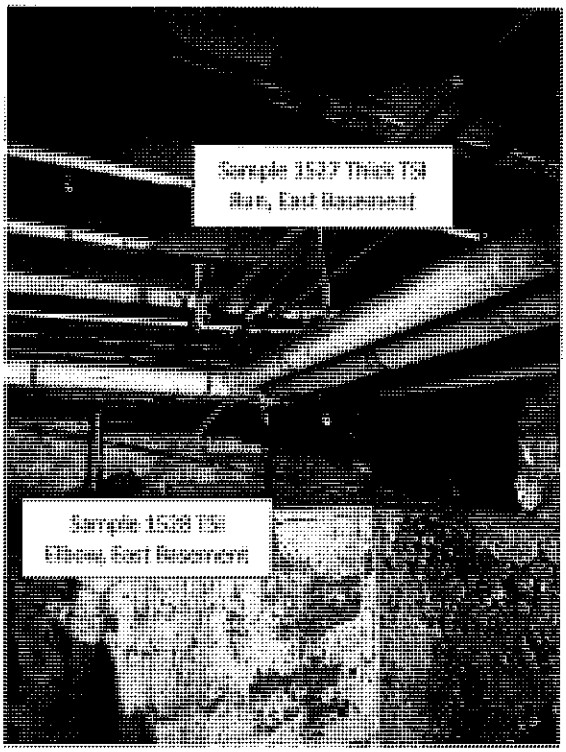

Sample 1521
Orange 12" Floor
Tile, East Entry

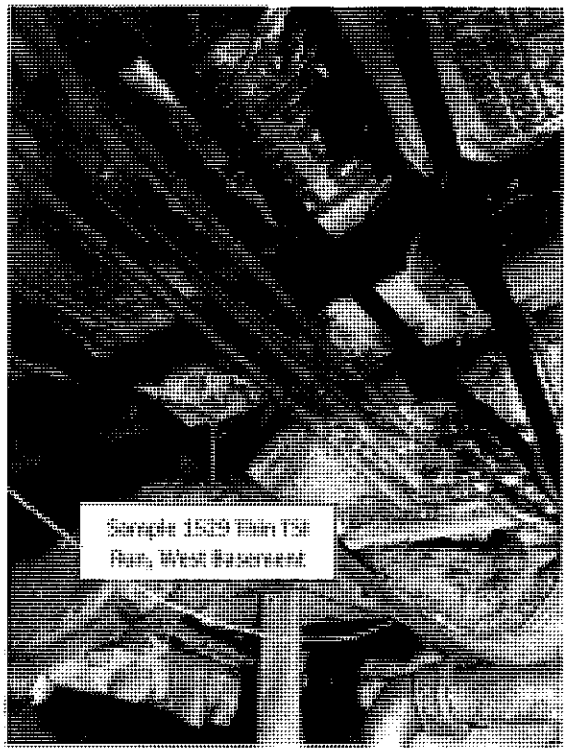

Sample 1522 Thick
Wall Texture, East
Building West Walls

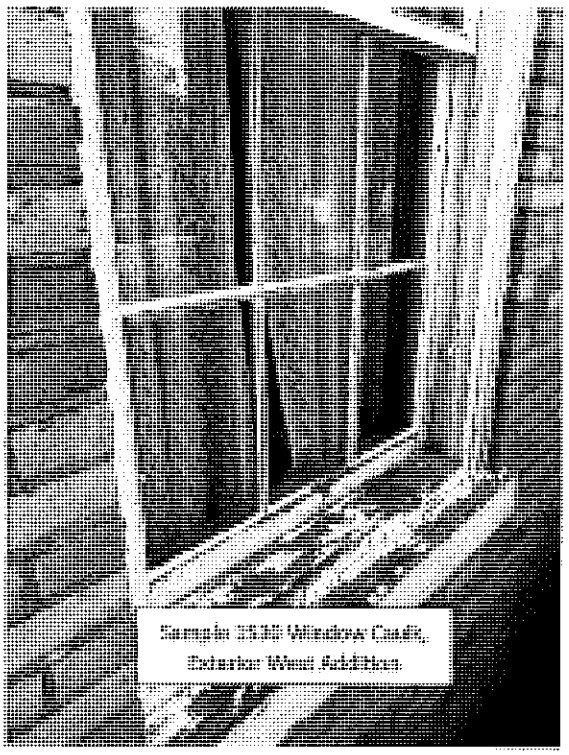

Sample 1523 Thin
Wall Texture, East
Building East Wall

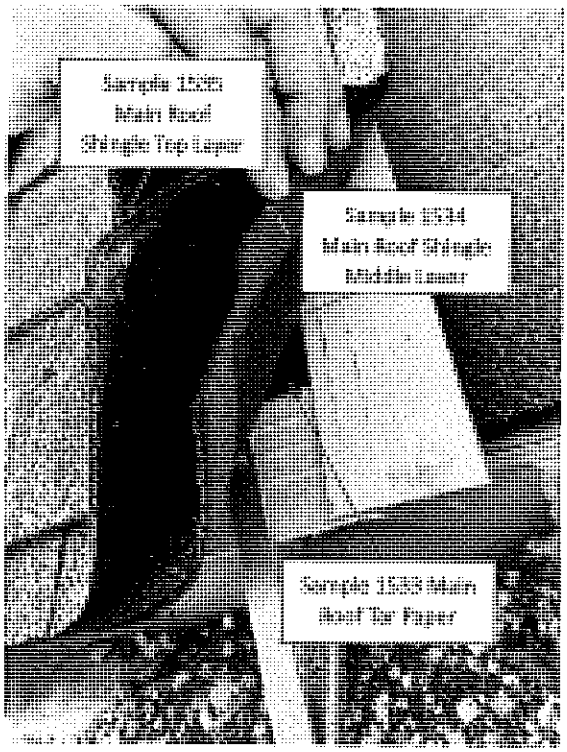

Samples 1524 Tan 8" Floor
Tile and Sample 1525 Brown
8" Floor Tile, East Basement

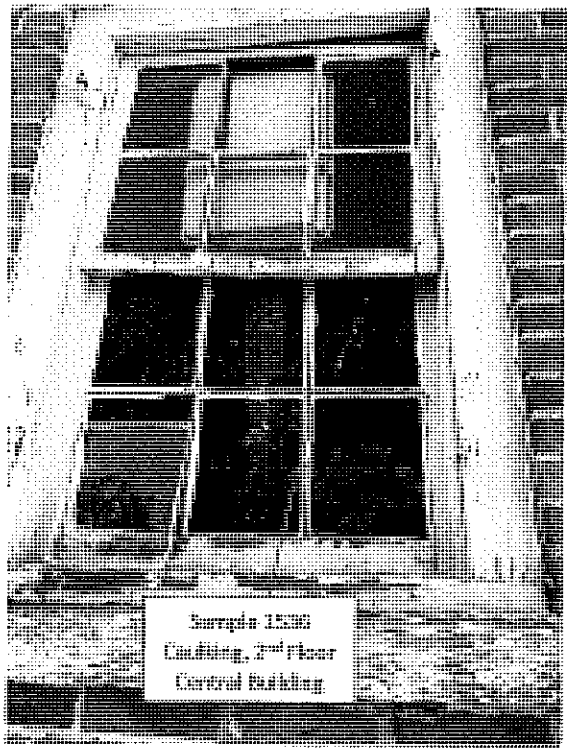

Sample 1536 Caulking,
Interior Basement Windows

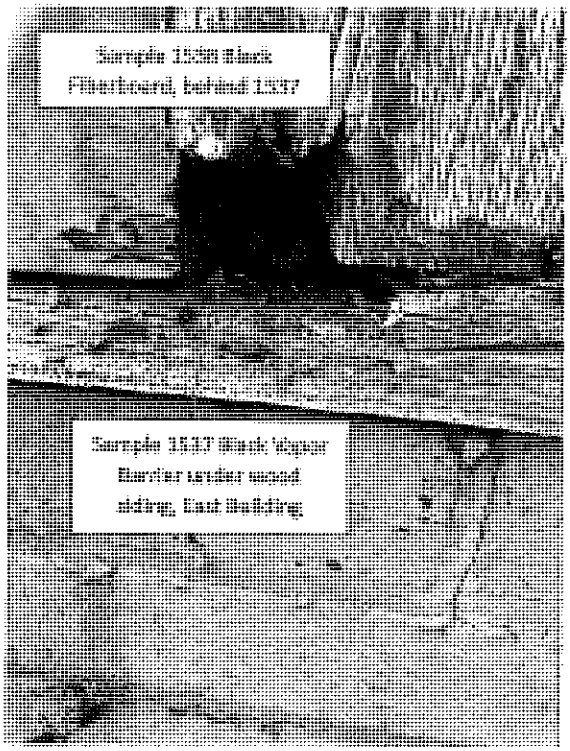

Sample 1537 Thick TSI
Run, East Basement
Sample 1538 TSI
Elbow, East Basement


Sample 1539 Thin TSI
Run, West Basement


Sample 1540 Window Caulk,
Exterior West Addition


Sample 1535
Main Roof
Shingle Top Layer
Sample 1534
Main Roof Shingle
Middle Layer
Sample 1533 Main
Roof Tar Paper


Sample 1536
Caulking, 2nd Floor
Central Building


Sample 1538 Black
Fiberboard, behind 1537
Sample 1537 Black Vapor
Barrier under wood
siding, East Building