

# WHILE YOU WERE OUT

M

*Tom Houston*

OF

*E.V.A.*

PHONE NO.

*(703) 276-8900*

TELEPHONED

*2*

PLEASE CALL

CALLED TO SEE YOU

WILL CALL AGAIN

WANTS TO SEE YOU

RUSH

RETURNED YOUR CALL

MESSAGE

*re: Abbott House*

SIGNED

*Vicki*

Associated

L1-A2334

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**INSPECTION OF THE  
ASBESTOS CONTAINING ACOUSTICAL PLASTER CEILING  
AT THE ABBOTT HOUSE APARTMENT BUILDING  
4539 CEDAR LANE IN COLUMBIA, MARYLAND**

**INSPECTION FOR:**

**COLUMBIA RESIDENTIAL MANAGEMENT, INC.  
AND  
COLUMBIA CEDAR LIMITED PARTNERSHIP  
POST OFFICE BOX 1816  
COLUMBIA, MARYLAND 21044-0816**

**INSPECTION BY:**

**ENERGY VENTURES ANALYSIS, INC.  
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ARLINGTON, VIRGINIA 22209-1751**

**AND**

**ATEC ASSOCIATES  
8918 HERMAN DRIVE  
COLUMBIA, MARYLAND 21045**

**AUGUST 1988**

*Inspector  
6-1*

*L/A*

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## SUMMARY OF INSPECTION FINDINGS

In January and February 1988, EVA and its subcontractor ATEC Associates conducted an apartment by apartment inspection at the Abbott House Apartments at 4539 Cedar Lane in Columbia, Maryland for the building owners - Columbia Residential Management Inc and Columbia Cedar Limited Partnership. The purpose of this inspection was to identify and record the condition of the building's acoustical plaster which contained asbestos containing materials (ACM). This inspection was the first step in the ACM Abatement Program developed by EVA, reviewed/discussed with the Howard County Health Department and approved by the building owners. The findings of this inspection will be used to trigger certain actions as defined in the program report entitled, "Inspection and Special Operations and Maintenance Program For Asbestos Containing Acoustical Plaster Ceiling at Abbott House Apartments" (July 1987).

The inspection found the acoustical plaster to be in the following condition in the residential apartments and common areas of the building:

<u>Condition</u>	<u>Apartments</u>	<u>Common Areas</u>	<u>% of Total Areas</u>	<u># Dust Samples</u>	<u>#Air Samples</u>
Good	74	19	68	3	5
Minor Repairs Needed	20	16	26	21	10
Poor	5	2	5	4	7
No Access	<u>1</u>	<u>-</u>	<u>&lt;1</u>	<u>-</u>	<u>-</u>
Total	100	37	100	28	22

As is shown above, 28 dust samples and 22 air samples were taken to determine if the asbestos encapsulated in the plaster was being released into either the dust load or the air. Twenty five dust samples had no detectable levels of asbestos. Three samples taken in apartments requiring minor repairs did have ACM plaster in the dust. However, in all cases, no asbestos fibers were found in the dust. The asbestos was encapsulated in the plaster and paint with a low probability of being released into the air.

The 22 air samples taken verified that all areas were safe with respect to asbestos and that asbestos was not being released into the air in significant quantities. Total ambient fiber concentrations (asbestos and non asbestos fibers) ranged from non detectable (<0.001 f/cc) to 0.006 f/cc which are lower than the OSHA asbestos permissible emission level of 0.1 f/cc and the project asbestos clearance level of 0.01 f/cc. Since the total fiber levels found are characteristic of levels found in most residential dwellings and below the project clearance levels set for asbestos, further more sophisticated testing to determine if any of the fibers in the samples were asbestos was considered unnecessary.

The conclusions of the inspection were:

- (1) Based upon the plaster condition, dust samples and air monitoring results, the Abbott House Apartments building is safe with respect

to asbestos. The asbestos has been effectively encapsulated in the plaster and paint to minimize its potential for release into the air.

- (2) The areas in poor condition outlined in this report should be repaired following the project specifications outlined in the original July 1987 Report entitled, "Inspection and Special Operations and Maintenance Program For Asbestos Containing Acoustical Plaster Ceiling at Abbott House Apartments".
- (3) Areas where minor repair work was needed can be done as apartments are turned over unless subsequent inspections have found a further deterioration in its condition.
- (4) It appears that the plaster found in poor condition in the apartments resulted from two water leaks - one leak in the laundry room and the other water leak from apartment 706. If measures can be taken to minimize future water leaks, the ceiling plasters should remain in good condition.

## CRITERIA AND INSPECTION APPROACH

The purpose of this inspection was to identify and document the condition of the acoustical plaster in the Abbott House Apartments. This plaster does contain chrysotile asbestos for holding the texture material together and help it adhere to the cement ceilings. To assure that the asbestos was in good condition and not posing a health hazard to the residents, an inspection by a qualified engineer (EVA) and a certified industrial hygienist (ATEC) was conducted in January and February 1988. This inspection was supplemented with dust sample testing and air monitoring to confirm that asbestos fibers were not being released into the air.

During this inspection, apartments and hallways were examined and placed into one of three categories based upon the ceiling treatment condition. These conditions are as follows:

- 3 - Ceilings in poor condition with areas where ceiling treatments were in powdery condition. In these areas, both air and dust samples were taken to establish if asbestos had been released into the air.
- 2 - Ceilings had areas where the ceiling treatments had become partially detached in either taped areas along seams or flaking from mechanical disturbances/water damage.
- 1 - Ceilings in good condition and stable. Ceiling treatments may have some minor cracks that are stable.

## OVERVIEW OF FINDINGS

The results of the apartment by apartment inspection report are shown in Table 1. This table can be supplemented with the detailed site notes showing the location of the damaged areas in apartments which had ceilings with condition ratings of either 2 or 3 that are contained in Appendix A. Below is the summary of these apartment inspections by condition rating.

- \* There were 5 apartments (Apt # 501, 506, 606, 701, and 801) where ceiling treatments were in poor condition. In no apartment was asbestos found in detectable levels in the dust or being released into the air in significant quantities. Apartments 501, 701 and 801 are the three apartments located directly below the apartment laundry room which had a leak in a water line during the time of inspection that had contributed to the poor condition of the ceiling treatments. Apartments 506 and 606 also are also in line. Both apartments had severe ceiling damage in the same area in the master bedroom and were likely caused by the same water source.

The dust was sampled in three of these apartments and no detectable levels of asbestos were found. Dust load

TABLE 1  
SUMMARY OF ACOUSTICAL PLASTER CONDITIONS  
FOUND IN THE RESIDENTIAL APARTMENTS  
AT ABBOTT HOUSE APARTMENTS

APT CRACKS PAINT SCRAPS SCRAP PARTIAL AREA FLAKING REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT  
# ALONG OVER ON COND- DETACH (FT2) FOUND  
WALL& CRACK CEILING ITION FLAKES (Y/N)  
SEAMS (Y/N) (Y/N) (Y/N)

\*\* PLASTER CONDITION RATING: 3

501 U		Y	Flake	Y	3 Y	0.5 sq ft spot in bedroom area where flaking observed, crack in seam in entranceway partially detached in 3 ft long section, seam crack along kitchen/Livingroom wall partially detached. Air and dust samples taken. Dust sample showed no detectable levels of asbestos. Air test showed 0.003 f/cc level which is below the 0.01 f/cc level of concern and well within health standards.
506 U		Y		Y	1 Y	Patch behind large bedroom door in poor condition and detached. Two places where ACM partially detached- corners of Living room and master bedroom. Rest stable cracks. Air and dust samples taken. Dust sample showed no detectable levels of asbestos. Air sample was 0.001 f/cc which is well below the 0.01 f/cc level of concern and well within health standards
606 U		N		Y	3 Y	2 sq ft area in master bedroom had severe ceiling damage. Partial detached cracks in livingroom and hallway. Dust samples taken showed no detectable levels of asbestos. Air samples taken had overloaded filters that could not be read. Based upon dust sample the filter was likely overloaded with chalk, cellulose, synthetic fibers and other non asbestos dust.
701 S	N	Y	paint	Y	1 Y	1ftx8in area detached in bedroom. 6 foot long water damage on outside wall was still wet with history of leaking. Area outside detachment had some large hanging flakes. Outside is immediate area of flaking, ACM appeared stable although discolored. Closet area also leaking but ACM appears stable. Area by window missing piece but no signs of flaking. 2 scraps stable. Air sample showed ambient fiber concentration of 0.001 f/cc which is well below OSHA action level for asbestos of 0.1 f/cc.
801 U	N	N		Y	3 Y	Active water leak in bedroom and closet area. Leak caused detachment of ceiling in bedroom. Water damage extends to 3 sq ft area. Closet area active dripping cause partial detachment but currently condition #2 may turn into condition#3 after drying. Minor cracks elsewhere are stable. Air sample showed no detectable level of fibers in air (<0.001 f/cc) verifying that no asbestos was being or had been released into air at time of test.

\*\* PLASTER CONDITION RATING: 2

107 U		N		Y	2 N	Tape partially detached in bedroom and hallway. Air sample taken showed no detectable fiber release (0.001 f/cc).
108 U		N		Y	1 N	Small (1 sq in) patch detached from tape. Dust samples taken.
110 U		N		Y	1 N	Small detached spot in hallway from tape. Dust samples taken.
403 U		N		Y	1 N	Master bedroom door had partially detached ACM. Dust samples taken showed no detectable level of asbestos.
405 U		Y	Poor	Y	1 N	Scrap in livingroom showed sign of hanging flakes from lamp fixture. Air and dust samples taken. Dust sample showed intact chips of 25-40% chrysotile that were encapsulated in paint. Air sample showed fiber

1  
USBO

TABLE 1  
SUMMARY OF ACOUSTICAL PLASTER CONDITIONS  
FOUND IN THE RESIDENTIAL APARTMENTS  
AT ABBOTT HOUSE APARTMENTS

APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT <sup>2</sup> )	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT	
								level <0.001 f/cc verifying that no asbestos released in detectable quantity.	
503 U			Y	Good	Y	3	N	Area behind master bedroom door partially detached. Chip missing along window. Patch missing in living room by window. Dust sample taken showed no detectable levels of asbestos.	
508 U	N		N			2	1	N	Bedroom window shows signs of some past detachment Inside doorway signs of partial detachment. Dust samples taken showed no detectable levels of asbestos.
609 U			N		Y		2	N	Partial detached tape in hallway. Questionable if material is ACM or patch. Dust samples taken showed no detectable levels of asbestos.
612 U			N		Y		1	N	Master bedroom had 2 places in middle seam where tape partially detached. Some flakes (#2) in livingroom. Dust samples taken showed no detectable levels of asbestos. Air samples taken showed ambient total fiber concentration of 0.002 f/cc which is well within all OSHA health/safety standards for asbestos.
702 U	Y		N		Y		1	N	One piece partially detached in bedroom by vent. Otherwise, cracks minor and stable.
704 U	Y		Y1	good	Y		2	N	Tape partially detached in hallway in 3 areas for approx 2-4' in length. Significant crack also in hallway entrance but is stable. Minor crack in Livingroom painted over and stable. Scraps in Bedroom closet door damage are stable. Dust sample showed 25-30% asbestos encased in plaster. Air sample taken verified that no fibers were being or had been released at time of test since concentrations were below detectable limits (<0.001 f/cc).
706 U	N		N		Y		1	N	Partially detached small chips/flakes found in bedroom closet and above smoke detector in hallway. Prescrapped area near Livingroom vent. Minor stable cracks elsewhere. Some discoloration from old water damage evident but ACM stable. Dust sample showed no detectable level of asbestos.
707 U	Y		N		Y		1	N	2 partially detached pieces in large bedroom by vent. Remaining cracks minor, painted and stable. Dust sample showed no detectable level of asbestos.
709 U	N		N		Y		3	N	3' long area by doorway in large bedroom partially detached. One piece partially detached in small bedroom. Significant crack in Livingroom by window is stable. Dust sample showed no detectable level of asbestos.
804 U	Y		N		Y		3	N	Partially detached tape in large bedroom by door. Partially detached chips observed in 2 locations in large bedroom and 1 in livingroom. Missing area of ceiling by vent prescrapped but painted over and stable. Remaining cracks minor and stable. Dust samples showed no detectable levels of asbestos. Living room air sample showed a total fiber level of 0.006 f/cc which is well within OSHA standards.
806 B	Y		N		Y		1	N	Repair patches in livingroom and large bedroom are painted and stable. Cracks painted over and stable except in kitchen where one area partially detached but securely held. Appears to be large pieces of ceiling treatment on top of cabinets but no sign of poor condition of

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APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2) FOUND (Y/N)	FLAKING	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
812 U	Y	Y	paint	Y	1	N		ceiling. These pieces were found to contain 25-35% asbestos. Chips partially detached in bedroom. Signs of water damage in bedroom but remaining ceiling appears stable. Chip missing by vent.
904 U	N	Y	paint	Y	1	N		Two chips loose observed in small bedroom. One chip missing and not painted over in large bedroom but area stable. Significant cracks observed in living room and large bedroom were all stable. Dust samples taken appear to be paint chips from wall and may be from wall water damage.
906 U	Y	N		Y	1	N		Partial detached area in hallway with chip missing from previously patched area. Signs of water damage in large bedroom but ceiling stable. Dust samples taken show no detectable levels of asbestos.
911 U	N	N		Y	2	N		Partially detached area by living room vent measuring 2' by 1' apparently from past water damage. All remaining cracks are minor and stable.
** PLASTER CONDITION RATING: 1								
109 S	Y	N		N	0	N		Repair work by ACM contractor (Falcon Associates) in October 1987. Small cracks in small bedroom.
111 S		N		N	0	N		Only minor cracks- all stable.
201 S	Y	N		N	0	N		Seam crack in room patched and painted.
202 S	Y	N		N	0	N		Only minor cracks- all painted over and stable
203 S		Y	paint	N	0	N		Small patch missing by vent.
204 S		N		N	0	N		Unique- has ACM on bathroom ceiling and duct enclosures. ACM in good condition.
205 S		N		N	0	N		Only minor cracks- all stable
206 S	Y	N		N	0	N		Only minor cracks- all painted over and stable
207 S		N		N	0	N		Minor cracks- all stable.
208 S	Y	Y	paint	N	0	N		Resident said white powder but no signs of ceiling in poor condition. No cracks except by vent. Vent scrape painted over and stable. Air sample taken showed total fiber concentration of 0.002 f/cc which is well within all OSHA fiber standards.
209 O		N		N	0	N		No cracks
210 S	Y	Y	paint	N	0	N		Vacant- Scrape by vent painted over. Crack in hallway stable.
211 S		Y	good	N	0	N		Prescapes painted over. Few cracks all stable.
212 S		N		N	0	N		Vacant- Water damage in closet. Seam repaired and painted. Light pole touching ceiling.
301 S		N		N	0	N		Crack repaired
302 S	Y	Y	paint	N	0	N		Some scraps but painted over and stable
303 S		Y	good	N	0	N		Some scraps but all stable. Air sample taken showed ambient total fiber concentration of 0.002 f/cc which is 50 times below OSHA's action limit for asbestos.
304 S		Y	Good	N	0	N		Minor stable scrapes. Minor stable crack in master bedroom
305 S		N		N	0	N		Minor stable cracks
307 S		N		N	0	N		Minor cracks- all stable
308 S		N		N	0	N		Minor cracks- all stable

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309 S		N		N		0	N	Minor cracks- all stable
310 O		N		N		0	N	No cracks
311 S		N		N		0	N	Minor cracks- all stable.
312 S		N		N		0	N	Minor cracks- all stable
401 S		N		N		0	N	Minor cracks throughout- all stable
402 S		Y		Good	N	0	N	Minor scrapes- all stable
404 S		N		N		0	N	Minor cracks- all stable. Dust samples showed no detectable levels of asbestos.
406 S		Y		N		0	N	Minor cracking and scrapes- all stable. Prior evidence of flaking- now stable.
407 S		N		N		0	N	Minor Cracking- all stable
408 S		N		N		0	N	Some holes in ACM but all stable
409 S		N		N		0	N	Minor cracking- all stable.
410 S		N		N		0	N	Patch missing in corner of master bedroom. Stable
411 S		N		N		0	N	Patch missing adjacent to vent- all stable and painted over.
412 S		Y		N		0	N	Prior scrapes are stable. Minor cracking- all stable
502 S		N		N		0	N	Some signs of water stains in bedroom but all cracks stable
504 S		N		N		0	N	All stable minor cracks
505 S		N		N		0	N	All stable minor cracks
507 S		N		N		0	N	3 wider cracks along outer wall but all in stable condition. Dust sample taken showed no asbestos fibers detected
509 S		Y		Good	N	0	N	Missing patches in livingroom by window and behind large bedroom door. Stable cracks elsewhere. Air sample taken showed reading of 0.001 f/cc level which is 100 times below the EPA action level.
510 S		N		N		0	N	Only stable cracks observed along outer walls and ceiling
511 S		N		N		0	N	Minor cracks all stable
512 S		N		N		0	N	All stable cracks along windows
601 S	Y	Y		paint	N	0	N	Scrape stable and painted over. Some discoloration but all seams and cracks stable.
602 S		N		N		0	N	Minor cracks- all stable
603 S		N		N		0	N	Minor cracks in hallway and livingroom. All stable.
604 S		N		N		0	N	Minor cracks in hallway. All stable.
605 S		N		N		0	N	Minor cracks- all stable
607 S		N		N		0	N	Some water spots and cracks. All stable
608 S		N		N		0	N	Wide crack in livingroom and bedroom are stable
610 S		N		N		0	N	Significant crack in livingroom but stable. Prior evidence of flaking on exterior wall- now stable
611 S		N		N		0	N	Chalking in closet partially detached but ACM in good condition.
703 B	Y	N		N		0	N	Signs of old detachment from curtain rod installation/ wall settling. Significant cracks in large bedroom but stable. Minor stable cracks elsewhere.
705 S	Y	N		N		0	N	Piece missing by vent but ceiling stable and detachment could be old. Minor stable painted over cracks elsewhere.
708 S	N	Y		good	N	0	N	Patch of ACM missing in livingroom appears to be old. Ceiling stable.
710 S	Y	N		N		0	N	Vacant apartment- recently painted. Minor cracks painted over and

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711 S	N	N	N	N	0	N	stable.	Significant crack above Bedroom vent was stable. Remaining cracks minor and stable.
712 S	Y	N	N	N	0	N	Prescrap by vent, minor cracks are stable and painted over, one area patch of ceiling missing but painted over and stable.	Prescrap by vent, minor cracks are stable and painted over, one area patch of ceiling missing but painted over and stable.
802 S	Y	N	N	N	0	N	Minor cracks all painted over and are stable.	Minor cracks all painted over and are stable.
803 S	Y	N	N	N	0	N	Crack in hallway shows signs of beginning detachment. Patches in kitchen painted over. Chalking missing in small piece of closet. Cracks all minor and painted over/stable.	Crack in hallway shows signs of beginning detachment. Patches in kitchen painted over. Chalking missing in small piece of closet. Cracks all minor and painted over/stable.
805 B	Y	N	N	N	0	N	One chip shows signs of beginning to detach and may turn into a condition #2 in 1-2 years.	One chip shows signs of beginning to detach and may turn into a condition #2 in 1-2 years.
807 S	Y	N	N	N	0	N	Minor cracks all stable and painted over.	Minor cracks all stable and painted over.
808 S	Y	N	N	N	0	N	All minor cracks that are stable and painted over.	All minor cracks that are stable and painted over.
809 B	Y	N	N	N	0	N	Bedroom tape shows signs of beginning to detach and could turn into a condition #2 in 1-2 years. Significant crack in living room that is stable. Hallway repair patch is stable.	Bedroom tape shows signs of beginning to detach and could turn into a condition #2 in 1-2 years. Significant crack in living room that is stable. Hallway repair patch is stable.
810 B	N	N	N	N	0	N	Livingroom seam is beginning to detached. Currently stable but may become a condition #2 in 1-2 years. Remaining cracks are minor and stable.	Livingroom seam is beginning to detached. Currently stable but may become a condition #2 in 1-2 years. Remaining cracks are minor and stable.
811 S	Y	N	N	N	0	N	Telephone line attached to ceiling. Significant crack in livingroom is stable. Discoloration from water in bedroom but ceiling stable.	Telephone line attached to ceiling. Significant crack in livingroom is stable. Discoloration from water in bedroom but ceiling stable.
902 S	Y	Y	paint	N	0	N	Some water damage along exterior livingroom wall. Minor cracks stable. Some scraps painted over and stable.	Some water damage along exterior livingroom wall. Minor cracks stable. Some scraps painted over and stable.
903 S	Y	Y	paint	N	0	N	Prescrap by vent and minor cracks all stable and painted.	Prescrap by vent and minor cracks all stable and painted.
905 S	Y	Y	paint	N	0	N	Patch over livingroom vent, major patch in bedroom entrance area, significant cracks in bedroom all stable and painted.	Patch over livingroom vent, major patch in bedroom entrance area, significant cracks in bedroom all stable and painted.
907 B	Y	N	N	N	0	N	Repair patch in hallway is stable. Crack in livingroom stable but one area shows signs of beginning to detach and turn into condition #2 in next 1-2 years.	Repair patch in hallway is stable. Crack in livingroom stable but one area shows signs of beginning to detach and turn into condition #2 in next 1-2 years.
908 S	N	N	N	N	0	N	Water discoloration at bedroom entrance but area stable. Minor cracks all stable.	Water discoloration at bedroom entrance but area stable. Minor cracks all stable.
909 S	Y	N	N	N	0	N	Vacant- Just painted. All cracks minor and stable and recently painted.	Vacant- Just painted. All cracks minor and stable and recently painted.
910 S	Y	Y	paint	N	0	N	Minor cracks are stable and painted.	Minor cracks are stable and painted.
912 S	Y	N	N	N	0	N	Hole in bedroom small closet but ceiling stable and in good condition and no signs of detachment. Recent repair on bedroom entrance stable but area showed signs of water discoloration.	Hole in bedroom small closet but ceiling stable and in good condition and no signs of detachment. Recent repair on bedroom entrance stable but area showed signs of water discoloration.

\*\* PLASTER CONDITION RATING: 0  
306

0 No access to apartment during inspection

In Apts.

Air Samples

606 (run too long)  
405 Non-detect  
704 non-detect

Dust Samples, total

405 - Detected  
704 - Detected  
806 - ?

Lo detect 107  
Lo detect 612  
Lo detect 804

16 units - Not detected

contained mostly cellulose, hair, synthetic fibers (from rugs) and non fibrous dusts. Air samples were also taken in each apartment. With the exception of the sample taken in apartment #606, the ambient total fiber concentrations were at or below 0.003 f/cc. Since this level is over 33 times lower than OSHA action limit for asbestos, it was determined that no further testing to determine if any of the fibers were asbestos was necessary. The air test for Apartment #606 was run too long and the filter was overloaded. Given the dust sample results in this apartment, the filter was likely clogged with non asbestos materials.

- \* There were 25 apartments which had areas of their ceiling treatments which had a condition rating of 2. In most cases, the tape used along the cement seams had become partially detached. Dust samples were taken in 19 apartments. Only Apartments #405, 704 and 806 did the dust samples taken show detectable levels of asbestos. In these three cases, the samples contained 25-35% asbestos which was encapsulated in paint and plaster and therefore had a low probability of release into the air. Air samples taken in Apartments 405 and 704 showed no detectable fiber concentrations verifying that no asbestos fibers were being released in measurable quantities. For the 16 apartments in which no asbestos was detected in the dust, 3 air samples were taken to measure the total ambient fiber (asbestos and non asbestos) concentrations. The ambient fiber concentrations (0.001 f/cc Apt 107; 0.002 f/cc Apt 612; and 0.006 f/cc Apt 804) were 15 to 100 times lower than OSHA's action level for asbestos and therefore further testing to determine if any of the fibers were asbestos was considered unnecessary.
- \* The ceiling treatments in 74 apartments were in good condition. Although many apartments were found to have cracks along the outer windows and along the seams of the cement, all cracks were stable and often painted over. Three air samples were randomly taken in three of these apartments. The ambient total fiber (asbestos and non asbestos) concentrations found ranged from 0.001 (Apt 509) to 0.002 f/cc (Apt 208, 303) which are 50 to 100 times lower than the OSHA action limit for asbestos. At such low fiber concentrations, no further testing to determine if any of the fibers were asbestos was considered necessary.
- \* There was only one apartment which was not inspected. Apartment 306 could not be entered since the resident had changed the locks without giving a key to the apartment management and was not at home.

In addition to the residential apartment inspections, the common area hallways and facilities were also inspected. The asbestos ceiling treatments were

generally limited to the hallways and exit foyers located at the end of the corridors. The maintenance rooms, storage areas and laundry rooms had no asbestos ceiling treatments. The condition of the common area corridors and foyers are shown in Table 2 and summarized below.

- \* Two common areas had ceiling treatments which were in poor condition and had a rate of 3: (1) the North foyer on the fifth floor and (2) the southeast corner of the fourth floor corridor. The fifth floor North foyer had an active disturbance from wall movement when doors were closed. This disturbance caused some flaking of the ceiling treatment. The southeast corner of the fourth floor corridor had been water damaged from leaks by the window. Some partially detached chips of treatment was visible. Based upon finding no asbestos in the dust load and fiber concentrations (from <0.001 to 0.002 f/cc) which are much lower than the OSHA safety standards, these two areas were considered safe and posed no immediate danger.
- \* The West Foyer on three floors (Floors 5, 6 and 8) and the North Foyer on the sixth floor had some partially detached flakes in the ceiling treatments. Dust samples taken in one foyer showed no detectable levels of asbestos showing it unlikely that any asbestos was being released in the air. This fact was verified by an additional air sample which showed no detectable levels of fibers.

All other foyers outside those listed above were found to have minor cracks along the walls but these cracks were stable and often painted.

- \* The Southeast corner of the building by the apartment elevators did show some past water damage which had in turned created some partial detachment (condition rating #2) of the ceiling treatments on floors 1 and 3-6. Air samples taken on these floors ranged from less than detectable limits (<0.001 f/cc on floors 1, 3 and 6) to 0.001 f/cc (floor 8) to 0.002 f/cc (floor 4) of total fibers (asbestos and non asbestos). Given that these levels are 50-100 times lower than the OSHA action level, no additional testing to determine if any of the fibers were asbestos was considered necessary.
- \* Many of the cement seams in the corridors showed some minor cracks which were stable. However in a few areas (108/109, 408/409, 403/404, 508/511, 608/609), the tape over the seams had become partially detached and had a condition rating of 2. As discussed above, the ambient air sampling done in the corridors by the elevators showed no significant fiber concentrations in the air.

TABLE 2  
SUMMARY OF ACOUSTICAL PLASTER CONDITIONS  
FOUND IN THE COMMON AREAS  
AT ABBOTT HOUSE APARTMENTS

APT #	CRACKS WALL & SEAMS	PAINT OVER (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
<b>** PLASTER CONDITION RATING: 3</b>								
4H	Y	P	Y		Y	0	N	<p>North Corridor- Scraps by 404/403 have partially detached flakes. Condition rating #2. Remaining cracks minor and stable.</p> <p>West Corridor- Seam by fire door is partially detached. Condition rating #2. Remaining cracks minor and stable.</p> <p>SE Corner- Damaged area by window with partially detached flakes. Condition rating #3. Air sample showed ambient total fiber concentration was 0.002 f/cc which 50 times below EPA action level for asbestos of 0.1 f/cc.</p> <p>North Foyer- Minor cracking and some scraps.</p> <p>West Foyer- Cracks minor and stable. Condition rating #1.</p>
5H	Y	Y	N		Y	12	Y	<p>North Exit Foyer- West wall has area 7 ft by 3.5 ft with unstable crack with pressure from door closing. South and North walls have cracks with partial detached flakes. Condition rating #3. Dust samples had no detectable asbestos. Air samples verify no fibers were being released as air concentrations for total fibers were below detectable limits.</p> <p>SE Corner- 0.5 sq-ft area was damaged and patched. Partial damage Condition rating #2</p> <p>West hallway- seam crack between 508/511 partially detached, end of corridor seam crack stable but discolored. Condition rating #2.</p> <p>West Exit Foyer- Crack along all 4 walls which are active when door is shut in stairway/corridor. Condition rating #2. Dust samples showed no detectable levels of asbestos.</p> <p>North Corridor- Seam crack between 503/504 shows signs of partial detachment but fairly stable. Other seam cracks 502/505 &amp; 501/506 are stable and good condition. Condition rating #1</p>
<b>** PLASTER CONDITION RATING: 2</b>								
1H	Y	Y	Y		Y	1	N	<p>West Corridor- Seam between 108/109/111 repaired but partially detached. Scrapes in hallway stable except in one area. Condition rating #2. Air samples showed no detectable fiber release (&lt;0.001 f/cc).</p> <p>West Foyer- Minor cracks</p>
3H	Y	Y	Y	good	Y	1	N	<p>Storage Door- Core 10-15 % Amosite but completely enclosed.</p> <p>SE Corner Window- 2 areas damaged and partially detached- Condition rating #2. Few other scraps minor and stable. Air sample showed ambient total fiber concentration was below the detectable limit of 0.001 f/cc.</p> <p>West/North Corridors- All seam cracks minor and stable. Condition rating #1</p>
6H	Y	Y	Y		Y	1	N	<p>West/North Foyers- All minor cracks and stable. Condition rating #1</p> <p>SE Corner Window- Partial detached damaged area approx 2 sq in Condition rating #2</p>

TABLE 2  
SUMMARY OF ACOUSTICAL PLASTER CONDITIONS  
FOUND IN THE COMMON AREAS  
AT ABBOTT HOUSE APARTMENTS

APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACKS (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP CONDITION	PARTIAL DETACHMENT FLAKES (Y/N)	AREA (FT <sup>2</sup> )	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
								<p>West Corridor- Seam tape partially detached by fire door. Condition rating #2. Remaining cracks minor and stable.</p> <p>West Foyer- Some partial detached flakes. Minor seam cracks were stable. Overall condition rating #2. Air sample taken showed no detectable release of fibers (0.001 f/cc) verifying that area was well within OSHA standards.</p> <p>North Foyer- Flaking found in NW corner. Condition rating #2</p>
7H	Y	Y	Y	2 flk	N	0	N	<p>SE Corner- 2 sq-ft area was repaired and patched. Few areas ceiling treatment missing. Some recent scraps and some painted old scraps. All stable. Condition rating #2. Dust sample showed no detectable level of asbestos. Air sample showed ambient fiber concentration of 0.001 f/cc which is well within all OSHA standards.</p> <p>West Corridor- Area by #712 had one hanging flake. Some scraps. All cracks minor and stable. Condition Rating #2</p> <p>North Corridor- Scrap by 403/404/405/402 had one hanging flake. Generally cracks minor and stable.</p> <p>North Foyer- Hanging plaster partially detached- Condition rating #2.</p> <p>West Foyer- All cracks minor and painted over. Condition Rating #1.</p> <p>West Foyer- 2 bridle long flakes partially detached.</p> <p>SE Corner- 1 partially detached flake. Air sample showed ambient fiber concentration of 0.001 f/cc verifying no asbestos release.</p> <p>North/West Corridors &amp; North Foyer- All cracks minor and stable. All scraps stable and mostly painted over.</p> <p>Overall Flakes make condition rating #2</p>
8H	Y	Y	Y	Good	Y	0	N	<p>SE Corner window- Area patched/repared in good condition.</p> <p>West Corridor- Crack by fire door repaired and painted over. Stable. Minor cracks elsewhere. Air sample showed ambient total fiber concentration of 0.002 f/cc which is 50 times below OSHA's action limit for asbestos.</p> <p>North Corridor- All cracks minor and stable</p> <p>North/West Foyers- All cracks minor and stable.</p>
** PLASTER CONDITION RATING: 1								
2H	Y	Y	N		N	0	N	<p>SE Corner window- Area patched/repared in good condition.</p> <p>West Corridor- Crack by fire door repaired and painted over. Stable. Minor cracks elsewhere. Air sample showed ambient total fiber concentration of 0.002 f/cc which is 50 times below OSHA's action limit for asbestos.</p> <p>North Corridor- All cracks minor and stable</p> <p>North/West Foyers- All cracks minor and stable.</p>
9H						0		<p>No ceiling treatment. Access door to roof has asbestos in door that is partially exposed from damage to lock assembly and one support. Was taped but needed repair. Dust samples taken in hallway showed no detectable level of asbestos. Air sample also confirmed no detectable fiber release (&lt;0.001 f/cc).</p>

**APPENDIX A**

**INSPECTION REPORT FOR CEILING CONDITION  
AND DUST/AIR MONITORING RESULTS  
BY FLOOR**

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----FIRST FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
2	107 U			N		Y	2	N	Tape partially detached in bedroom and hallway. Air sample taken showed no detectable fiber release (0.001 f/cc).
2	108 U			N		Y	1	N	Small (1 sq in) patch detached from tape. Dust samples taken.
1	109 S	Y		N		N	0	N	Repair work by ACM contractor (Falcon Associates) in October 1987. Small cracks in small bedroom.
2	110 U			N		Y	1	N	Small detached spot in hallway from tape. Dust samples taken.
1	111 S			N		N	0	N	Only minor cracks- all stable.
2	1H Y	Y	Y	Y		Y	1	N	West Corridor- Seam between 108/109/111 repaired but partially detached. Scrapes in hallway stable except in one area. Condition rating #2. Air samples showed no detectable fiber release (<0.001 f/cc). West Foyer- Minor cracks Storage Door- Core 10-15 % Amosite but completely enclosed.

ABBOTT HOUSE  
5495 Cedar Lane  
Columbia, Maryland 21044  
301-730-3430

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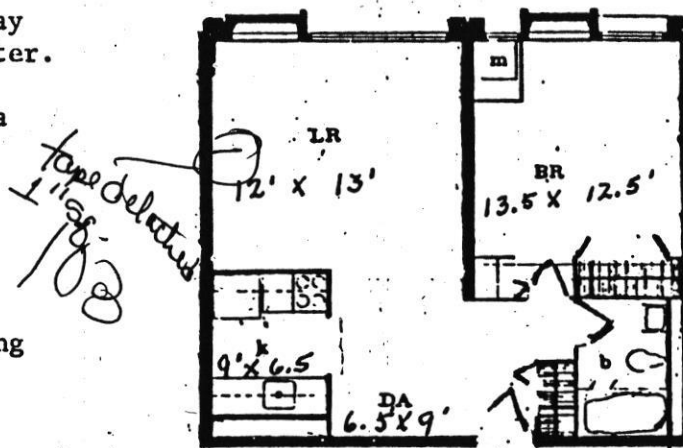
Abbott House Apartments feature:

- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

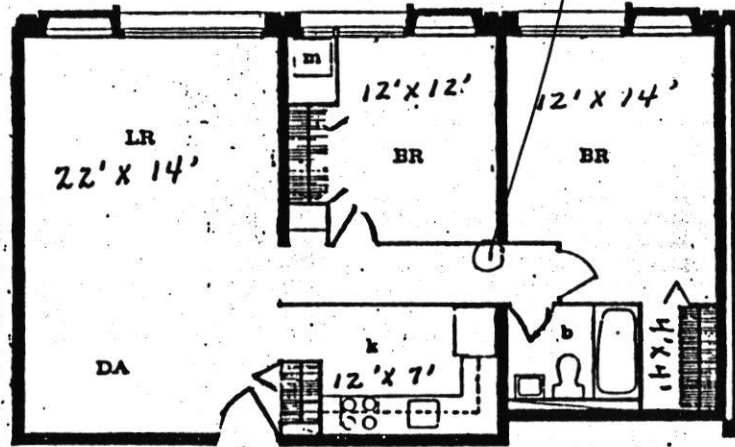
Large main lobby  
Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM



2 BEDROOM

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----SECOND FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	201 S	Y	N	N	N	N	0	N	Seam crack in room patched and painted.
1	202 S	Y	N	N	N	N	0	N	Only minor cracks- all painted over and stable
1	203 S		Y	paint	N	N	0	N	Small patch missing by vent.
1	204 S		N	N	N	N	0	N	Unique- has ACM on bathroom ceiling and duct enclosures. ACM in good condition.
1	205 S		N	N	N	N	0	N	Only minor cracks- all stable
1	206 S	Y	N	N	N	N	0	N	Only minor cracks- all painted over and stable
1	207 S		N	N	N	N	0	N	Minor cracks- all stable.
1	208 S	Y	Y	paint	N	N	0	N	Resident said white powder but no signs of ceiling in poor condition. No cracks except by vent. Vent scrape painted over and stable. Air sample taken showed total fiber concentration of 0.002 f/cc which is well within all OSHA fiber standards.
1	209 O		N	N	N	N	0	N	No cracks
1	210 S	Y	Y	paint	N	N	0	N	Vacant- Scrape by vent painted over. Crack in hallway stable.
1	211 S		Y	good	N	N	0	N	Prescapes painted over. Few cracks all stable.
1	212 S		N	N	N	N	0	N	Vacant- Water damage in closet. Seam repaired and painted. Light pole touching ceiling.
1	2H Y	Y	N	N	N	N	0	N	SE Corner window- Area patched/repared in good condition. West Corridor- Crack by fire door repaired and painted over. Stable. Minor cracks elsewhere. Air sample showed ambient total fiber concentration of 0.002 f/cc which is 50 times below OSHA's action limit for asbestos. North Corridor- All cracks minor and stable North/West Foyers- All cracks minor and stable.

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----THIRD FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	301 S			N		N	0	N	Crack repaired
1	302 S		Y	Y	paint	N	0	N	Some scraps but painted over and stable
1	303 S			Y	good	N	0	N	Some scraps but all stable. Air sample taken showed ambient total fiber concentration of 0.002 f/cc which is 50 times below OSHA's action limit for asbestos.
1	304 S			Y	Good	N	0	N	Minor stable scrapes. Minor stable crack in master bedroom
1	305 S			N		N	0	N	Minor stable cracks
0	306						0		No access to apartment during inspection
1	307 S			N		N	0	N	Minor cracks- all stable
1	308 S			N		N	0	N	Minor cracks- all stable
1	309 S			N		N	0	N	Minor cracks- all stable
1	310 0			N		N	0	N	No cracks
1	311 S			N		N	0	N	Minor cracks- all stable.
1	312 S			N		N	0	N	Minor cracks- all stable
2	3H Y	Y	Y	Y	good	Y	1	N	SE Corner Window- 2 areas damaged and partially detached- Condition rating #2. Few other scraps minor and stable. Air sample showed ambient total fiber concentration was below the detectable limit of 0.001 f/cc. West/North Corridors- All seam cracks minor and stable. Condition rating #1 West/North Foyers- All minor cracks and stable. Condition rating #1

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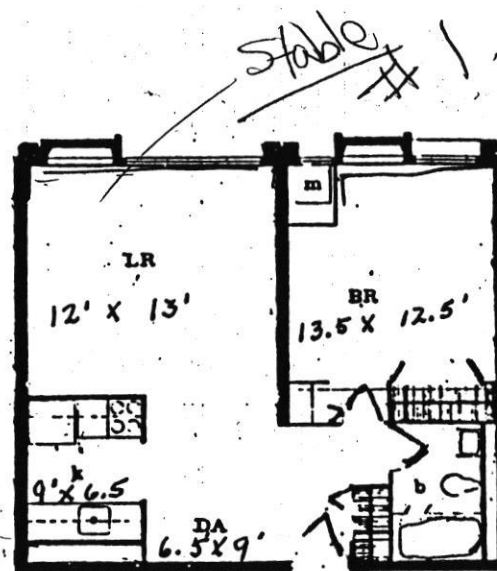
Abbott House Apartments feature:

- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

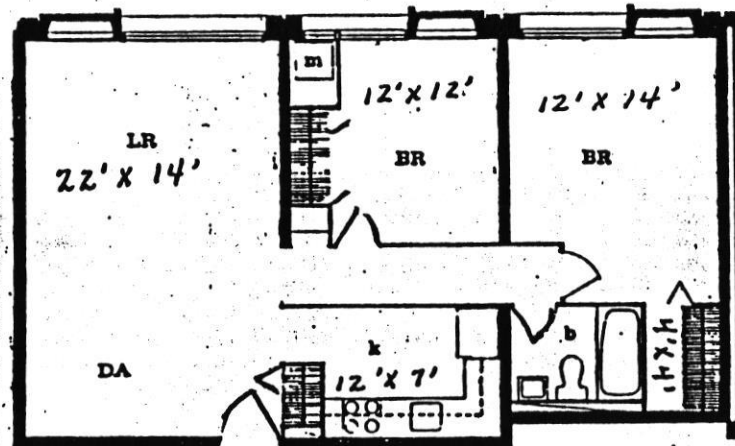
Large main lobby  
Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



#312  
**1 BEDROOM**



**2 BEDROOM**

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----FOURTH FLOOR----

COND RATING #	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	401	S		N		N	0	N	Minor cracks throughout- all stable
1	402	S		Y	Good	N	0	N	Minor scrapes- all stable
2	403	U		N		Y	1	N	Master bedroom door had partially detached ACM. Dust samples taken showed no detectable level of asbestos.
1	404	S		N		N	0	N	Minor cracks- all stable. Dust samples showed no detectable levels of asbestos.
2	405	U		Y	Poor	Y	1	N	Scrap in livingroom showed sign of hanging flakes from lamp fixture. Air and dust samples taken. Dust sample showed intact chips of 25-40% chrysotile that were encapsulated in paint. Air sample showed fiber level <0.001 f/cc verifying that no asbestos released in detectable quantity.
1	406	S		Y		N	0	N	Minor cracking and scrapes- all stable. Prior evidence of flaking- now stable.
1	407	S		N		N	0	N	Minor Cracking- all stable
1	408	S		N		N	0	N	Some holes in ACM but all stable
1	409	S		N		N	0	N	Minor cracking- all stable.
1	410	S		N		N	0	N	Patch missing in corner of master bedroom. Stable
1	411	S		N		N	0	N	Patch missing adjacent to vent- all stable and painted over.
1	412	S		Y		N	0	N	Prior scrapes are stable. Minor cracking- all stable
3	4H	Y	P	Y		Y	0	N	North Corridor- Scrapes by 404/403 have partially detached flakes. Condition rating #2. Remaining cracks minor and stable. West Corridor- Seam by fire door is partially detached. Condition rating #2. Remaining cracks minor and stable. SE Corner- Damaged area by window with partially detached flakes. Condition rating #3. Air sample showed ambient total fiber concentration was 0.002 f/cc which 50 times below EPA action level for asbestos of 0.1 f/cc. North Foyer- Minor cracking and some scrapes. West Foyer-Cracks minor and stable. Condition rating #1.

ABBOTT HOUSE  
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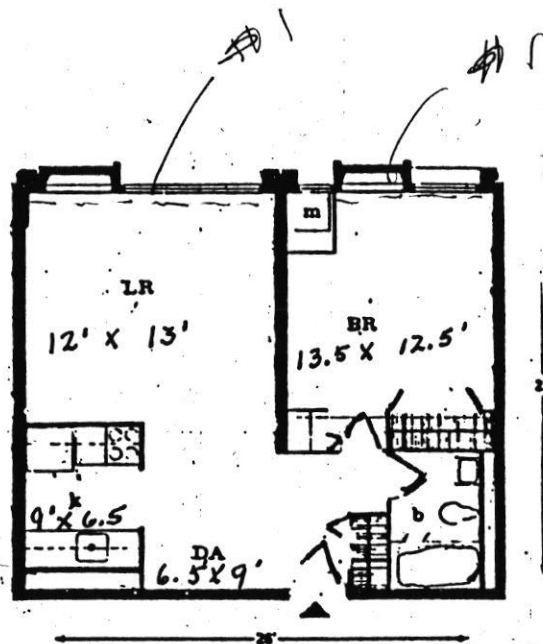
Abbott House Apartments feature:

- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

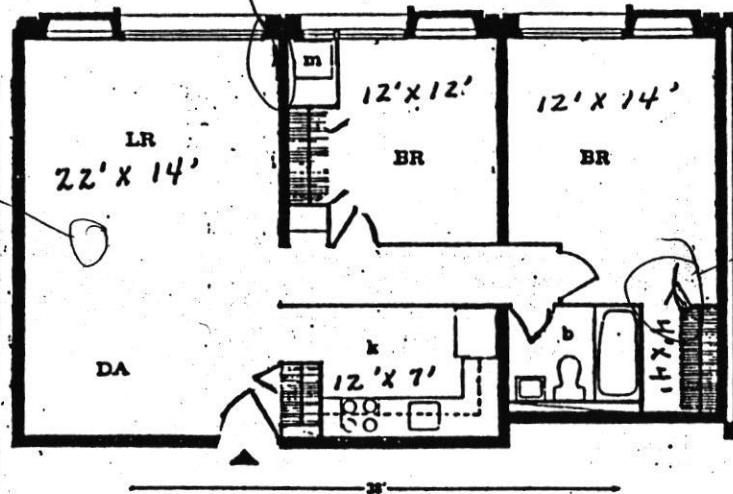
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM

*#1 Stable cond.*



2 BEDROOM

Room sizes are approximate

ABBOTT HOUSE  
 5495 Cedar Lane  
 Columbia, Maryland 21044  
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- Abbott House Apartments feature:
- Individually controlled heat and air conditioning
  - Garbage disposals
  - Gas ranges
  - Refrigerators

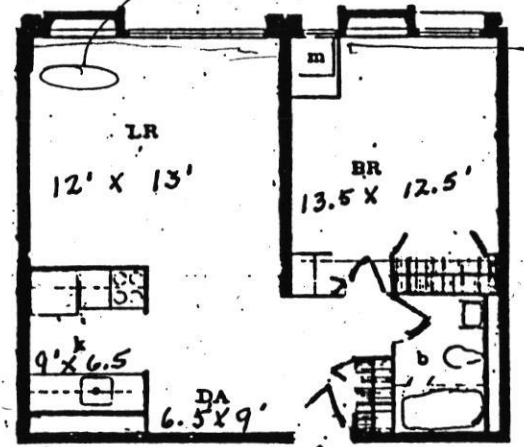
Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

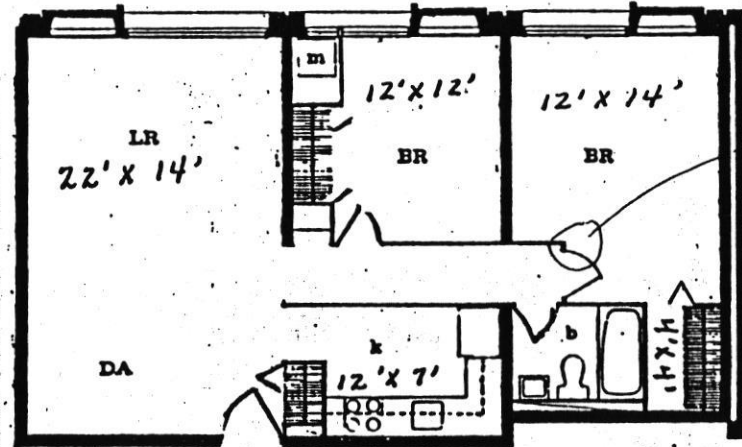
#2  
 Scrape, #2

#105



1 BEDROOM

#103



2 BEDROOM

Room sizes are approximate

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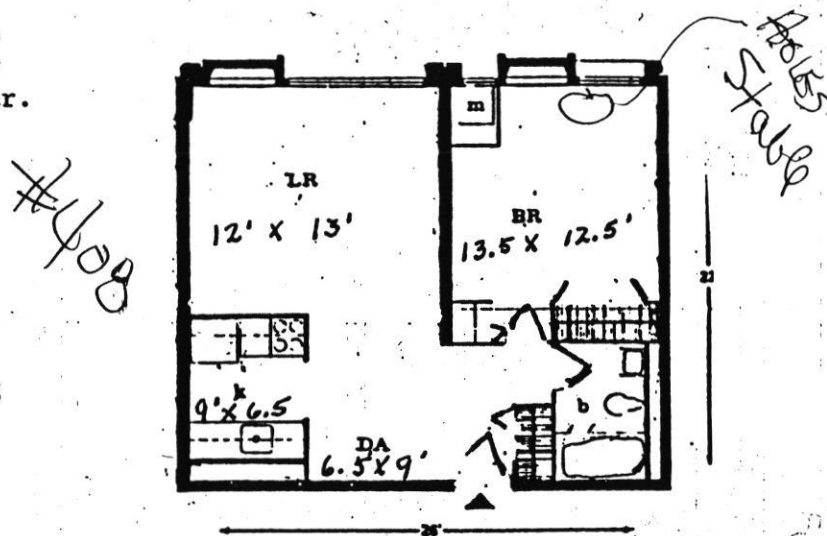
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Abbott House Apartments feature:  
Individually controlled heat and air conditioning  
Garbage disposals  
Gas ranges  
Refrigerators

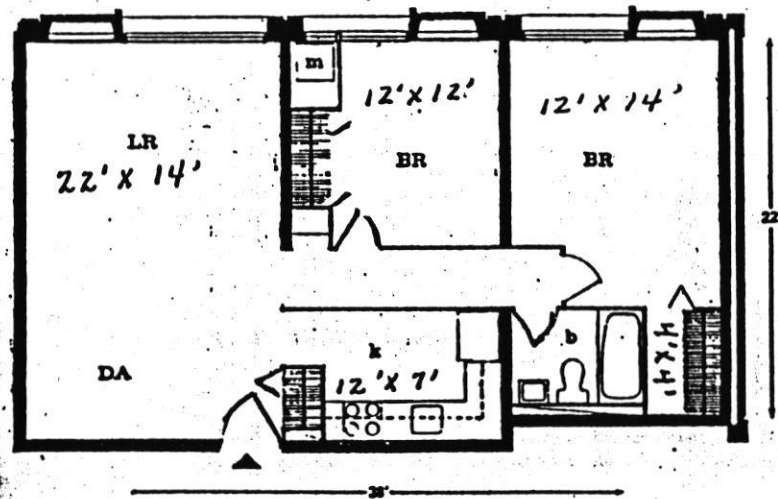
Large main lobby  
Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM



2 BEDROOM

Room sizes are approximate

ABBOTT HOUSE  
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 Columbia, Maryland 21044  
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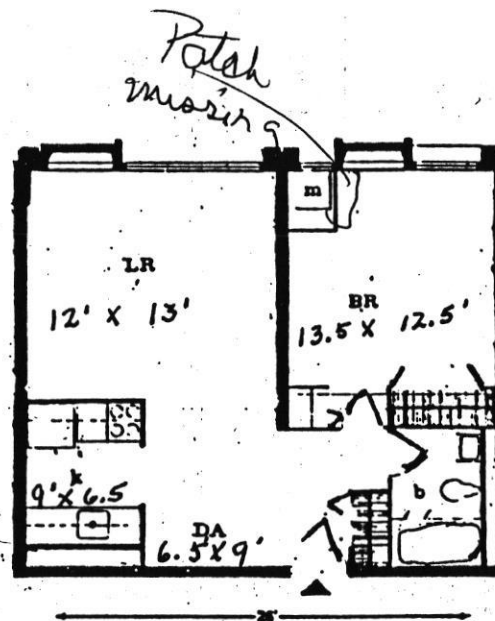
Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

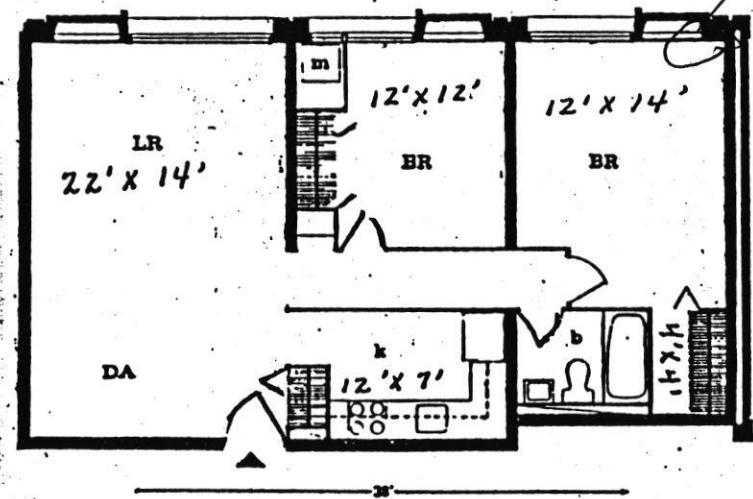
For additional information, call 301-730-3430

#411



1 BEDROOM

#410



2 BEDROOM

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----FIFTH FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
3	501 U			Y	Flake	Y	3	Y	0.5 sq ft spot in bedroom area where flaking observed, crack in seam in entranceway partially detached in 3 ft long section, seam crack along kitchen/Livingroom wall partially detached. Air and dust samples taken. Dust sample showed no detectable levels of asbestos. Air test showed 0.003 f/cc level which is below the 0.01 f/cc level of concern and well within health standards.
1	502 S			N		N	0	N	Some signs of water stains in bedroom but all cracks stable
2	503 U			Y	Good	Y	3	N	Area behind master bedroom door partially detached. Chip missing along window. Patch missing in living room by window. Dust sample taken showed no detectable levels of asbestos.
1	504 S			N		N	0	N	All stable minor cracks
1	505 S			N		N	0	N	All stable minor cracks
3	506 U			Y		Y	1	Y	Patch behind large bedroom door in poor condition and detached. Two places where ACM partially detached- corners of living room and master bedroom. Rest stable cracks. Air and dust samples taken. Dust sample showed no detectable levels of asbestos. Air sample was 0.001 f/cc which is well below the 0.01 f/cc level of concern and well within health standards
1	507 S			N		N	0	N	3 wider cracks along outer wall but all in stable condition. Dust sample taken showed no asbestos fibers detected
2	508 U		N	N		2	1	N	Bedroom window shows signs of some past detachment Inside doorway signs of partial detachment. Dust samples taken showed no detectable levels of asbestos.
1	509 S			Y	Good	N	0	N	Missing patches in livingroom by window and behind large bedroom door. Stable cracks elsewhere. Air sample taken showed reading of 0.001 f/cc level which is 100 times below the EPA action level.
1	510 S			N		N	0	N	Only stable cracks observed along outer walls and ceiling
1	511 S			N		N	0	N	Minor cracks all stable
1	512 S			N		N	0	N	All stable cracks along windows
3	5H Y	Y		N		Y	12	Y	North Exit Foyer- West wall has area 7 ft by 3.5 ft with unstable crack with pressure from door closing. South and North walls have cracks with partial detached flakes. Condition rating #3. Dust samples had no detectable asbestos. Air samples verify no fibers were being released as air concentrations for total fibers were below detectable limits. SE Corner- 0.5 sq-ft area was damaged and patched. Partial damage Copndition rating #2 West hallway- seam crack between 508/511 partially detached, end of corridor seam crack stable but discolored. Condition rating #2. West Exit Foyer- Crack along all 4 walls which are active when door is shut in stairway/corridor. Condition rating #2. Dust samples showed no detectable levels of asbestos. North Corridor- Seam crack between 503/504 shows signs of

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----FIFTH FLOOR----

COND	APT	CRACKS	PAINT	SCRAPS	SCRAP	PARTIAL	AREA	FLAKING	REMARKS-	CEILING	TREATMENT	CONDITION	IN EACH	APARTMENT
RATING #		ALONG	OVER	ON	COND-	DETACH	(FT2)	FOUND						
		WALL&	CRACK	CEILING	ITION	FLAKES		(Y/N)						
		SEAMS	(Y/N)	(Y/N)		(Y/N)								

partial detachment but fairly stable. Other seam cracks 502/505  
& 501/506 are stable and good condition. Condition rating #1

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 Columbia, Maryland 21044  
 301-730-3430

Abbott House high-rise apartments are located in Columbia's Village of Harper's Choice. An elevated pedestrian walkway connects the building with Kahler Hall, the Community Center. Across the street from Abbott House is Joseph Square with several shops and stores: a pizza parlor, a dry cleaner, a branch of the Maryland National Bank, a hair stylist, a supermarket, a sub-shop/restaurant, and an optician. Nearby are an elementary school, a recreation area and Howard County General Hospital.

Abbott House Apartments feature:

- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

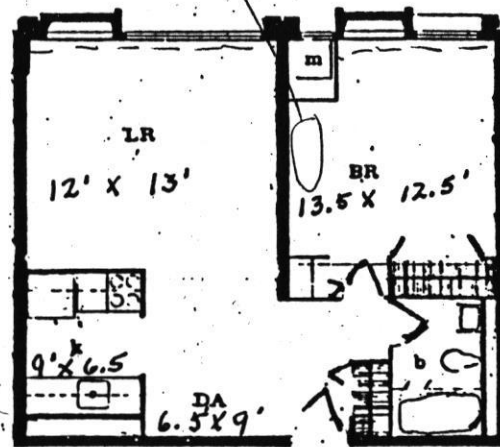
For additional information, call 301-730-3430

*Appt #502*

*COND #1*

*#502*

*Stained but #1*

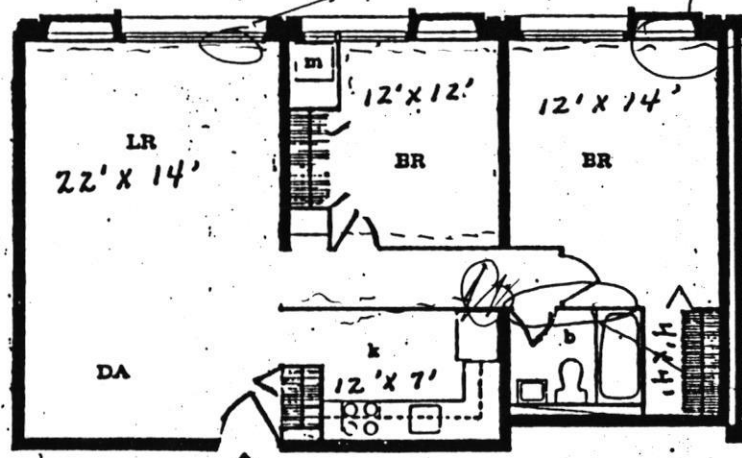


**1 BEDROOM**

*SIGNS SOME PROCESS MISSING*

*#2*

*#2*



**2 BEDROOM**

*Patched & detached*

*#506*

Room sizes are approximate

ABBOTT HOUSE  
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 Garbage disposals  
 Gas ranges  
 Refrigerators

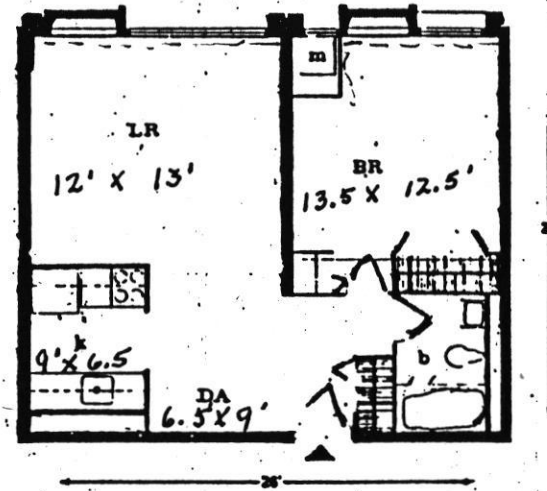
Large main lobby  
 Laundry room

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*COND #1*

*#505*

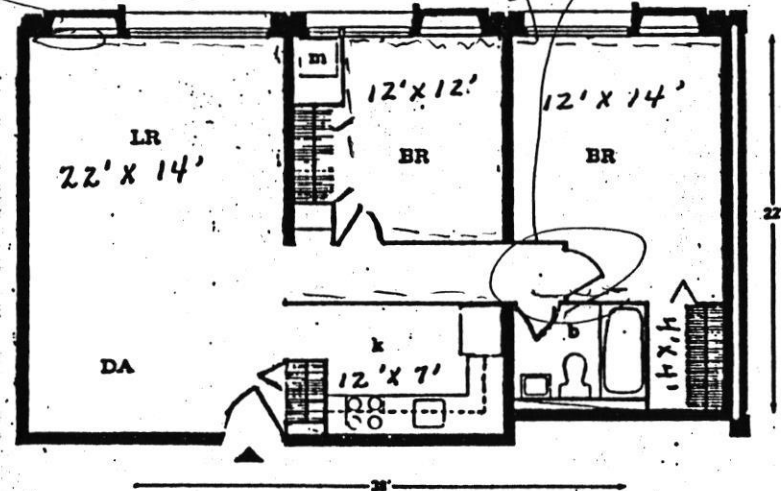


**1 BEDROOM**

*#503*

*Patch missing*

*Chip missing #2*



**2 BEDROOM**

Room sizes are approximate

ABBOTT HOUSE  
5495 Cedar Lane  
Columbia, Maryland 21044  
301-730-3430

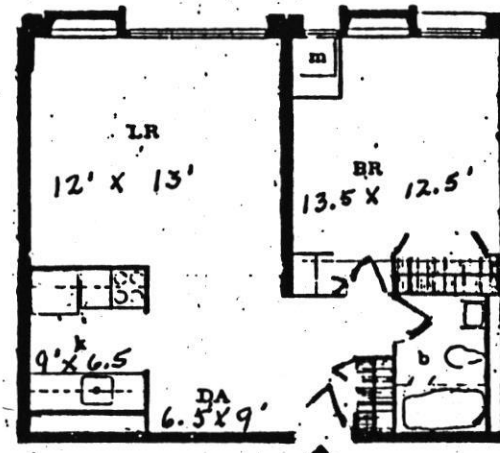
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Individually controlled heat and air conditioning  
Garbage disposals  
Gas ranges  
Refrigerators

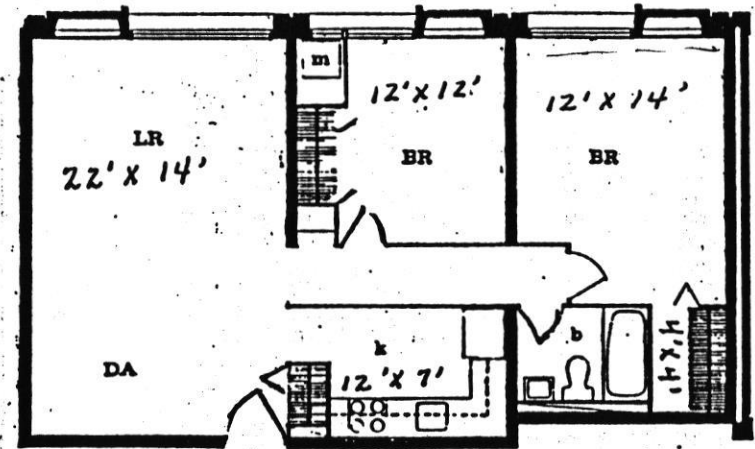
Large main lobby  
Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM



2 BEDROOM

Room sizes are approximate

#504  
#

ABBOTT HOUSE  
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 Columbia, Maryland 21044  
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Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

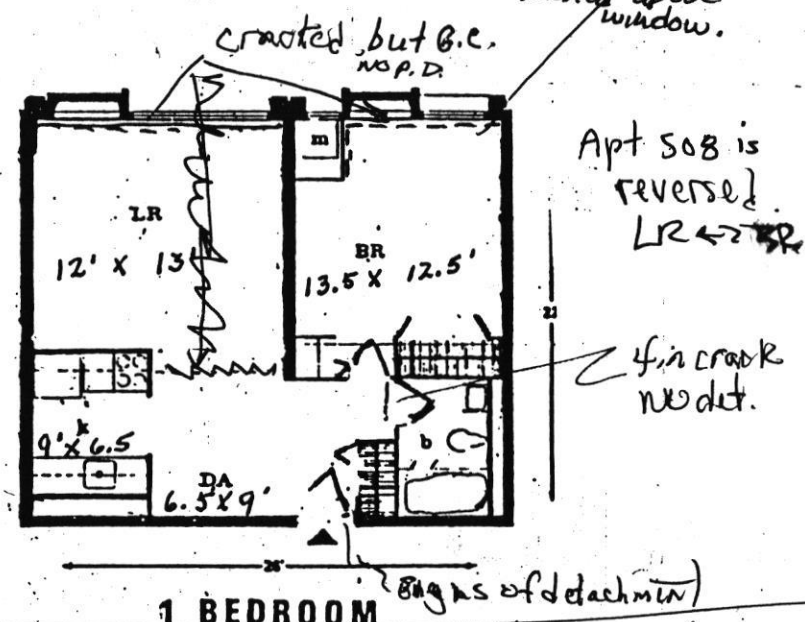
Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

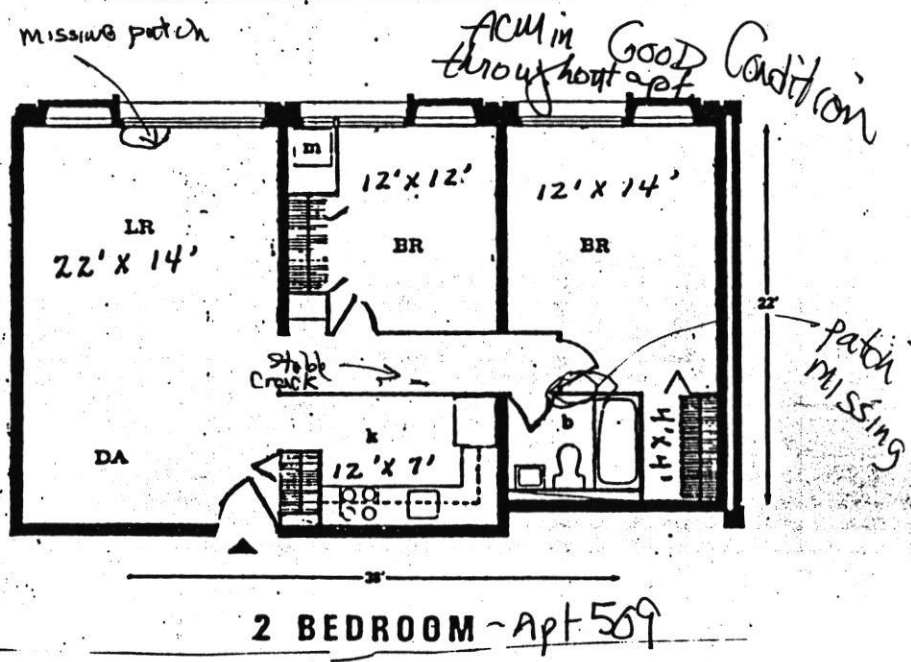
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COND. #2

IN bedroom signs along outside wall that some pieces may have been detached above window.



COND #1



Room sizes are approximate

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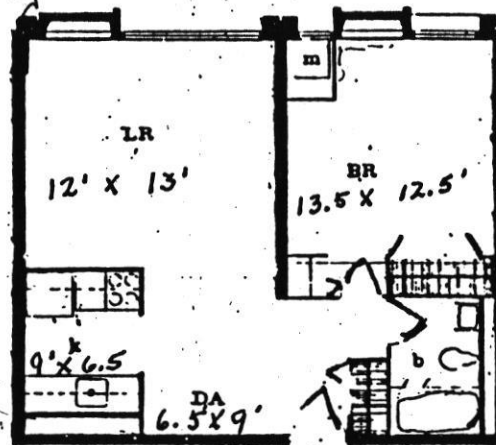
Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

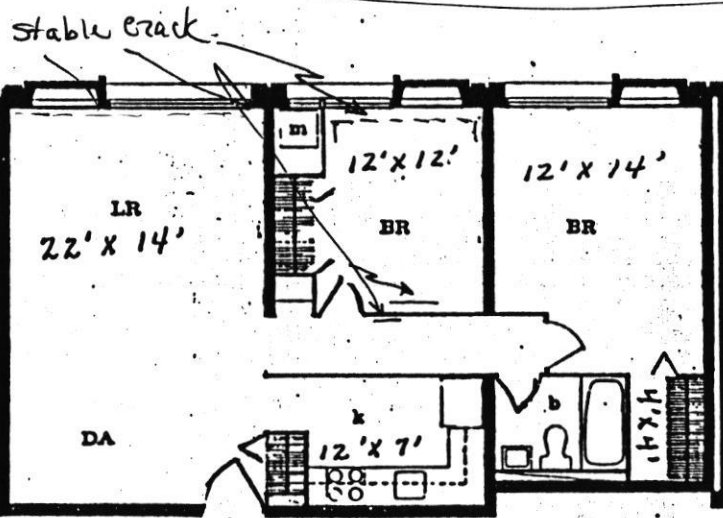
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*COND #1  
 Good cond stable cracks*



**1 BEDROOM - Apt 511**



**2 BEDROOM**

*All Stable  
 Cracks  
 COND #1*

Room sizes are approximate

ABBOTT HOUSE  
 5495 Cedar Lane  
 Columbia, Maryland 21044  
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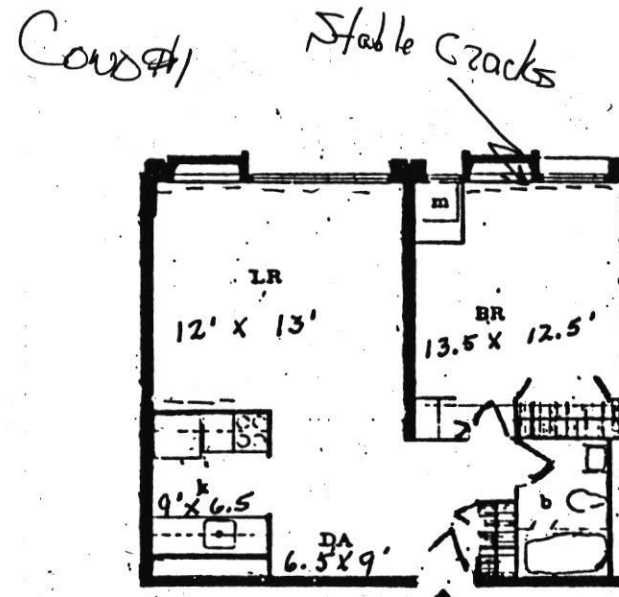
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Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

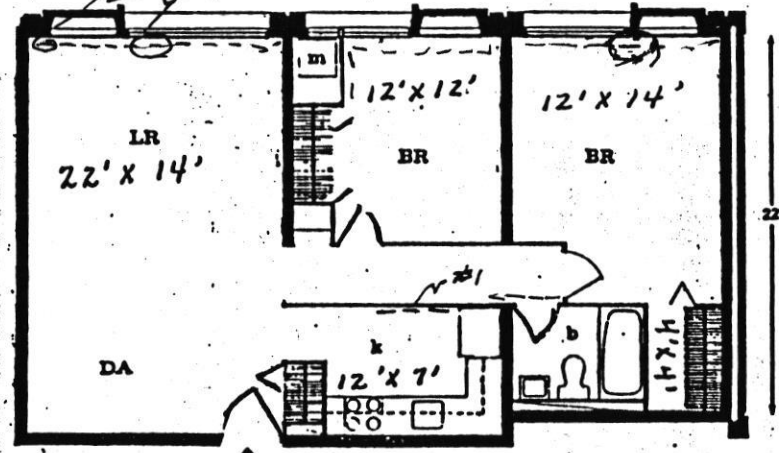
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM - Apt 510

COND #1



2 BEDROOM - Apt 507

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----SIXTH FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	601 S	Y	Y	Y	paint	N	0	N	Scrape stable and painted over. Some discoloration but all seams and cracks stable.
1	602 S			N		N	0	N	Minor cracks- all stable
1	603 S			N		N	0	N	Minor cracks in hallway and livingroom. All stable.
1	604 S			N		N	0	N	Minor cracks in hallway. All stable.
1	605 S			N		N	0	N	Minor cracks- all stable
3	606 U			N		Y	3	Y	2 sq ft area in master bedroom had severe ceiling damage. Partial detached cracks in livingroom and hallway. Dust samples taken showed no detectable levels of asbestos. Air samples taken had overloaded filters that could not be read. Based upon dust sample the filter was likely overloaded with chalk, cellulose, synthetic fibers and other non asbestos dust.
1	607 S			N		N	0	N	Some water spots and cracks. All stable
1	608 S			N		N	0	N	Wide crack in livingroom and bedroom are stable
2	609 U			N		Y	2	N	Partial detached tape in hallway. Questionable if material is ACM or patch. Dust samples taken showed no detectable levels of asbestos.
1	610 S			N		N	0	N	Significant crack in livingroom but stable. Prior evidence of flaking on exterior wall- now stable
1	611 S			N		N	0	N	Chalking in closet partially detached but ACM in good condition.
2	612 U			N		Y	1	N	Master bedroom had 2 places in middle seam where tape partially detached. Some flakes (#2) in livingroom. Dust samples taken showed no detectable levels of asbestos. Air samples taken showed ambient total fiber concentration of 0.002 f/cc which is well within all OSHA health/safety standards for asbestos.
2	6H Y	Y	Y	Y		Y	1	N	SE Corner Window- Partial detached damaged area approx 2 sq in Condition rating #2 West Corridor- Seam tape partially detached by fire door. Condition rating #2. Remaining cracks minor and stable. West Foyer- Some partial detached flakes. Minor seam cracks were stable. Overall condition rating #2. Air sample taken showed no detectable release of fibers (0.001 f/cc) verifying that area was well within OSHA standards. North Foyer- Flaking found in NW corner. Condition rating #2

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Abbott House Apartments feature:  
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 Gas ranges  
 Refrigerators

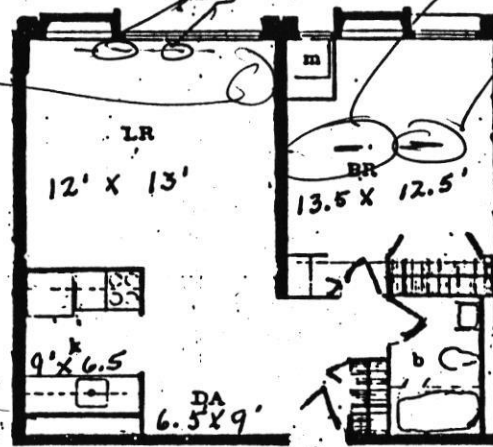
Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

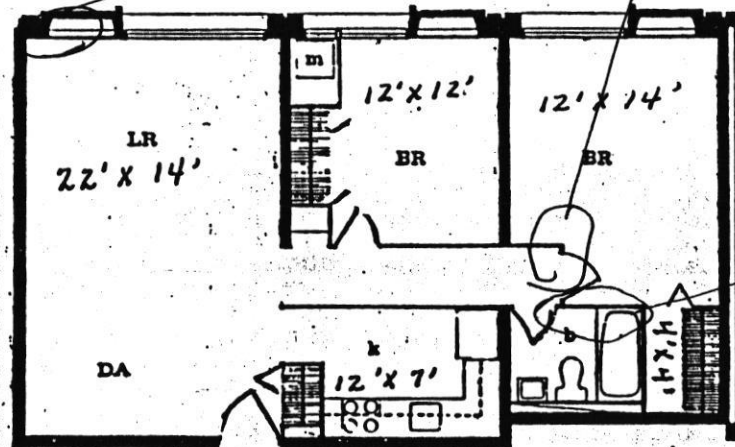
*Appt #612*  
*Some flakes hanging*  
*#2*  
*#2 tape partial dislodged.*

*damaged that was patched*



1 BEDROOM

*Appt #606*



2 BEDROOM

*damaged bed cond.*

Room sizes are approximate

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 5495 Cedar Lane  
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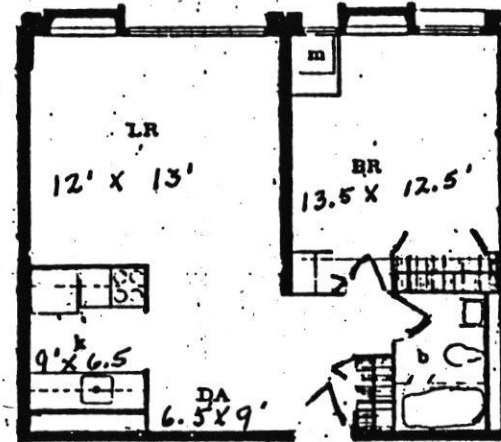
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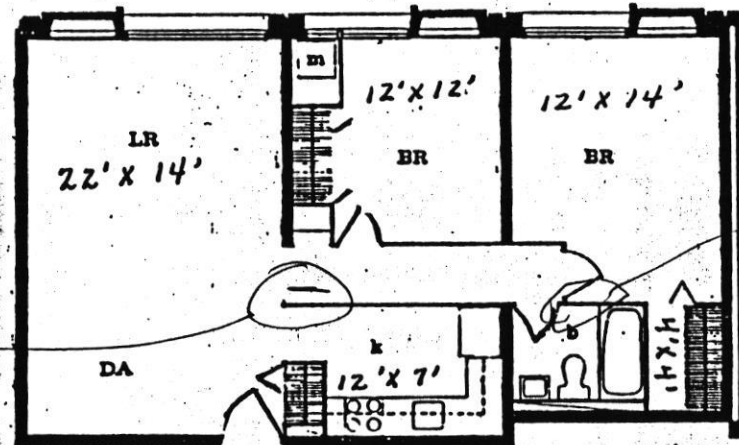
Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM



2 BEDROOM

*Handwritten:* Tape Partial detached

*Handwritten:* # 609-

*Handwritten:* Damaged spot opening floor in shop.

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----SEVENTH FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP PARTIAL COND- DETACH ITION FLAKES (Y/N)	AREA FLAKING (FT2) FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
3	701 S	N	Y	Y	paint Y	1 Y	1ftx8in area detached in bedroom. 6 foot long water damage on outside wall was still wet with history of leaking. Area outside detachment had some large hanging flakes. Outside is immediate area of flaking, ACM appeared stable although discolored. Closet area also leaking but ACM appears stable. Area by window missing piece but no signs of flaking. 2 scraps stable. Air sample showed ambient fiber concentration of 0.001 f/cc which is well below OSHA action level for asbestos of 0.1 f/cc.
2	702 U	Y	N	N	Y	1 N	One piece partially detached in bedroom by vent. Otherwise, cracks minor and stable.
1	703 B	Y	N	N	N	0 N	Signs of old detachment from curtain rod installation/ wall settling. Significant cracks in large bedroom but stable. Minor stable cracks elsewhere.
2	704 U	Y	Y1	Y	good Y	2 N	Tape partially detached in hallway in 3 areas for approx 2-4' in length. Significant crack also in hallway entrance but is stable. Minor crack in Livingroom painted over and stable. Scraps in Bedroom closet door damage are stable. Dust sample showed 25-30% asbestos encased in plaster. Air sample taken verified that no fibers were being or had been released at time of test since concentrations were below detectable limits (<0.001 f/cc).
1	705 S	Y	N	N	N	0 N	Piece missing by vent but ceiling stable and detachment could be old. Minor stable painted over cracks elsewhere.
2	706 U	N	N	N	Y	1 N	Partially detached small chips/flakes found in bedroom closet and above smoke detector in hallway. Prescrapped area near Livingroom vent. Minor stable cracks elsewhere. Some discoloration from old water damage evident but ACM stable. Dust sample showed no detectable level of asbestos.
2	707 U	Y	N	N	Y	1 N	2 partially detached pieces in large bedroom by vent. Remaining cracks minor, painted and stable. Dust sample showed no detectable level of asbestos.
1	708 S	N	Y	Y	good N	0 N	Patch of ACM missing in livingroom appears to be old. Ceiling stable.
2	709 U	N	N	N	Y	3 N	3' long area by doorway in large bedroom partially detached. One piece partially detached in small bedroom. Significant crack in Livingroom by window is stable. Dust sample showed no detectable level of asbestos.
1	710 S	Y	N	N	N	0 N	Vacant apartment- recently painted. Minor cracks painted over and stable.
1	711 S	N	N	N	N	0 N	Significant crack above Bedroom vent was stable. Remaining cracks minor and stable.
1	712 S	Y	N	N	N	0 N	Prescrap by vent, minor cracks are stable and painted over, one area patch of ceiling missing but painted over and stable.
2	7H Y	Y	Y	Y	2 flk N	0 N	SE Corner- 2 sq-ft area was repaired and patched. Few areas ceiling treatment missing. Some recent scraps and some painted

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----SEVENTH FLOOR----

COND RATING #	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER	SCRAPS ON CEILING	SCRAP COND- ITION	PARTIAL DETACH FLAKES	AREA (FT <sup>2</sup> ) FOUND	FLAKING	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
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old scraps. All stable. Condition rating #2. Dust sample showed no detectable level of asbestos. Air sample showed ambient fiber concentration of 0.001 f/cc which is well within all OSHA standards.

West Corridor- Area by #712 had one hanging flake. Some scraps. All cracks minor and stable. Condition Rating #2

North Corridor- Scrap by 403/404/405/402 had one hanging flake. Generally cracks minor and stable.

North Foyer- Hanging plaster partially detached- Condition rating #2.

West Foyer- All cracks minor and painted over. Condition Rating #1.

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 Gas ranges  
 Refrigerators

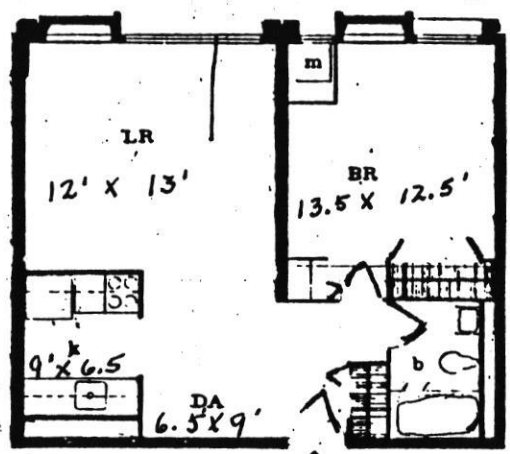
Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*John d 1007*  
*1' x 8" patch in bedroom area -*  
*6' length along outer wall - recent water damage.*  
*2 scrapes - stable.*  
*1 area by window crack - missing patch but no signs of flaking/det.*

*Apt 701*

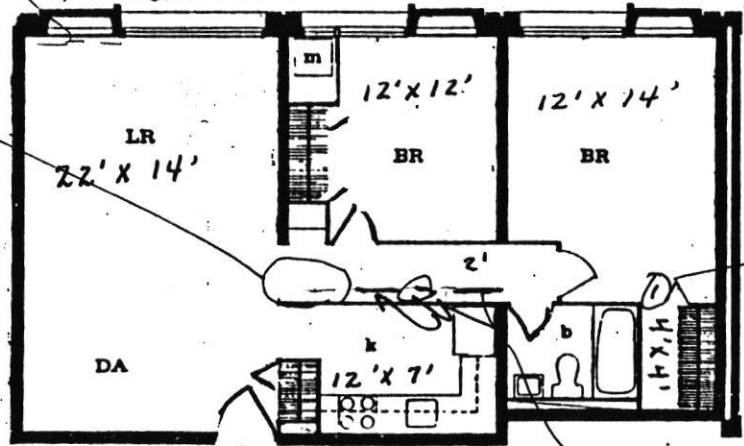


**1 BEDROOM**

*stable minor damage*

*but sig crack stable patched*

*Apt 704*



**2 BEDROOM**

*Scrap stable*

*partial detached tape #2*

Room sizes are approximate

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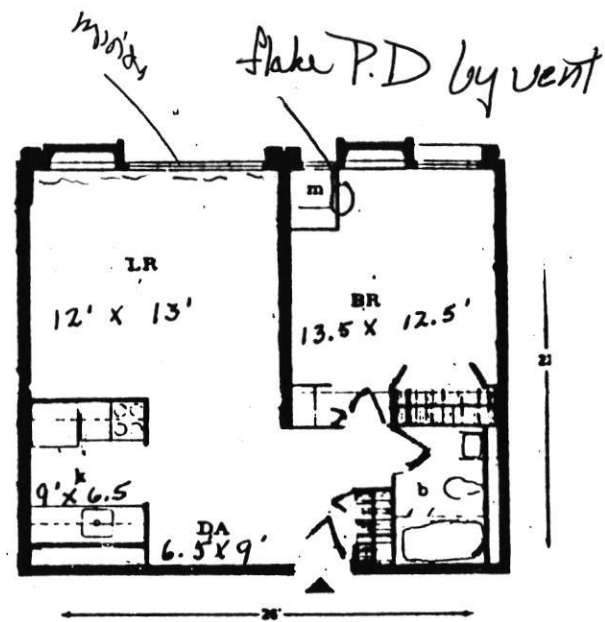
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 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

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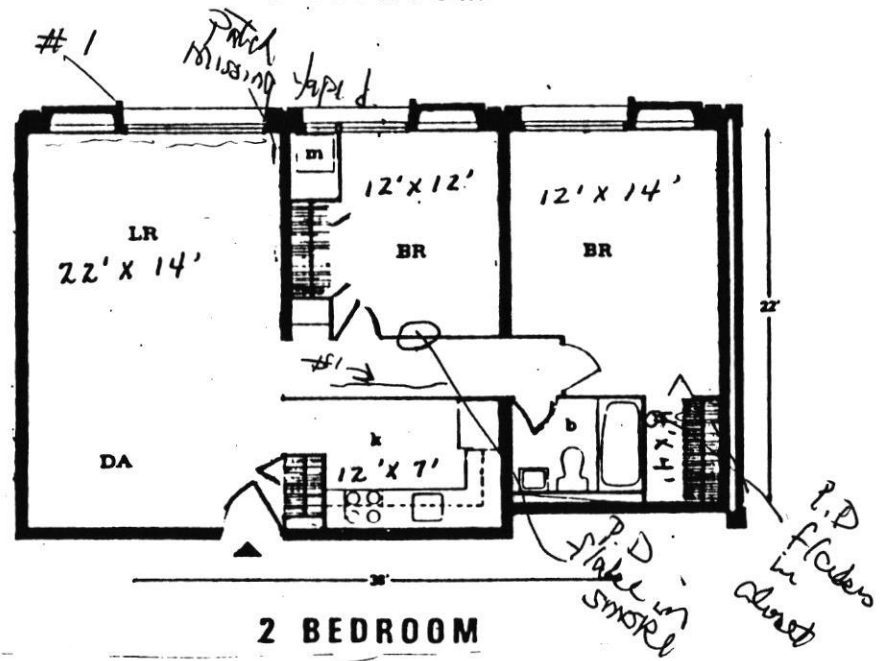
For additional information, call 301-730-3430

*Apt 702*



**1 BEDROOM**

*Apt 706*



**2 BEDROOM**

Room sizes are approximate

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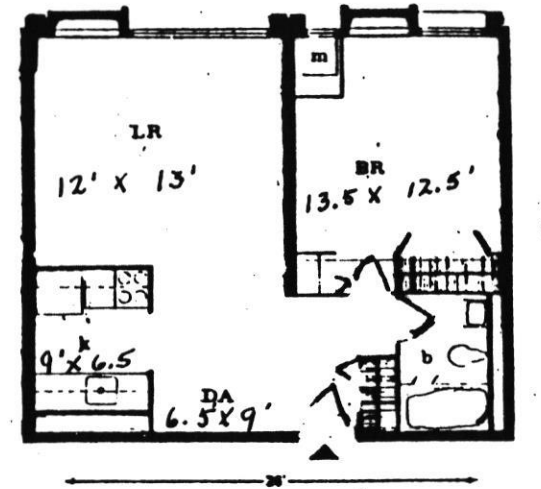
Abbott House Apartments feature:  
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 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

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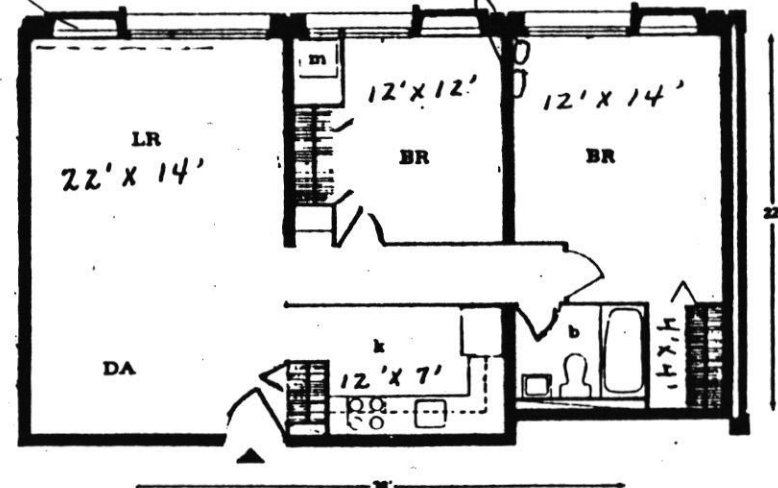
For additional information, call 301-730-3430

Apt 707



**1 BEDROOM**

*mirrors painted over.* *2 flakes. P.D. #2*



**2 BEDROOM**

Room sizes are approximate

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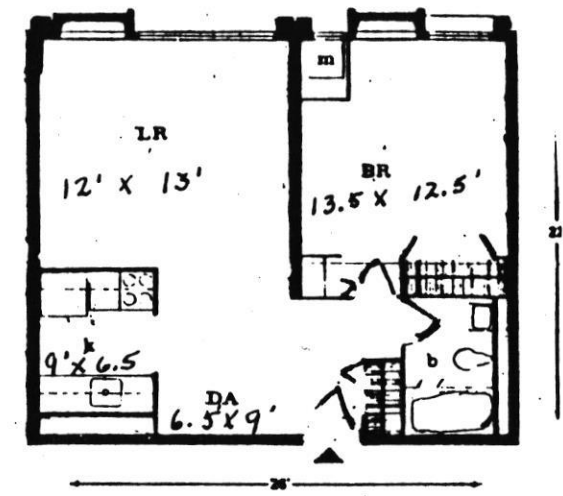
- Abbott House Apartments feature:
- Individually controlled heat and air conditioning
  - Garbage disposals
  - Gas ranges
  - Refrigerators

- Large main lobby
- Laundry room

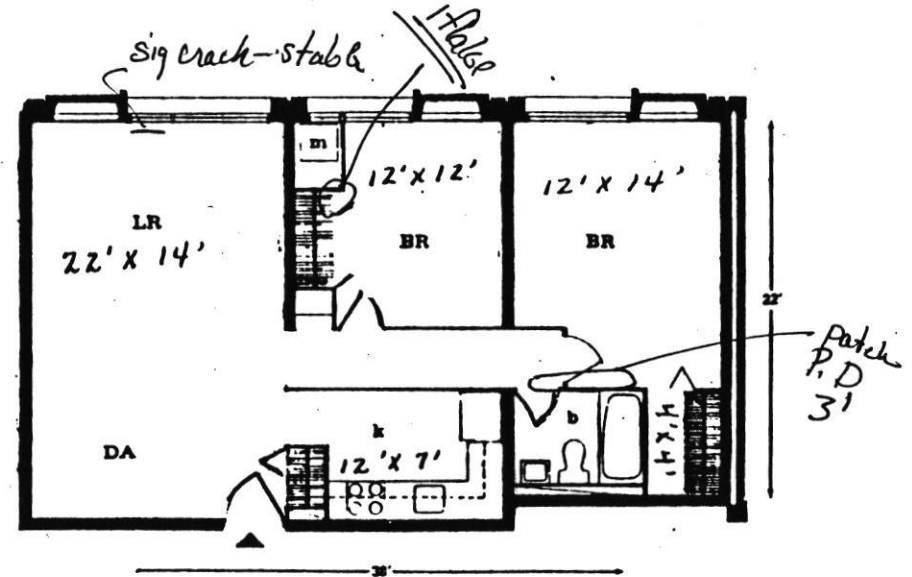
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*Apt 709  
 #2*



**1 BEDROOM**



**2 BEDROOM**

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----EIGHTH FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND- ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
3	801 U	N	N		Y		3	Y	Active water leak in bedroom and closet area. Leak caused detachment of ceiling in bedroom. Water damage extends to 3 sq ft area. Closet area active dripping cause partial detachment but currently condition #2 may turn into condition#3 after drying. Minor cracks elsewhere are stable. Air sample showed no detectable level of fibers in air (<0.001 f/cc) verifying that no asbestos was being or had been released into air at time of test.
1	802 S	Y	N		N		0	N	Minor cracks all painted over and are stable.
1	803 S	Y	N		N		0	N	Crack in hallway shows signs of beginning detachment. Patches in kitchen painted over. Chalking missing in small piece of closet. Cracks all minor and painted over/stable.
2	804 U	Y	N		Y		3	N	Partially detached tape in large bedroom by door. Partially detached chips observed in 2 locations in large bedroom and 1 in livingroom. Missing area of ceiling by vent prescrapped but painted over and stable. Remaining cracks minor and stable. Dust samples showed no detectable levels of asbestos. Living room air sample showed a total fiber level of 0.006 f/cc which is well within OSHA standards.
1	805 B	Y	N		N		0	N	One chip shows signs of beginning to detach and may turn into a condition #2 in 1-2 years.
2	806 B	Y	N		Y		1	N	Repair patches in livingroom and large bedroom are painted and stable. Cracks painted over and stable except in kitchen where one area partially detached but securely held. Appears to be large pieces of ceiling treatment on top of cabinets but no sign of poor condition of ceiling. These pieces were found to contain 25-35% asbestos.
1	807 S	Y	N		N		0	N	Minor cracks all stable and painted over.
1	808 S	Y	N		N		0	N	All minor cracks that are stable and painted over.
1	809 B	Y	N		N		0	N	Bedroom tape shows signs of beginning to detach and could turn into a condition#2 in 1-2 years. Significant crack in living room that is stable. Hallway repair patch is stable.
1	810 B	N	N		N		0	N	Livingroom seam is beginning to detached. Currently stable but may become a condition#2 in 1-2 years. Remaining cracks are minor and stable.
1	811 S	Y	N		N		0	N	Telephone line attached to ceiling. Significant crack in livingroom is stable. Discoloration from water in bedroom but ceiling stable.
2	812 U	Y	Y		paint Y		1	N	Chips partially detached in bedroom. Signs of water damage in bedroom but remaining ceiling appears stable. Chip missing by vent.
2	8H Y	Y	Y		Good Y		0	N	West Foyer- 2 bridle long flakes partially detached. SE Corner- 1 partially detached flake. Air sample showed ambient fiber concentration of 0.001 f/cc verifying no asbestos release. North/West Corridors& North Foyer- All cracks minor and stable.

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----EIGHTH FLOOR----

COND	APT	CRACKS	PAINT	SCRAPS	SCRAP	PARTIAL	AREA	FLAKING	REMARKS-	CEILING	TREATMENT	CONDITION	IN EACH	APARTMENT
RATING	#	ALONG	OVER	ON	COND-	DETACH	(FT2)	FOUND						
		WALL&	CRACK	CEILING	ITION	FLAKES		(Y/N)						
		SEAMS	(Y/N)	(Y/N)		(Y/N)								

All scraps stable and mostly painted over.  
Overall Flakes make condition rating #2

ABBOTT HOUSE  
 5495 Cedar Lane  
 Columbia, Maryland 21044  
 301-730-3430

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Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

Utilities included in rent: gas, electricity, heat, water, and air conditioning.

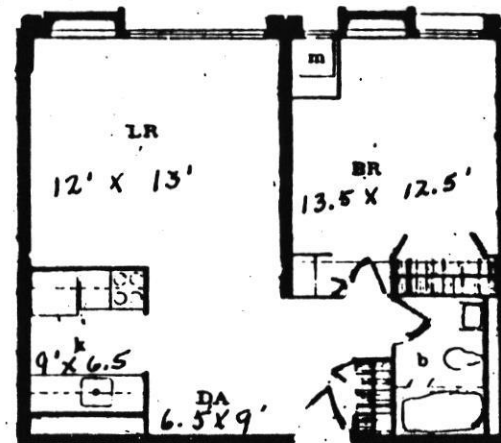
For additional information, call 301-730-3430

*Ap# 804*

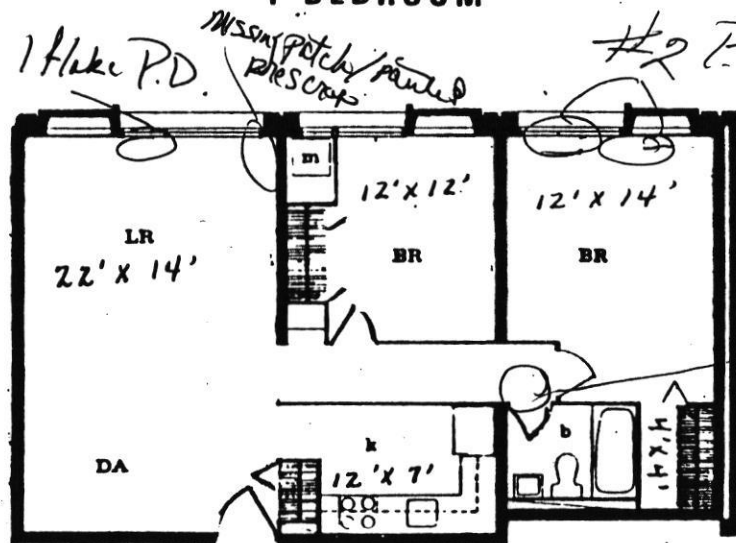
*#2*

*3ft<sup>2</sup> Detached from water damage  
 Signs of det. in area in BR*

*In closet area - active dripping currently a #2 but may turn into #3*



**1 BEDROOM**



**2 BEDROOM**

*P-type. Partial data call*

Room sizes are approximate

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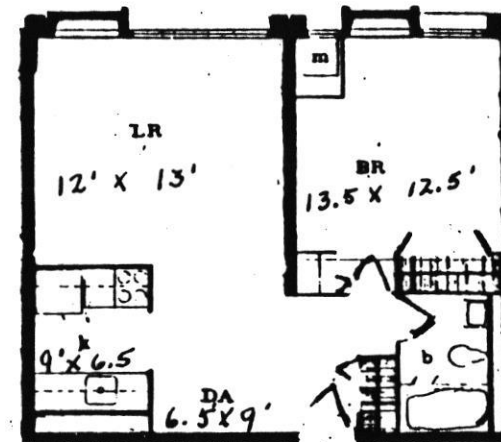
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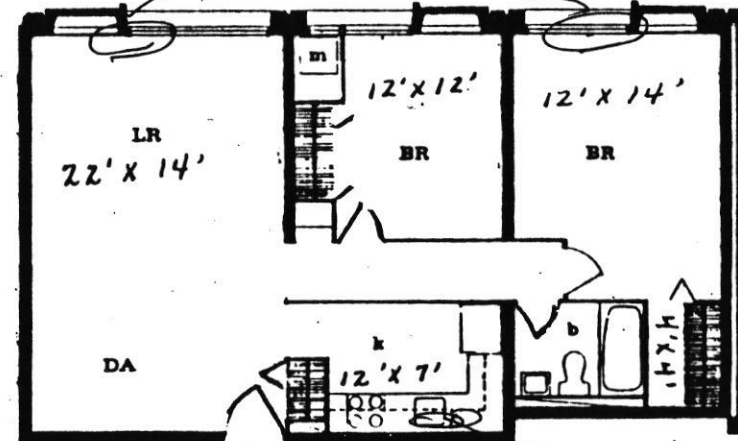
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*Apt 806*



**1 BEDROOM**

*Patch of painted/repared*



**2 BEDROOM**

*partial detach*

Room sizes are approximate

SUMMARY OF ABBOTT HOUSE SURVEY OF CEILING TREATMENT  
CONDITIONS IN APARTMENTS AND COMMON AREAS  
----NINTH FLOOR----

COND RATING	APT #	CRACKS ALONG WALL & SEAMS	PAINT OVER CRACK (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	902 S	Y	Y	paint	N	0	N	Some water damage along exterior livingroom wall. Minor cracks stable. Some scraps painted over and stable.	
1	903 S	Y	Y	paint	N	0	N	Prescrap by vent and minor cracks all stable and painted.	
2	904 U	N	Y	paint	Y	1	N	Two chips loose observed in small bedroom. One chip missing and not painted over in large bedroom but area stable. Significant cracks observed in living room and large bedroom were all stable. Dust samples taken appear to be paint chips from wall and may be from wall water damage.	
1	905 S	Y	Y	paint	N	0	N	Patch over livingroom vent, major patch in bedroom entrance area, significant cracks in bedroom all stable and painted.	
2	906 U	Y	N		Y	1	N	Partial detached area in hallway with chip missing from previously patched area. Signs of water damage in large bedroom but ceiling stable. Dust samples taken show no detectable levels of asbestos.	
1	907 B	Y	N		N	0	N	Repair patch in hallway is stable. Crack in livingroom stable but one area shows signs of beginning to detach and turn into condition #2 in next 1-2 years.	
1	908 S	N	N		N	0	N	Water discoloration at bedroom entrance but area stable. Minor cracks all stable.	
1	909 S	Y	N		N	0	N	Vacant- Just painted. All cracks minor and stable and recently painted.	
1	910 S	Y	Y	paint	N	0	N	Minor cracks are stable and painted.	
2	911 U	N	N		Y	2	N	Partially detached area by living room vent measuring 2' by 1' apparently from past water damage. All remaining cracks are minor and stable.	
1	912 S	Y	N		N	0	N	Hole in bedroom small closet but ceiling stable and in good condition and no signs of detachment. Recent repair on bedroom entrance stable but area showed signs of water discoloration.	
1	9H					0		No ceiling treatment. Access door to roof has asbestos in door that is partially exposed from damage to lock assembly and one support. Was taped but needed repair. Dust samples taken in hallway showed no detectable level of asbestos. Air sample also confirmed no detectable fiber release (<0.001 f/cc).	

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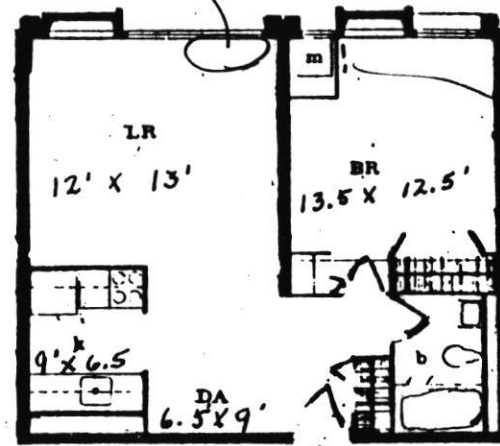
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*Apt 911*

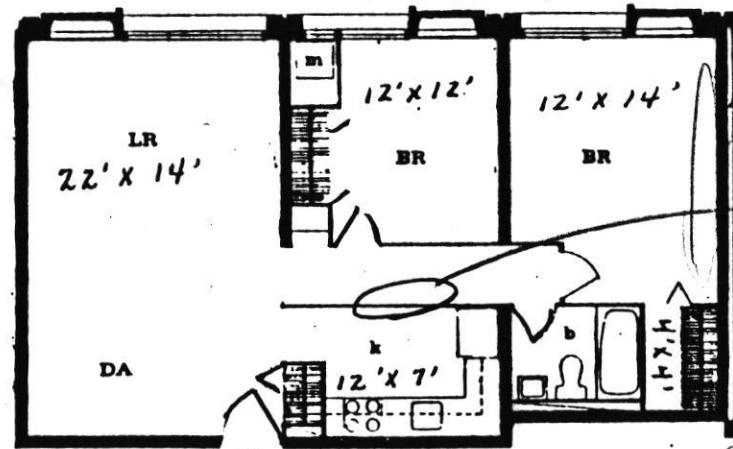
*#2*

*P.D. area by vent 2x1 (maybe water damage)*



**1 BEDROOM**

*# 906*



**2 BEDROOM**

Room sizes are approximate