

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

COND RATING #	APT #	CRACKS ALONG WALLS 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		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 is 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  
 5495 Cedar Lane  
 Columbia, Maryland 21044  
 301-730-3430

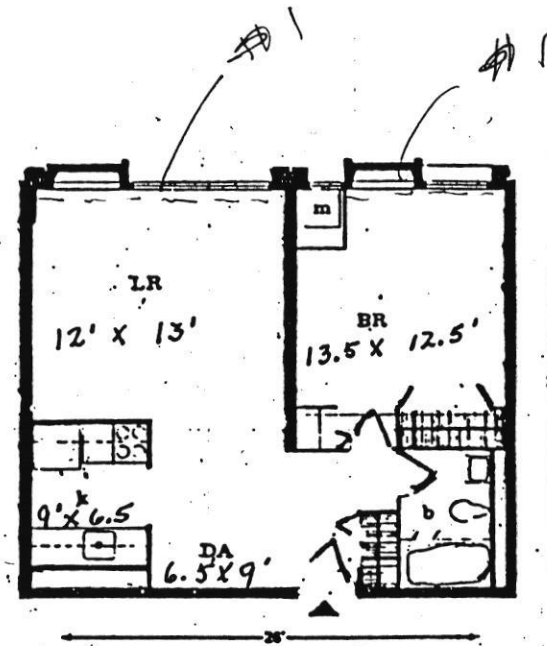
Abbott House high-rise apartments are located in Columbia's Village of Harper's Choice. An elevated pedestrian walkway connects the building with Kahler Hall, the Community Center. Across the street from Abbott House is Joseph Square with several shops and stores: a pizza parlor, a dry cleaner, a branch 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

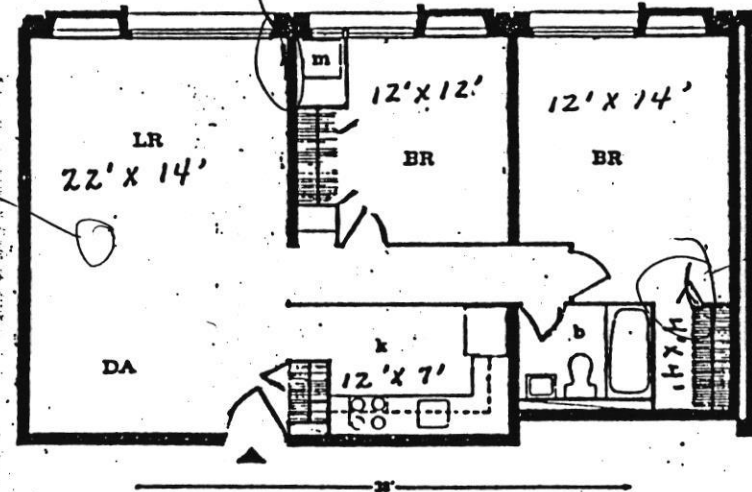
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430



1 BEDROOM

*#2 Stable Cond.*



2 BEDROOM

Room sizes are approximate

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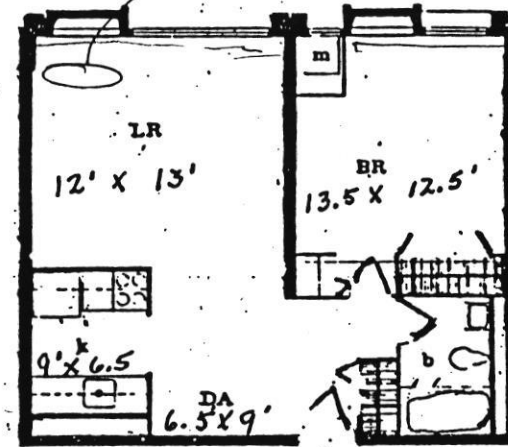
Large main lobby  
Laundry room

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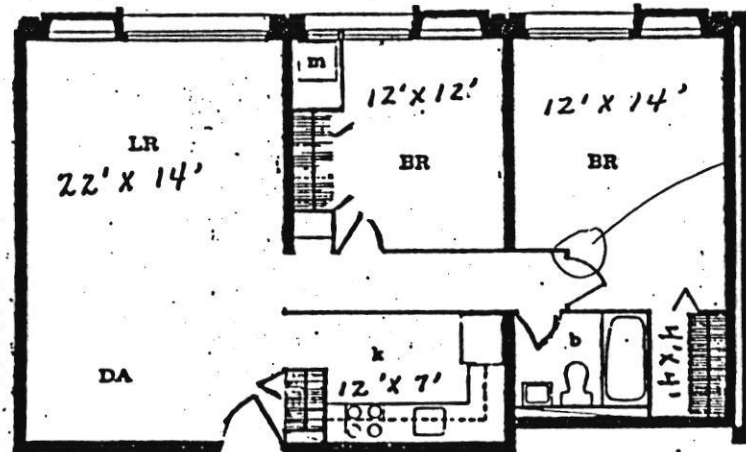
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#2  
Scrap, #2

#105



1 BEDROOM



2 BEDROOM

#103

Room sizes are approximate

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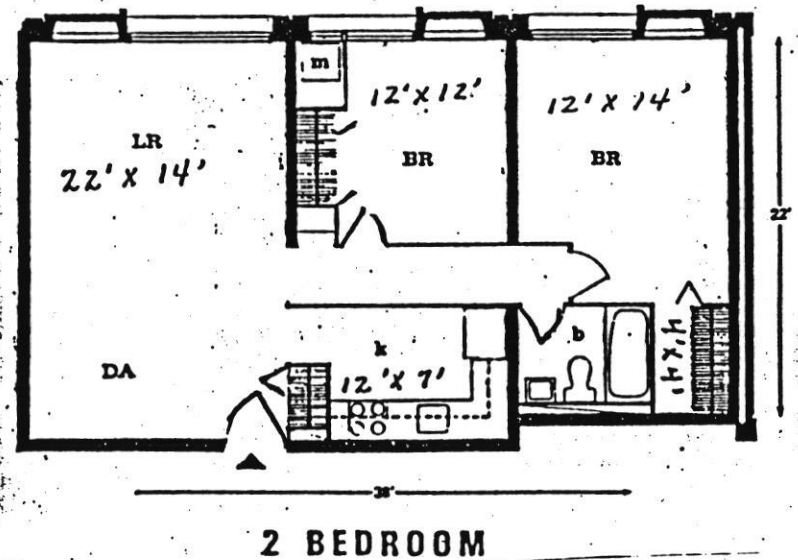
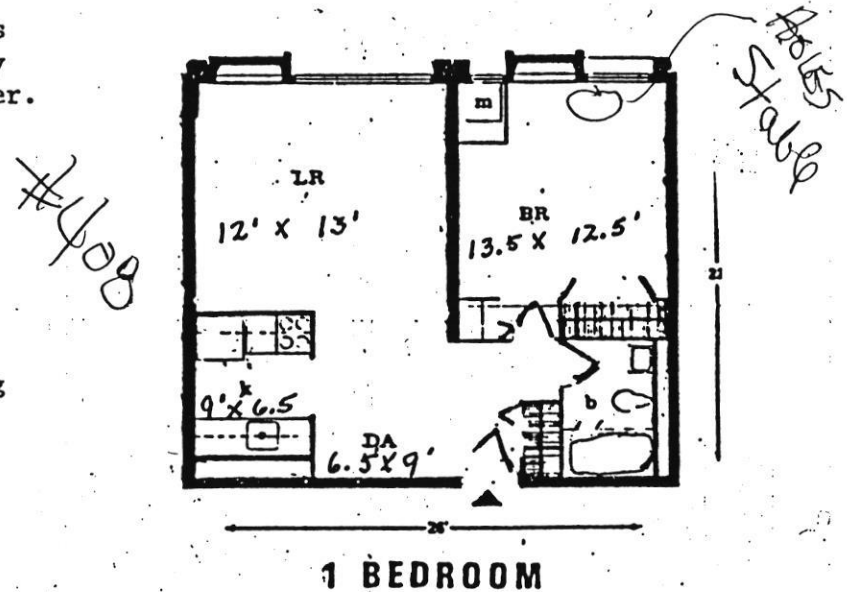
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Abbott House Apartments feature:

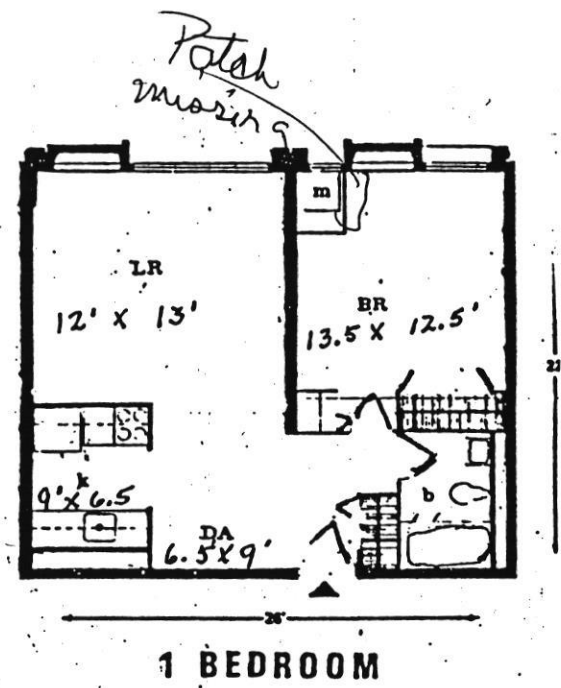
- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

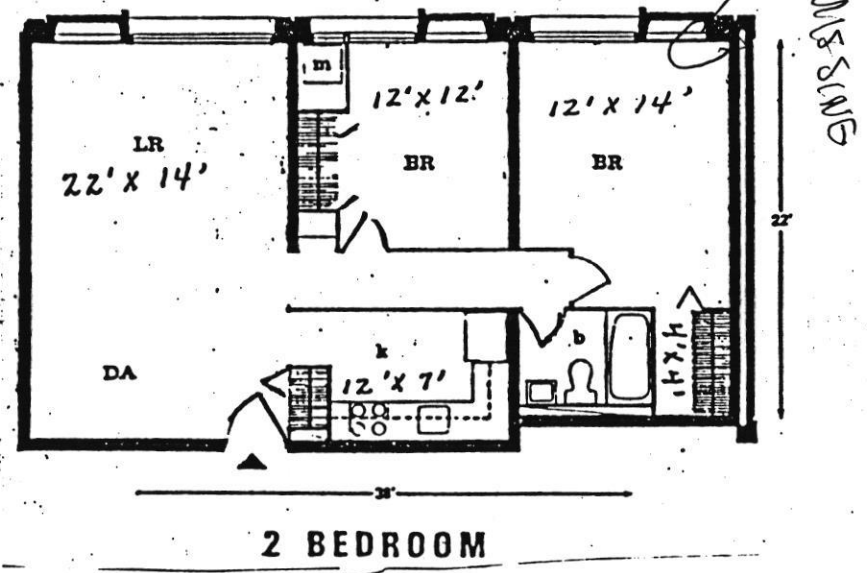
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#411



#410



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. Caulk 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	SH	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 Condition 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

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CONDITIONS IN APARTMENTS AND COMMON AREAS  
----FIFTH FLOOR----

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

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

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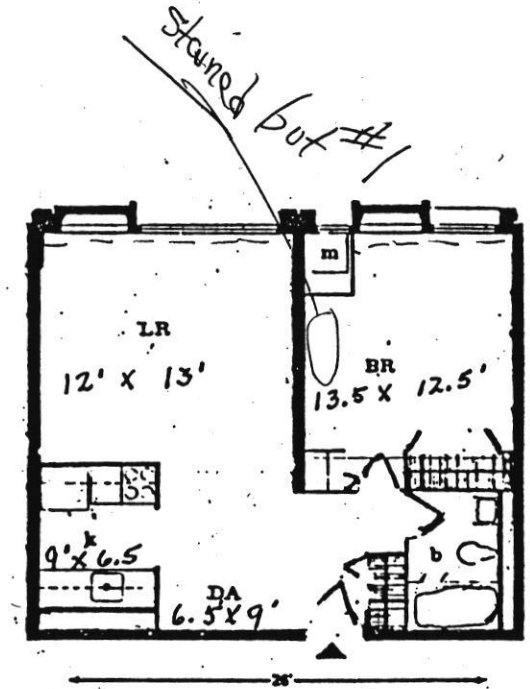
Abbott House Apartments feature:

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

Large main lobby  
 Laundry room

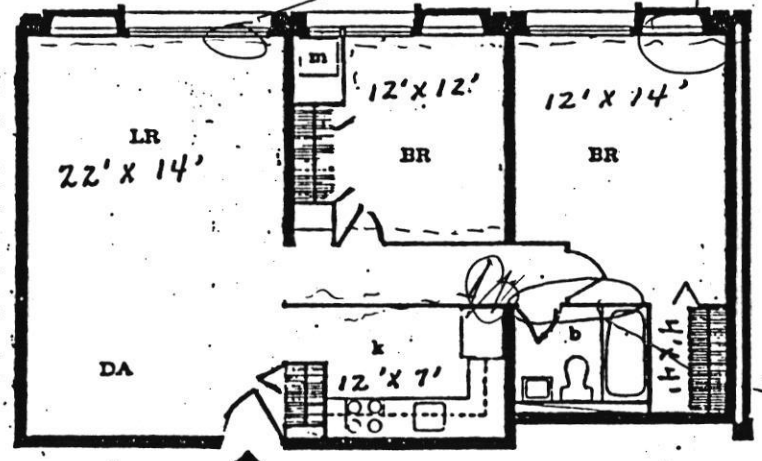
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1 BEDROOM

Signs some  
 floors missing



2 BEDROOM

# 506

Room sizes are approximate

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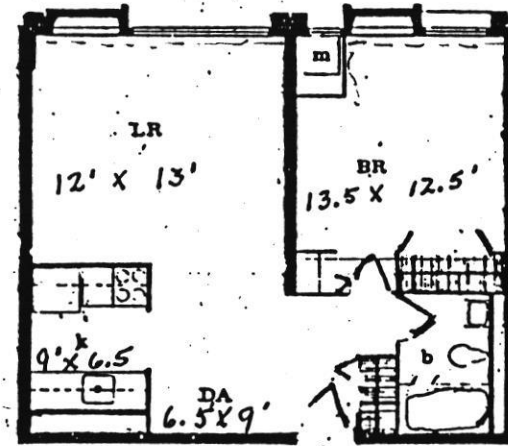
Large main lobby  
 Laundry room

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*COND #1*

*#505*

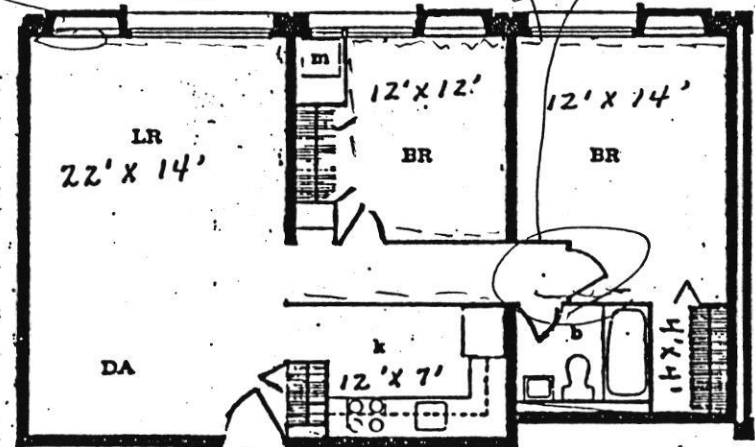


**1 BEDROOM**

*Patch missing.*

*Chip missing #2*

*#503*



**2 BEDROOM**

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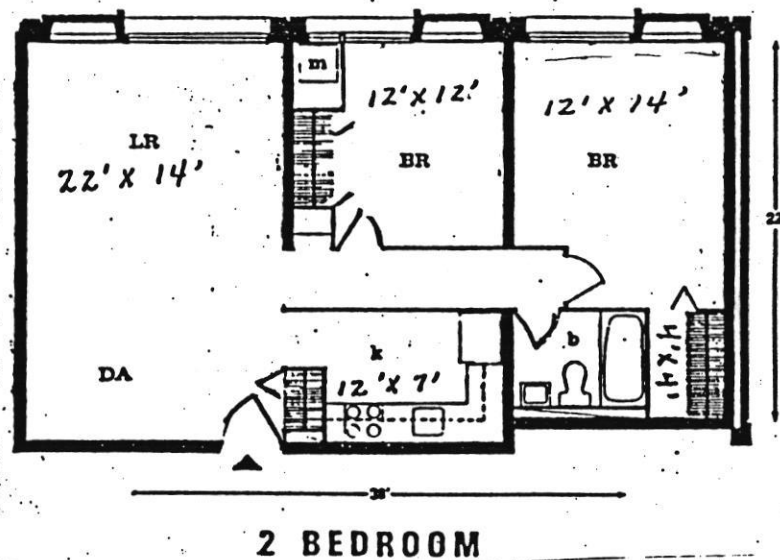
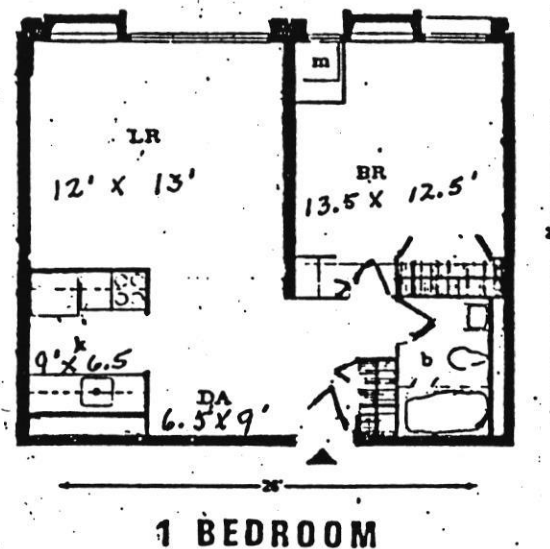
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 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

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#504  
 #



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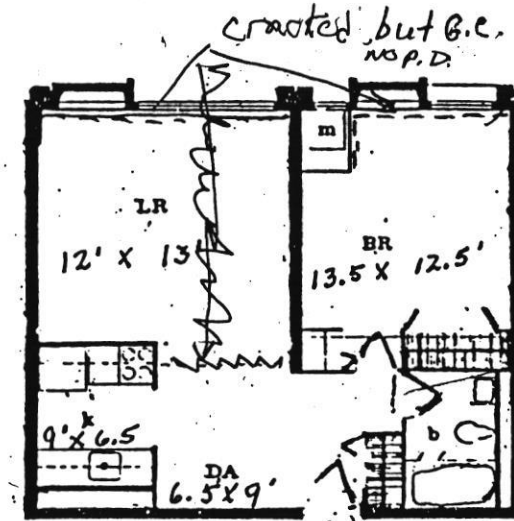
Large main lobby  
 Laundry room

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COND. #2

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



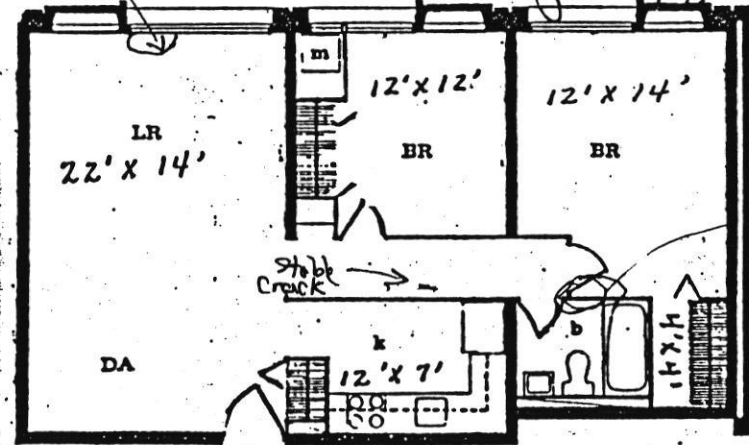
*Apt 508 is reversed LR ← BR*

*4 in crack no det.*

1 BEDROOM

*Missing patch*

*ACU in GOOD Condition throughout apt*



*patch MISSING*

2 BEDROOM - Apt 509

COND #1

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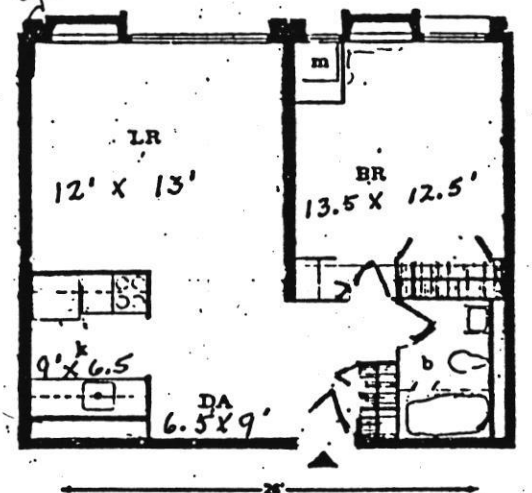
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Large main lobby  
 Laundry room

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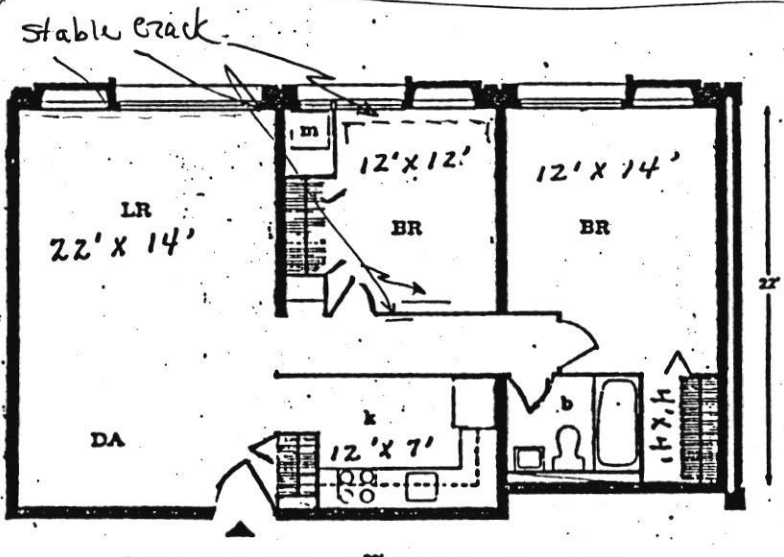
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*COND #1  
 Good cond. stable cracks*



**1 BEDROOM - Apt 511**

*All Stable  
 Cracks  
 COND #1*



**2 BEDROOM**

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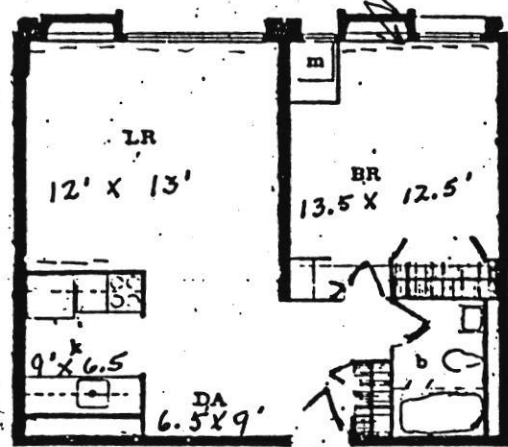
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- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

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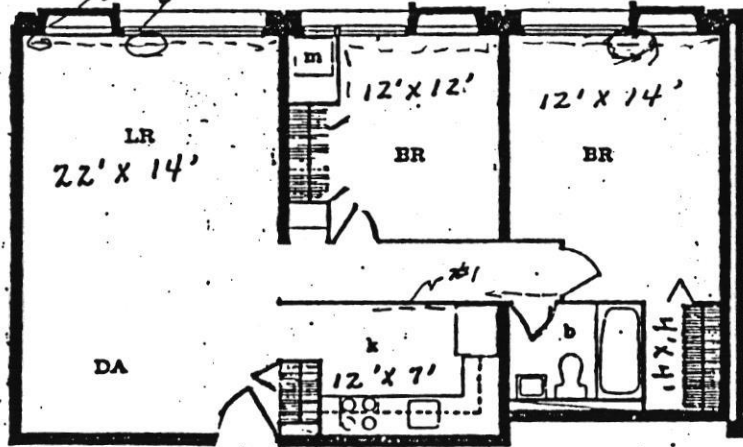
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*COND #1*      *Stable Cracks*



1 BEDROOM - Apt 512

*COND #1*



2 BEDROOM - Apt 507

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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 (FT <sup>2</sup> )	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
1	601 S	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 ft. 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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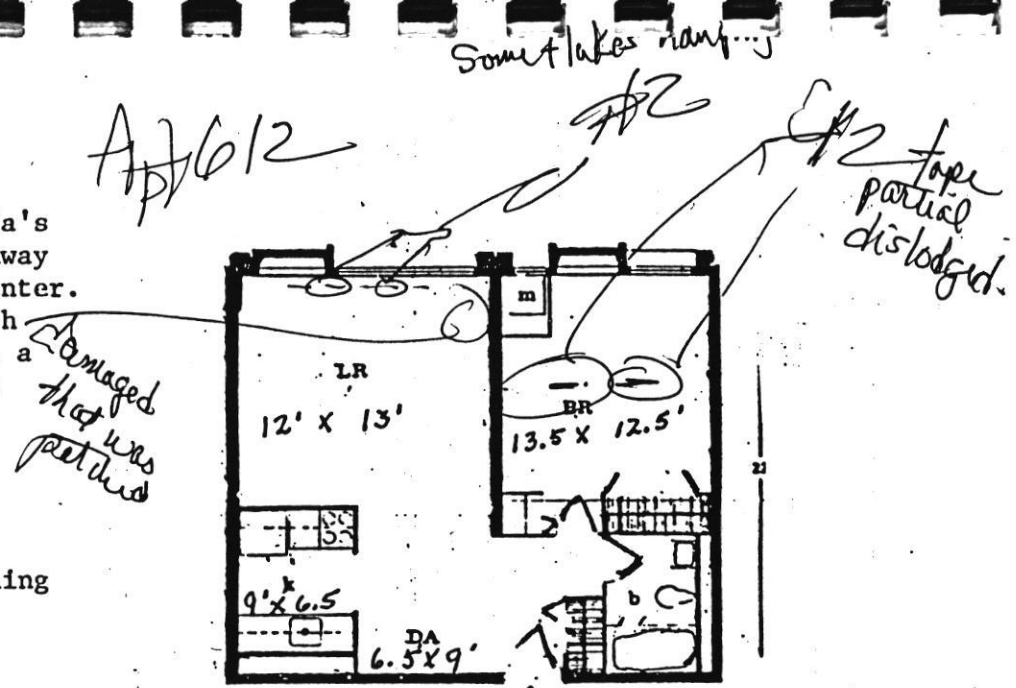
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Large main lobby  
 Laundry room

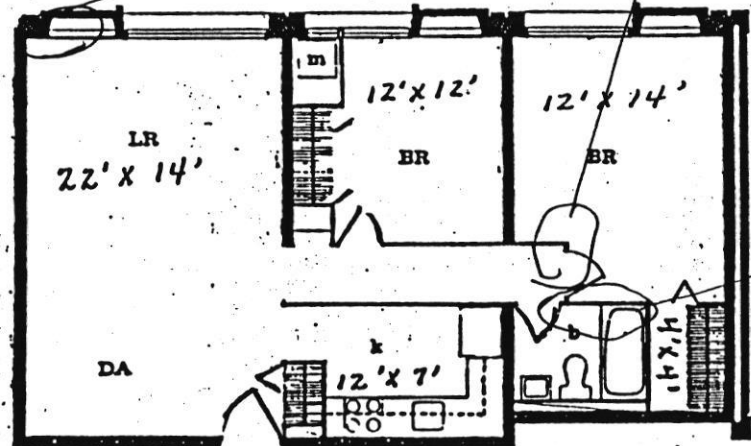
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*Apt #606*



1 BEDROOM



2 BEDROOM

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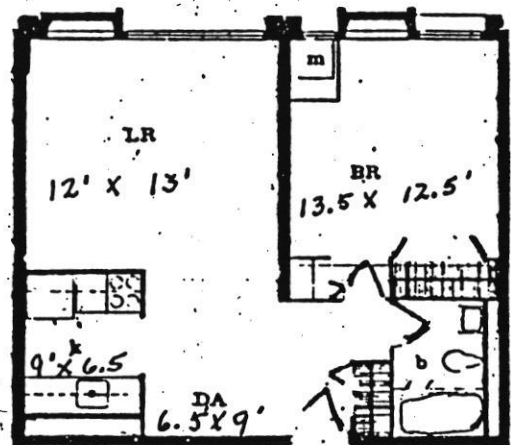
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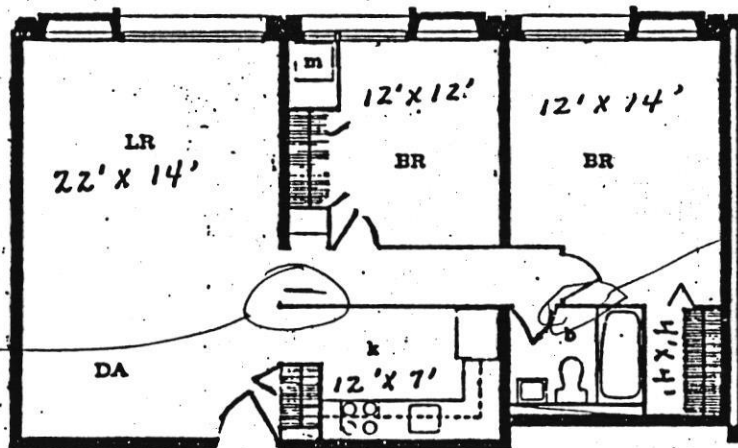
Large main lobby  
 Laundry room

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1 BEDROOM



2 BEDROOM

*tape partial detached*

*609-*

*Damaged Spot in wall opening for door in case of opening. Staple.*

Room sizes are approximate

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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 COND-ITION (Y/N)	PARTIAL DETACH FLAKES (Y/N)	AREA (FT2)	FLAKING FOUND (Y/N)	REMARKS- CEILING TREATMENT CONDITION IN EACH APARTMENT
3	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.	
2	702 U	Y	N		Y	1	N	One piece partially detached in bedroom by vent. Otherwise, cracks minor and stable.	
1	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.	
2	704 U	Y	Y1	good	Y	2	N	Tape partially detached in hallway in 3 areas for approx 3-4" 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	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		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		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	good	N	0	N	Patch of ACM missing in livingroom appears to be old. Ceiling stable.	
2	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.	
1	710 S	Y	N		N	0	N	Vacant apartment- recently painted. Minor cracks painted over and stable.	
1	711 S	N	N		N	0	N	Significant crack above Bedroom vent was stable. Remaining cracks minor and stable.	
1	712 S	Y	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	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	APT	CRACKS	PAINT	SCRAPS	SCRAP	PARTIAL	AREA	FLAKING	REMARKS-	CEILING	TREATMENT	CONDITION	IN EACH
RATING #		ALONG	OVER	ON	COND-	DETACH	(FT2)	FOUND					APT
		WALL&	CRACK	CEILING	ITION	FLAKES							
		SEAMS	(Y/N)	(Y/N)		(Y/N)							

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.

ABBOTT HOUSE  
 5495 Cedar Lane  
 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

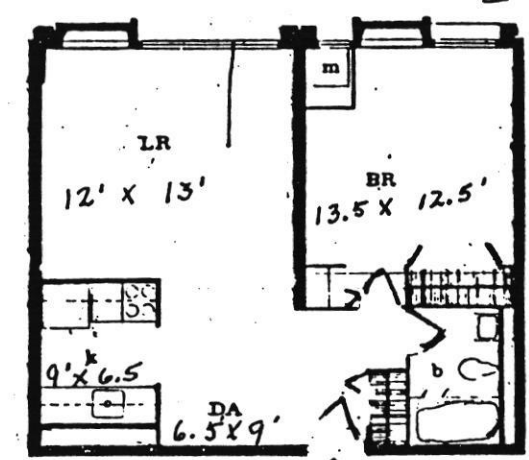
Large main lobby  
 Laundry room

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

For additional information, call 301-730-3430

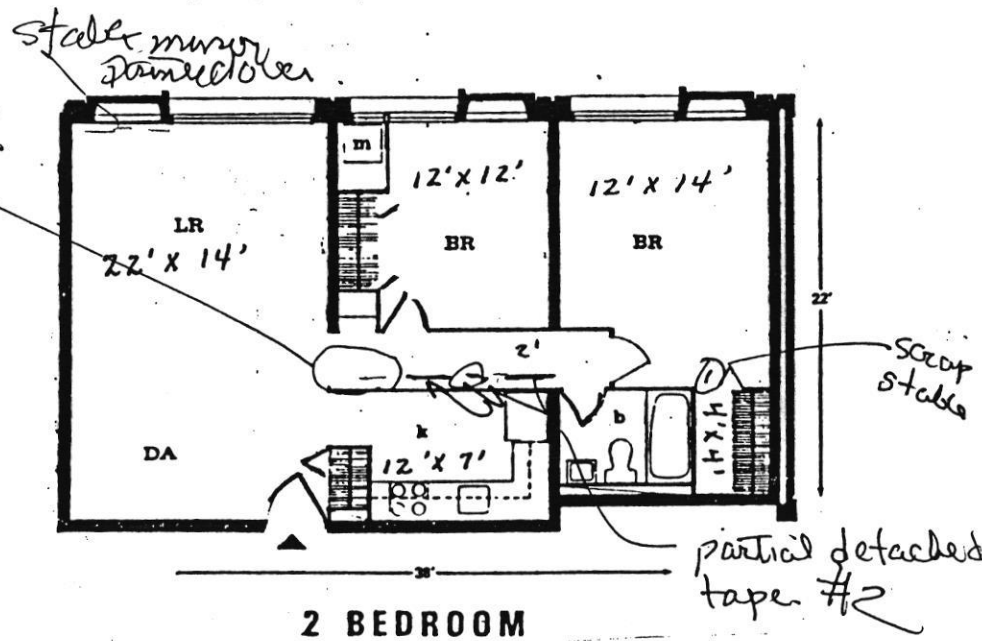
*Notes c 1001*  
 1' x 8" patch in bedroom area  
 6' length along outer wall - recent water damage.  
 2 scrapes - stable.  
 1 area by window crack - missing patch but no signs of flaking dot

*Apt 701*



**1 BEDROOM**

*Apt 704*



**2 BEDROOM**

Room sizes are approximate

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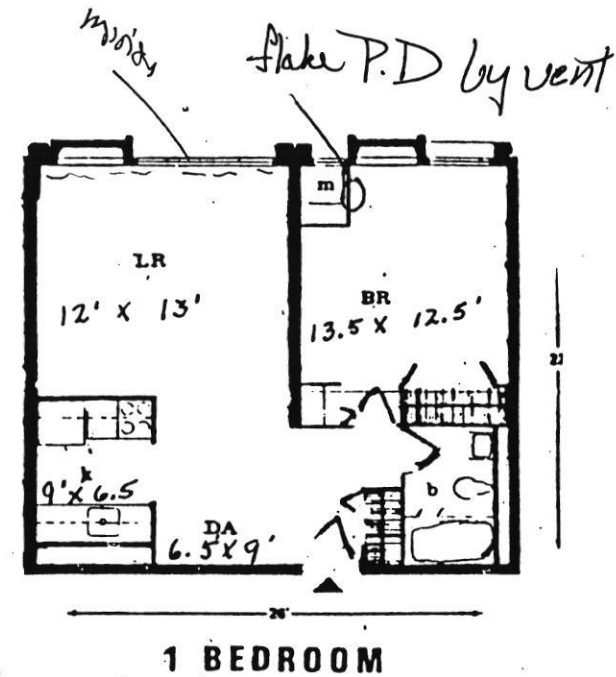
- Abbott House Apartments feature:
- Individually controlled heat and air conditioning
  - Garbage disposals
  - Gas ranges
  - Refrigerators

Large main lobby  
 Laundry room

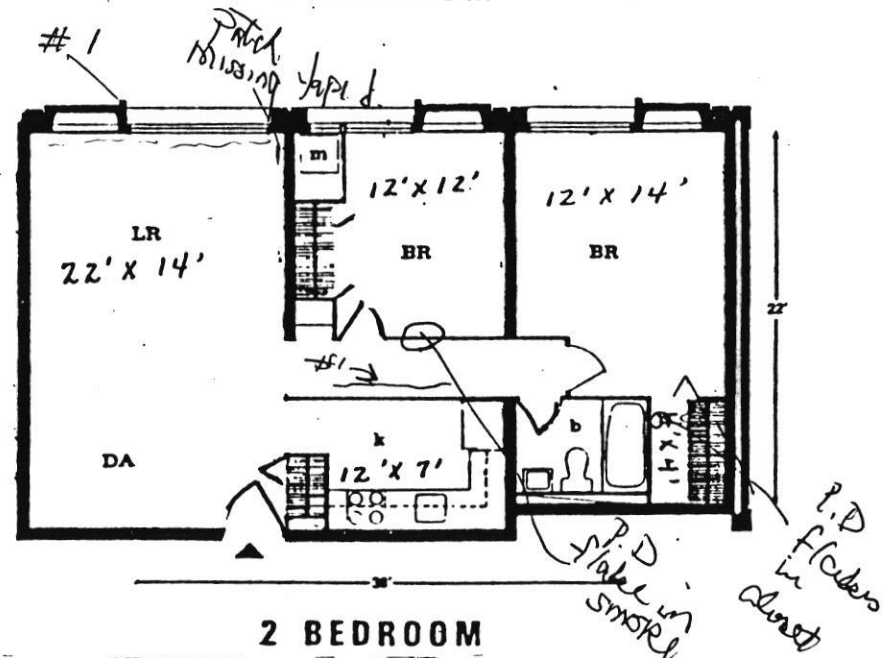
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*Apt 702*



*Apt 706*



Room sizes are approximate

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

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Abbott House Apartments feature:

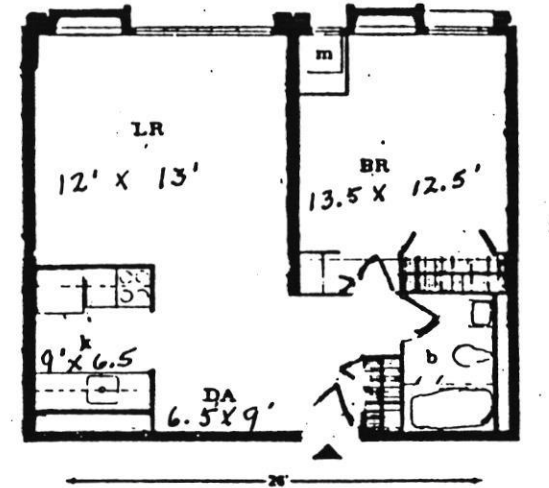
- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

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

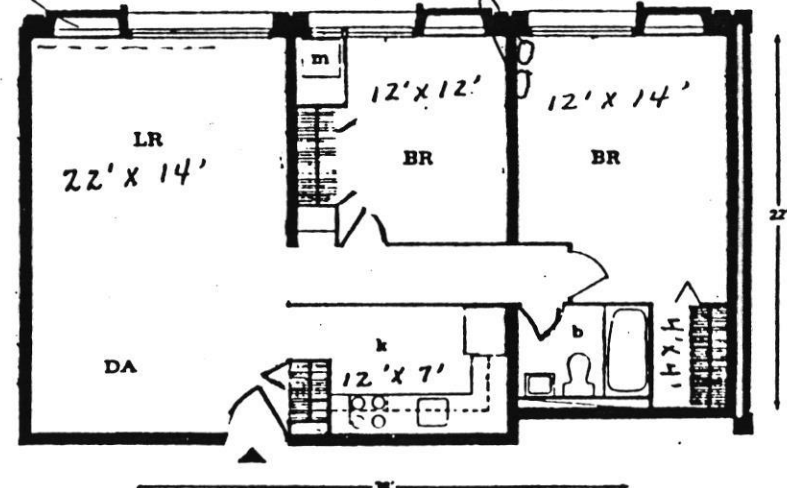
For additional information, call 301-730-3430

Apt 707



1 BEDROOM

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



2 BEDROOM

Room sizes are approximate

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 5495 Cedar Lane  
 Columbia, Maryland 21044  
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Abbott House Apartments feature:

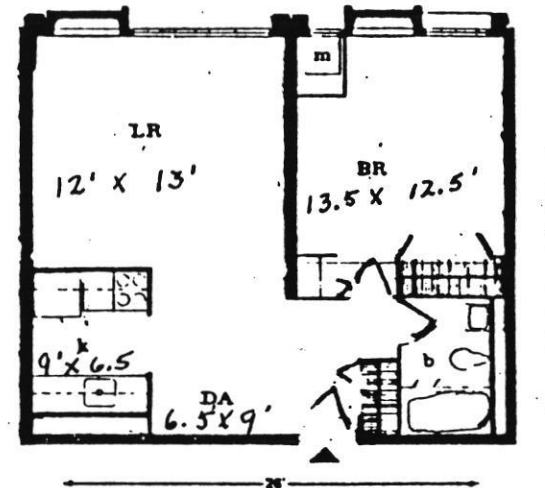
- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
 Laundry room

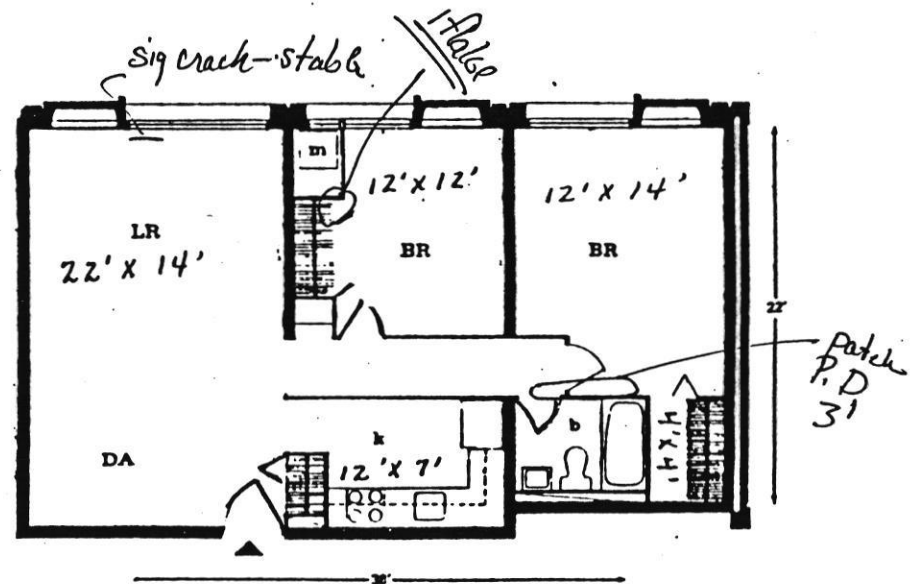
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*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 WALLS SEAMS	PAINT OVER CRACKS (Y/N)	SCRAPS ON CEILING (Y/N)	SCRAP CONDITION	PARTIAL DETACH FLAKES (Y/N)	AREA (FT <sup>2</sup> )	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
RATING #	ALONG	OVER	ON	COND-	DETACH	(FT2)	FOUND						
	WALL&	CRACK	CEILING	ITION	FLAKES								
	SEAMS	(Y/N)	(Y/N)		(Y/N)								

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

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Abbott House Apartments feature:

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

Large main lobby  
 Laundry room

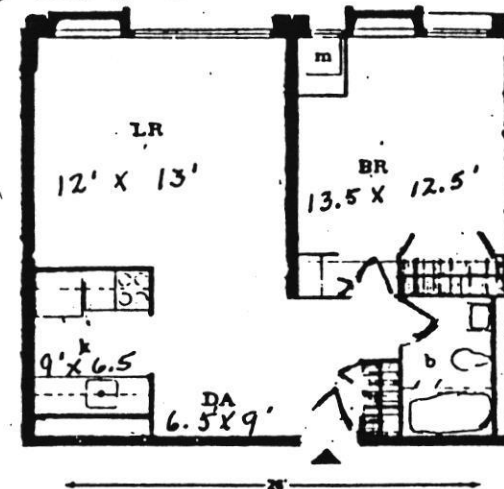
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

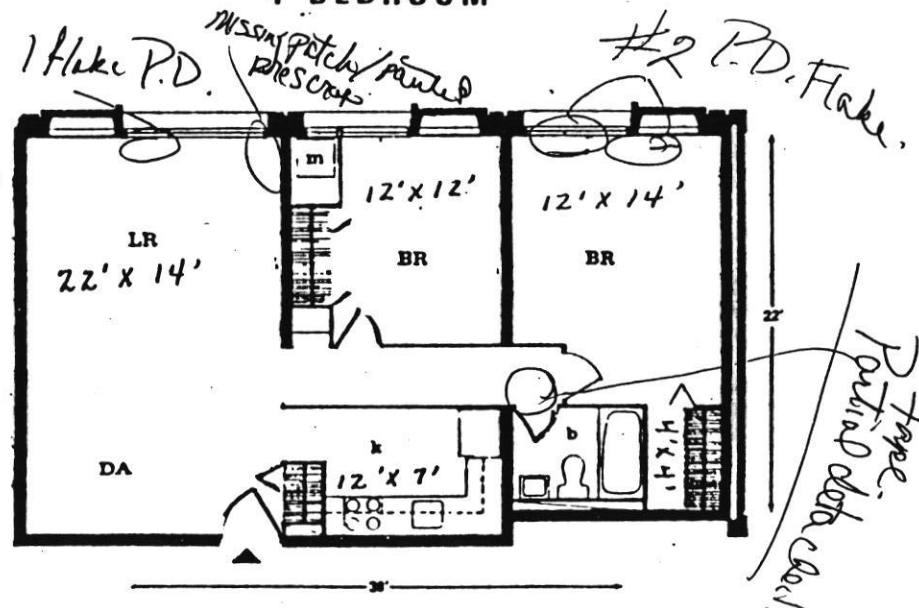
*Appt 804*

*#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*



**1 BEDROOM**



**2 BEDROOM**

Room sizes are approximate

ABBOTT HOUSE  
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Columbia, Maryland 21044  
301-730-3430

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Abbott House Apartments feature:

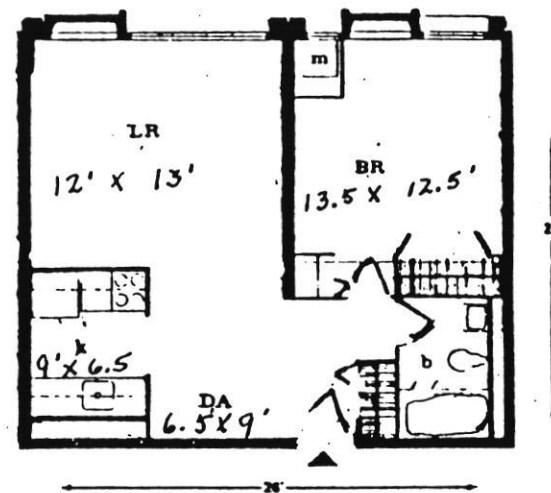
- Individually controlled heat and air conditioning
- Garbage disposals
- Gas ranges
- Refrigerators

Large main lobby  
Laundry room

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

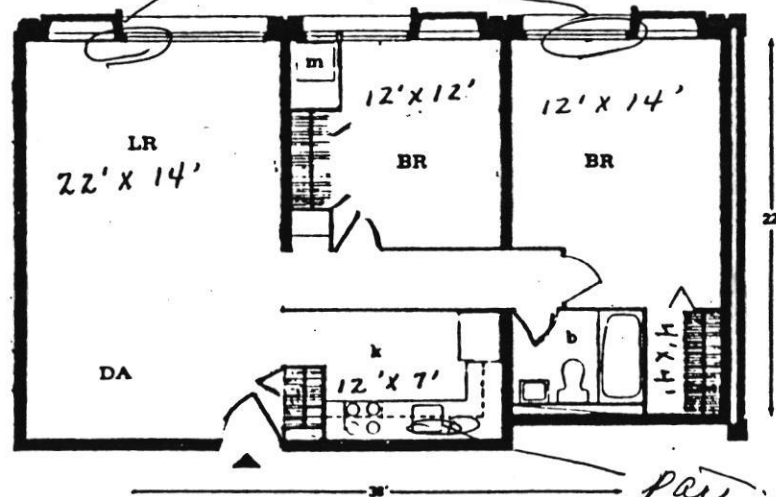
For additional information, call 301-730-3430

*Apt 806*



**1 BEDROOM**

*Part 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).

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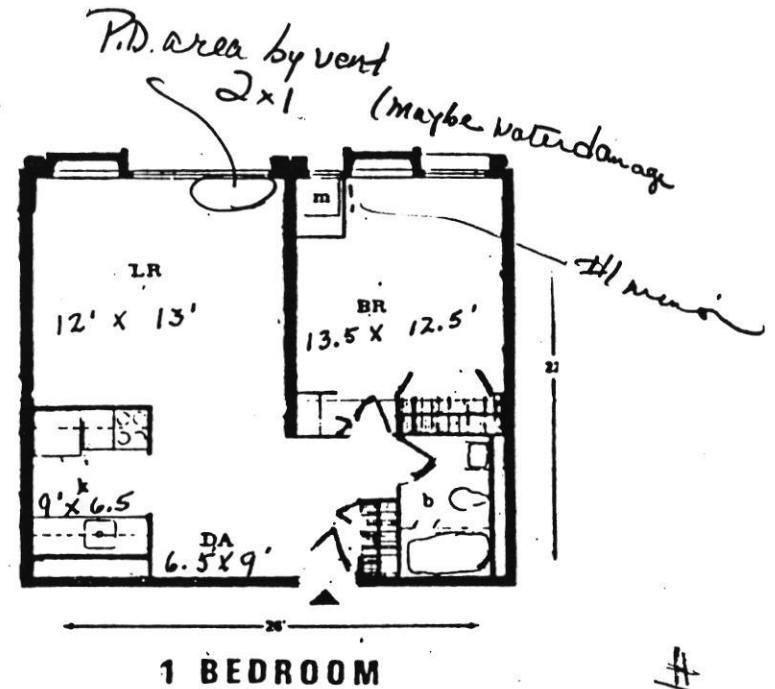
Abbott House Apartments feature:  
 Individually controlled heat and air conditioning  
 Garbage disposals  
 Gas ranges  
 Refrigerators

Large main lobby  
 Laundry room

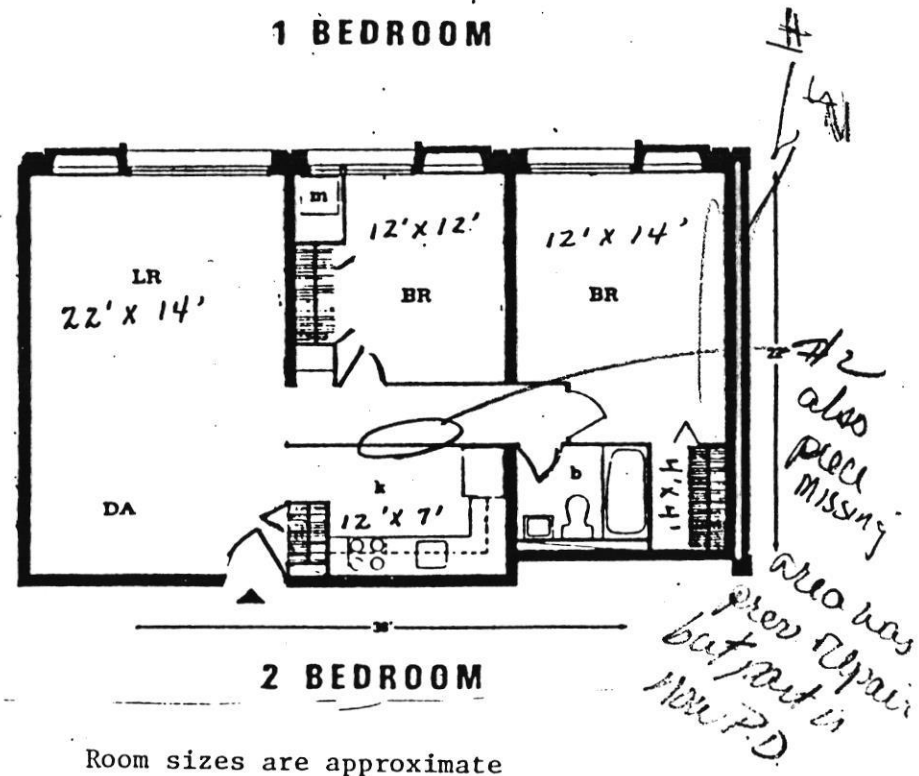
Utilities included in rent: gas, electricity, heat, water, and air conditioning.

For additional information, call 301-730-3430

*Apt 911 #2*



*# 906*



Room sizes are approximate

# HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.  
COUNTY HEALTH OFFICER



Bureau of Environmental Health  
3525 Ellcott Mills Drive  
Ellcott City, Maryland 21043

Director - 461-9956  
Water & Sewerage, Permits - 461-9933  
Community Environmental Health - 461-9944  
Technical Services - 461-9955

June 17, 1987

Mr. Tom Garver, Vice President  
Columbia Residential Management Inc.  
P.O. Box 816  
Columbia, MD 21044

RE: Abbott House  
4593 Cedar Lane  
Columbia, MD

Dear Mr. Garver:

Title 12 of the Howard County Code requires the County Health Department to take cognizance of all conditions dangerous to health and of all unhealthy nuisances within Howard County, institute investigation and remedy such conditions as prescribed in the Code.

In November of 1986, you were notified of the need to take action to abate potential health hazards associated with the cementitious acoustical plaster used on the ceilings in most areas of Abbott House. Samples of this material indicated that it contained between seven and fifteen percent chrysotile asbestos.

At that time you contacted this Bureau and stated Columbia Residential Management, Inc. intended to procure the services of a certified contractor to encapsulate all asbestos containing material in Abbott House.

Efforts along this line continued until March of 1987, when your organization contracted Energy Ventures Analysis Inc. to conduct a study on Abbott House. The study conducted by Mr. John Samberg, P.E., recommended an operation and maintenance program as an alternative to encapsulation.

This Bureau agrees that a stringently regulated operation and maintenance program is a viable option to ameliorate any potential health threat from the asbestos containing acoustical plaster. However, it is this agencies position that the most cost effective long term abatement strategy would be the removal of the asbestos containing material (ACM) from the structure, reducing CRM liabilities and long term maintenance expenses.

4/A

June 17, 1987

If Columbia Residential Management opts to choose an operation and maintenance program (O & M) program this Bureau would require that it include the following:

- (1) A complete and detailed survey of all areas containing ACM, performed under the auspices of a certified industrial hygienist.
- (2) Only trained and licensed personnel may engage in O & M activities.
- (3) Inspection of each unit and common area be conducted on a semi-annual basis by a certified industrial hygienist.
- (4) Air and dust monitoring be conducted semi-annually throughout the structure and whenever any maintenance activities pertaining to ACM are being performed. All air and dust monitoring regimes must be conducted by a certified industrial hygienist, and analysis performed by an appropriately certified analytical laboratory.
- (5) Removal of all deteriorated ACM, prior to the initiation of the O & M program.
- (6) Detailed and precise documentation of all observations and activities.
- (7) Detailed records of all air and dust monitoring activities, and analytical results.

The operation and maintenance program must continue to be in effect as long as any ACM remains in the building. The Howard County Health Department, and Bureau of License and Permits reserves the right to be present during any phase of the operation and maintenance activities, and to review any and all documents pertaining to the O & M program.

Based on the information currently known, and pursuant to Section 12.110 of the Howard County Code the presence of asbestos containing materials in Abbott House is considered an unhealthy nuisance due to its potential to release inhalable fibers associated with several disease processes.

Therefore in accordance with the provisions of Section 12.111 of the Code, you are hereby ORDERED to take the following corrective action:

- (1) Notify this Bureau within 10 days of receipt of your plan for the proper removal and/or maintenance of all asbestos containing materials in Abbott House.

L/A

June 17, 1987

- (2) Within 30 days of receipt submit to this Bureau resumes, references, and proof of current licensure with the State of Maryland, Air Management Administration, for all consultants and contractors to be utilized in this abatement project.
- (3) Within 60 days of receipt commence implementation of an approved abatement plan.


You have the right to request a hearing before the Howard County Board of Health on this ORDER. A request for hearing must be made in writing to the Executive Secretary of the Board of Health at the letterhead address within fifteen (15) calendar days of receipt. If request for approval is not so made, this Order becomes final.

You may be represented by an attorney of your choosing at the hearing and produce evidence in answer to the charges. Prior to the hearing, you may examine and obtain copies of any departmental documents regarding the charges.

Failure to take corrective action required by this Order may result in legal sanctions against you. Each day during which a violation continues is a separate offense.

If you wish to discuss the basis for this Order or the required corrective action, please contact this office to arrange a mutually agreeable time and place.

Very truly yours,



Michael J. Caughlin, Acting Director  
Technical Services Program

MJC:vf

cc: Jim Lewis - DHMH  
cc: Clyde Shippe - Bureau of Licenses and Permits  
cc: Charles Wilson - Department of Housing and Urban Development

L/A

10/13/88

Shuppe's Fill

Spinner - at their  
 office - update  
 letter going out to  
 Mr. Sarver giving  
 2 alternatives to  
 immediate problem  
 ① remove all asbestos  
 or ② set up quarterly  
 OSHA insp w/ industrial  
 hygienist, evaluate  
 air quality and correct  
 existing damage or  
 failure. Also under  
 contract licensed to  
 do so w/ industrial  
 hygienist.

7/23/87	cu	7/e	from Mr. Chern Legal Aid Need copies of abt these asbestos ins for Renee's case for court case scheduled 7/27/87
7/24	cu		subpoena # 2052-57 - & appear 7/24/87
7/24	cu		appeared before Judge James Vaughan. ruled in favor of unable to <sup>show</sup> hazard to health

CONT

CHRONOLOGICAL CASE HISTORY

Date	Inspectors Name	Classification (Insp., Reinsp., Complaint)	Method of Contact	Remarks	Follow Up Date
7/24	Cmt			at this time by plaintiff Renee Broom.	
8/19/87	Rec'd			Subpoena # 87CA 5936 to appear as witness for plaintiff. Ty Johnson served Subpoena to appear for defendant.	
8/20/87				appeared before Judge Ciemme - ruled in favor of plaintiff.	
9/10/87	CSA	R1		Vial by Ty Johnson all done however, water on bathroom floor due to toilet leak at bathroom & water marks on freshly painted wall / ceiling hallway - apt 307.	
9/14/87	CSA	Vial	to	Pete Benton - collect / done	
9/21/87	CSA	R1		OK Vial # 0917 - no floor 9/17/87 in bathroom installed. Closed.	
10/5/87	CSA	Rec'd		Subpoena # 87CA 5936 - Cedar Run Trust vs. Sherri Kelly for Oct 15, 1987 - Current Court	
10/15/87	CSA			appeared before Judge T.J. Mussel - ruled stay of execution / Bond on execution of defendant - rent to be paid to Court	

MEYER  
TDD Number  
902-2323



- Bureau of Engineering  
William E. Riley, Chief
- Bureau of Environmental Services  
James M. Irvin, Chief
- Bureau of Facilities  
John Zimyer, Chief
- Bureau of Highways  
Granville W. Wehland, Chief
- Bureau of Inspections, Licenses, and Permits  
M. Robert Gammill, Chief
- Bureau of Utilities  
Robert M. Bringer, Chief

DEPARTMENT of PUBLIC WORKS of HOWARD COUNTY  
30 COURT HOUSE DRIVE, ELLICOTT CITY, MARYLAND 21043

MEMORANDUM

MEMO TO: Michael Caughlin, Director of Technical Services Program  
Office of Environmental Health

THROUGH: James W. Rawle, Housing and Sign Code Administrator  
Inspections and Enforcement Division *gr*

FROM: Clyde S. Shippe, Housing Inspector  
Inspections and Enforcement Division *CS*

DATE: April 9, 1987

SUBJECT: Asbestos Problems - Abbott House

Please send a copy of the memo of your findings at Abbott House, Apartment 109, occupied by Ms. Rene Broom on April 8, 1987. Send this to: Department of Housing and Urban Development, Loan Management Branch, Attention: Mr. Charles Wilson; 10 N. Clavert Street, Baltimore, Maryland 21202.

CSS/bkh



Tom Garver VP  
Columbia Residential

11/86 Guidance for  
controlling ACM  
All ceilings to be inspected

March 87 <sup>Garver letter</sup> asbestos on floors 2-9 apts and halls.

Leenee Broom Complaint 3/10/87 or 4/8/87

Energy Ventures - Stanback

10/13/88 w/ Shippe

Lena Broom Unit 109 w/ Rita Bentar <sup>VP</sup> of Columbia  
5494 Cedar Ln + Harpers Farm

708 Hollis - has been already checked - OK

7/27 Court Order Info note from Shippe

Broom's 109 - Study showed copy coming  
Saw small bedroom - along vent - Stanback's  
EVA-ATEC Study 8/87 Report  
ACM in Hall repairs

Letter about condition requested by M's Broom



## **Energy Ventures Analysis, Inc.**

1901 N. MOORE STREET, SUITE 1200 ARLINGTON, VIRGINIA 22209-1706

PENN CENTER WEST-ONE, SUITE 300 PITTSBURGH, PENNSYLVANIA 15276

TELE: (703) 276-8900

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TELE: (412) 787-8624

FAX: (412) 788-1914

January 21, 1988

Mr. Michael J. Caughlin  
Technical Services Program  
Bureau of Environmental Health  
Howard County Health Department  
3325 Ellicott Mills Drive  
Ellicott City, Maryland 21043

Dear Mr. Caughlin:

This letter will follow up our recent phone conversation and answer issues raised in your October 6, 1987 letter to Mr. Tom Garver of Columbia Residential Management.

The initial survey as outlined in our specification package for Abbott House has been scheduled next week on January 25, 27 and 28. This survey will identify and record all damage of the acoustical plaster at Abbott House. The expected members of the survey team include EVA (myself and/or Tom Hewson), Columbia Residential Management (Mr. Philip Glover, Tom Garver) and any representative that you may want to send. In addition as requested, the survey team will include Mr. Paul Esposito, M.H.S., a Certified Industrial Hygienist who is Industrial Hygiene Manager of ATEC Associates of Columbia, Maryland.

Sampling and analysis of bulk and air samples will be done in accordance with EPA, OSHA, and NIOSH regulations and guidelines. Bulk samples will be collected by EVA and sent to McCrone Environmental Services for analysis by Polarized Light Microscopy with dispersion staining following EPA's approved procedure entitled "Interim Method for Determination of Asbestos in Insulation Samples." Air sampling will be done by EVA following the method outlined in OSHA regulations Section 1926.58 Appendix A. The air sampling cassettes will be read initially by PCM using NIOSH Method 7400 and OSHA Method ORM. If a calculated air concentration level of greater than .010 f/cc is found using PCM, samples may be further analyzed using TEM following the method outlined in the EPA AHERA regulations (Methodology for Measurement of Airborne Asbestos by Electron Microscopy).

EVA does not anticipate the displacement or relocation of people during the work at Abbott House. All jobs should be small scale/short duration that can be completed and cleared within a few hours. The decontamination procedures for ACM workers, materials and supplies will follow the small scale, short

Draft Abbott House <sup>In</sup> Spectro + Spec Operation

Page 21 Semi Annual Inspection Survey -  
Is it being done

John Stenberg 10/13/88

- Another firm did the review of pool sites in the bldg.
- He will call Abbott about any GMO review or less (i.e. AHERA - school asbestos) <sub>1 every 3 yr.</sub>
- Also about who is waiting to hear from who to get consensus of situation

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 PARTIAL DETACH FLAKES (Y/N)	AREA FLAKING (FT2) FOUND (Y/N)	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

# HOWARD COUNTY HEALTH DEPARTMENT

JOYCE M. BOYD, M.D., M.P.H.  
COUNTY HEALTH OFFICER



Bureau of Environmental Health  
3525 Ellicott Mills Drive  
Ellicott City, Maryland 21043

Director - 461-9956  
Water & Sewerage, Permits - 461-9933  
Community Environmental Health - 461-9944  
Technical Services - 461-9955

November 17, 1986

Mr. Tom Garver, Vice President  
Columbia Residential Management, Inc.  
P.O. Box 816  
Columbia, Maryland 21044

Re: Abbott House  
4595 Cedar Lane, Columbia

Dear Mr. Garver:

The following is to inform you of asbestos survey results from recent sampling performed by this Department at the above referenced property, and to advise you of corrective actions to be taken.

On October 2, 1986, in response to a request for assistance from the Inspections and Enforcement Division of the Howard County Department of Public Works, I conducted an inspection of the premises and took seven composite samples of ceiling materials from hallways and apartment units. The results show the chrysolite asbestos content varies from seven to fifteen percent. Copies of laboratory reports are enclosed.

During this and a follow-up inspection October 9, 1986, I noted damaged or deteriorating ceiling material in apartments 801, 509, 407; in the hallways near the elevators on the fourth and seventh floors, at the ends of the fourth floor hallways, and along some of the perimeter of the top (ninth) floor where there was old water damage from roof leakage.

The amount of sampling and physical inspection done is sufficient to characterize the condition and asbestos content of sprayed-on cementitious material in Abbott House, and it is thus reasonable to assume that all such ceiling material contains chrysotile asbestos in proportions large enough to warrant abatement action throughout the entire building.

November 17, 1986

Friable asbestos-containing material (ACM) as I have noted, which may also be present in other units and areas of the building, poses a health hazard from its potential to release inhalable, disease-causing fibers.

There are two courses of action which may be taken:

- 1) complete removal of all sprayed-on ceiling material by a contractor of current licensure with the State of Maryland, Office of Environmental Programs, Air Management Administration;
- 2) inspection of all ceiling surfaces in the building for identification and subsequent removal of deteriorated asbestos-containing, to be followed by the institution of an operation and maintenance (O&M) program to seal, encapsulate, and maintain all remaining ceiling materials in accordance with guidelines set forth in the EPA publication "Guidance for Controlling Asbestos Containing Materials in Buildings", a copy of which is enclosed for your reference. As in (1), this work must be performed by a contractor of current licensure with the Air Management Administration.

Please advise me of your intentions within one month of your receipt of this letter. If you have any questions or if I may be of further assistance, please do not hesitate to contact me at 461-9955.

Sincerely,



John T. Ingalls, Director  
Technical Services Program

JTI:hs

cc: Clyde Shippe, Inspections & Enforcement  
Dr. Joyce Boyd  
Frank Whitehead, Air Management Administration  
Rita Benton, Resident Manager, Abbott House  
Robert W. Sheesley ✓  
file

Enclosures