

**Central Wisconsin Office:**

1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**

1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**

1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

# **PRE-DEMOLITION INSPECTION: ASBESTOS, LEAD-BASED PAINT & RESTRICTED WASTE**

## **Ozaukee Washington Land Trust**

**Site:**

4970 Country Club Road  
Port Washington, WI 53074

**Work Area:**

Clubhouse, Woodshop & Storage Shed

Inspection Date: January 29 and 30, 2019

Report Date: February 18, 2019

NorthStar No. 190-081

Submitted By:  
NorthStar Environmental Testing, LLC.



**Central Wisconsin Office:**  
 1006 Western Avenue  
 Mosinee, WI 54455  
 Tel: 715.693.6112  
 Fax: 715.693.1225

**Fox Cities Office:**  
 1835 E. Edgewood Drive  
 Suite 10542  
 Appleton, WI 54913  
 Tel: 920.422.4888

**Madison Office:**  
 1310 Mendota Street  
 Suite 121  
 Madison, WI 53714  
 Tel: 608.827.6761

*Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene*

February 18, 2019

Ozaukee Washington Land Trust  
 200 Wisconsin Street  
 West Bend, WI 53095

Project:	Pre-Demolition: Asbestos Inspection
Site:	4970 Country Club Road Port Washington, WI 53074

NorthStar Environmental Testing, LLC was authorized by the Ozaukee Washington Land Trust to complete a pre-demolition inspection for the presence of asbestos materials, restricted waste items, and lead-based paint for the property located at 4970 Country Club Road in Port Washington, Wisconsin. The inspection was conducted by Jason Motkowski of NorthStar Environmental Testing, LLC on January 29 and 30, 2019.

**Asbestos materials were identified in gray window caulk, gray transite chimney, gray transite heat shield, gray door caulk, orange vinyl stair tread, white pipe fittings, and white window glazing. Roofing materials and electrical panels are assumed to contain asbestos. No lead-based paint was identified for surfaces tested. Miscellaneous restricted waste items are present throughout the structures. Please review the report in its entirety for more detailed information.**

Prepared by:  
 NorthStar Environmental Testing, LLC.  
 1835 E. Edgewood Drive  
 Suite 10542  
 Appleton, WI 54913

Provided to:  
 Ozaukee Washington Land Trust  
 200 Wisconsin Street  
 West Bend, WI 53095

Date of Site Visit: January 29 and 30, 2019

NorthStar Environmental Testing, LLC.

---

Aaron Stroud  
 Operations Manager

---

Jason Motkowski  
 Project Technician  
 AII-249714 / LRA-249714



**Central Wisconsin Office:**  
1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**  
1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**  
1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

*Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene*

## **TABLE OF CONTENTS**

---

<b>INSPECTION SUMMARY.....</b>	<b>Page 1</b>
<b>ASBESTOS SAMPLING SUMMARY.....</b>	<b>Page 1</b>
<b>ASBESTOS MATERIAL SUMMARY.....</b>	<b>Page 2-3</b>
<b>ASBESTOS RECOMMENDATIONS.....</b>	<b>Page 3</b>
<b>SURVEY LIMITATIONS.....</b>	<b>Page 4</b>
<b>ANALYTICAL DISCUSSION.....</b>	<b>Page 4</b>
<b>REMARKS.....</b>	<b>Page 4</b>
 <b>APPENDICES</b>	
<b>A) Asbestos Sample Log.....</b>	<b>6 Pages</b>
<b>B) Lead Paint Testing Report.....</b>	<b>5 Pages</b>
<b>C) Restricted Waste Report.....</b>	<b>3 Pages</b>
<b>D) Site Diagram.....</b>	<b>3 Pages</b>
<b>E) NorthStar Certification.....</b>	<b>4 Pages</b>



**Central Wisconsin Office:**  
1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**  
1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**  
1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

*Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene*

February 18, 2019

Ozaukee Washington Land Trust  
200 Wisconsin Street  
West Bend, WI 53095

Project:	Pre-Demolition Asbestos Inspection
Site Address:	4970 Country Club Road Port Washington, WI 53074
Survey Date:	January 29 and 30, 2019
NorthStar No:	190-081

NorthStar Environmental Testing, LLC (NorthStar) was authorized by the Ozaukee Washington Land Trust to conduct a pre-demolition survey for the presence of accessible suspect asbestos containing materials (ACM) for the following site:

**INSPECTION SUMMARY:**

Site Address:	4970 Country Club Road Port Washington, WI 53074	
County:	Ozaukee	
Structure Type:	Commercial	
Bldg Age:	1960s (estimate)	
Size:	7,240 ft <sup>2</sup> (Clubhouse) / 3,500 ft <sup>2</sup> (Woodshop) / 1,800 ft <sup>2</sup> (Storage Shed)	
Floors:	3 (Clubhouse)	
# of Structures:	3	
Inspector:	Jason Motkowski– All 249714	
Asbestos Company:	CAP-925800	
Survey Date:	January 29 and 30, 2019	
Comments:	Clubhouse: Construction is wood framing, sloped asphalt/rubber roof and vinyl/stone exterior siding. Outbuildings are similar construction. Roofing materials are assumed to contain asbestos and may remain in place for normal mechanical demolition.	

**SAMPLING SUMMARY:**

Number of Samples:	98	
Number Analyzed:	94	
Point Count Analysis:	3	
Asbestos Material:	<b>Gray Window Caulk</b> <b>White Window Glazing</b> <b>Gray Transite Chimney</b> <b>Gray Transite Heat Shield</b>	<b>Gray Door Caulk</b> <b>Pipe Fitting Insulation</b> <b>Orange Vinyl Stair Tread</b>
Assumed ACM:	<b>Roofing Materials &amp; Electrical Panels</b>	
Laboratory:	Eurofins CEI Labs, Inc. NVLAP: 101768-0	
Analysis Date:	February 6, 2019 & February 18, 2019 (point count)	

**ASBESTOS MATERIAL SUMMARY:**

**Confirmed ACBM, or presumed ACBM** that will require abatement prior to disturbance by mechanical demolition:

Material	Building Area	Quantity (approx.)	Comment/Condition
Gray Window Caulk	Clubhouse: Exterior- South	2 ft <sup>2</sup> (2 each)	Cat II non-friable / west addition
Window Glazing	Clubhouse: Exterior	17 ft <sup>2</sup> (17 each)	Cat II non-friable / picture & casing
Gray Transite Chimney	Clubhouse: (south mechanical to roof)	60 lf (2 each)	Cat II non-friable
Pipe Fitting Insulation	Clubhouse: Northeast Mechanical	1 ft <sup>2</sup> (2 each)	Friable
<sup>1</sup> Electrical Panel Interiors	Clubhouse: Kitchen Kitchen Office	2 ft <sup>2</sup> (6 each)	Cat II non-friable
Window Glazing	Woodshop Office	2 ft <sup>2</sup>	Cat II non-friable
Transite Heat Shield	Woodshop: Shop Area	40 ft <sup>2</sup>	Cat II non-friable / near ceiling (NE)

<sup>1</sup> Electrical panels, boxes or components were not sampled due to potential electrical hazard. These components should be assumed to be asbestos containing unless sampled to prove otherwise.

**Non-friable, or presumed ACBM**, in good condition, on concrete or metal substrates that may remain in place during mechanical demolition **unless the concrete/metal is going to be recycled or crushed:**

Material	Building Area	Quantity (approx)	Comment/Condition
Orange Vinyl Stair Tread	East Stairway	100 ft <sup>2</sup>	Cat I non-friable / on metal
Gray Door Caulk	Clubhouse: Lower NE Entry & NE Mechanical	2 ft <sup>2</sup> (2 each)	Cat I non-friable

**All non-friable asbestos materials, if allowed to remain in place for mechanical demolition, must remain non-friable during demolition and will require proper landfill disposal.**

**Non-friable, or presumed ACBM**, in good condition, on wood floors or substrates that may remain in place during mechanical demolition process:

Material	Building Area	Quantity (approx)	Comment/Condition
Roofing Materials	All Roofs	16,000 ft <sup>2</sup>	Cat I non-friable

**All non-friable asbestos materials, if allowed to remain in place for mechanical demolition, must remain non-friable during demolition and will require proper landfill disposal.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner or an abatement contractor prior to project design, bidding, budgeting and/or DNR notification purposes.

### Inaccessible/Untested Areas

The building was occupied at the time of inspection which may have limited destructive sampling measures. Any additional items if encountered should be assumed to contain asbestos and sampled if/when necessary.

The following materials were found to be **non-asbestos** or **less than 1%** by PLM analysis:

Material	
white window caulk	gray vinyl counter
white door caulk	tan floral vinyl sheet floor
chimney mortar	tan fiberboard panel
brown batt insulation	green vinyl sheet floor
vermiculite insulation	9" brown floor tile
12" ceiling tile	black flooring underlay
brown ceiling tile adhesive	tan vertical wall board
16" ceiling tile	beige vinyl sheet floor
drywall	joint compound
12" white pinhole fissure ceiling tile	tan carpet adhesive
2'x4' white pinhole fissure ceiling tile	plaster ceiling
9" tan streak floor tile	tan floor tile adhesive
brown wall panel adhesive	4" gray vinyl baseboard
brown baseboard adhesive	tan floor tile
white self leveling floor	black floor tile adhesive
tan epoxy floor	black wall tile adhesive
gray floor tile grout	tan floor tile mortar
9" tan floor tile	cream speck vinyl sheet floor
tan flooring adhesive	2'x2' white pinhole crater ceiling tile
12" tan pinhole ceiling tile	plaster wall
2'x2' white pinhole fissure ceiling tile	12" white pinhole ceiling tile
black stair tread adhesive	12" cream streak floor tile
4" brown vinyl baseboard	gray ceramic floor tile grout
gray floor tile mortar	brown floor tile adhesive
tan check vinyl sheet floor	black ceiling tile vapor barrier
2'x4' white textured ceiling tile	12" pinhole worm ceiling tile
brown vinyl sheet floor	black pipe wrap

Please see attached *Asbestos Bulk Sample Log-in* for complete sample analysis data.

### **ASBESTOS RECOMMENDATION:**

All friable ACBM as well as non-friable ACBM that would likely be made friable by the intended renovation or demolition processes are required to be abated prior to disturbance.

Non-friable ACBM (confirmed or assumed) remaining during demolition must be disposed of properly as demolition debris at an approved landfill. Non-friable materials typically require abatement prior to any material recycling procedure. For any building that will be subject to burning, all confirmed and presumed ACBM must be removed.

Abatement shall be performed by an abatement company utilizing trained and certified worker/supervisor and further licensed as an asbestos company by the Wisconsin Department of Health Service (DHS), asbestos regulation 159.

Refer to Wisconsin Department of Natural Resources (WDNR) 447; and DHS 159 for complete information on requirements for asbestos abatement and asbestos material disposal.

## **SURVEY LIMITATIONS:**

Sample results, quantities and recommendation are limited to areas that were accessible to us during the investigation. Additional presumed-ACBM that may have been located in spaces not accessible during our investigation, hidden from view, or not sampled at the client's request may require additional sampling prior to disturbance by renovation or demolition activity. Typical areas that may be inaccessible during an investigation include: wall or ceiling cavities; electrical components/wiring, equipment interiors; chimneys/flues/stacks; spaces requiring confined space entry procedures. Additional materials not accessible during a typical building materials survey include items such as miscellaneous caulking, sealants and construction adhesives that are not readily accessible to sampling as they are often located between layers of building components. These materials are typically non-friable in nature but may require further sampling to confirm or deny the presence of asbestos.

**Additional presumed ACBM encountered during renovation or demolition activity, that differs from materials sampled or described during this survey must be assumed to contain asbestos and be abated or be sampled to determine asbestos content prior to disturbance.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by building owner or abatement contractor prior to project design, bidding and/or DNR notification purposes.

## **ANALYTICAL DISCUSSION:**

Bulk sample analysis for asbestos was performed by polarized light microscopy (PLM); method EPA 600/r-93-116. Samples showing a result of "None Detected" were found to contain no asbestos in any analyzed portion of the sample.

USEPA defines an ACBM as one that contains greater than one percent asbestos. For a sample result showing less than one percent (<1%) of asbestos, the material can be treated as a non-asbestos containing material. The building owner or client should be aware that exposure to asbestos is still possible following disturbance of material with a trace or <1% of asbestos present and that worker protection procedures may be necessary.

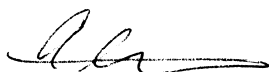
## **REMARKS:**

The survey and subsequent report has been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information, no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,

NorthStar Environmental Testing, LLC.



Aaron Stroud  
Operations Manager



Jason Motkowski  
Project Technician

# Ozaukee Washington Land Trust

4970 Country Club Road  
Port Washington, WI

February 2019



### ASBESTOS BULK SAMPLE LOG-IN

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.:</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-1	Ext	Clubhouse Ext North	White Window Caulk	None Detected
81-2	Ext	Clubhouse Ext South (main level)	Gray Window Caulk	<b>10% Chrysotile</b>
81-3	Ext	Clubhouse Ext South (main level)	White Window Glazing (grid window)	None Detected
81-4	Ext	Clubhouse Ext South (basement)	White Window Glazing (picture window)	None Detected
81-5	Ext	Clubhouse Ext East	White Window Glazing (picture window)	<b>2% Chrysotile</b>
81-6	Ext	Clubhouse Ext East	White Window Glazing (crank out window)	<b>2% Chrysotile</b>
81-7	Ext	Clubhouse Ext East(basement)	White Door Caulk (wood to stone)	None Detected
81-8	Ext	Clubhouse Ext Roof	Gray Transite Chimney	<b>10% Chrysotile</b> <b>10% Amosite</b>
81-9	1	Woodshop	White Window Glazing (interior)	<b>&lt;1% Chrysotile</b> Point Count: 0.31%
81-10	1	Woodshop	Chimney Mortar	None Detected
81-11	1	Woodshop	Gray Transite Heat Shield	<b>20% Chrysotile</b>
81-12	1	Woodshop	Brown Batt Insulation	None Detected
81-13	2	Woodshop (attic)	Vermiculite Insulation	<b>&lt;1% Tremolite</b> Point Count: <0.25%
81-14	2	Woodshop (attic)	12" Ceiling Tile	None Detected
81-15	2	Woodshop (attic)	Brown Ceiling Tile Adhesive	None Detected
81-16	2	Woodshop (attic kitchen)	Gray Vinyl Counter	None Detected
81-17	2	Woodshop (attic)	Tan Floral Vinyl Sheet Floor	None Detected
81-18	2	Woodshop (attic)	Tan Fiberboard Wall Panel	None Detected

<b>Lab Info:</b>	Eurofins CEI Labs, Inc.	<b>Date Analyzed:</b>	02/06/19	<b>Page:</b>	1 of 6
------------------	-------------------------	-----------------------	----------	--------------	--------



**Central Wisconsin Office:**  
1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**  
1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**  
1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

### ASBESTOS BULK SAMPLE LOG-IN

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-19	2	Woodshop (attic)	White Window Glazing	None Detected
81-20	2	Woodshop (attic)	Green Vinyl Sheet Floor	None Detected
81-21	2	Woodshop (attic)	9" Brown Floor Tile	None Detected
81-22	2	Woodshop (attic)	Black Flooring Underlay	None Detected
81-23	2	Woodshop (attic)	Tan Vertical Wall Board	None Detected
81-24	2	Woodshop (attic)	16" Ceiling Tile	None Detected
81-25	2	Woodshop (bath)	Beige Vinyl Sheet Floor	None Detected
81-26	2	Woodshop (office)	White Window Glazing	<b>3% Chrysotile</b>
81-27	2	Woodshop (office)	Drywall	None Detected
81-28	2	Woodshop (office)	Joint Compound	None Detected
81-29	2	Woodshop (office)	Composite (only if either is positive)	<i>Not Analyzed</i>
81-30	2	Woodshop (office)	Beige Vinyl Sheet Floor	None Detected
81-31	B	Clubhouse Lower SE Office	12" White Pinhole Fissure Ceiling Tile	None Detected
81-32	B	Clubhouse Lower SE Office	Brown Ceiling Tile Adhesive	None Detected
81-33	B	Clubhouse Lower SE Office	Tan Carpet Adhesive (on conc.)	None Detected
81-34	B	Clubhouse Lower SE Office Storage	2'x4' White Pinhole Fissure Ceiling Tile	None Detected
81-35	B	Clubhouse Lower SE Storage Room	Plaster Ceiling	None Detected
81-36	B	Clubhouse Lower SE Mechanical	White Door Caulk	<b>&lt;1% Chrysotile</b> Point Count: 0.57%

<b>Lab Info:</b>	Eurofins CEI Labs, Inc.	<b>Date Analyzed:</b>	02/06/19	<b>Page:</b>	2 of 6
------------------	-------------------------	-----------------------	----------	--------------	--------

**ASBESTOS BULK SAMPLE LOG-IN**

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-37	B	Clubhouse Lower Janitor Hallway	9" Tan Streak Floor Tile	None Detected
81-38	B	Clubhouse Lower Janitor Hallway	Tan Floor Tile Adhesive (on conc.)	None Detected
81-39	B	Clubhouse Lower Janitor Hallway	Brown Wall Panel Adhesive (on conc bloc)	None Detected
81-40	B	Clubhouse Lower Central Hall	4" Gray Vinyl Baseboard	None Detected
81-41	B	Clubhouse Lower Central Hall	Brown Baseboard Adhesive	None Detected
81-42	B	Clubhouse Lower Central Hall	Tan Carpet Adhesive	None Detected
81-43	B	Clubhouse Lower Central Hall	Tan Floor Tile	None Detected
81-44	B	Clubhouse Lower Central Hall	Black Floor Tile Adhesive (on conc.)	None Detected
81-45	B	Clubhouse Lower Central Hall (west)	White Self Leveling Floor	None Detected
81-46	B	Clubhouse Lower Men's Bath	Tan Epoxy Floor	None Detected
81-47	B	Clubhouse Lower Men's Bath	Plaster Ceiling	None Detected
81-48	B	Clubhouse Lower Women's Bath shower	Black Wall Tile Adhesive	None Detected
81-49	B	Clubhouse Lower Women's Bath	Drywall	None Detected
81-50	B	Clubhouse Lower Women's Bath	Joint Compound	None Detected
81-51	B	Clubhouse Lower Women's Bath	Composite (only if either is positive)	<i>Not Analyzed</i>
81-52	B	Clubhouse Lower South Stairway	Gray Floor Tile Grout	None Detected
81-53	B	Clubhouse Lower South Stairway	Tan Floor Tile Mortar	None Detected
81-54	B	Clubhouse Lower Bar	9" Tan Floor Tile	None Detected

<b>Lab Info:</b>	Eurofins CEI Labs, Inc.	<b>Date Analyzed:</b>	02/06/19	<b>Page:</b>	3 of 6
------------------	-------------------------	-----------------------	----------	--------------	--------

### ASBESTOS BULK SAMPLE LOG-IN

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-55	B	Clubhouse Lower Bar	Tan Floor Tile Adhesive (on conc.)	None Detected
81-56	B	Clubhouse Lower Bar	Cream Speck Vinyl Sheet Floor	None Detected
81-57	B	Clubhouse Lower Bar	Tan Flooring Adhesive (on conc.)	None Detected
81-58	B	Clubhouse Lower Bar- Kitchen	Cream Patterned Vinyl Sheet Floor	None Detected
81-59	B	Clubhouse Lower Bar- Kitchen	Tan Flooring Adhesive (on conc.)	None Detected
81-60	B	Clubhouse Lower NE Entry	Gray Door Caulk (on conc. bloc)	<b>5% Chrysotile</b>
81-61	B	Clubhouse Lower North Office	2' x 2' White Pinhole Crater Ceiling Tile	None Detected
81-62	B	Clubhouse Lower North Office	12" Tan Pinhole Ceiling Tile	None Detected
81-63	B	Clubhouse Lower North Office	Brown Ceiling Tile Adhesive	None Detected
81-64	B	Clubhouse Lower Mechanical Room	White Pipe Fitting (north wall)	<b>55% Chrysotile</b>
81-65	B	Clubhouse Lower Utility Room	Plaster Wall	None Detected
81-66	B	Clubhouse NE Stairway	Orange Vinyl Stair Tread	<b>3% Chrysotile</b>
81-67	B	Clubhouse NE Stairway	Black Stair Tread Adhesive (on wood)	None Detected
81-68	B	Clubhouse NE Stairway	12" Cream Streak Floor Tile	None Detected
81-69	B	Clubhouse NE Stairway	Black Floor Tile Adhesive (on conc.)	None Detected
81-70	1	Clubhouse Kitchen Office	4" Brown Vinyl Baseboard	None Detected
81-71	1	Clubhouse Kitchen Office	Brown Baseboard Adhesive	None Detected
81-72	1	Clubhouse Kitchen	Gray Ceramic Floor Tile Grout	None Detected

### ASBESTOS BULK SAMPLE LOG-IN

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-73	1	Clubhouse Kitchen	Gray Floor Tile Mortar	None Detected
81-74	1	Clubhouse Men's Bath	Gray Ceramic Floor Tile Grout	None Detected
81-75	1	Clubhouse Men's Bath	Brown Floor Tile Adhesive	None Detected
81-76	1	Clubhouse Men's Bath	2' x 2' White Pinhole Fissure Ceiling Tile	None Detected
81-77	1	Clubhouse Women's Bath	Gray Ceramic Floor Tile Grout	None Detected
81-78	1	Clubhouse Women's Bath	Tan Floor Tile Adhesive	None Detected
81-79	1	Clubhouse Main Bar	12" White Pinhole Ceiling Tile	None Detected
81-80	1	Clubhouse Main Bar	Brown Ceiling Tile Adhesive	None Detected
81-81	1	Clubhouse Main Bar	Tan Check Vinyl Sheet Floor	None Detected
81-82	1	Clubhouse Main Bar	Tan Flooring Adhesive	None Detected
81-83	1	Clubhouse Dining Room	Tan Carpet Adhesive	None Detected
81-84	1	Clubhouse Dining Room	White Self Leveling Floor	None Detected
81-85	1	Clubhouse Dining Room	12" White Pinhole Ceiling Tile	None Detected
81-86	1	Clubhouse Dining Room	Black Ceiling Tile Vapor Barrier	None Detected
81-87	1	Clubhouse Dining Room-West	2' x 4' White Textured Ceiling Tile	None Detected
81-88	1	Clubhouse Main Room	Tan Carpet Adhesive (on conc.)	None Detected
81-89	2	Clubhouse East Bedroom	12" White Pinhole Worm Ceiling Tile	None Detected
81-90	2	Clubhouse East Bedroom-	Green Vinyl Sheet Floor (on wood)	None Detected

### ASBESTOS BULK SAMPLE LOG-IN

<b>CLIENT:</b>	Ozaukee Washington Land Trust	<b>NORTHSTAR NO.</b>	190-081
<b>LOCATION:</b>	Port Washington	<b>DATE COLLECTED:</b>	1/30/19
<b>WORK AREA:</b>	Pre-Demolition	<b>TECH:</b>	Jason Motkowski

Sample ID	Level	Room / Area Info	Sample Info	Asbestos Content
81-91	2	Clubhouse East Bedroom (closet)	Drywall	None Detected
81-92	2	Clubhouse East Bedroom (closet)	Joint Compound	<i>Not Analyzed</i>
81-93	2	Clubhouse East Bedroom (closet)	Composite (only if either is positive)	<i>Not Analyzed</i>
81-94	2	Clubhouse Bath	Gray Ceramic Floor Tile Grout	None Detected
81-95	2	Clubhouse Bath	Gray Floor Tile Mortar (on conc)	None Detected
81-96	2	Clubhouse Bath	Brown Vinyl Sheet Floor (on wood)	None Detected
81-97	2	Clubhouse Living Room	Green Vinyl Sheet Floor (on wood)	None Detected
81-98	At	Clubhouse Attic	Black Pipe Wrap	None Detected

# Ozaukee Washington Land Trust

4970 Country Club Road  
Port Washington, WI

February 2019



**Central Wisconsin Office:**  
1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**  
1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**  
1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

*Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene*

February 18, 2019

Ozaukee Washington Land Trust  
200 Wisconsin Street  
Port Washington, WI 53074

Project:	Pre-Demolition Inspection: Lead-Based Paint (limited)
Site Address:	4970 Country Club Road Port Washington, WI 53074
Site Date:	January 29 and 30, 2019
NorthStar No:	190-081

NorthStar Environmental Testing, LLC (NorthStar) was authorized by the Ozaukee Washington Land Trust to perform limited, non-destructive screening for the presence of lead in paint on designated cementitious surfaces prior to potential disturbance by specific demolition activity.

Testing for lead based paint was limited to representative accessible surfaces likely to be impacted by the planned demolition. Testing for lead in paint was conducted to assist with planning in regards to lead-safe construction practices and/or disposal or recycling activities. A surface-by-surface visual assessment of painted components was conducted at the property to determine which surfaces to test.

Inaccessible areas hidden from view or contained within or behind other building materials may contain additional areas of suspect lead-based paint. Any additional surfaces not specifically identified should be assumed to contain lead-based paint unless tested and proven otherwise.

**TESTING SUMMARY:**

Testing Date:	January 29 and 30, 2019
Building/Site:	4970 Country Club Road Port Washington, WI
Contact:	Steve Henkel phone: 262.338.1794
Work Area:	Commercial (Pre-1978 construction)
Materials Tested Pre-Demolition:	Cementitious materials prior to demolition/recycling.
<b>Lead Paint for Demolition Items:</b>	<b>No lead-based paint was identified for cementitious surfaces tested.</b>
Visual Assessment:	No deteriorated lead-based paint was identified.
Sampling Tech:	Jason Motkowski
Cert No.:	LRA - 249714
Lead Company:	HFS-925800 Expiration Date: 08/01/2019
Testing Equipment:	RMD LPA-1 XRF analyzer, Serial Number: 3499

\*See the attached XRF testing data report for additional sample data.



## **LEAD PAINT SUMMARY:**

Testing for lead-based paint analyzes all layers of paint on a particular surface area simultaneously. The testing does not specifically identify which layer or color of paint contains lead. A positive testing location entails that some layer of paint on that particular surface contains lead in paint in excess or equal to 1.0 mg/cm<sup>2</sup>.

Reading No	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm <sup>2</sup> )
<i>No LBP was detected at or above 1.0 mg/cm<sup>2</sup> for the materials tested.</i>								

- \* Wall A is the road side (west) of the building. Walls B/C/D are determined clockwise from Wall A.
- \* All similar materials with the same paint history are to be categorized in the same manner. For example if a window sill on side A is positive for lead-based paint, then all similar window sills are assumed to contain lead-based paint unless specifically tested and proven otherwise.
- \* Additional areas of lead-based paint are possible in inaccessible areas, areas hidden from view or materials/substrates contained behind or within other building materials.

**See full testing data for more specific location information.**

## **DISCUSSION:**

The testing performed was limited in scope and does not constitute a full lead paint inspection. Demolition activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance.

The United States Federal Government through the Environmental Protection Agency (EPA) and Housing and Urban Development (HUD) defines lead-based paint as equal to or greater than 1.0 mg/cm<sup>2</sup> measured by XRF analysis, or 0.5% (5,000 ppm) measured by weight through laboratory analysis. The State of Wisconsin adheres to the same definition of lead bearing paint (mainly for residential HUD applications) as that which is equal to or greater than 1.0 mg/cm<sup>2</sup> or 0.5% (5,000 ppm) respectively.

Our non-destructive testing by x-ray fluorescence has been performed in an attempt to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is essentially 1.0 mg/cm<sup>2</sup> by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or for results to rule out lead in any quantifiable amount. The testing equipment is calibrated against a known standard before and after actual substrate testing.

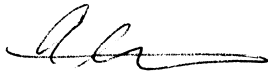
For worker exposure applications, lead in any quantifiable amount, and disturbance of the material creating dust and/or fumes and subsequent potential worker exposure would be regulated by the OSHA lead in construction standard (29 CFR 1926.62).

**REMARKS:**

The testing and subsequent report has been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by the building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the testing was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,  
NorthStar Environmental Testing, LLC.



Aaron Stroud  
Operations Manager



Jason Motkowski  
Project Technician

**LEAD PAINT XRF TESTING DATA**

CLIENT:	Ozaukee Washington Land Trust	NORTHSTAR NO.	190-081
LOCATION:	4970 Country Club Road Port Washington, WI 53074	SITE DATE:	January 29 and 30, 2019
WORK AREA:	Pre-Demolition	TECH:	Jason Motkowski

Reading No	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm <sup>2</sup> )
<b>Interior Room 999 Calibration</b>								
1								1.1
2								1
3								1.1
4								-0.2
<b>Woodshop</b>								
<b>Exterior Building 001: Woodshop Outbuilding</b>								
34	A	Wall	U Ctr		Intact	Conc Block	Yellow	-0.2
35	B	Wall	U Ctr		Intact	Conc Block	Yellow	-0.3
36	C	Wall	U Ctr		Intact	Conc Block	Yellow	-0.1
37	D	Wall	U Ctr		Intact	Conc Block	Yellow	-0.2
<b>Clubhouse</b>								
<b>Interior Room 001: Lower Men's Bath</b>								
5	A	Wall	U Ctr		Intact	Conc Block	White	-0.2
6	B	Wall	U Ctr		Intact	Conc Block	White	-0.2
7	C	Wall	U Ctr		Intact	Conc Block	White	-0.2
8	D	Wall	U Ctr		Intact	Conc Block	White	-0.1
<b>Interior Room 002: Lower Office Storage</b>								
9	D	Wall	U Ctr		Intact	Conc Block	White	-0.1
<b>Interior Room 003: Lower Kitchen</b>								
10	A	Wall	U Ctr		Intact	Conc Block	White	-0.1
11	D	Wall	U Ctr		Intact	Conc Block	White	-0.3
<b>Interior Room 004: Lower West Kitchen Hall</b>								
12	A	Wall	U Ctr		Intact	Conc Block	White	-0.2
13	C	Wall	U Ctr		Intact	Conc Block	White	-0.1
14	C	Stair	U Ctr	Tread	Intact	Concrete	Gray	-0.2
15	C	Stair	U Ctr	Riser	Intact	Concrete	Gray	-0.2
<b>Interior Room 005: Lower Employee Storage</b>								
15	A	Wall	U Ctr		Intact	Conc Block	White	-0.1
16	B	Wall	U Ctr		Intact	Conc Block	White	-0.1
17	C	Wall	U Ctr		Intact	Conc Block	White	-0.4
18	D	Wall	U Ctr		Intact	Conc Block	White	-0.2
<b>Interior Room 006: Lower Mechanical</b>								
19	D	Wall	U-Ctr		Intact	Stone	White	-0.1
<b>Interior Room 007: Lower Paint Closet</b>								
20	A	Wall	U Ctr		Intact	Conc Block	White	-0.1
21	C	Wall	U Ctr		Intact	Conc Block	White	-0.3
22	D	Wall	U Ctr		Intact	Conc Block	White	-0.1
23	A	Ceiling	U Ctr		Intact	Concrete	White	-0.2
<b>Interior Room 008: Lower Cooler Room</b>								
24	A	Wall	U Ctr		Intact	Concrete	Yellow	-0.2
25	B	Wall	U Ctr		Intact	Concrete	Yellow	-0.3
26	C	Wall	U Ctr		Intact	Concrete	Yellow	-0.4

**LEAD PAINT XRF TESTING DATA**

CLIENT:	Ozaukee Washington Land Trust	NORTHSTAR NO.	190-081
LOCATION:	4970 Country Club Road Port Washington, WI 53074	SITE DATE:	January 29 and 30, 2019
WORK AREA:	Pre-Demolition	TECH:	Jason Motkowski

Reading No	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm <sup>2</sup> )
Interior Room 008: Lower Cooler Room								
27	D	Wall	U Ctr		Intact	Concrete	Yellow	-0.2
28	A	Ceiling	U Ctr		Intact	Concrete	White	-0.2
Interior Room 009: Lower NW Stairway								
29	A	Wall	U Ctr		Intact	Brick	Yellow	-0.1
30	B	Wall	U Ctr		Intact	Conc Block	Yellow	-0.3
31	C	Wall	U Ctr		Intact	Conc Block	Yellow	-0.1
32	D	Wall	U Ctr		Intact	Conc Block	Yellow	-0.2
33	D	Stair	U-Ctr	Tread	Intact	Concrete	Gray	-0.1
Interior Room 999 Calibration								
38								<b>0.9</b>
39								<b>1</b>
40								<b>1</b>
41								-0.4

- Wall A is the west side of the building (Country Club Rd). Walls B/C/D are determined clockwise from Wall A.
- The State of Wisconsin defines lead bearing paint as that which is equal to or greater than 1.0 mg/cm<sup>2</sup>
- Readings with a negative value (i.e. -0.1) are equivalent to 0.0

# Ozaukee Washington Land Trust

4970 Country Club Road  
Port Washington, WI

February 2019



**Central Wisconsin Office:**  
1006 Western Avenue  
Mosinee, WI 54455  
Tel: 715.693.6112  
Fax: 715.693.1225

**Fox Cities Office:**  
1835 E. Edgewood Drive  
Suite 10542  
Appleton, WI 54913  
Tel: 920.422.4888

**Madison Office:**  
1310 Mendota Street  
Suite 121  
Madison, WI 53714  
Tel: 608.827.6761

*Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene*

February 18, 2019

Ozaukee Washington Land Trust  
200 Wisconsin Street  
Port Washington, WI 53074

Project:	Pre-Demolition Inspection: Restricted Waste Inventory
Site Address:	4970 Country Club Road Port Washington, WI 53074
Site Date:	January 29 and 30, 2019
NorthStar No:	190-081

NorthStar Environmental Testing LLC (NorthStar) was authorized by the Ozaukee Washington Land Trust to perform a restricted waste material inventory within applicable building spaces prior to demolition.

**INSPECTION SUMMARY:**

Site Address:	4970 Country Club Road Port Washington, WI 53074
County:	Ozaukee
Structure Type:	Commercial
Bldg Age:	1960s (estimate)
Size (sf):	7,240 ft <sup>2</sup> (Clubhouse) / 3,500 ft <sup>2</sup> (Woodshop) / 1,800 ft <sup>2</sup> (Storage Shed)
Floors:	3
# of Structures:	3
Inspector:	Jason Motkowski
Survey Date:	January 29 and 30, 2019

**PROJECT DISCUSSION:**

In preparation for the upcoming structure demolition, a restricted waste material inventory was performed within applicable areas of the building. The restricted waste material inventory provides an overview of materials likely to be categorized as restricted waste per the Wisconsin Department of Natural Resources (WI DNR) guidance document WA-651. The WI DNR requires proper handling of restricted waste materials including safe removal, recycling (if applicable) and/or proper disposal.

The restricted waste material inventory was limited to currently accessible materials within an occupied facility. Typical areas that may be inaccessible during an investigation include but are not limited to: wall or ceiling cavities; locked or operable electrical panels, operating equipment interiors; and spaces requiring confined space entry procedures. No material testing was performed and certain presumptions may have been made due to absence of labeling. Quantities given are approximate as noted during the site survey. These quantities should be verified by a qualified remediation contractor prior to planning a specific response action. Personal items and movable items expected to be retained by the building owner were not inventoried.

**RESTRICTED WASTE SUMMARY:**

Material Description	Quantity	Units	Comments
<b>Clubhouse</b>			
Florescent Lights	50	each	
Ballasts	25	each	
<b>Mercury Thermostat</b>	<b>3</b>	<b>each</b>	<b>Lobby, Kitchen, 2<sup>nd</sup> Floor Living Room</b>
Door Closer	3	each	Grand Room, Kitchen Office, 1 <sup>st</sup> Floor Men's Bath
Exit Signs	8	each	
Fire Extinguisher	5	each	
HID Lights	4	each	2 <sup>nd</sup> Floor Living Room 2 <sup>nd</sup> Floor Hall Exterior - north
Window Air Conditioning Unit	1	each	West Dining Room
Air Conditioners	6	each	Exterior - north
Electrical Panels	6	each	Kitchen, Kitchen Office
<b>Maintenance Shop</b>			
Florescent Lights	15	each	
Ballasts	26	each	
Electrical Panels	6	each	
Fire Extinguishers	3	each	
Many owner possessions are present within the space (paint, tv, window a/c, gas cans, golf carts, batteries, lawn mowers, snow blowers, oil containers, etc.)			
<b>Storage Shed</b>			
Tires	5	each	
Lawnmower	1	each	
Window Air Conditioning Unit	2	each	
Electrical Panels	1	each	

The above list is not all inclusive and makes assumptions due to the lack of or inaccessible labeling. No material testing was performed.

**REMARKS:**

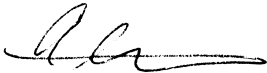
This document is intended to provide guidance only and should not be considered a comprehensive report of any and all environmental hazards contained within the facility. Additional hazardous materials may relate to unknown past events or current production processes requiring specific environmental testing.

Information provided to us by the building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,

NorthStar Environmental Testing, LLC.



Aaron Stroud  
Operations Manager



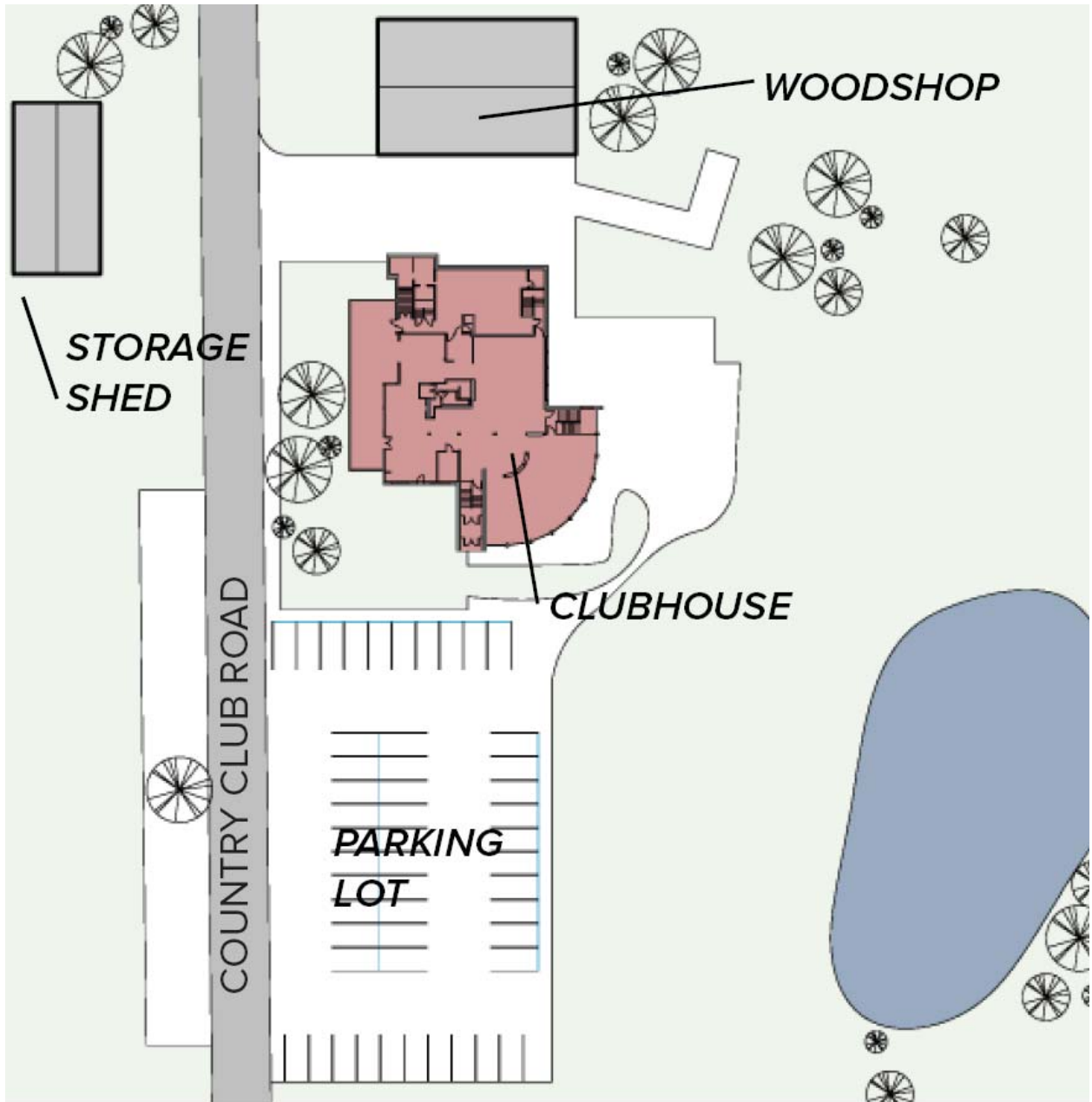
Jason Motkowski  
Project Technician



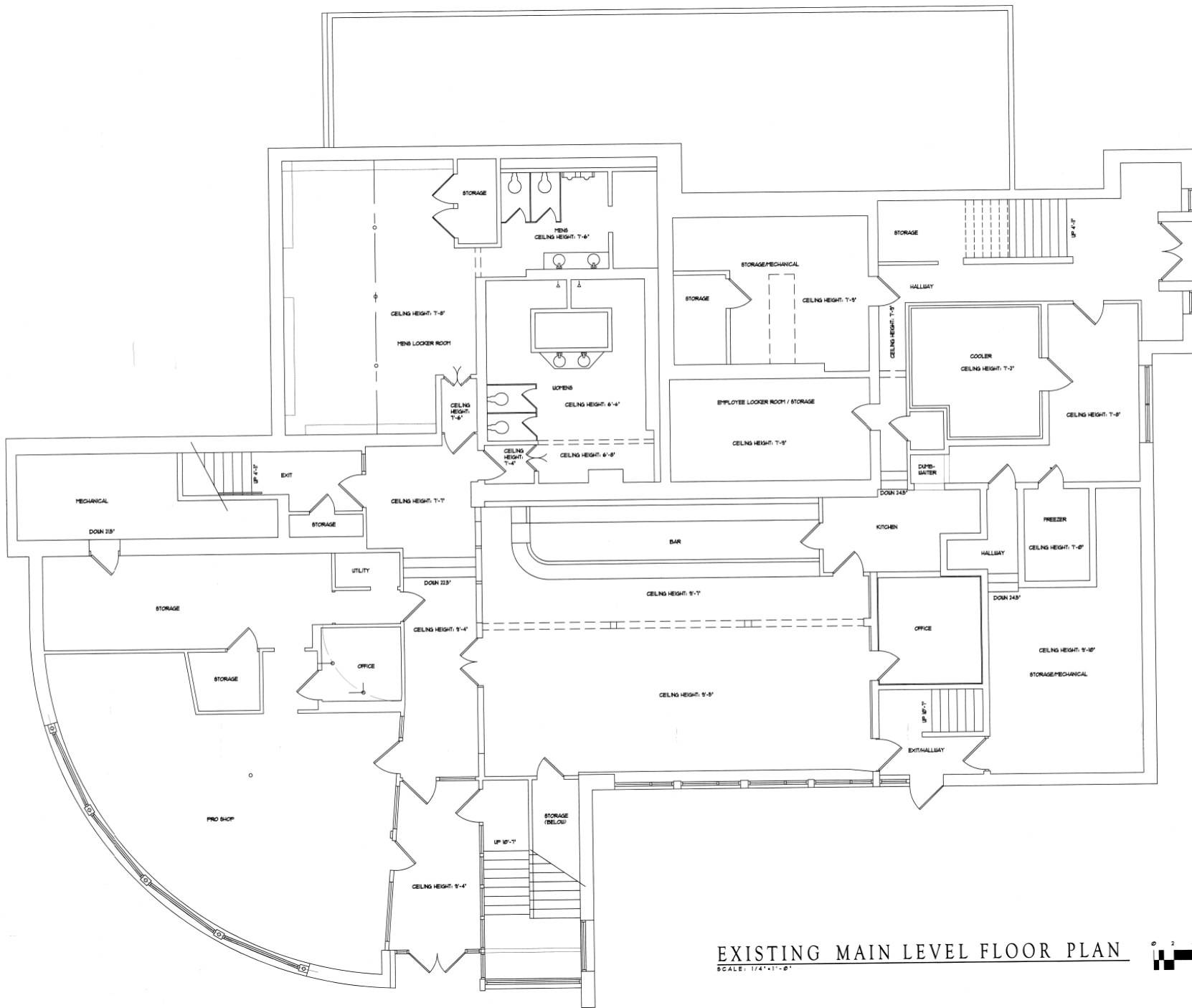
# Ozaukee Washington Land Trust

4970 Country Club Road  
Port Washington, WI

February 2019



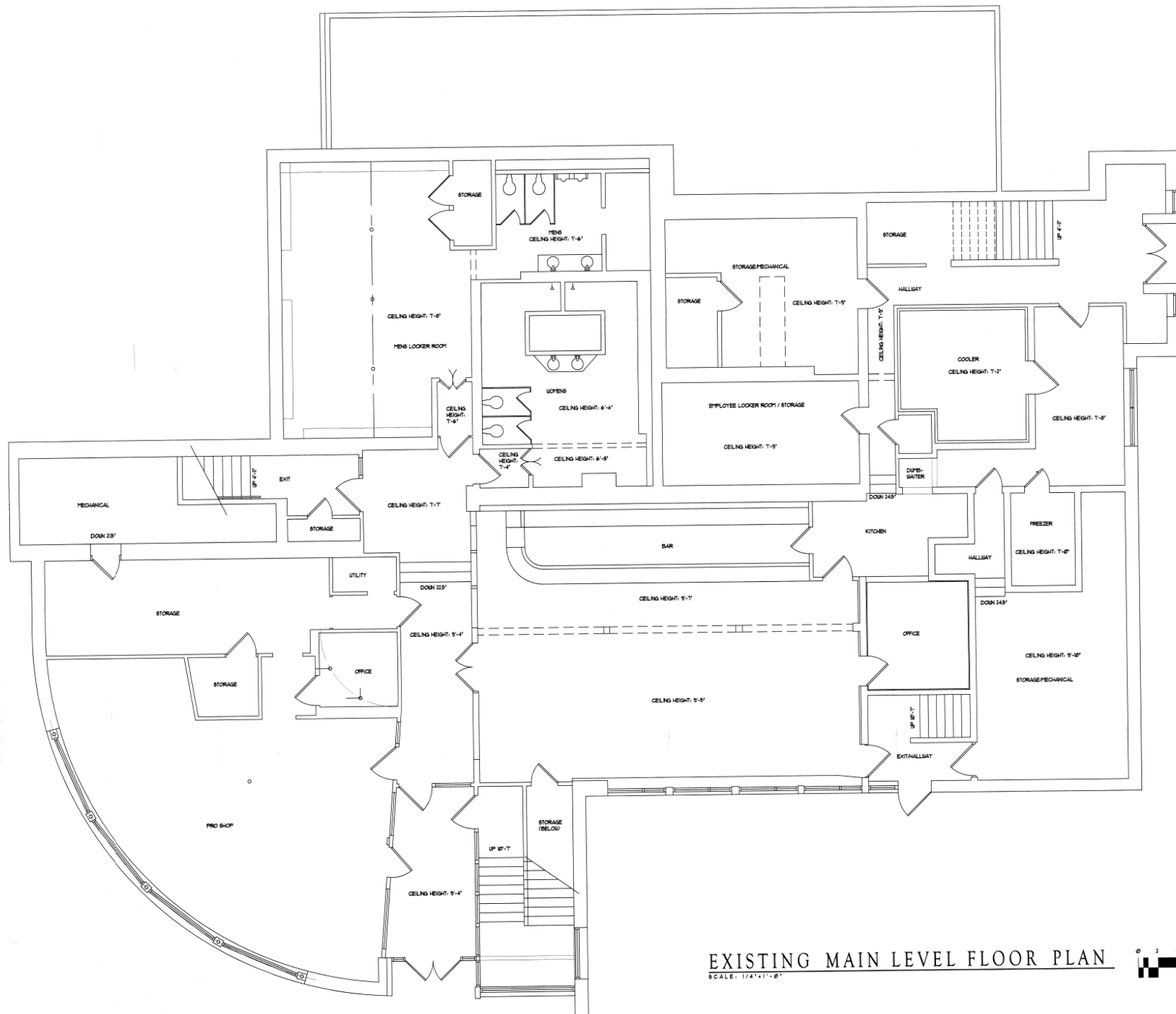
*SITE BUILDINGS*



EXISTING MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"





EXISTING MAIN LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



**NorthStar Environmental Testing, LLC.**

# Company Certificate

This certifies that

NORTHSTAR ENVIRONMENTAL TESTING LLC

817 OAK RIDGE RD  
MOSINEE WI 54455-8672

is certified under ch. DHS 159, Wis. Adm. Code as a

Asbestos Company - Primary

Certificate Issue Date: 06/06/2017

Expiration Date: 08/01/2019, 12:01 a.m.

Certification #: CAP-925800

Wisconsin Department of Health Services  
Division of Public Health  
Bureau of Environmental and Occupational Health  
Asbestos & Lead Section  
PO Box 2659  
Madison WI 53701-2659  
Phone: (608) 261-6876



*Shelley A Bruce*

Shelley A Bruce,  
Unit Supervisor



**COPY**

# Company Certificate

This certifies that

NORTHSTAR ENVIRONMENTAL TESTING LLC

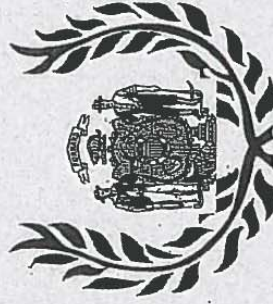
817 OAK RIDGE RD  
MOSINEE WI 54455-8672

is certified under ch. DHS 163, Wis. Adm. Code as a

Lead (Pb) Company

Certificate Issue Date: 05/23/2017  
Expiration Date: 08/01/2019, 12:01 a.m.  
Certification #: DHS-925800

Wisconsin Department of Health Services  
Division of Public Health  
Bureau of Environmental and Occupational Health  
Asbestos & Lead Section  
PO Box 2659  
Madison WI 53701-2659  
Phone: (608) 261-6876



*Shelley A Bruce*

Shelley A Bruce,  
Unit Supervisor



**COPY**

---

# Milwaukee Lead/Asbestos Information Center

---

A division of Midwest Certified Training, Inc.  
3495 North 124th Street, Brookfield, WI 53005 Phone: 414-481-9070

---



**Jason Michael Motkowski**

---

*Has attended and successfully completed a course on March 7-9, 2018 and satisfactorily passed examination with a minimum score of 70 percent, that meets all criteria for the State of Wisconsin Accreditation as an*

## Asbestos Inspector Initial Course

**Date of Course:** March 7-9, 2018

**Date Of Examination:** March 9, 2018

**Date of Expiration:** March 9, 2019

**Certification Number:** A1118030753331

**Location:** Milwaukee Lead/Asbestos Information Center, 3495 North

**DCQ Course ID #: 8815**

*This training course complies with the requirements of TSCA Title II and is accredited by under ch. DHS 159, Wis. Admin. Code.*

**COPY**

*Roody Early*

Director of Milwaukee Lead/Asbestos Information Center, Inc.  
3495 North 124th Street  
Brookfield, WI 53005

ASBESTOS INSPECTOR			
Issued By			
STATE OF WISCONSIN			
Dept. of Health Services			
Jason Michael Motkowski			
630 Bruile Rd Unit 44			
De Pere WI 54115-3767			
AIL-249714	Exp: 03/09/2019	180 lbs	5' 08"
	06/25/1984		Male
Training due by: 03/09/2019			



# Milwaukee Lead/Asbestos Information Center

*A division of Midwest Certified Training, Inc.*

3495 North 124th Street, Brookfield, WI 53005 Phone: 414-481-9070



**Jason Michael Motkowski**

1480 Navigator Way

De Pere

WI

54115

**COPY**

*has successfully passed the required course test and completed all other requirements for the 16-hour*

## Lead Hazard Investigation Initial Course

on April 5-6, 2018 in MidWest Certified Training, 741 Lois

Course Test Date: April 6, 2018

Date Course Certificate Issued: April 6, 2018


Course Certificate #: H1118040553837

Expiration Date: April 6, 2020

DCQ Course ID #: **8811**

*This training course complies with the requirements of and is accredited by the State of Wisconsin under ch. HFS 163, Wis. Admin. Code.*

LEAD(PB) RISK ASSESSOR  
Issued By  
STATE OF WISCONSIN  
Dept. of Health Services  
Jason Michael Motkowski  
630 Brule Rd Unit 44  
De Pere WI 54115-3767



LRA-249714    Exp: 04/06/2019    180 lbs    5' 08"    Male  
06/25/1984  
Training due by: 04/06/2020

Rocky Eye