



September 9, 2013

Jennifer Hall
Executive Director
Ann Arbor Housing Commission
404 N. Ashley
Ann Arbor, MI 48103

Subject: Results Summary and Status – Environmental Testing
Asbestos, Radon and Lead-based Paint Sampling
Upper Platt, South Seventh St., Hillside Manor, Mallets Creek and Oakwood
Ann Arbor Housing Commission
Ann Arbor, Michigan

Dear Ms. Hall:

AKT PEERLESS ENVIRONMENTAL AND ENERGY SERVICES, LLC (AKT Peerless) was retained to perform limited asbestos testing and radon testing at the following complexes in the Ann Arbor Housing Commission system:

- Upper Platt, 3681-3689 Platt Road
- South Seventh, 221-253 South Seventh Street
- Hillside Manor, 1020-1040 Pennsylvania
- Mallets Creek, 2670-2680 S. Main Street
- Oakwood, 3565-3585 Oakwood

Lead-based paint testing was performed at the South Seventh Street complex only.

SUMMARY OF FINDINGS BY COMPLEX AND ASSOCIATED ADDRESS

Upper Platt

- Asbestos - No asbestos containing materials (ACM) were identified in the suspect materials tested. Two materials were assumed ACM: roofing and duct vibration cloth.
- Radon
3681 – 0.7 picoCuries/L (pCi/L)
3683 – 4.9 pCi/L (Result was above the EPA Action Level of 4.0 pCi/L)
3685 – 1.3 pCi/L
3687 – Access not provided at the time of site visit
3689 – 1.8 pCi/L. Duplicate Sample – 1.7 pCi/L

South Seventh Street

- Asbestos - No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing material was assumed ACM.
- Radon
 - 221 – 1.5 (pCi/L). Duplicate was 1.8 pCi/L.
 - 223 – 7.6 pCi/L (Result was above the EPA Action Level of 4.0 pCi/L)
 - 231 – 1.2 pCi/L
 - 233 – 1.4 pCi/L
 - 241 – 2.2 pCi/L
 - 243 – 2.9 pCi/L
 - 251 – 3.0 pCi/L
 - 253 – 3.6 pCi/L
- Lead-based Paint – No lead based paint was identified in any paint coatings tested. Access was not granted to test 251 South Seventh Street on the date testing was scheduled. Lead paint inspection must still be performed at the 251 South Seventh Street address.

Hillside Manor

- Asbestos - No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing was assumed ACM.
- Radon
 - 1020 – Initial results invalid. Re-test media set on September 9, 2013.
 - 1030 – 1.6 pCi/L
 - 1040 - Initial results invalid. Re-test media set on September 9, 2013.

Mallets Creek

- Asbestos - No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing material was assumed ACM.
- Radon – Addresses were not set up by tenants on previously scheduled testing dates. Initial tests were set on September 9th, 2013.

Oakwood

- Asbestos
 - 3565 – Drywall mud tested positive for asbestos. No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing material was assumed ACM.
 - 3575 – Drywall mud tested positive for asbestos. No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing material was assumed ACM.
 - 3585 - No asbestos containing materials (ACM) were identified in the suspect materials tested. Roofing material was assumed ACM.

- Radon
3565 – 3.9 pCi/L. Duplicate was 3.9 pCi/L.
3575 – 2.1 pCi/L
3585 – 1.3 pCi/L

CLOSING

Full reports with laboratory analytical results and recommendations are in process. Should you have any questions regarding this summary, please contact Jim Fox at 248.302.3571 (cell) or by email at foxcj@aktpeerless.com or contact Jeremy McCallion at 248.302.3038 (cell) or by email at mccallionj@aktpeerless.com.

Sincerely,

AKT Peerless Environmental and Energy Services



James C. Fox, RPIH
Senior Project Manager

MIOSHA CSHD Asbestos Inspector Accreditation Number A3152
MDCH Lead Inspector/Risk Assessor P-0048