September 3, 2025

Joseph Laydon
Town Manager
One Main Street
Upton, MA, 01568

Via Email: *jlaydon@uptonma.gov*
Property: **Holy Angels Church**
3 Milford St, Upton, MA 01568
Service: **Asbestos, Lead Paint, Mold, and Radon Sampling Report**

Dear Mr. Laydon,

As requested, Criterium-Dudka Engineers has completed a Asbestos, Lead Paint, Mold, and Radon Sampling Report. We submit our confidential report herewith for your review and use.

In addition to making observations during an on-site walk-through on August 18, 2025 we have also reviewed available documentation.

We trust our report contains all information required at this time. Please contact us at 508.589.8020 to discuss any questions or to direct follow up activity.

Criterium-Dudka Engineers appreciates this opportunity to assist you. Thank you.

Criterium-Dudka Engineers

Richard P. Michalewich Jr., P.E.[MA]
Chief Engineer

ACM, LEAD PAINT, MOLD, AND RADON SAMPLING REPORT

Holy Angels Church
3 Milford St
Upton, MA, 01568

Prepared for:

Town of Upton
One Main Street
Upton, MA, 01568

Prepared by:

63 South Street, Suite 110
Hopkinton, Massachusetts 01748
508.589.8020

Walk-Through Survey performed August 18, 2025
Submitted September 3, 2025

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1.0 INTRODUCTION

Criterium-Dudka Engineers (CDE) is pleased to provide a limited Asbestos, Lead Paint, Mold, and Radon Sampling Report of the Holy Angels Church located at 3 Milford St, in Upton, MA. This property is a 225-year-old, approximately 7,600 SF, former church. Based on our signed proposal dated August 4, 2025, and attached in Appendix A, the Town of Upton requested that sampling and analysis be performed for the presence of asbestos containing materials (ACM), lead paint, mold, and radon at Holy Angels Church.

CDE subcontracted with Hillmann Consulting for the ACM, lead paint, and mold sampling and analysis and AccuStar for the radon sampling and analysis. This report summarizes the results of the analyses. Details of sampling methods are presented in Hillmann's and AccuStar's reports included as Appendix B, Appendix C, and Appendix D, respectively.

This report has been written by Richard P. Michalewich Jr.P.E.and reviewed by Andrew Dudka, President and Owner of Criterium-Dudka Engineers.

2.0 STANDARDS AND LIMITATIONS

Our inspection report is limited to observations made from visual evidence.

Our inspection and report have been conducted consistent with that level of care and skill that is ordinarily exercised by members of the profession providing the same services under similar conditions at the time the services are performed.

Our report is an opinion about the condition of this portion of the building. It is based on evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing undertaken, and no furnishings moved.

We were unable to inspect or excluded the following items:

- Areas covered by finished surfaces;
- Areas covered by personal items; and
- Below ground.

We do not render any opinion on uninspected portions of the facility.

3.0 DESCRIPTION

This building was reportedly constructed circa 1800. The building is 1 story, with a basement, choir loft, and a steeple. The building appears to be a combination of wood framing and post and beam construction. It appears that there was an addition constructed sometime in the past. The main church building is sided with wood shiplap sheathing, wood clapboard, and the addition at the rear is covered in vinyl clapboards.

During CDE's Capital Needs Assessment, performed in August 2025 and documented in our report dated August 21, 2025, CDE identified potential presence of ACM, lead paint, mold, and radon based upon the age and condition of the building.

For the purposes of this report, the orientation of the building (front, left, right, rear, etc.) will be from the perspective of a person standing on Milford St and facing the building.

4.0 ACBM, LEAD PAINT, MOLD, AND RADON

CDE met with representatives of Hillmann on August 8, 2025. The Hillmann representatives were allowed into the building to collect samples of building materials, paint, and air samples for the analysis of ACM, lead paint, and mold.

CDE met with a representative of AccuStar on August 12 and 14, 2025. The AccuStar representative was allowed into the building to collect air samples for the analysis of radon.

4.1 ACM

Details of the sampling and analysis of building materials for the presence of asbestos is included in Hillmann's report entitled, "Asbestos Inspection and Lead Screening Report," dated August 25, 2025, included as Appendix B. The following is a summary of the findings of the sampling and analysis:

- Asbestos was detected at levels high enough to be considered ACM in the following:
    - Tan 9"X9" floor tile, up to 6,500 square feet;
    - Tan caulk behind the exterior wooden siding up to 10,000 square feet, and
    - White and pink 9"X9" floor tile and associated mastic, up to 7,500 square feet.

This material will require abatement prior to demolition and refurbishment activities.

4.2 Lead Paint

Details of the sampling and analysis of building materials for the presence of lead paint is included in Hillmann's report entitled, "Asbestos Inspection and Lead Screening Report," dated August 25, 2025, included as Appendix B. The following is a summary of the findings of the sampling and analysis:

- The following paint was analyzed and found to contain concentrations greater than 0.5% lead, the threshold where the Environmental Protection Agency (EPA) and Department of Housing and Urban Development (HUD) define lead-based paint:
    - Black paint on the front exterior metal railing, concentration: 2.25%;
    - Peach paint on the exterior front wood column (layer 2), concentration: 10.9%;
    - White paint on the exterior front wood column (layer 1), concentration: 22%;
    - Black paint on wood, exterior back door at the fire escape, concentration: 1.81%;
    - Black paint on stone, at the first floor worship space, concentration: 5.71%;
    - Red paint on plaster, at the first floor west worship space, concentration: 5.65%; and
    - White paint on metal, basement southeast door, concentration: 0.513%.

This material will require abatement prior to demolition and refurbishment activities.

4.3 Mold

Details of the sampling and analysis of building materials for the presence of asbestos is included in Hillmann's report entitled, "Microbial Assessment and Remediation Scope of Work," dated August 26, 2025, included as Appendix C. The following is a summary of the findings of the sampling and analysis:

- "Elevated moisture readings, moisture damage, and visible microbial growth were identified throughout the main floor. Visible microbial growth was noted on the walls and ceilings throughout the southwest area of the building including rooms and stairwell as well as on the short hallway on the east portion of the building. Additionally, the ceilings of the worship area of the church were observed water water-stained and damaged throughout."
- "Elevated moisture readings, moisture damage, and visible microbial growth were identified in the basement as well. Visible microbial growth was noted throughout the southern portion of the basement the stairwell, hallway, small room south of the function area and women's bathroom on the walls and ceilings. Elevated moisture content readings (up to 99.9%) were detected on the exterior wood framing and stone foundation within the basement."
- Results of airborne sampling and analysis indicate elevated levels of Cladosporium and Penicillium Aspergillus on the main floors and basement.

These areas will require abatement prior to demolition and refurbishment activities.

4.4 Radon

Radon in air testing was performed over a two-day period, August 12 to 14, 2025. Radon results are included as Appendix D. Concentrations of radon in air were detected at 0.4 pCi/L, which is below the EPA action level of 4 pCi/L.

5.0 REMEDIATION COST ESTIMATES

Based on the scope of work, sampling and laboratory analysis, the following are conclusions and recommendations:

- Asbestos-containing materials and Mold were detected in the building. We recommend that these materials be abated by qualified, licensed abatement contractors prior to demolition and refurbishment activities.
    - **The estimated cost to abate the Asbestos and Mold is $135,000.00**

- Lead-based paint was identified in paint on the exterior metal railings, columns, and fire escape. Lead-based paint was also identified in the interior worship space and on the southeast basement door. CDE recommends that these materials be abated by qualified, licensed abatement contractors prior to demolition and refurbishment activities.
    - **The estimated cost to abate the Lead paints is covered as part of selective demolition and is $55,000.00**

- Radon was not detected above EPA action levels. CDE does not recommend the installation of a radon abatement system, based on these results.

6.0 LIMITATIONS

This information in this study is not to be considered a warranty of condition, quality, compliance or cost. No warranty is implied.

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report.

This study is limited to the visual observations made during our inspection. We did not undertake any excavation conduct any destructive or invasive testing, remove all surface materials or finishes, or displace furnishings or equipment.

Except as specifically noted or photographed, we did not observe or inspect the following areas and items:

- Buried foundations, utility services and infrastructure
- Locked or inaccessible or confined spaces
- Systems and equipment which were not operating were not tested

In the absence of other information such as records from construction or previous inspections, or indirect evidence of concealed conditions, we cannot form any conclusions about unobserved portions of the facility.

However, our opinion regarding concealed portions of the property and their condition are informed by our experience with other similar facilities.

In some cases, we inspected only a representative sample of site improvements and building spaces, components, systems or equipment. We cannot be responsible for unobserved aberrations.

We did not conduct a comprehensive code compliance investigation.

We did not undertake to completely assess the structural stability of the building or the underlying foundations and soils. CDE performed analysis on portions of the building where visual evidence of a potential structural issue is observed, such as with the floor and the roof. Similarly, we performed no seismic assessment. At the time of restoration activities, detailed design documentation and specifications will be required, which will affect the estimated costs provided.

We did not undertake a comprehensive environmental assessment of the facility.

Capital expenditure budgets are opinions of likely expenses based on rough cost estimates. We obtained competitive quotations or estimates from contractors. Actual costs can vary significantly, based on the eventually determined scope of work, availability of materials and qualified contractors, and many other variables. We cannot be responsible for variances.

Criterium-Dudka Engineers does not offer financial counseling services. Although reasonable rates of inflation must be assumed to calculate projected costs, no one can accurately predict actual economic performance. We are licensed engineers performing cost estimates with industry backed references and do not purport to hold any special qualifications in this area or in the area of economic forecasting.

Criterium-Dudka Engineers prepared this confidential report for the review and use of Town of Upton. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

7.0 CONCLUSION

This report has been prepared in strict confidence with you as our client. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

Many things have been discussed in this report. However, we realize that there may still be other things of interest to you that have not been discussed. Therefore, we encourage you to call with any additional questions you may have.

There is no one way to build, renovate or remodel a building. As a result, you may encounter contractors whose opinions about the condition of this building will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

We hope that you will call if you have further questions concerning this report.

Respectfully submitted,

Criterium-Dudka Engineers

Richard P. Michalewich Jr.,
Chief Engineer

Andrew Dudka, President
President

APPENDIX A - APPENDIX A-PROPOSAL

August 4, 2025

Town of Upton
Joseph Laydon – Town Manager
One Main Street
Upton, MA 01568
Via email: jlaydon@uptonma.gov

Re: Holy Angels Church – Asbestos, Lead, Mold, & Radon Testing

Dear Mr. Laydon,

Thank you for giving us the opportunity to be of service to you and the Town of Upton in providing a fee proposal of the estimated costs to test for the presence of asbestos, lead, mold, and radon. Holy Angels Church property is located at 3 Milford Street, Upton, MA. Based on your request, Criterium Dudka Engineers submits its Fee Proposal which presents our;

- Criterium Engineers Qualifications;
- Scope of Services;
    - Testing for the presence of asbestos, lead, mold and radon.

Criterium Engineers Qualifications

Criterium Engineers specializes in working with existing buildings and building owners; from problem solving to maintenance planning. We have been involved in evaluating buildings since 1957. Projects have ranged in scope from pre-purchase single family home inspections to major commercial buildings. We have been doing comprehensive facilities evaluations, structural evaluations and designs, construction monitoring, transition studies, and reserve studies for numerous condominium associations in New England for more than 25 years.

To summarize our qualifications, Criterium Engineers has:

- Examined more than 750,000 buildings throughout the United States.
- Senior staff member involvement throughout project.
- Collaborative approach to all projects.

Project Team

Chief Engineer – Richard Michalewich, P.E., has over 25 years in, forensic investigation, project management, and remediation system design of contaminated sites and property's in the United States and abroad. Rich has led large teams focused on highly complicated civil engineering projects, including developing the process, budgets and oversite of environmental clean-up projects. On top of Rich's extensive Geotechnical Engineering background, Rich has a broad structural engineering background assisting in developing structural solutions for both existing and new buildings.

Project Manager – Andrew Dudka, President and Owner of Criterium Dudka Engineers. Andrew Dudka is a mechanical engineer/MBA and accomplished global executive. Andrew is also the President and Owner of Criterium L & Dudka Engineers in Rutland VT. Andrew has personally conducted hundreds of inspections in Massachusetts and Vermont. He and his team have earned the trust of hundreds of clients in describing building conditions and designing solutions. Andrew writes monthly articles in the "Condo Media" magazine and has made dozens of presentations at building-centric tradeshows to assist in educating everyone about the buildings that we live in and trust will keep us safe.

We'll also have field engineers, project coordinators, and administrator's assisting in this work.

Scope of Services

Our services will include the following:

- Testing for the presence of asbestos, lead, mold and radon
- Report of results

Total Time and travel on site	$1,950.00
Lead	$1,562.50
Asbestos	$9,230.00
Mold	$2,000.00
Radon	$1,200.00
Report	$1,800.00
Total	**$ 17,742.50**

This fee assumes no significant change in the scope of work that you have requested of us.

We will provide the estimated costs for lead, asbestos, mold, and radon abatement if detected during the testing period.

Please note, no public meetings have been included in this proposal, and standard meetings with the board will occur during regular business hours.

Additional services outside of the scope of work as presented in this proposal will be billed on an hourly basis at our standard hourly rates:

- Principle Licensed Engineer - $250.00/hour
- Senior Architect - $225.00/hour
- Junior Architect - $185.00/hour
- Field Engineer - $185.00/hour
- Job Captain - $150.00/hour
- CAD Drafter - $145/hour
- Administration - $75.00/hour

You will be billed for the activities and/or actual hours that we spend on this project plus related out-of-pocket expenses. If additional work is requested, we will revise this estimate accordingly.

Our engineering fees and expenses will be billed monthly.

Our Standard Terms and Conditions which are the basis of this agreement are attached to this proposal.

These fees are valid for 30 days and are subject to change beyond 30 days.

Conclusion

Please sign the attached **Client Authorization** under the "**Authorization to Proceed**" notation. When we receive your authorization, along with the requested retainer fee, we will begin work.

In the event that you stop this project for any reason, you will only be responsible for the time that we have accumulated up to the date when we received written notice of your wish to stop.

If you have any questions, or if anything in this letter is inconsistent with your understanding of our agreement, please advise us as soon as possible. We look forward to working with you on this project and are pleased that you selected Criterium Dudka Engineers.

Sincerely,

Andrew Dudka
President

Encl: Client Authorization
Standard Terms and Conditions

DUDKA CRITERIUM® ENGINEERS

CLIENT AUTHORIZATION

DATE: August 4, 2025

CLIENT:
Town of Upton
Joseph Laydon – Town Manager
One Main Street
Upton, MA 01568
Via email: jlaydon@uptonma.gov

Project Title: Holy Angels Church – Asbestos, Lead, Mold, & Radon Testing

Service:	**Estimated Fee**
Total Time and travel on site	$1,950.00
Lead	$1,562.50
Asbestos	$9,230.00
Mold	$2,000.00
Radon	$1,200.00
Report	$1,800.00

This signed Authorization is due to begin work.

I hereby authorize *AJD Engineering Ventures, LLC., d/b/a Criterium Dudka Engineers* to undertake the engineering services as described in the accompanying proposal letter dated **August 4, 2025** and guarantee payment of all fees and expenses when invoiced, less any credits due by prepayments or retainers. I further agree to make payment(s) for the services rendered in accordance with the enclosed Standard Terms and Conditions of Criterium Dudka Engineers. I have read and understand the description of services to be provided, any noted limits on those services and the Standard Terms and Conditions.

Date

Authorized Signature *(one signature binds all parties)*

Print Name

For: Town of Upton

STANDARD TERMS AND CONDITIONS
CRITERIUM DUDKA ENGINEERS

Section 1: Standard of Service

AJD Engineering Ventures, LLC d/b/a Criterium Dudka Engineers is dedicated to providing its clients with quality service. Services performed by Criterium Dudka Engineers under this agreement will be conducted in a manner consistent with that level of care and skill that is ordinarily exercised by members of the profession currently practicing under similar conditions at the time the services are performed. No other warranty or guarantee whatsoever, express or implied, is made. Client recognizes that interpretations and recommendations of Criterium Dudka Engineers are based solely on the information available to the company and the experience, technical qualifications, and professional judgement of the individual(s) performing services. Criterium Dudka Engineers will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.

Section 2: Charges

Services are generally provided on a lump sum or an hourly basis plus necessary out-of-pocket costs. Where appropriate, company and personal vehicles used in conjunction with project work will be charged at the current IRS rate, or other stated rate, per mile. Vehicle rental or special vehicle requirements will be charged directly to the Client. Out-of-pocket costs such as printing, word processing, reproduction, special consultant fees, permits, special equipment, extraordinary insurance, fares, telephone, overnight lodging or meals expense, and other similar project related costs are billed at actual cost plus 10% percent. In the event that Criterium Dudka Engineers shall be charged more than a nominal fee to obtain public information or documents of record from government offices and public agencies Criterium Dudka Engineers may pass those costs along to you, our client, at cost plus 10 percent in addition to all other fees in our proposal.

Section 3: Terms of Payment, Invoice Submittals

Criterium Dudka Engineers requires a retainer fee to be paid before commencing any project. Extended engagements may require interim invoicing on a weekly, monthly, or other basis. At the completion of the project, we will issue a final invoice.

Payment of each invoice is due upon presentation of our report or as scheduled in the project agreement unless credit terms have been established and are included in our project agreement. Unless otherwise agreed to in writing, invoices issued to Clients with established credit will be due within 10 days from date of invoice. Failure to pay invoices within the allotted time period will constitute a breach of contract and may result in suspension of work until such time as all overdue payments are made in full. Should any suspension occur because of overdue payments, the time for contract completion, if any is stated, shall be extended by the period of the suspension.

All outstanding invoiced balances remaining unpaid for thirty (30) days after date of invoice will be charged a finance charge in the amount of 1½ percent per month from the date of invoice, with the annual percentage rate being 18 percent, computed on a monthly basis. In the event that any invoice remains unpaid and it becomes necessary, in the opinion of Criterium Dudka Engineers, to initiate collection procedures, the Client hereby agrees to pay all collection costs including, but not limited to, reasonable fees for attorneys retained by Criterium Dudka Engineers and court costs at our standard billing rate for time necessitated in court appearances or presentation of claim to the appropriate court jurisdiction. Exceptions to the foregoing "Terms of Payment, Invoice Submittal" must be specified in writing as part of our confirmation letter or project agreement. Payments by credit card may result in an adjusted higher fee. The Client shall indemnify and save harmless Criterium Dudka Engineers for any claim or liability resulting from suspension of work due to non-current payments.

Section 4: Right of Entry

The Client agrees to furnish Criterium Dudka Engineers with the right-of-entry on the land or represents and warrants, if the site is not owned by the Client, that permission has been granted to make site reconnaissance and other exploration pursuant to the scope of services described in the fee proposal.

Section 5: CONSTRUCTION OBSERVATION SERVICES

If construction observation services are included as part of the scope of services in the Fee Proposal, Criterium Dudka Engineers will provide personnel to observe construction to ascertain that it is being performed in general accordance with the plans and specifications. Criterium Dudka Engineers cannot provide its opinion on the suitability of any part of the work performed unless measurements, readings, and observations of that part of the construction are made by Criterium Dudka Engineers personnel. Construction Observation Services made by Criterium Dudka Engineers do not make Criterium Dudka Engineers a guarantor of the contractor's work, and the contractor will continue to be responsible for the accuracy and adequacy of all construction or other activities performed by the contractor. The contractor will be solely responsible for the means and methods of construction, direction of personnel, control of machinery, other temporary construction aids, safety on the jobsite, DIGSAFE notification and compliance with OSHA regulations.

Section 6: Drafting Basic Services

In this Section 6, Criterium Dudka Engineers is referred to as "the Drafter."

1. The Drafter's basic services are described in the preceding Fee Proposal. The professional obligations of the Drafter are undertaken and performed in the interest of the Client.
2. Based upon the Preliminary Design Documents provided by the Client, the Drafter shall provide the Construction Documents listed in the Fee Proposal, for review and approval by the Client, and shall review all Construction Documents as indicated in Fee Proposal.
3. Instructions to the Subcontractors shall be forwarded through the Client or General Contractor unless otherwise directed by the Client.
4. The Drafter shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, the Contractor's subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Construction Documents.
5. The Drafter shall at all times have access to the Work wherever it is preparation or progress.
6. The Drafter shall provide written or graphic interpretations of the Construction Documents necessary for the proper execution or progress of the Work with reasonable promptness on written request of the Client, and shall, upon written request of the Client, provide written opinion, within a reasonable time, on all matters relating to the execution of the Work or the interpretation of the Construction Documents.
7. Whenever, in the Drafter's reasonable opinion, it is necessary or advisable for their implementation of the intent of the Construction Documents, the Client shall provide special inspection or testing of the Work by qualified laboratories or experts, whether or not such Work be then fabricated, installed or completed.
8. The extent of the duties, responsibilities and limitations of authority of the Drafter as the Client representative during construction shall not be modified or extended without written consent of the Client and the Drafter.

Section 7: Confidentiality

Criterium Dudka Engineers shall maintain confidential and not disclose to others without Client's prior written consent, all information received from Client, not otherwise previously known to Criterium Dudka Engineers or part of the public domain through the lawful publication or communication by others. On behalf of itself or any other person, Criterium Dudka Engineers shall not, without prior written consent, use any portion of the information for any purpose except for the services being provided.

Section 8: Copyright and Proprietary Data

These Standard Terms and Conditions and the accompanying Proposal are protected by copywrite, and the technical and pricing information contained in this document and the accompanying Proposal is to be considered Confidential and Proprietary. These documents and the information are not to be disclosed or made available to third parties without Criterium Dudka Engineers express written consent.

Section 9: Insurance

Criterium Dudka Engineers represents and warrants that it has obtained Workers Compensation insurance and has such coverage under Public Liability and Property Damage insurance policies which Criterium Dudka Engineers deems adequate. Certificates for all such policies of insurance shall be provided to the Client upon request in writing. Criterium Dudka Engineers shall not be responsible for any loss, damage or liability caused in whole or in part, or otherwise from any acts by Client, its agents, staff and other consultants employed by it.

Section 10: Fee Proposal Agreement

Fee Proposals are good for a period of 30 days from date of issuance. Criterium Dudka Engineers reserves the right to revise and update the Fee Proposal and Terms if the same is not signed and returned within 30 days of date of issuance.

Section 11: Limitation of Liability

To the fullest extent permitted by law, neither Criterium Dudka Engineers, its consultants, nor their agents or employees shall be jointly, severally, or individually liable to client in excess of the compensation to be paid pursuant to this agreement or of Twenty-Five Thousand Dollars ($25,000.00), whichever is greater, by reason of any claim, loss, costs, or damages whatsoever arising out of, resulting from or in any way related to this Project or Contract, including but not limited to breach of contract or negligence. Professional negligence as required by law is not included with this limitation. Please refer to the applicable proposal and any attached addenda to the Agreement for additional disclosures and limitations of liability for the particular engagement, all of which shall apply to the services being provided pursuant to the proposal.

Criterium Dudka Engineers is not responsible for site conditions or the contractor's performance of the work, including supervision and safety measures.

Mutual Waiver of Consequential Damages: In no event shall Criterium Dudka Engineers or client be liable to each other for any indirect or consequential damages arising out of or relating to this Contract.

Section 12: Indemnification

Criterium Dudka Engineers agrees to defend (subject to the provisions herein), indemnify, and hold harmless Client from and against any claims, liabilities, actions, demands, losses, damages, costs and expenses sustained by any person or entity to the extent caused by Criterium Dudka Engineers negligent acts, errors or omissions in connection with the services performed hereunder. Except however, and notwithstanding any other terms in or applicable to this agreement, in regards to claims, liabilities, actions, demands, losses, damages, costs and expenses caused by the negligent acts, errors or omissions of Criterium Dudka Engineers during the performance of professional services, it is expressly agreed that Criterium Dudka Engineers duty to defend Client shall be limited to reimbursing Client's reasonable costs, attorney fees and expenses incurred in its own defense to the extent of the claim caused by Criterium Dudka Engineers.

Client agrees to defend, indemnify, and hold harmless Criterium Dudka Engineers from and against any claims, liabilities, actions, demands, losses, damages, costs and expenses arising out of or resulting from the use, reuse or modification of the information for any project other than the named project or any third-party not granted reliance on Criterium Dudka Engineers reports and services.

Section 13: Ownership of Documents

All reports, field data, field notes, calculations, estimates and other documents prepared by Criterium Dudka Engineers, as instruments of service, shall remain the property of Criterium Dudka Engineers. Our ownership includes all associated copyrights and the right of reuse, regardless of whether or not the Project is completed. Criterium Dudka Engineers shall, upon receipt of full payment for services rendered, grant Client a limited, exclusive, revocable license to use the reports and other deliverables for the project specified (only). Any use other than on the named project is strictly prohibited. Any reuse or modification of the documents, without written verification, completion, or adaptation by Criterium Dudka Engineers, as appropriate for the specific purpose, will be at Criterium Dudka Engineers sole risk and without liability or legal exposure to Criterium Dudka Engineers. . Client agrees that all reports furnished to Client or its agents, which are not paid for, will be returned upon demand and will not thereafter by Client for any purpose whatever. Client shall defend, indemnify, and hold harmless Criterium Dudka Engineers from any and all claims arising from Client's reuse, modification, or disclosure of the instruments of service or other work product produced hereunder to any third parties.

Criterium Dudka Engineers will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to Client at all reasonable times.

Section 14: Document Distribution

Subject to the terms in the preceding section, Criterium Dudka Engineers agrees to furnish Client with an electronic copy of documents, drawings or reports relating to the services performed, and this is to be considered Criterium Dudka Engineer's work product. Hard copies, bound or unbound, may be provided upon request at a charge of $100 per copy or cost-plus 10 percent at Criterium Dudka Engineers sole discretion, unless the project agreement stipulates otherwise, in which case the project agreement fees for hard copies prevails. Criterium Dudka Engineers shall retain an electronic copy of the final reports in its files at the corporate office for a period of five (5) years.

Section 15: Client Responsibilities

Client agrees to provide all requested and relevant information in a timely manner. Failure to provide information within the agreed upon timeframe may delay the completion of the services within the agreed upon timeframe. It is not the responsibility of Criterium Dudka Engineers to verify the accuracy or relevance of the information supplied. Criterium Dudka Engineers is relying on the accuracy, completeness and appropriateness of client-provided information.

Criterium Dudka Engineers is performing the Services so that Client may utilize the information and recommendations contained in the reports, produced as instruments of service, which are not intended to be comprehensive, to effect prudent and timely decisions necessary for, among other things, the purchase, refinance, budgeting, planning, care, operation and maintenance of the property, as well as the safety of the occupants and other users.

Unless clearly defined in the project's scope, it is understood and agreed that Criterium Dudka Engineers shall not be responsible for implementing the recommendations as part of its Services. Criterium Dudka Engineers shall not be responsible or liable for Client's determination to implement or not implement Criterium Dudka Engineers recommendations, or for the services performed by any consultant(s) and/or contractor(s) whom Client may select to implement such recommendations. Further, it is understood that Criterium Dudka Engineers is not responsible or liable, and Client shall hold Criterium Dudka Engineers harmless, for any effects or hazardous conditions on the property, including the services or work performed by the consultant(s) and/or contractor(s) in the design and construction of the property.

Section 16: Images

Client hereby acknowledges and agrees that Criterium Dudka Engineers and/or its agents may create or obtain images, photographs, and/or video and/or audio recordings of the Property during the Project, including inspection of the Property (collectively, "Images"). Client agrees that Criterium Dudka Engineers may use such Images for Criterium Dudka Engineers purposes, including but not limited to education, internal training, scholarship, research, marketing, advertisement, and promoting Criterium Dudka Engineers website, products, services, or ideas.

Section 17: Force Majeure

The engineer shall not be responsible or liable for any failure or delay in the performance of its obligations under this contract arising out of or resulting from any cause or event beyond our control, such as war, strike, crime, epidemic/pandemic, regulations and/or restriction imposed by any government agency, or other event.

Section 18: Termination

This agreement to perform engineering services may be terminated by either party by written notice. In the event of termination, Criterium Dudka Engineers shall be paid for services performed and expenses incurred up to the date of its receipt of the termination notice, plus any expenses or penalties resulting from the termination.

Section 19: Assignment

Neither the Client nor Criterium Dudka Engineers may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

Section 20: Controlling Agreement

To the extent the accompanying Proposal and these Standard Terms and Conditions are inconsistent or contradictory, the Proposal takes precedence. Except when specifically acknowledged by Criterium Dudka Engineers, any terms and conditions set forth in Client's purchase order, requisition, notice, authorization or other documentation are inapplicable to the services.

Section 21: Disputes

If, in your opinion as our client, or that of any third party granted reliance on Criterium Dudka Engineers reports or services, Criterium Dudka Engineers was negligent or in breach of contract, to the fullest extent permitted by law, any action arising out of or related to the services provided must be brought to our attention no later than one (1) year after

our field visit. In the event this limiting period is not enforceable under the applicable jurisdiction, then the period shall be revised to reflect the shortest duration legally enforceable or, if no limiting period is enforceable, then this provision shall be stricken without voiding the remaining provisions of the Agreement.

If, in your opinion as our client, Criterium Dudka Engineers was negligent or in breach of contract, you shall make no claim for professional negligence, either directly or in a third party claim, against Criterium Dudka Engineers unless you have first provided Criterium Dudka Engineers with a written certification (Certificate of Merit) executed by an independent licensed Professional Engineer currently practicing in the same discipline as Criterium Dudka Engineers and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a Professional Engineer performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to Criterium Dudka Engineers not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any institution or legal or equitable proceeding.

This Agreement is to be governed by and construed in accordance with the laws in the state where the project is performed.

Any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The site of the arbitration shall be Boston, Massachusetts.

In addition to and prior to arbitration, the parties agree to negotiate all disputes in good faith for a period of thirty (30) days from the date of bringing the concerns to our attention. If such negotiations do not resolve the concerns, the parties shall further endeavor to settle disputes by mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise. Demand for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. A demand shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution or legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

If the Client brings an action against Criterium Dudka Engineers and Criterium Dudka Engineers prevails, Criterium Dudka Engineers shall be entitled to recover costs and expenses, including reasonable attorneys' fees and costs.

Section 22: Miscellaneous

The Agreement, together with the applicable proposal and any attached Addenda, expresses the complete and final understanding between the parties with respect to the subject matter hereof and is applicable, by reference, to all Agreements executed as of the date noted above until amended or superseded at a later date. If any provision hereof is declared invalid by a court of competent jurisdiction, such provision will be ineffective only to the extent of such invalidity, so that the remainder of that provision and all remaining provisions of the Agreement will continue in full force and effect. Any notices pursuant to the Agreement shall be sent to the addresses as set forth at the beginning of the Agreement and shall be solely in writing, sent certified mail, return receipt requested and shall be effective whether such return receipt is accepted or rejected by receiver.

APPENDIX B - APPENDIX B-HILLMANN ACM AND LEAD PAINT REPORT

HILLMANN
CONSULTING

ASBESTOS INSPECTION AND LEAD SCREENING REPORT

MAKING A BETTER FUTURE FOR ALL THE COMMUNITIES WE TOUCH

3 Milford Street
Upton, Massachusetts 01568

PREPARED FOR:

CRITERIUM-DUDKA ENGINEERS
63 SOUTH STREET, SUITE 110
HOPKINTON, MASSACHUSETTS 01748

HILLMANN PROJECT NUMBER: M318629

AUGUST 25, 2025

Your Property. Our Priority

Environmental Health & Safety | Due Diligence & Remediation Services | Construction Services

HILLMANN
CONSULTING

August 25, 2025

Mr. Richard Michalewich
Criterium-Dudka Engineers
63 South Street, Suite 110
Hopkinton, Massachusetts 01748

RE: Asbestos Inspection and Lead Screening
3 Milford Street
Upton, Massachusetts 01568
Hillmann Project #: M318629

Dear Mr. Michalewich:

Hillmann Consulting, LLC (Hillmann) has performed an Asbestos Inspection and Lead in Paint Screening of the above referenced premises. The work was performed in general accordance with recommended procedures found in the U.S. Environmental Protection Agency's (USEPA's) Asbestos Hazard Emergency Response Act (AHERA) Regulation 40 Code of Federal Regulations (CFR) Part 763.85 through Part 763.88 and EPA 40CFR Part 61 Subpart M National Emission Standards for Hazardous Air Pollution (NESHAPS).

This report is for the exclusive use of the entities named on the front cover, and no other party shall have any right to rely on any service provided by Hillmann without prior written consent.

We appreciate the opportunity to provide consulting services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 978-362-0448.

Sincerely,

Hillmann Consulting, LLC

Ryan Askham
Regional Manager

Marianne Hillmann, CSP
EH&S/IH Reviewer

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Appendix C Site Plans/Sample Location Diagrams
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1.0 EXECUTIVE SUMMARY

1.1 General

Hillmann Consulting, LLC (Hillmann) performed a pre-renovation asbestos inspection and lead in paint screening of the building located at 3 Milford Street in, Upton, Massachusetts. This work has been conducted in accordance with our contracted scope of work as well as applicable federal, state and local regulations including the USEPA's AHERA and EPA NESHAPS recommended procedures.

This section contains a summary of findings, opinions and conclusions made by this assessment, however this section alone does not constitute the complete assessment. This report is intended to be read in its entirety.

1.1 Summary of Findings

Asbestos Containing Materials

The following materials were identified as asbestos-containing materials (ACM) as part of this survey:

- **Tan 9" x 9" Floor Tile**
- **Tan Caulk Behind Exterior Wooden Siding**
- **White** and Pink 9" x 9" Floor Tile and Associated Black Mastic**

**The white 9" x 9" floor tile tested positive for trace amounts of asbestos (<1%). However, since the black mastic beneath the floor tile is positive for asbestos and adhered to the tile, the tile should also be treated as an asbestos containing material.

Specific locations, quantities, and conditions of identified ACM are detailed in Section 3.3.1

Suspect materials which tested negative for ACM included roofing shingles, window glazing, black flooring mastic in the 1st floor, various flooring paper underlayment, sink undercoating, white exterior caulk, various 12" x 12" floor tile, gypsum and plaster wall systems, wall canvas, carpet glue, blown-in insulation, sheet flooring and associated adhesive, ceiling tile, black glue daubs, and foundation cement/mortar.

A complete summary of confirmed asbestos-containing, assumed asbestos-containing, and non-asbestos containing materials identified during this survey are detailed in Sections 3.3.

Lead-Based Paint

Lead-based paint is defined by the EPA and Department of Housing and Urban Development as paint containing a concentration of lead equal to or greater than 0.5%. However, OSHA considers any painted surface to be "lead-containing" if any detectable amount of lead is found in the paint, coating, shellac, etc. Based on the sample results, the following paints were determined to be lead-based due to a concentration greater than 0.5%:

- **Black Paint on Front Exterior Metal Railing**
- **Peach Paint on Exterior Front Wood Column (Layer 2)**
- **White Paint on Exterior Front Wood Column (Layer 1)**
- **Black Paint on Wood, Exterior Back Door at Fire Escape**
- **Black Paint on Stone at the 1st Floor Worship Space**
- **Red Paint on Plaster at the 1st Floor West Worship Space (Layer 2)**
- **White Paint on Metal, Basement South East Door**

The following paints were determined to be lead-containing due to a concentration above the reporting limit but less than 0.5%:

- **Gray Paint on Wood Window Frame in the 1st Floor Sanctuary**
- **White Paint on Plaster in the 1st Floor Behind the Altar (1st Layer)**
- **White Paint on Wooden Door in Interior Sanctuary**

1.2 Recommendations

Additional suspect materials that were not tested for asbestos may exist in concealed areas. Such areas typically include, but may not necessarily be limited to, enclosed wall cavities, ceiling plenums, sealed pipe chases and risers, the interior of HVAC equipment and ductwork. If additional suspect building materials are encountered during construction activities, the additional untested materials should be sampled and analyzed for asbestos content or otherwise presumed to contain asbestos until laboratory analysis either refutes or confirms that assumption.

All identified ACM must be handled and managed in accordance with applicable federal state and local rules and regulations. Planned or unplanned renovation, restoration, maintenance or any other building activities that may impact or otherwise disturb ACM, removal of the ACM must first be performed by a licensed asbestos abatement contractor and retention of third-party consulting services (air and project monitoring) is recommended.

If lead-based paint will be disturbed by renovation, Hillmann recommends that a licensed lead abatement contractor perform the demolition.

For disturbance or lead-containing paint, Hillmann recommends that the general contractor adhere to the following:

Compliance with OSHA is required for any detectable levels of lead found in painted surfaces. Hillmann recommends that the general contractor, subcontractors and any other workers working within the building during the planned renovation activities be advised of the presence of lead in paint and the requirements for compliance with the OSHA Lead in Construction standard.

If the lead-containing painted components are being disturbed or removed during a project, the following recommendations should be taken into consideration:

Workers disturbing lead-painted surfaces must be notified of potential lead exposure. Contractors should comply with the requirements of the following regulations:

- OSHA Title 29 Code of Federal Regulations (CFR) Section 1926.62 - Lead Construction Standard
- OSHA 29 CFR 1910.134 - Respiratory Protection Standard
- EPA 40 CFR 261 - Resource Conservation Recovery Act (RCRA), Federal Hazardous Waste Regulations.

The EPA considers waste materials analyzed by Toxicity Characteristic Leaching Procedure (TCLP) and found to have concentrations of lead greater that 5 milligrams per liter (mg/L) to have the characteristics of toxicity; therefore, these materials must be handled and disposed of as hazardous waste. The contractor should perform TCLP tests on representative samples of the waste. Contingent on laboratory results, the waste will be handled as hazardous or non-hazardous waste.

2.0 INTRODUCTION

2.1 Purpose / Scope of Work

A pre-renovation inspection for asbestos containing and lead-painted materials (ACMs and LBPs, respectively) was completed at the request of Criterium-Dudka Engineers. The purpose of the inspection was to locate and identify asbestos and lead-containing materials within inspected building areas. The inspection was also intended to report an estimate of the quantity of identified ACM and to make recommendations based upon the findings of the inspection.

The areas subject to the intrusive inspection included the interior areas of the basement and first floor as well as the exterior, including the roof. Inaccessible inspection areas, if any, are detailed in Section 3.2.

2.2 Methodology

The inspection and assessment were conducted by a Massachusetts licensed Asbestos Inspector qualified by experience, education, and training in the recognition of suspect ACM and approved bulk sampling techniques. The work was performed in general accordance with recommended procedures found in the U.S. Environmental Protection Agency's (USEPA's) Asbestos Hazard Emergency Response Act (AHERA) Regulation 40 Code of Federal Regulations (CFR) Part 763.85 through Part 763.88 and EPA 40CFR Part 61 Subpart M National Emission Standards for Hazardous Air Pollution (NESHAPS).

These procedures identify visual inspection protocols for the identification of suspect ACM and for the collection and analysis of representative samples of homogenous suspect materials. These sections of the regulation also identify analysis methods and assessment methods for the identified suspect materials. AHERA protocols do not require sampling of any homogeneous area where the accredited inspector has determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACBM.

The limited lead-paint screening was performed by an appropriately trained industrial hygienist. The limited inspection consisted of collecting paint chip samples in accessible, representative components and submitting them to an accredited laboratory for analysis by flame atomic absorption spectrophotometry (AAS) for lead percent by weight in accordance with the EPA Test Method SW846-7000B.

According to HUD, lead-based paint is defined as paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight. The extent of paint chip sampling was not comprehensive in nature and insufficient for use determine compliance with the Housing and Urban Development (HUD) Standards.

2.3 Limitations

Hillmann has conducted this asbestos inspection and lead in paint screening using reasonable efforts according to industry standards, and in accordance with the contracted scope of services. This report is not intended to be used as a construction bidding document and should not be used for demolition, renovation or other construction bidding purposes without field verification by the construction/demolition contractor.

Report findings, conclusions and recommendations of this report are based, in part, on information and/or documents provided by the Client or project site representative. Hillmann relies on such information and/or documents, and assumes that information to be true and correct. Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed.

Hillmann notes the potential that suspect materials may exist within the inspected areas of the building that were concealed from view or inaccessible at the time of the survey and, therefore, not documented or tested during this investigation. Any newly discovered material must be treated as asbestos and/or lead containing until tested and proven otherwise.

3.0 INSPECTION FINDINGS

3.1 Background Documents

No background documents were provided to Hillmann in preparation for the inspection.

3.2 Inspection Details

The inspection was conducted on August 18, 2025 by Mr. Eric Newman and Mr. Evan DeTolla, of Hillmann, both Massachusetts licensed asbestos inspectors. Site access and information was provided by Mr. Richard Michalewich of Criterium-Dudka Engineers. Roof test cuts and subsequent patching was provided by The Aulson Company.

The subject property building is an approximately 7,600 SF, former church with a full basement. It was constructed in 1848. The exterior of the structure is comprised of wood siding and a shingle pitched roof. The interior of the building comprised a sanctuary, meeting space, choir loft, restrooms, and a basement function space. At the time of Hillmann's inspection, some walls had been removed in the basement. There is a hot-water baseboard heating system, the boiler was not inspected as a part of the survey. No suspect asbestos containing pipe insulation was observed.

Hillmann was able to access all areas subject to the inspection.

Ninety-nine (99) samples of suspect asbestos containing materials were collected and ninety-five (95) samples were analyzed using the positive stop method. Ten (10) samples of suspect lead containing paint were collected as part of this survey. It is our opinion that an acceptable number of critical areas were sampled in keeping with the homogeneous nature of the material that was observed.

The bulk samples were received and analyzed by Hillmann Consulting, LLC, of Union, NJ (MA ID# AA000183). The method of analysis was Polarized Light Microscopy (PLM) with dispersion staining, as recommended by the USEPA. Asbestos containing materials are defined by the EPA and the state of Massachusetts as materials with an asbestos concentration of greater than one percent (>1%).

The paint chip samples were submitted for analysis under chain of custody protocol to Pace Analytical Services, Inc. of Woburn, Massachusetts (AIHA-LAP, LLC ELLAP 102754).

3.3 Asbestos Inspection Findings

Asbestos Containing Materials

The following is a summary of materials confirmed or assumed to be ACM. Estimated quantities are approximate and subject to field verification:

Sample ID	Material	Location	Est. Qty.	% Asb. Content	Friable (F/NF)	Cond.
5-6	**Tan 9" x 9" Floor Tile**	**Throughout First Floor (assumed under carpet and under 12" x 12" tile)**	**Up to 6,500 SF**	**10% Chrysotile**	**NF**	**D**
15-16	**Tan Caulk**	**Behind Wood Exterior Siding**	**Up to 10,000 SF**	**5% Chrysotile**	**NF**	**D**
68-69	**White 9" x 9" Floor Tile**	**Throughout Basement except for ladies' restroom and mechanical space**	**7,500 SF**	**Trace** Chrysotile**	**NF**	**D**
70-71	**Pink 9" x 9" Floor Tile**			**2% Chrysotile**	**NF**	**D**
72-73	**Black Flooring Mastic**			**5% Chrysotile**	**NF**	**D**

G: Good-No damage
D: Damaged-Less than a 10% distributed damage or less than 25% localized damage
SD: Significantly Damaged-Greater than a 10% distributed damage or greater than 25% localized damage

**The white 9" x 9" floor tile tested positive for trace amounts of asbestos (<1%). However, since the black mastic beneath the floor tile is positive for asbestos and adhered to the tile, the tile should also be treated as an asbestos containing material.

Non-Asbestos Containing Materials

The following table summarizes suspect materials that were sampled and determined to be non-ACM:

Sample ID	Material	Location	% Asb. Content	No. of Samples
01-02	Black Roofing Shingles	Exterior, Roof	ND	2
03-04	White Window Glazing	Exterior of Windows Throughout	ND	2
07-08	Black Flooring Mastic	Throughout 1st Floor	ND	2
9-10	Tan Flooring Paper	Throughout 1st Floor	ND	2
11-12	Black Flooring Paper	Throughout 1st Floor	ND	2
13-14	Gray Sink Undercoating	1st Floor Sanctuary	ND	2
17-18	White Caulk	Exterior Façade	ND	2
19-20	Black 12" x 12" Floor Tile	1st Floor Worship Space Trim and Transition	ND	2
21-23	White Joint Compound	1st Floor Worship Space Adjacent to Red Plaster	ND	3
24-25	Gray Window Glazing	Interior Windows Back Room	ND	2
26-27	Gray 12" x 12" Floor Tile	Mostly throughout 1st Floor	ND	2
28-29	Black Flooring Mastic	Mostly throughout 1st Floor	ND	2

Sample ID	Material	Location	% Asb. Content	No. of Samples
30-31	Tan Canvas on Wall	1st Floor Worship Space under 1st Layer of Plaster	ND	2
32-38	White Skim Coat Plaster	Throughout 1st Floor	ND	7
39-45	Gray Coarse Coat Plaster	Throughout 1st Floor	ND	7
46-47	Brown Carpet Glue	Worship Space Trim, Runner, and Back Room	ND	2
48-52	White Blown-In Insulation	Above Ceilings Throughout 1st Floor	ND	5
53-59	Gray Blown-In Insulation	Behind Walls Throughout 1st Floor	ND	7
60-61	Brown Sheet Flooring	1st Floor Under Stair Storage Area	ND	2
62-63	Brown Adhesive with Sheet Flooring	1st Floor Under Stair Storage Area	ND	2
64-65	White 2' x 2' Coarse Ceiling Tile	Basement Restrooms	ND	2
66-67	Yellow Carpet Glue	Basement Function Space	ND	2
74-75	Brown Flooring Adhesive	Basement (w/ 12" x 12" Tile)	ND	2
76-77	Blue 12" x 12" Floor Tile	Basement	ND	2
78-79	White 12" x 12" Floor Tile	Basement	ND	2
80-81	Black Glue Daub	Residual on Basement Ceiling	ND	2
82-83	Cement/Mortar	Basement on Fieldstone Foundation	ND	2
84-90	White Textured Skim Coat Plaster	Basement Walls and Ceilings	ND	7
91-97	Gray Coarse Coat Plaster	Basement Walls and Ceilings	ND	7
98-99	Gray Wallboard	Basement Throughout (behind plaster)	ND	2

ND: Non-detected

3.4 Lead Inspection Findings

Results of Paint Chip Analysis

Sample ID	Location / Description	Substrate	Lead Conc. (% by weight)
1	**Front Exterior Metal Railing/ Black Paint**	**Metal**	**2.25**
2	**Exterior Front Column/ Layer 2, Peach Paint**	**Wood**	**10.9**
3	**Exterior Front Column/ Layer 1, White Paint**	**Wood**	**22.0**
4	**Exterior Back Door at Fire Escape/ Black Paint**	**Wood**	**1.81**
5	**1st Floor Sanctuary Window Frame/ Gray Paint**	**Wood**	**0.080**
6	**1st Floor Behind Altar/ Layer 1, White Paint**	**Plaster**	**0.028**
7	**1st Floor Worship Space/ Black Paint**	**Stone**	**5.71**
8	**Interior Sanctuary Door/ White Paint**	**Wood**	**0.027**
9	**1st Floor West Worship Space/ Layer 2, Red Paint**	**Plaster**	**5.65**
10	**Basement South East Door/ White Paint**	**Metal**	**0.513**

Lead-based paint is defined by the EPA and Department of Housing and Urban Development as paint containing a concentration of lead equal to or greater than 0.5%. However, OSHA considers any painted surface to be "lead-containing" if any detectable amount of lead is found in the paint, coating, shellac, etc.

Based on the sample results, the following paints were determined to be lead-based due to a concentration greater than 0.5%:

- **Black Paint on Front Exterior Metal Railing**
- **Peach Paint on Exterior Front Wood Column (Layer 2)**
- **White Paint on Exterior Front Wood Column (Layer 1)**
- **Black Paint on Wood, Exterior Back Door at Fire Escape**
- **Black Paint on Stone at the 1st Floor Worship Space**
- **Red Paint on Plaster at the 1st Floor West Worship Space (Layer 2)**
- **White Paint on Metal, Basement South East Door**

The following paints were determined to be lead-containing due to a concentration above the reporting limit but less than 0.5%:

- **Gray Paint on Wood Window Frame in the 1st Floor Sanctuary**
- **White Paint on Plaster in the 1st Floor Behind the Altar (1st Layer)**
- **White Paint on Wooden Door in Interior Sanctuary**

4.0 APPENDICES

Appendix A	Analytical Results/Chains of Custody
Appendix B	Inspection Photographs
Appendix C	Site Plans/Sample Location Diagrams
Appendix D	Qualifications/Credentials

APPENDIX A

ANALYTICAL RESULTS

CHAINS OF CUSTODY

Date of Sampling: 08/18/2025
Date of Sample Receipt: 08/19/2025
Job #: M3-18629
Order#: 0825388
#Received: 99

Client: CRITERIUM-DUDKA
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
Attn: RICHARD MICHALEWICH

Collection Site: 3 MILFORD STREET/ UPTON/ MA

Field Technician: Evan Detolla
Date of Analysis: 08/19/2025
Date of Issue: 08/20/2025

HILLMANN CONSULTING

HILLMANN CONSULTING, L.L.C.
ENVIRONMENTAL CONSULTING, LAB SERVICES
1600 ROUTE 22 EAST
P.O. BOX 1597
UNION, NEW JERSEY 07083-1597
PHONE: (908) 688-7800 FAX: (908) 686-2636
www.hillmannconsulting.com

BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)		Non-Asbestos Constituents (%)	
W520706 / 1	Exterior/ Roof	Roofing Shingles, Black, Homogeneous	No			Fibrous Glass Non-Fibrous Material	30% 70%
W520707 / 2	Exterior/ Roof	Roofing Shingles, Black, Homogeneous	No			Fibrous Glass Non-Fibrous Material	30% 70%
W520708 / 3	Exterior/ Window/ Right of Entrance	Window Glazing, White, Homogeneous	No			Non-Fibrous Material	100%
W520709 / 4	Exterior/ Window/ Left of Entrance	Window Glazing, White, Homogeneous	No			Non-Fibrous Material	100%
W520710 / 5	1st Floor/ Sanctuary	9x9 Floor Tile, Tan, Homogeneous	Yes	Chrysotile	10%	Non-Fibrous Material	90%
W520711 / 6	1st Floor/ Near Front Entrance	9x9 Floor Tile, Tan, Homogeneous Note: Not Analyzed/Positive Stop					
W520712 / 7	1st Floor/ Sanctuary	Mastic, Black, Homogeneous	No			Non-Fibrous Material	100%
W520713 / 8	1st Floor/ Near Front Entrance	Mastic, Black, Homogeneous	No			Non-Fibrous Material	100%
W520714 / 9	1st Floor/ Sanctuary	Paper, Tan, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	70% 30%
W520715 / 10	1st Floor/ Near Front Entrance	Paper, Tan, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	70% 30%

Signature:

Dylan Jaycox, Laboratory Director #Analyzed: 95

NVLAP® TESTING
Lab Code 101421-0

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Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)		Non-Asbestos Constituents (%)	
W520716 11	1st Floor/ Sanctuary	Paper, Black, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	70% 30%
W520717 12	1st Floor/ Near Front Entrance	Paper, Black, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	70% 30%
W520718 13	1st Floor/ Sanctuary	Sink Coating, Gray, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	15% 85%
W520719 14	1st Floor/ Sanctuary	Sink Coating, Gray, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	15% 85%
W520720 15	Exterior/ Behind Wood Siding/ East Side	Caulk, Tan, Homogeneous	Yes	Chrysotile	5%	Non-Fibrous Material	95%
W520721 16	Exterior/ Behind Wood Siding/ East Side	Caulk, Tan, Homogeneous Note: Not Analyzed/Positive Stop					
W520722 17	Exterior/ North Façade	Caulk, White, Homogeneous	No			Non-Fibrous Material	100%
W520723 18	Exterior/ East Façade	Caulk, White, Homogeneous	No			Non-Fibrous Material	100%
W520724 19	1st Floor/ Worship Space	12x12 Floor Tile, Black, Homogeneous	No			Non-Fibrous Material	100%
W520725 20	1st Floor/ Worship Space	12x12 Floor Tile, Black, Homogeneous	No			Non-Fibrous Material	100%

Signature:

Dylan Jaycox, Laboratory Director #Analyzed: 95

NVLAP TESTING
Lab Code 101421-0

Date of Sampling: 08/18/2025
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Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520726 21	1st Floor/ Southwest Worship Space	Joint Compound, White, Homogeneous	No		Non-Fibrous Material	100%
W520727 22	1st Floor/ North Worship Space	Joint Compound, White, Homogeneous	No		Non-Fibrous Material	100%
W520728 23	1st Floor/ Northwest Worship Space	Joint Compound, White, Homogeneous	No		Non-Fibrous Material	100%
W520729 24	1st Floor/ West Worship Space	Window Glazing, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520730 25	1st Floor/ East Worship Space	Window Glazing, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520731 26	1st Floor/ Northeast Worship Space	12x12 Floor Tile, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520732 27	1st Floor/ Southeast Worship Space	12x12 Floor Tile, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520733 28	1st Floor/ Northeast Worship Space	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W520734 29	1st Floor/ Southeast Worship Space	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W520735 30	1st Floor/ West Worship Space	Canvas on Wall, Tan, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	80% 20%

Signature:

Dylan Jaycox, Laboratory Director #Analyzed: 95

NVLAP® TESTING
Lab Code 101421-0

Date of Sampling: 08/18/2025
Date of Sample Receipt: 08/19/2025

Job #: M3-18629
Order#: 0825388
#Received: 99

Client: CRITERIUM-DUDKA
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
Attn: RICHARD MICHALEWICH

Collection Site: 3 MILFORD STREET/ UPTON/ MA

Field Technician: Evan Detolla
Date of Analysis: 08/19/2025
Date of Issue: 08/20/2025

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520736 31	1st Floor/ East Worship Space	Canvas on Wall, Tan, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	80% 20%
W520737 32	1st Floor/ Sanctuary	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520738 33	1st Floor/ Behind Altar	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520739 34	1st Floor/ West Worship Space	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520740 35	1st Floor/ East Worship Space	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520741 36	1st Floor/ Northwest Worship Space	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520742 37	1st Floor/ Southeast Worship Space	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520743 38	1st Floor/ North Worship Space	Skim Coat Plaster, White, Homogeneous	No		Non-Fibrous Material	100%
W520744 39	1st Floor/ Sanctuary	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520745 40	1st Floor/ Behind Altar	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%

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Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520746 41	1st Floor/ West Worship Space	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520747 42	1st Floor/ East Worship Space	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520748 43	1st Floor/ Northwest Worship Space	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520749 44	1st Floor/ Southeast Worship Space	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520750 45	1st Floor/ North Worship Space	Coarse Coat Plaster, Gray, Homogeneous	No		Animal Hair Non-Fibrous Material	2% 98%
W520751 46	1st Floor/ Sanctuary	Carpet Glue, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520752 47	1st Floor/ South Worship Space	Carpet Glue, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520753 48	1st Floor/ Above Ceiling Panels in Worship Space	Blown-In Insulation, White, Homogeneous	No		Fibrous Glass Cellulose Fiber Non-Fibrous Material	70% 10% 20%
W520754 49	1st Floor/ Above Ceiling Panels in Worship Space	Blown-In Insulation, White, Homogeneous	No		Fibrous Glass Cellulose Fiber Non-Fibrous Material	70% 10% 20%

Signature:

Dylan Jaycox, Laboratory Director #Analyzed: 95

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520755 50	1st Floor/ Above Ceiling Panels in Worship Space	Blown-In Insulation, White, Homogeneous	No		Fibrous Glass Cellulose Fiber Non-Fibrous Material	70% 10% 20%
W520756 51	1st Floor/ Above Ceiling Panels in Worship Space	Blown-In Insulation, White, Homogeneous	No		Fibrous Glass Cellulose Fiber Non-Fibrous Material	70% 10% 20%
W520757 52	1st Floor/ Above Ceiling Panels in Worship Space	Blown-In Insulation, White, Homogeneous	No		Fibrous Glass Cellulose Fiber Non-Fibrous Material	70% 10% 20%
W520758 53	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520759 54	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520760 55	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520761 56	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520762 57	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%

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Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520763 58	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520764 59	1st Floor/ Behind Walls in Worship Space	Blown-in Insulation, Gray, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	85% 15%
W520765 60	1st Floor/ Northwest Under Stair Storage	Sheet Flooring, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520766 61	1st Floor/ Northwest Under Stair Storage	Sheet Flooring, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520767 62	1st Floor/ Northwest Under Stair Storage	Adhesive, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520768 63	1st Floor/ Northwest Under Stair Storage	Adhesive, Brown, Homogeneous	No		Non-Fibrous Material	100%
W520769 64	Basement/ Ladies Restroom	2x2 Coarse Ceiling Tile, White, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	60% 25% 15%
W520770 65	Basement/ Ladies Restroom	2x2 Coarse Ceiling Tile, White, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	60% 25% 15%
W520771 66	Basement/ Northeast Function Space	Carpet Glue, Yellow, Homogeneous	No		Non-Fibrous Material	100%

Signature: Dylan Jaycox

Dylan Jaycox, Laboratory Director #Analyzed: 95

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BULK SAMPLE CERTIFICATE OF ANALYSIS

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Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)		Non-Asbestos Constituents (%)	
W520772 / 67	Basement/ Northeast Function Space	Carpet Glue, Yellow, Homogeneous	No			Non-Fibrous Material	100%
W520773 / 68	Basement/ Center Fuction Space	9x9 Floor Tile, White, Homogeneous	Yes	Chrysotile	Trace	Non-Fibrous Material	100%
W520774 / 69	Basement/ Southeast Bathroom	9x9 Floor Tile, White, Homogeneous	Yes	Chrysotile	Trace	Non-Fibrous Material	100%
W520775 / 70	Basement/ Center Function Space	9x9 Floor Tile, Pink, Homogeneous	Yes	Chrysotile	2%	Non-Fibrous Material	98%
W520776 / 71	Basement/ South Small Room	9x9 Floor Tile, Pink, Homogeneous Note: Not Analyzed/Positive Stop					
W520777 / 72	Basement/ Center Function Space	Mastic, Black, Homogeneous	Yes	Chrysotile	5%	Non-Fibrous Material	95%
W520778 / 73	Basement/ South Small Room	Mastic, Black, Homogeneous Note: Not Analyzed/Positive Stop					
W520779 / 74	Basement/ North Function Space	Adhesive, Brown, Homogeneous	No			Non-Fibrous Material	100%
W520780 / 75	Basement/ North Function Space	Adhesive, Brown, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	10% 90%
W520781 / 76	Basement/ North Function Space	12x12 Floor Tile, Blue, Homogeneous	No			Non-Fibrous Material	100%

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BULK SAMPLE CERTIFICATE OF ANALYSIS

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Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520782 / 77	Basement/ South Function Space	12x12 Floor Tile, Blue, Homogeneous	No		Non-Fibrous Material	100%
W520783 / 78	Basement/ North Function Space	12x12 Floor Tile, White, Homogeneous	No		Non-Fibrous Material	100%
W520784 / 79	Basement/ South Function Space	12x12 Floor Tile, White, Homogeneous	No		Non-Fibrous Material	100%
W520785 / 80	Basement/ South Function Space	Glue Daub, Black, Homogeneous	No		Non-Fibrous Material	100%
W520786 / 81	Basement/ North Function Space	Glue Daub, Black, Homogeneous	No		Non-Fibrous Material	100%
W520787 / 82	Basement/ Northeast Corner	Fieldstone Foundation Cement, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520788 / 83	Basement/ Northeast Corner	Fieldstone Foundation Cement, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520789 / 84	Basement/ South Small Room	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520790 / 85	Basement/ South Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520791 / 86	Basement/ Southeast Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520792 / 87	Basement/ East Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%

Signature:

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520793 / 88	Basement/ West Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520794 / 89	Basement/ North Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520795 / 90	Basement/ Northwest Function Space	Textured Skim Coat, White, Homogeneous	No		Non-Fibrous Material	100%
W520796 / 91	Basement/ South Small Room	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520797 / 92	Basement/ South Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520798 / 93	Basement/ Southeast Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520799 / 94	Basement/ East Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520800 / 95	Basement/ West Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520801 / 96	Basement/ North Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520802 / 97	Basement/ Northwest Function Space	Coarse Coat Plaster, Gray, Homogeneous	No		Non-Fibrous Material	100%
W520803 / 98	Basement/ Southeast Function Space	Wallboard, Gray, Non-homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%

Signature:

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Method: EPA- 40 CFR Appendix E of Subpart E of Part 763, Interim Method for the Determination of Asbestos in Bulk Insulation Samples

Lab ID # / Client ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W520804	Basement/ North	Wallboard, Gray, Non-	No		Cellulose Fiber	10%
99	Function Space	homogeneous			Non-Fibrous Material	90%

This report relates only to the materials tested and may not be duplicated in part without written permission by Hillmann Consulting. Samples are analyzed according to the EPA Test Method and are subject to the inherent limitations of Polarized Light Microscopy and interference of matrix components. This report must not be used to claim product endorsement by NVLAP or any agency of the US government.

This report is not complete without the chain of custody, which contains the time of sample collection. The laboratory is not responsible for time of sample collection, which is dependent on non-laboratory personnel, if it is not provided.

Signature:

Dylan Jaycox, Laboratory Director #Analyzed: 95

NVLAP® TESTING
Lab Code 101421-0

BULK SAMPLE RESULTS

Enclosed please find the Certificates of Analysis for bulk samples analyzed for asbestos content by Hillmann Consulting, LLC. All fibrous components including type and percentage of asbestos, of present, are reported. Percentages given are visual estimates under microscopial observation, unless otherwise indicated by codes. This test report only relates to items tested.

The method of analysis used is Polarized Light Microscopy (PLM) with dispersion staining. Hillmann follows the EPA and the National Voluntary Laboratory Accreditation Program (NVLAP) recommended method of analysis EPA – 40 CFR Appendix E to Subpart E of Part 763: Interim Method for the Determination of Asbestos in Bulk Insulation Samples and EPA 600/R-93/116 published July 1993 is also used for guidance.

Non-friable organically bound (NOB) sample results reported as negative (less than 1% asbestos) must be considered Inconclusive (ELAP Item 198.6, 01/02/09).

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing (ELAP Item 198.6, 01/02/09).

All analysis and certificates of analysis shall meet all requirements of the most current NELAC Standards, NYELAP Regulations, and NVLAP-NIST Handbook 150, most current version.

This report cannot be used to claim product endorsement by NVLAP or any agency of the U.S. Government. The National Institute of Standards and Technology Accreditation requirements, mandates that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP, ELAP, or NELAC accreditations respectively, if so identified in the notes.

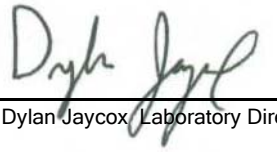
NY ELAP Item 198.6 does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

Listed below are explanations of notes and or sample descriptions contained within certificates of analysis.

- Homogeneous- Sample is composed of a uniformed material, and analyzed as such.
- Non-homogenous- All components were analyzed as discreet layers. The results reported indicated the contents of the sample as a whole. Results of each layer are available upon request by the client.
- Recommended TEM- Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. (NY ELAP Regulation Item 198.6, 1/11/05).
- 400 Point Counting- Sample was determined less than 10% positive by visual estimation. Sample was point counted as specified in NESHAPS regulations Federal Registration Vol. 55, No. 224, November 20, 1990, EPA to verify asbestos content quantification.
- Stratified Point Counting - Point Counting Criteria for friable bulk sample as dictated by NY ELAP Regulation Item 198.1, 1/11/05.
- Gravimetric Reduction- Sample has been heated, and undergone acid digestion to reduce interfering substances before analysis. (Item 198.6 of NY ELAP Manual (NOB by PLM))
- Final % Inorganic < 1- The percentage of Inorganic material is less than 1, resulting in the sample being Non-ACM. (NY ELAP Regulation Item 198.6, 1/11/05).

Hillmann's Laboratory Accreditations:

ELAP # 10926
NJ NELAC # 20037
NVLAP # 101421-0
VA # 3333 000203
MA # AA000183
TX # 300405
WV # LT000427
PA # 68-00774
CA # 2924
RI # AAL-128
CT # PH-0797
ME # LB-0084
Philadelphia # ALL15-000003

Signature: 

Dylan Jaycox Laboratory Director #Analyzed: 95

NVLAP TESTING
Lab Code 101421-0

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BULK SAMPLE IDENTIFICATION FORM
PLM COC, Version 3.4

DATE: 8-18-25

JOB#: M318629

Environmental Consulting & Lab Services
6 Fortune Drive, Suite 301, Billerica, MA01821

Pg. 1

0825388

CLIENT: Criterium DudKa Engineers

LOCATION: 3 Milford St, Upton, MA

☑ POSITIVE STOP ON ALL HOMOG. SAMPLES

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs (72hrs) 5-7day
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for SM-V - 1wk 2wk _____

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY " ⊘ " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY
•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # / Lab #	Floor/Room	Location Description	Material Description / Color	Quantity In SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	1 (WS207)26	Exterior	Roof	Black Roofing Shingles					FB3D MJJ
	2 07	↓	↓	↓					FB3D MJJ
	3 08		Window Right of entrance	White Window Glazing					MW
	4 09	↓	Window Left of entrance	↓					MW
	5 10	1st Flr	Sanctuary	9"X9" Tan Floor Tile					CA-D MJJ
	6 11		Near Front Entrance	↓					MW/PS
	7 12		Sanctuary	Black Mastic on Tan Floor Tile					MW
	8 13		Near Front Entrance	↓					MW
	9 14		Sanctuary	Tan paper Under 9X9 Floor Tile					CEILING MJJ
	10 15		Near Front Entrance	↓					CEILING MJJ
	11 16		Sanctuary	Black Paper under 9x9 Floor Tile					CEILING MJJ
	12 17		Near Front Entrance	↓					CEILING MJJ
	13 18		Sanctuary	Gray SINK Coating					CEILING MJJ/PS
	14 19	↓	↓	↓					CEILING MJJ/PS
	15 20	Exterior	Behind wood siding-East Side	Tan Caulk					CA-D MJJ/PS
	16 21	↓	↓	↓					MW/PS
	17 22		North Facade	White Caulk					MW
	18 23	↓	East Facade	↓					MW
	19 24	1st Flr	Worship Space	12"X12" Black Floor Tile					MW
	20 25	↓	↓	↓					MW

CHAIN OF CUSTODY

	SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print	Evan DeFelice	Eric Newman	SV	
Sign		Eric Newman	MW 8/19/25	MW 8/19/25
Date	8-18-25			

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

HILLMANN CONSULTING

BULK SAMPLE IDENTIFICATION FORM
PLM COC, Version 3.4

DATE: 8-18-25

JOB#: M318629

Environmental Consulting & Lab Services
6 Fortune Drive, Suite 301, Billerica, MA01821

Pg. 2

0825383

CLIENT: Criterium DudKa Engineers

LOCATION: 3 Milford St, Upton, MA

☑ POSITIVE STOP ON ALL HOMOG. SAMPLES

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs (72hrs) 5-7day
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for SM-V - 1wk 2wk _____

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY " ⊘ " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY
•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # / Lab #	Floor/Room	Location Description	Material Description / Color	Quantity In SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	21 WS29776	1st Flr	SW Worship Space	White JC					MW
	22 27		North Worship Space	↓					MW
	23 28		NW Worship Space	↓					MW
	24 29		West Worship Space	Gray Window Glazing					MW
	25 30		East Worship Space	↓					MW
	26 31		NE Worship Space	12"x12" Gray Floor Tile					MW
	27 32		SE Worship Space	↓					MW
	28 33		NE Worship Space	Black Mastic on Gray Floor Tile					Cellulose MW
	29 34		SE Worship Space	↓					Cellulose MW
	30 35		West Worship Space	Tan Canvas on Wall					Cellulose MW
	31 36		East Worship Space	↓					Cellulose MW
	32 37		Sanctuary	White Skim Coat Plaster					MW
	33 38		Behind Altar	↓					MW
	34 39		West Worship Space	↓					MW
	35 40		East Worship Space	↓					MW
	36 41		NW Worship Space	↓					MW
	37 42		SE Worship Space	↓					MW
	38 43		North Worship Space	↓					MW
	39 44		Sanctuary	Gray Coarse Coat Plaster					Analyzed MW
	40 45	X	Behind Altar	↓					Analyzed MW

CHAIN OF CUSTODY

	SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print	Evan DeSotka	Eric Newman		
Sign		Eric Newman		
Date	8-18-25			8/19/25

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

HILLMANN CONSULTING

BULK SAMPLE IDENTIFICATION FORM
PLM COC, Version 3.4

DATE: 8-18-25

JOB#: M318629

0825388

Pg. 3

Environmental Consulting & Lab Services
6 Fortune Drive, Suite 301, Billerica, MA01821

☑ POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Criterium DudKa Engineers

LOCATION: 3 Milford St, Upton, MA

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for SM-V - 1wk 2wk _____

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY " ⊘ " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY
•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # / Lab #	Floor/Room	Location Description	Material Description / Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	41 (M325716)	1st Floor	West Worship Space	Gray Coarse Coat Plaster					
	42 (47)		East Worship Space						
	43 (48)		NW Worship Space						
	44 (49)		SE Worship Space						
	45 (50)		North Worship Space	↓					
	46 (51)		Sanctuary	Brown Carpet Glue					
	47 (52)		South Worship Space	↓					
	48 (53)		Above Ceiling Panels in Worship Space	White Blown-in Insulation					
	49 (54)		↓	↓					
	50 (55)								
	51 (56)								
	52 (57)		↓	↓					
	53 (58)		Behind Walls in Worship Space	Gray Blown-in Insulation					
	54 (59)		↓	↓					
	55 (60)								
	56 (61)								
	57 (62)								
	58 (63)								
	59 (64)		↓	↓					
	60 (65)	↓	NW under Stair Storage	Brown Sheet Flooring					

CHAIN OF CUSTODY

	SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print	Evan DeSotta	Eric Newman		
Sign		Eric Newman		
Date	8-18-25			8/19/25

Material Codes
AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

HILLMANN CONSULTING

BULK SAMPLE IDENTIFICATION FORM
PLM COC, Version 3.4

DATE: 8-18-25

JOB#: M318629

Environmental Consulting & Lab Services
6 Fortune Drive, Suite 301, Billerica, MA01821

Pg. 4
0825388

CLIENT: Criterium DudKa Engineers
LOCATION: 3 Milford St, Upton, MA

☑ POSITIVE STOP ON ALL HOMOG. SAMPLES

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs (72hrs) 5-7day
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for SM-V - 1wk 2wk _____

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY "⊘" VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY
•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # / Lab #	Floor/Room	Location Description	Material Description / Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	61 (WS 76-66)	1st Floor	NW under Stair Storage	Brown Sheet Flooring					NAD
	62 (67)	↓	↓	Brown Adhesive on sheet Flooring					NAD
	63 (68)	↓	↓	↓					NAD
	64 (69)	Basement	Ladies Restroom	2'x2' White Coarse Ceiling Tile					Chrysotile 5% NAD
	65 (70)	↓	↓	↓					Chrysotile 5% NAD
	66 (71)	↓	NE Function Space	Yellow Carpet Glue					NAD
	67 (72)	↓	↓	↓					NAD
	68 (73)	↓	Center Function Space	9"x9" White Floor Tile					Chrysotile NAD
	69 (74)	↓	SE Bathroom	↓					Chrysotile NAD
	70 (75)	↓	Center Function Space	9"x9" Pink Floor Tile					Chr 2 NAD
	71 (76)	↓	South small room	↓					NAD/PS
	72 (77)	↓	Center Function Space	Black Mastic on Pink/white Floor Tile					Chr 5 NAD
	73 (78)	↓	South small room	↓					NAD/PS
	74 (79)	↓	North Function Space	Brown Adhesive on Blue/White Tile					NAD
	75 (80)	↓	↓	↓					Chrysotile NAD
	76 (81)	↓	↓	12"x12" Blue Floor Tile					NAD
	77 (82)	↓	South Function Space	↓					NAD
	78 (83)	↓	North Function Space	12"x12" White Floor Tile					NAD
	79 (84)	↓	South Function Space	↓					NAD
	80 (85)	↓	↓	Black Glue Daub					NAD

CHAIN OF CUSTODY

	SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print	Evan Dellolla	Eric Newman		
Sign		Eric Newman		
Date	8-18-25			8/19/25

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

HILLMANN CONSULTING

BULK SAMPLE IDENTIFICATION FORM
PLM COC, Version 3.4

DATE: 8-18-25

JOB#: M318629

0825383

Pg. 5

Environmental Consulting & Lab Services
6 Fortune Drive, Suite 301, Billerica, MA01821

☑ POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Criterium DudKa Engineers

LOCATION: 3 Milford St, Upton, MA

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day
TAT for SM-V - 1wk 2wk _____

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY " ⊘ " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY
•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # / Lab #	Floor/Room	Location Description	Material Description / Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	81 (W 20786)	Basement	North Function Space	Black Glue Daub					
	82 (81)		NE Corner	Gray Fieldstone Foundation Cement					
	83 (88)		↓	↓					
	84 (89)		South small room	White Textured skim coat					
	85 (90)		South Function Space						
	86 (91)		SE Function Space						
	87 (92)		East Function Space						
	88 (93)		West Function Space						
	89 (94)		North Function Space						
	90 (97)		NW Function Space	↓					
	91 (96)		South small room	Gray Coarse Coat plaster					
	92 (97)		South Function Space						
	93 (98)		SE Function Space						
	94 (95)		East Function Space						
	95 (fw)		West Function Space						
	96 (01)		North Function Space						
	97 (02)		NW Function Space	↓					
	98 (2) (03)		SE Function Space	Gray WB					Cells
	99 (1) (04)	↓	North Function Space	↓					Cells

CHAIN OF CUSTODY

	SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print	Evan DeLuca	Eric Newman		
Sign		Eric Newman		
Date	8-18-25	↓		8/19/25

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CPM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, BL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

Telephone: 781-935-3212
Facsimile: 781-932-4857
Email: BostonAero@PaceLabs.com

Laboratory Report

Contact: Eric Newman
Client: Hillmann Consulting
Address: 6 Fortune Drive, Suite 301
Billerica, MA 01821

Batch #: C 320440
Date received: 8/18/2025
Date analyzed: 8/21/2025
Date of report: 8/21/2025

Project # M3-18629
P.O.# N/A
Project Site: Holy Angel Church, 3 Milford St.
Upton, MA

AIHA-LAP, LLC Lab ID: 102754

Lead Analysis In Paint Using SOP Based on SW846-7000B/3051
Results in weight percent on an "as received" weight basis

Lab ID	Client ID	Sample date	Description	Result	Reporting Limit	Comments
C 762369	1	8/18/25	Black on Metal Exterior Front Railing	2.25	0.032	
C 762370	2	8/18/25	Peach on Wood, Layer 2, Exterior front Column under #3	10.9	0.017	
C 762371	3	8/18/25	White on Wood, Layer 1, Exterior Front Column	22.0	0.008	
C 762372	4	8/18/25	Black on Wood, Exterior Back Door at Fire Escape	1.81	0.028	Paint+Wood
C 762373	5	8/18/25	Gray on Wood, 1st Floor Sanctuary Window Frame	0.080	0.029	
C 762374	6	8/18/25	White on Plaster, 1st Layer, 1st Floor behind Altar	0.028	0.027	
C 762375	7	8/18/25	Black on Stone, 1st Floor Worship Space	5.71	0.009	Paint+Plaster
C 762376	8	8/18/25	White on Wood, Interior Sanctuary Door	0.027	0.020	
C 762377	9	8/18/25	Red on Plaster - Layer 2, 1st Floor - West Worchip Space	5.65	0.013	Paint+Plaster
C 762378	10	8/18/25	White on Metal, Basement SE Door	0.513	0.012	

Sydney Strong, Technical Manager Chemistry
Aimee Cormier, Lab Director

Unless otherwise indicated, all samples were received in acceptable condition.
All results apply only to the samples tested and as received and are accurate to no more than three significant figures.
Unless otherwise indicated, all the quality control criteria for the method above have been met.
RL-Reporting Limit(% by weight) Note on units: mg/Kg is the same as ppm by weight.
RL-Reporting Limit; Defined as the lowest concentration the laboratory can accurately quantitate.

Please visit our website at www.PaceLabs.com for the current accreditation status.

Pace®

IH Metals Chain of Custody
Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Pace® Location Requested (City/State):

Shaded Area - Lab Use Only: C320440

Company Name: Hillmann Consulting LLC

Contact Name: Eric Newman

Street Address: 6 Fortune Dr., Ste 301, Billerica, MA 01821

Customer Project #: M3-18629

Phone #: 781-825-5959

Project Name/Description: Holy Angel Church, 3 Milford St Upton, MA

E-Mail: enewman@hillmann.com

Site Collection Info/Facility ID (as applicable): Holy Angel Church, 3 Milford St, Upton, MA

County / State origin of sample(s): USA/MA

Purchase Order # (if applicable):

Quote #:

Scan QR Code for instructions

Turn around time (TAT): 72 Hrs.

Rush (Pre-approval required and subject to method requirements):
[ ] Same Day [ ] 1 Day
[ ] 2 Day [✓] 3 Day
[ ] Other _____

Field blanks are required for airs and wipes per the sampling method.

Delivered by:
[ ] In-Person [ ] Courier [ ] FedEX
[ ] UPS [ ] Other _____

Tracking Number:

Thermometer ID:

Obs. Temp. (°C)

Correction Factor (°C):

Corrected Temp. (°C)

On Ice:

Number of Samples Received:

Sample receipt non-conformance identified.

* Matrix Codes (Insert in Matrix box below): Dust (D), Wipe (WP), Ambient Air (A), Indoor Air (I), Bulk (B), Paint (P), Soil/Sludge (SL), Other (OT)

Customer Sample ID/Location	Matrix*	Sample Collection		AIR SAMPLING				WIPE SAMPLING [ ]ASTM [ ]non-ASTM			Analysis/Test Code Requested	Sample Comments
		Date	Time	Pump Start Time	Pump Stop Time	Flow Rate (L/min)	Total Volume (L)	Length (inch)	Width (inch)	Area (sq. in.)		
1- Black on metal	P	8/18/25									Lead	702369
Exterior Front Railing												
2- Peach on wood - Layer 2	P											70
Exterior Front Column under #3												
3- White on Wood - Layer 1	P											71
Exterior Front Column												
4- Black on wood	P											72
Exterior Back Door at Fire Escape												
5- Gray on wood	P											73
1st Floor Sanctuary window frame												
6- White on Plaster - 1st layer	P											74
1st Floor Behind Altar												
7- Black on Stone	P											75
1st Floor Worship Space		X									X	

Collected By (Print Name): Eric Newman

Signature: Eric Newman

Customer Remarks / Special Conditions / Possible Hazards:

Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Eric Newman/Eric Newman / Hillmann	8/18/25	Margaret Valenti	8/18/25 530pm
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:

Pace®

IH Metals Chain of Custody
Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Pace® Location Requested (City/State):

Shaded Area - Lab Use Only: C320440

Company Name: Hillmann Consulting LLC

Street Address: 6 Fortune Dr., Ste 301, Billerica, MA 01821

Phone #: 781-825-5959

E-Mail: enewman@hillmann.com

Site Collection Info/Facility ID (as applicable): Holy Angel Church, 3 Milford St, Upton, MA

Contact Name: Eric Newman

Customer Project #: M3-18629

Project Name/Description: Holy Angel Church, 3 Milford St Upton, MA

County / State origin of sample(s): USA/MA

Purchase Order # (if applicable):

Quote #:

Scan QR Code for instructions

Turn around time (TAT): 72 Hrs.

Rush (Pre-approval required and subject to method requirements):
[ ] Same Day [ ] 1 Day
[ ] 2 Day [✓] 3 Day
[ ] Other _____

Field blanks are required for airs and wipes per the sampling method.

Delivered by:
[ ] In-Person [ ] Courier [ ] FedEx
[ ] UPS [ ] Other _____

Tracking Number:

Thermometer ID:

Obs. Temp. (°C)

Correction Factor (°C):

Corrected Temp. (°C)

On Ice:

Number of Samples Received:

Sample receipt non-conformance identified.

* Matrix Codes (Insert in Matrix box below): Dust (D), Wipe (WP), Ambient Air (A), Indoor Air (I), Bulk (B), Paint (P), Soil/Sludge (SL), Other (OT)

Customer Sample ID/Location	Matrix*	Sample Collection		AIR SAMPLING				WIPE SAMPLING [ ] ASTM [ ] non-ASTM			Analysis/Test Code Requested	Sample Comments
		Date	Time	Pump Start Time	Pump Stop Time	Flow Rate (L/min)	Total Volume (L)	Length (inch)	Width (inch)	Area (sq. in.)		
8 - White on Wood Interior Sanctuary Door	P	8/18/25									Lead	76
9 - Red on Plaster - Layer 2 1st Floor - West Worship Space	P	"									"	77
10 - White on Metal Basement SE Door	P	"									"	78

Collected By (Print Name): Eric Newman

Signature: Eric Newman

Customer Remarks / Special Conditions / Possible Hazards:

Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Eric Newman/Eric Newman / Hillmann	8/18/25		
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:
Relinquished by/Company: (Signature)	Date/Time:	Received by/Company: (Signature)	Date/Time:

ENV-FRM-CORQ-0027_v02_050624 ©

APPENDIX B

INSPECTION PHOTOGRAPHS

INSPECTION PHOTOGRAPHS

Asbestos containing tan 9" x 9" flooring in the first floor

Asbestos containing pink and white 9" x 9" floor and black mastic is throughout basement

Asbestos containing tan caulking is present under exterior wood siding

Lead-based paint on metal railings and front columns

Lead-based black paint on metal railing

Lead-based white paint on metal door in basement

Asbestos Inspection and Lead Screening
3 Milford Street
Upton, Massachusetts

Project No.:	M318629

HILLMANN CONSULTING

INSPECTION PHOTOGRAPHS

Lead-based red paint on plaster

Lead-based black paint on stone around window sill

Overview of 1st floor – asbestos containing tan 9" x 9" Floor tile extends beneath gray tile and carpeting

Overview of first-floor main area

Asbestos Inspection and Lead Screening
3 Milford Street
Upton, Massachusetts

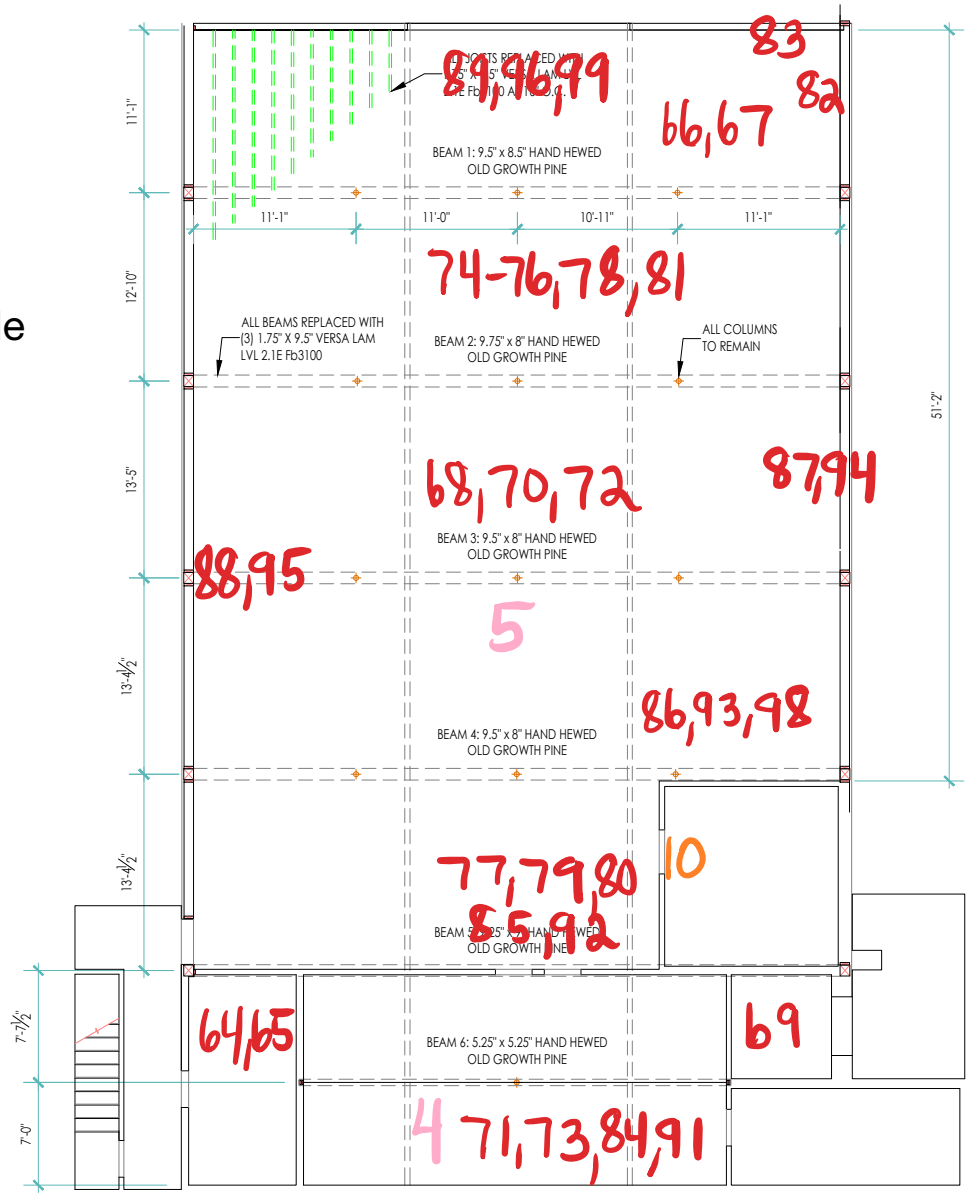
Project No.:	M318629

HILLMANN
CONSULTING

APPENDIX C

SAMPLE LOCATION DIAGRAMS

- Exterior Sample
- Interior Sample
- Microbial Air Sample
- Paint Chip Sample



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
1 E-1.0

GENERAL NOTES:

1. Replace beams as shown on plans.
2. Follow all manufacturers installation instructions.
3. All construction to be built to current Massachusetts Building Codes 780 CMR (10th Edition).
4. All dimensions to be field verified by the contractor.
5. Contractor is responsible for adequately shoring the floors prior to wall or beam removal.
6. Any deviations from drawings must be reviewed with and approved by the engineer of record.
7. Criterium Dudka Engineers owns this document/design, including all associated copyrights and the right of reuse. Any use, reuse, or modification without written verification is strictly prohibited.

ENGINEER STAMP:

FOR BIDDING PURPOSES ONLY

DRAWN: BMD	REVIEWED: CCB	APPROVED: RPM

DUDKA CRITERIUM ENGINEERS
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
508.589.8020
CRITERIUM-DUDKA.COM

PROJECT:
HOLY ANGELS CHURCH
STRUCTURAL ANALYSIS
UPTON, MA

SHEET:
BASEMENT FLOOR PLAN

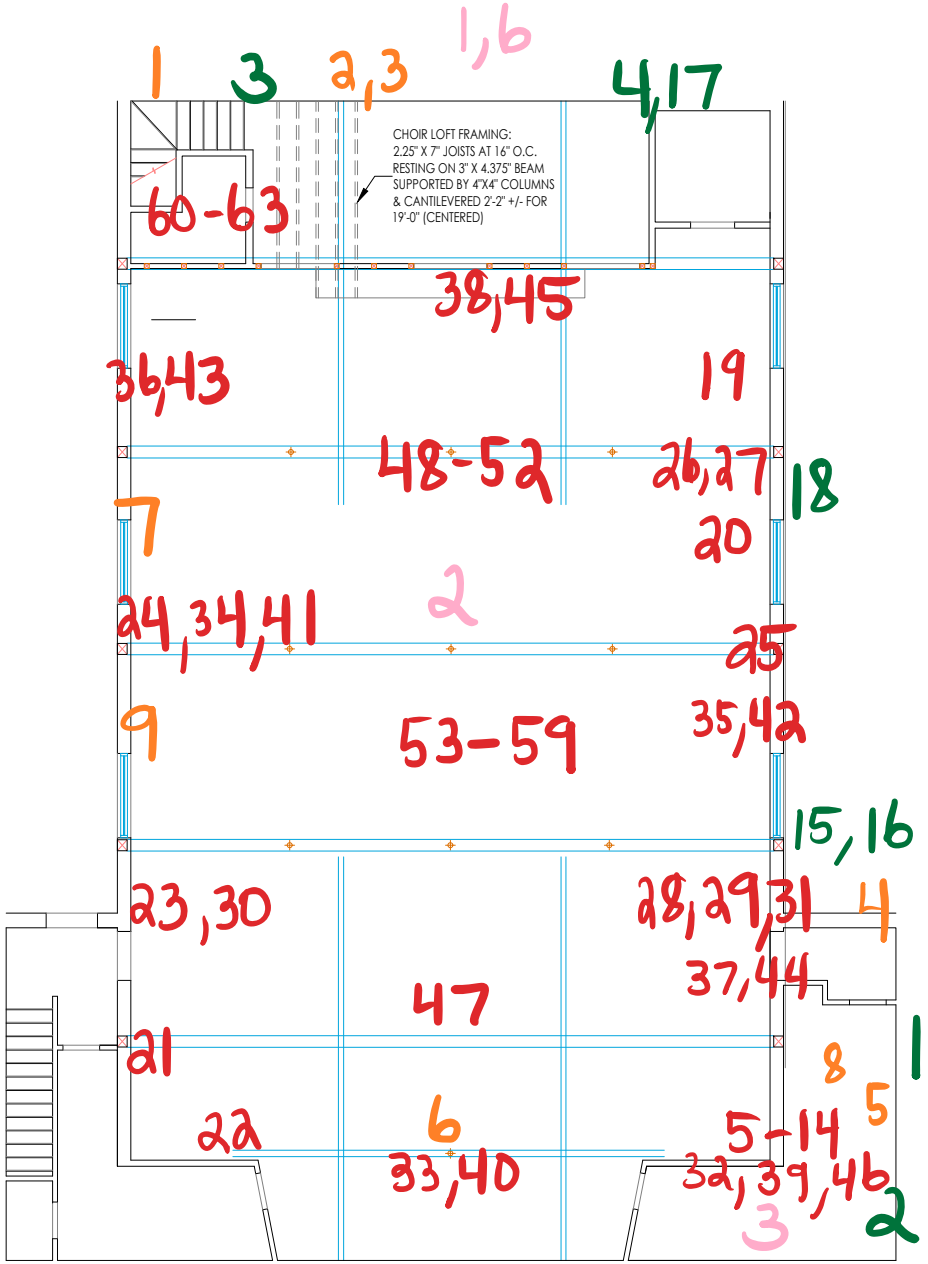
SCALE: AS NOTED

DATE:	REVISION:
7.31.2025	

SHEET NO:

E-1.0

- Exterior Sample
- Interior Sample
- Microbial Air Sample
- Paint Chip Sample



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
1
E-1.0

GENERAL NOTES:

1. Replace beams as shown on plans.
2. Follow all manufacturers installation instructions.
3. All construction to be built to current Massachusetts Building Codes 780 CMR (10th Edition).
4. All dimensions to be field verified by the contractor.
5. Contractor is responsible for adequately shoring the floors prior to wall or beam removal.
6. Any deviations from drawings must be reviewed with and approved by the engineer of record.
7. Criterium Dudka Engineers owns this document/design, including all associated copyrights and the right of reuse. Any use, reuse, or modification without written verification is strictly prohibited.

ENGINEER STAMP:

FOR BIDDING PURPOSES ONLY

DRAWN: BMD	REVIEWED: CCB	APPROVED: RPM

DUDKA CRITERIUM ENGINEERS
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
508.589.8020
CRITERIUM-DUDKA.COM

PROJECT:
HOLY ANGELS CHURCH
STRUCTURAL ANALYSIS
UPTON, MA

SHEET:
MAIN FLOOR PLAN

SCALE: AS NOTED

DATE:	REVISION:
7.31.2025	

SHEET NO:

E-1.0

APPENDIX D

QUALIFICATIONS / CREDENTIALS

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS INSPECTOR

ERIC D. NEWMAN
Eff.Date: 10/16/2024
Exp.Date: 10/16/2025
AI002066

Member C.O.N.E.S.

25

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS INSPECTOR

EVAN DETOLLA
Eff.Date: 10/16/2024
Exp.Date: 10/16/2025
AI900602

Member C.O.N.E.S.

25

APPENDIX C - APPENDIX C -HILLMANN MICROBIAL ASSESSMENT AND REMEDIATION SCOPE OF WORK REPORT

HILLMANN
CONSULTING

MICROBIAL ASSESSMENT & REMEDIATION SCOPE OF WORK

MAKING A BETTER FUTURE FOR ALL THE COMMUNITIES WE TOUCH

Holy Angels Church

3 Milford Street
Upton, Massachusetts 01568

PREPARED FOR:

CRITERIUM-DUDKA ENGINEERS
63 SOUTH STREET, SUITE 110
HOPKINTON, MASSACHUSETTS 01748

HILLMANN PROJECT NUMBER: M3-18629

AUGUST 26, 2025

August 26, 2025

Mr. Richard Michalewich
Criterium-Dudka Engineers
63 South Street, Suite 110
Hopkinton, Massachusetts 01748

RE: Microbial Assessment & Remediation Scope of Work
Holy Angels Church
3 Milford Street
Upton, Massachusetts 01568
Hillmann Project #: M3-18629

Dear Mr. Michalewich:

Hillmann Consulting LLC has completed a microbial assessment and remediation scope of work for the above referenced location. This service was performed by trained industrial hygienists using the United States Environmental Protection Agency (USEPA) Mold Remediation in Schools and Commercial Buildings; or the Institute of Inspection, Cleaning, and Restoration Certification (IICRC), Standard and Reference Guide for Professional Mold Remediation S520 or the IICRC Standard and Reference Guide for Professional Water Damage Restoration and/or other applicable state or local guidelines as appropriate.

This report is for the exclusive use of the entities named on the front cover, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide consulting services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 978-362-0448.

Sincerely,

Hillmann Consulting, LLC

Ryan Askham
Regional Manager

Marianne Hillmann, CSP
EH&S/IH Reviewer

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ABIH	American Board of Industrial Hygiene
ACGIH	American Conference of Governmental Industrial Hygienists
AFD	Air Filtration Device
AIHA	American Industrial Hygiene Association
ANSI	American National Standards Institute
ASHRAE	American Society of Heating, Refrigeration and Air Conditioning Engineers
CDC	Centers for Disease Control
CHMM	Certified Hazardous Materials Manager
CIE	Certified Environmental Consultant
CIH	Certified Industrial Hygienist
CFU/m^3	Colony Forming Units per cubic meter of air
CMI	Certified Microbial Investigator
CSP	Certified Safety Professional
EMPAT	Environmental Microbiology Proficiency Analytical Testing Program
EMC	Equilibrium Moisture Content
EPA	Environmental Protection Agency
F/cc	Fibrous dust per cubic centimeter of air
FF & E	Fixtures, Furniture and Equipment
HEPA	High Efficiency Particulate Air
HVAC	Heating, Ventilation & Air Conditioning
IICRC	Institute of Inspection, Cleaning and Restoration Certification
mg/m^3	Milligrams per cubic meter of air
NAAQS	National Ambient Air Quality Standard
NIOSH	National Institute for Occupational Safety and Health
NYC DEP	New York City Department of Environmental Protection
OSHA	Occupational Safety and Health Administration
OVAG	Organic Vapor Acid Gas
PEL	Permissible Exposure Limit.
ppb	Parts per billion
ppm	Parts per million
REL	Relative Moisture Scale
SOW	Scope of Work
TLV	Threshold Limit Value
TWA	Time Weighted Average
WME	Wood Moisture Equivalent Cr

1.0 EXECUTIVE SUMMARY

1.1 General

Hillmann Consulting, LLC (Hillmann) performed a microbial assessment and has prepared a scope of work for mold remediation for the Holy Angels Church, located at 3 Milford Street, Upton, Massachusetts. This microbial assessment was conducted at the request of Criteria-Dudka Engineers to identify potential sources of moisture intrusion and assess the extent of impact to building materials. The parameters for the microbial assessment included a visual inspection and moisture content survey in conjunction with thermal imagery. Airborne fungal spore samples were also collected. Based on the assessment findings, a mold remediation scope of work has been prepared.

This section contains a summary of findings, opinions, and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report is intended to be read in its entirety.

1.2 Summary of Microbial Assessment Findings

A microbial investigation was requested in order to assess the microbial growth within the church that must be addressed prior to reuse of the building. Reportedly, the church has been affected by several water intrusions from the roof and poor drainage.

The findings of the microbial assessment indicated the following areas of moisture/microbial damages:

- Elevated moisture readings, moisture damages and visible microbial growth were identified throughout the main floor. Visible microbial growth was noted on the walls and ceilings throughout the southwest area of the building including the rooms and stairwell as well as on the short hallway on the east portion of the building. Additionally, the ceilings of the worship area of the church were observed water stained and damaged throughout.

- Elevated moisture readings, moisture damages and visible microbial growth were identified in the basement as well. Visible microbial growth was noted throughout the southern portion of the basement including the stairwell, hallway, small room south of the function area and women's bathroom, on the walls and ceilings. Elevated moisture content readings (up to 99.9% WME) were detected on the exterior wood framing and stone foundation within the basement.

- The cause of the water damages is reportedly due to historic roof leaks and poor drainage.

1.3 Recommendations

Hillmann recommends that remediation of the identified microbial/moisture impacted areas be conducted as per the Remedial Scope of Work outlined in Section 4.0.

The remediation of affected building materials supporting visible microbial growth should be performed by a qualified and experienced remediation contractor, with employees trained to perform remediation procedures consistent with the USEPA Mold Remediation in Schools and Commercial Buildings; or the IICRC, Standard and Reference Guide for Professional Mold Remediation S520, and/or other applicable state or local guidelines as appropriate. The qualified contractor shall also provide proof of liability insurance that includes mold remediation activities.

2.0 INTRODUCTION

2.1 General

Hillmann has conducted a microbial assessment and prepared a remediation scope of work for the Holy Angels Church, located at 3 Milford Street, Upton, Massachusetts. This work was conducted at the request of Criterium-Dudka Engineers to assess the extent of damage prior to repurposing the building.

2.2 Purpose / Scope of Work

The scope of work included a microbial assessment to identify sources of moisture intrusion and impacted building materials due to possible water intrusion incidents, and the preparation of a scope of work for the abatement of mold/microbial impacted materials by a licensed contractor.

This work has been conducted using the United States Environmental Protection Agency (USEPA) Mold Remediation in Schools and Commercial Buildings; or the Institute of Inspection, Cleaning, and Restoration Certification (IICRC), Standard and Reference Guide for Professional Mold Remediation S520 or the IICRC Standard and Reference Guide for Professional Water Damage Restoration and/or other applicable state or local guidelines as appropriate.

2.3 Project Background

Criterium-Dudka Engineers provided the following background information regarding the facility and nature of the microbial concerns:

The church has been unused for an unknown amount of time and there have been several moisture damage incidents within the space.

Due to the known presence of microbial growth, an investigation was requested to determine the extent of damage and to provide a scope of work to follow during planned building renovations.

2.4 Microbial Assessment Methodology

The parameters for the microbial assessment included a visual inspection, moisture content survey with thermal imagery, and the collection of airborne fungal spore samples, as detailed below.

- Visual Inspections of accessible areas were conducted by an experienced industrial hygienist.

- Relative surface moisture content was measured using a direct read Survey Master Protimeter® moisture meter. The moisture detector operates in two distinct modes: Search Mode (REL) and Measure Mode - Pin (WME). In the search mode it measures the relative moisture level up to 3/4" beneath the surface of a building material in a range of 70 to 999 (REL). In the measure mode the unit uses electrical conductance principles to measure the moisture level of the material between the two electrodes and displays the reading in percent Wood Moisture Equivalent (%WME) ranging 7.9% to 99%. Measure mode readings are precise and specific to the area of contact between the electrode tips. In typical building materials encountered, elevated moisture content exists when readings of 170 - 200 REL or 17.0% - 20% WME are exceeded, or if moisture readings differ by more than 10% from background readings of un-impacted associated building materials.

- In addition to surface moisture measurements, an Infrared Thermographer ("Infrared Camera") was used to identify moisture impacted areas. Infrared thermography utilizes an infrared camera which produces thermal images and records very small deviations in surface temperature. These temperature deviations are useful in identifying building materials that may have water damage or have been impacted by moisture. Since moist materials will heat or cool slower than dry materials, the deviations allowed the investigator to identify specific areas that need to be addressed. Although not all temperature deviations are attributable to moisture, all wet materials will have a temperature deviation relative to dry materials.

- Airborne fungal spores were collected by drawing air through an Air-O-Cell® cassette. These cassettes were then sent to an appropriately accredited laboratory where fungal spores were identified by genera and concentration. Fungal spores are present in normal settings. If found in excess amounts, these spores can produce allergy-like symptoms as well as asthmatic reactions in those who are sensitive to them. If the indoor samples are found to have a greater diversity of genera, and/or higher amounts of fungal spores than outdoor samples, it can be determined that the subject space may be facilitating microbial growth.

2.5 General Limitations and Exceptions

The observations noted in this report are indicative of the conditions on-site at the time of the investigation. Hillmann does not warranty or certify that the conditions represented in this investigation will not change significantly over time. In this report, Hillmann may have included information provided to us by other sources, such as, but not limited to, interviews with the occupants, prior reports, etc. Hillmann is not responsible for accuracy or validity of the information.

2.6 User Reliance

This report is for the exclusive use of Criterium-Dudka Engineers and additional relying entities, if any, named on the front cover. No additional individuals or entities shall be permitted to rely upon any data, interpretation, reports or other information or documentation contained in this report, without first obtaining the consent of Criterium-Dudka Engineers; and without obtaining written consent from Hillmann in the form of a reliance agreement/letter.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

3.0 Microbial Assessment Findings

3.1 Facility Observations & Assessment

The microbial assessment activities were conducted on August 18, 2025 by Mr. Eric Newman, of Hillmann, a Council-certified microbial investigator (CMI). Holy Angles Church provided site access and information. The evaluation consisted of a visual inspection of the reported impacted areas for evidence of excessive moisture or apparent microbial growth (AMG), moisture measurements, and the collection of airborne fungal spore samples.

Main Floor:

The main floor was comprised of a painted metal ceiling, drywall walls, carpeting and floor tile. Hillmann observed a musty odor throughout the main floor. Visible microbial growth was noted on the walls and ceilings throughout the southwest area of the building including the rooms and stairwell as well as on the short hallway on the east portion of the building. Additionally, the ceilings of the worship area of the church were observed water stained and damaged throughout.

Elevated moisture content readings (up to 27.6% WME) were detected on the exterior wood framing where accessible.

At the time of the investigation, the temperature was 77.3°F and relative humidity was 36.1% within the main floor.

Basement:

The walls and ceilings were removed throughout the majority the basement area. The basement was comprised of a stone foundation, wood framing, floor tile and a concrete subfloor. Hillmann observed a musty odor. Visible microbial growth was noted throughout the southern portion of the basement including the stairwell, hallway, small room south of the function area and women's bathroom, on the walls and ceilings. Elevated moisture content readings (up to 99.9% WME) were detected on the exterior wood framing and stone foundation within the basement.

At the time of the investigation, the temperature was 70.7°F and relative humidity was 36.1% within the basement.

Laboratory analysis of the airborne fungal spore samples detected elevated indoor concentrations of *Cladosporium and Penicillium/Aspergillus* fungal spores in the first-floor worship space and sanctuary as well as the basement small south room in comparison to the outdoor reference samples. Additionally, elevated indoor concentrations of *Penicillium/Aspergillus* fungal spores were detected within the basement function space center in comparison to the outdoor reference samples.

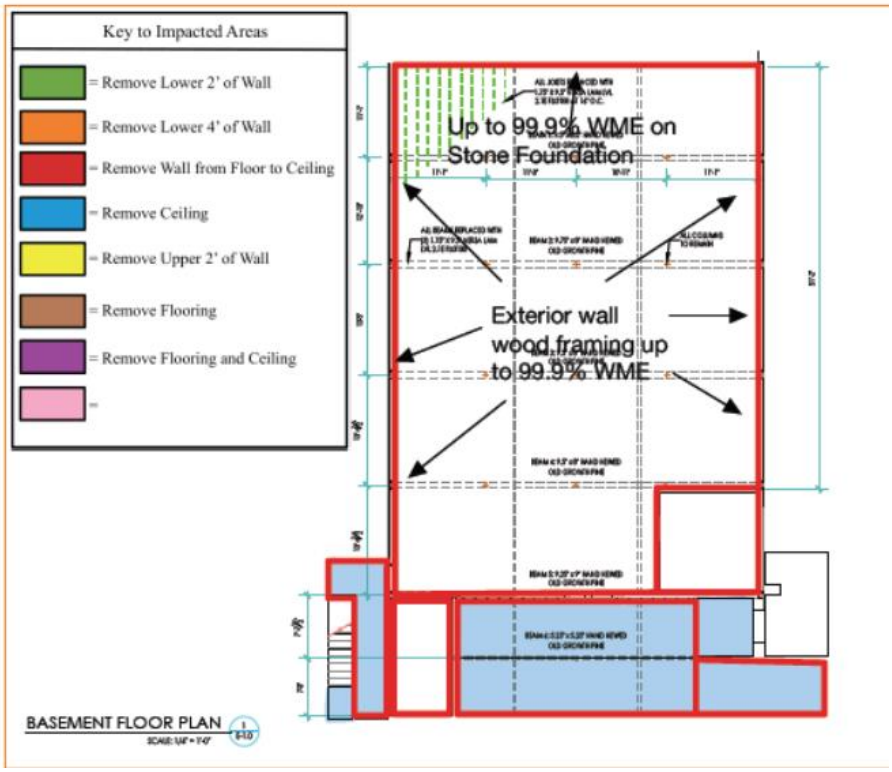
3.2 Airborne Fungal Spore Results

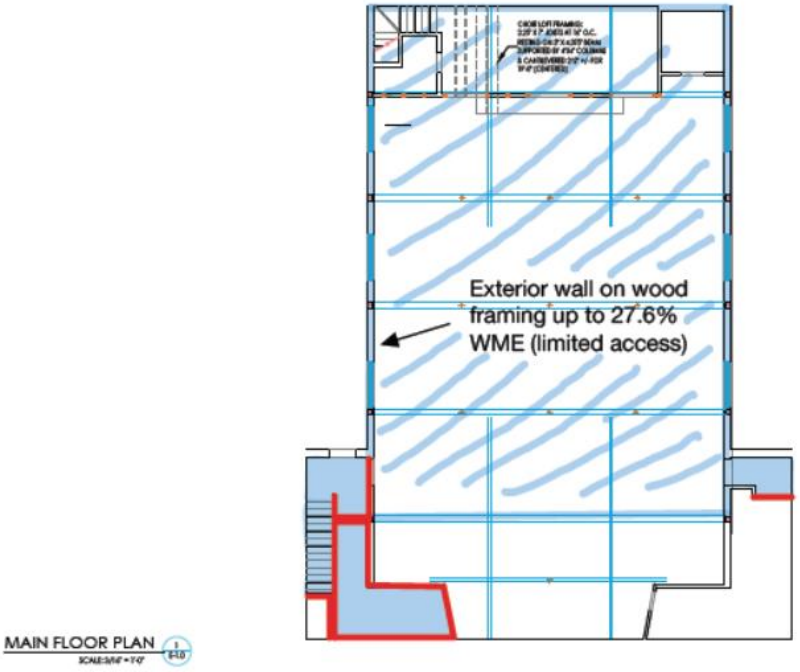
Sample #	Location	Fungal Spore ID	Conc. (Spores/m^3)	Outside Conc. (Spores/m^3)
01	Outside Reference	Ascospores Basidiospores Cladosporium Ganoderma	61 850 120 61 Total: 1,100	
02	1st Floor Worship Space	Ascospores Basidiospores Chaetomium **Cladosporium** Coprinus Ganoderma Myxo./Periconia/Rusts/Smuts **Penicillium/Aspergillus** Stachybotrys	310 1,200 61 **980** 61 61 120 **790** 180 Total: 3,800	61/240 850/1,200 ND/61 120/61 ND/ND 61/120 ND/ND ND/ND ND/ND
03	1st Floor Sanctuary	Ascospores Basidiospores Chaetomium **Cladosporium** Coprinus Epicoccum Ganoderma Hyphal Fragments Myxo./Periconia/Rusts/Smuts **Penicillium/Aspergillus** Pithomyces	670 920 61 **1,700** 180 61 180 310 61 **1,800** 120 Total: 6,100	61/240 850/1,200 ND/61 120/61 ND/ND ND/ND 61/120 ND/61 ND/ND ND/ND ND/ND
04	Basement Small South Room	Ascospores Basidiospores Chaetomium **Cladosporium** Coprinus Ganoderma Hyphal Fragments **Penicillium/Aspergillus**	240 610 61 **1,700** 120 120 180 **4,800** Total: 7,800	61/240 850/1,200 ND/61 120/61 ND/ND 61/120 ND/61 ND/ND
05	Basement Function Space Center	Ascospores Basidiospores Cladosporium Hyphal Fragments Myxo./Periconia/Rusts/Smuts **Penicillium/Aspergillus** Xylariaceae	310 1,200 790 180 61 **5,100** 61 Total: 7,700	61/240 850/1,200 120/61 ND/ND ND/ND ND/ND ND/ND

Sample #	Location	Fungal Spore ID	Conc. (Spores/m^3)	Outside Conc. (Spores/m^3
06	Outside Reference	Ascospores Basidiospores Chaetomium Cladosporium Ganoderma Hyphal Fragments	240 1,200 61 61 120 61 Total: 1,700	

Numbers are rounded based on significant figures of the raw count of fungal spores.
Outdoor Conc. column displays outside ambient air results for comparison to indoor results.
NSD= No Spores Detected
ND = Not Detected
NA = Not Applicable

3.2 Diagrams


Key to Impacted Areas
= Remove Lower 2' of Wall
= Remove Lower 4' of Wall
= Remove Wall from Floor to Ceiling
= Remove Ceiling
= Remove Upper 2' of Wall
= Remove Flooring
= Remove Flooring and Ceiling
=
Up to 99.9% WME on Stone Foundation
Exterior wall wood framing up to 99.9% WME
BASEMENT FLOOR PLAN


Exterior wall on wood framing up to 27.6% WME (limited access)
MAIN FLOOR PLAN

4.0 RECOMMENDED SCOPE OF WORK

4.1 Remediation Scope of Work Summary Table

Hillmann recommends the remediation of the following suspect visual microbial growth and water damaged materials in the property be performed without delay.

Location	Materials	Action/Method
Main Floor	Walls	Remove wallboard from floor to ceiling along with any associated insulation as marked in RED on the diagram. HEPA vacuum and damp wipe wall cavities with an appropriate cleaning agent before drying to <17% WME. If additional microbial growth is observed, remove wallboard and insulation to two (2) feet past the termination of growth.
	Ceiling	Remove affected ceilings marked in BLUE on the diagram. HEPA vacuum and damp wipe ceiling cavities with an appropriate cleaning agent before drying to <17% WME. If additional microbial growth is observed, remove wallboard and insulation to two (2) feet past the termination of growth.
	All horizontal non-porous surfaces including the subfloor	HEPA vacuum and damp wipe with an appropriate cleaning agent. Install and operate AFDs and dehumidifiers during and following the completion of remediation activities for a period of no less than 24 – 48 hours.
Basement	Walls	Remove wallboard from floor to ceiling along with any associated insulation as marked in RED on the diagram. HEPA vacuum and damp wipe wall cavities with an appropriate cleaning agent before drying to <17% WME. If additional microbial growth is observed, remove wallboard and insulation to two (2) feet past the termination of growth.
	Ceiling	Remove affected ceilings marked in BLUE on the diagram. HEPA vacuum and damp wipe ceiling cavities with an appropriate cleaning agent before drying to <17% WME. If additional microbial growth is observed, remove wallboard and insulation to two (2) feet past the termination of growth.
	All horizontal non-porous surfaces including the subfloor	HEPA vacuum and damp wipe with an appropriate cleaning agent. Install and operate AFDs and dehumidifiers following the completion of remediation activities for a period of no less than 24 – 48 hours.

- Recommendations were made based on visual observations and limited access. Additional removal may be warranted based on intrusive investigation of contractors.
- Areas that may need to be addressed, that are not part of this covered loss, should be specifically addressed with the Owner.
- Additional material removal may be warranted upon discovery of additional contamination by the remediation firm.
- Contractors must constantly and continually observe and note moisture conditions of the affected materials and determine the efficacy of the drying efforts during the drying process. Contractors should advise the Owner and the Industrial Hygienist of any change in growth on the materials, or any signs of new water release unrelated to the current loss.
- Anti-Microbial Treatment of Surfaces-The use of anti-microbial treatment is not a standard remediation technique; its use is limited to areas or items that cannot be reasonably addressed under normal procedures, i.e., removal. If directed by the industrial hygienist and requested as part of this SOW, treatment shall entail the application of a single coat of an anti-microbial agent to the subject surfaces following all required cleaning and surface preparation. This agent shall be an EPA registered anti-microbial product with a coloring agent added to allow verification of complete coverage. The purpose of this treatment shall be to reduce the probability of future growth due to conditions created by the covered loss and not to enhance the properties of the existing materials beyond that which existed prior to the loss. Encapsulation and sealing is not required for clearance.

4.2 Overview

4.2.1 While performing the work of this project, the contractor shall be subject to on-site inspection by the client's authorized representative who may be assisted by safety and health personnel. If the work is found to be in violation of specification requirements, the client's authorized representative will issue a stop work order to be effective immediately and until the violation is resolved. Standby time and expenses required to resolve the violation shall be at the contractor's expense.

4.2.2 Contractor's Use of Premises

General: The contractor shall restrict its use of the premises to those areas undergoing renovation. The contractor shall be allowed enough usage of the space so as to allow for the timely completion of the project and to allow the client occupancy by the required time.

Use of the site: The contractor shall keep entranceways serving the premises unobstructed and available to the client and his employees at all times. The contractor will not use these areas for storage of materials. At no time should any stairwell be blocked so as to deny access or constitute violation of local fire regulations.

The contractor must not unreasonably encumber the site with materials or equipment. The contractor shall confine stockpiling of materials to areas approved for use by the client. If additional storage is necessary, the contractor must obtain and pay for such storage off site.

The remainder of the property shall remain unoccupied by the contractor throughout the abatement process. The contractor shall:

- Maintain existing property in a safe and weather tight condition throughout the construction period.
- Repair damage caused by remediation/abatement operations, if not directly involved in the remediation project.
- Take all precautions necessary to protect the property, remediated/abated floors, and occupants during the construction period.
- Keep hallways, stairs and toilet rooms free from accumulation of waste, rubbish or construction debris.

4.2.3 Contractor shall be knowledgeable of the details and specs of the project before remediation activities are initiated. Contractors are to contact and notify the Industrial Hygienist and Owner of any additions or changes to the scope of work. The contractor shall be responsible for any additional labor time, use of equipment, sampling and consultation from the Industrial Hygienist, or any further remedial efforts after the initial clearance inspection is performed. The contractor should guarantee and is held accountable for ensuring the subject space has been satisfactorily remediated and is suitable for reconstruction.

4.3 Scope of Work and General Items

4.3.1 The table in Section 4.0 details the areas and quantities of material recommended for remediation. The quantities reported in this assessment are estimated and should not be used to develop the contractor's remediation bid. The contractor should independently verify quantities when estimating the work.

4.3.2 The contractor will supply an experienced work crew and project manager to conduct this remediation.

4.3.3 The contractor shall state in writing their understanding of the scope of work including quantities where applicable.

4.3.4 The contractor will provide, in their bid, per square foot costs to remove additional microbial impacted materials found during the remediation

4.3.5 The contractor is responsible for supplying all electrical and plumbing equipment and tying into the existing property electrical and plumbing systems. The client is responsible for paying all utility charges. Licensed/certified craftsmen shall perform activities that may impact live electrical circuits or alter the current plumbing system.

4.4 Remediation Methods

4.4.1 Pre-Cleaning Methods/Work Area Preparation

The contractor must seal all ventilation ducts in the work areas and surrounding areas with two layers of 6 mil poly sheeting and painter's tape.

Work Areas: One contiguous work area shall be established. Prior to beginning remediation, ensure that containment can be connected when the flooring is removed, creating a single work area.

The contractor will contain the work areas using two layers of 6-mil poly sheeting. If the material to be remediated is greater than 100 square feet in area, the contractor will place a decontamination chamber leading out from the containment and if possible, a separate route for disposal of contaminated material. From EPA guidance: 'A decontamination chamber or airlock should be constructed for entry into and exit from the remediation area. The entryways to the airlock from the outside and from the airlock to the main containment area should consist of a slit entry with covering flaps on the outside surface of each slit entry. The chamber should be large enough to hold a waste container and allow a person to put on and remove PPE.' The contractor will place the containment under negative pressure using a High Efficiency Particulate Air (HEPA) filtered negative air machine that produces a minimum of 4 air changes per hour and a static negative pressure differential of .02" water column or greater. The pressure differential is to be monitored with a manometer with a strip recorder. All persons entering and exiting the decontamination/containment area must use appropriate decontamination measures.

Installed Fixtures: The contractor will thoroughly clean any non-removable non-porous equipment or installations inside the work areas. Allow the installations to dry and HEPA Vacuum. Repeat this procedure at least once and then seal with two layers of 6 mil poly sheeting and painter's tape.

Furniture, Fixtures and Equipment (FF&E) that will be disposed of as part of the abatement shall be covered and removed from the work area and disposed of in accordance with 4.4.2.3.

FF&E which will be salvaged shall be HEPA vacuumed and manually cleaned, covered and moved to a predetermined area.

If applicable, carpet and associated padding that must be disposed of shall be lightly misted (not soaked) to reduce dust generation, removed from the area and disposed of in accordance with 4.4.2.3

The use of dehumidification units is required at the completion of removal activities, but is not recommended during remediation activities. To maintain dust levels as low as possible, the prudent use of water or amended water is recommended on all surfaces that will be impacted.

4.4.2 Removal Methods

All work must be conducted in compliance with 28 RCNY § 54-04(b) Work Practices.

4.4.2.1 If at any point during the remediation, additional contamination is discovered, the contractor must notify the on-site industrial hygienist and/or the owner immediately.

4.4.2.2 Drywall, Plaster, Covebase and Flooring Removal: When containment is in place, the contractor may then remove the material.

Note: Once holes in the wall and ceiling have been opened, if the space extends into another area (such as a ceiling plenum) the contractor will inspect the area. If no additional contamination or visibly moisture damaged materials are present, the contractor shall isolate these areas by placing critical barriers over openings using 6-mil poly sheeting. If the removal of damaged material will cause openings into adjacent unenclosed areas, the adjacent area is to be contained prior to removal.

4.4.2.3 Disposal Preparations: The contractor shall place the removed materials in a 6-mil poly bag, or wrap the materials in 6-mil poly sheeting (hereafter both methods are referred to as 'bags'). The contractor will then seal the bag and remove the bags through the decontamination unit. To decontaminate, the contractor will wet wipe or spray the bags, allow them to dry and HEPA vacuum the bags. Then the contractor will place the bags into a covered bin and transport them to a dumpster outside.

4.4.2.4 Visual Preparations: Once the contractor feels that the remediation is complete, the contractor must request a visual inspection from the Industrial Hygienist. If the Industrial

Hygienist identifies any areas to be remediated or cleaned further, the contractor must do so immediately, in conformance with Section 4. The contractor will request another inspection once any deficiencies have been addressed.

4.4.3 The contractor will clean up any debris and treat as stated in the scope of work. The contractor shall HEPA vacuum all surfaces, including all remaining building materials, as well as any remaining covered equipment (electrical equipment, etc.) and the containment itself.

The contractor shall HEPA vacuum, sand, and treat any remaining lumber (such as wall studs) that have been identified as contaminated.

Once the contractor has completed the remediation, the contractor must request a visual inspection from the Industrial Hygienist. If the visual inspection identifies any areas to be remediated or cleaned further, the contractor must do so immediately. The contractor will request another inspection once any deficiencies have been addressed.

Before clearance by the Industrial Hygienist, the contractor will damp-wipe and HEPA vacuum all surfaces in the area.

When the Industrial Hygienist visually clears the area, s/he may conduct air and surface fungal spore sampling (Spore Traps and tape lift samples). See Section 4.7 for Clearance Criteria.

Dehumidification equipment will be used until the ambient relative humidity is below 60% at normal room temperatures.

4.5 Personal Protective Equipment (PPE)

In general, the PPE listed below should be considered the minimum required. The contractor is responsible for ensuring that its workers and other project participants (consultants, owners, etc.) are provided with and utilize adequate PPE for identified occupational hazards.

- Head Protection – Standard hard hat, ANSI Z89.1 Compliant
- Clothing – Full body disposable coveralls with moisture resistant coating
- Foot Protection – Construction Safety Shoes with disposable rubber over boots
- Gloves – Disposable work gloves over durable latex or Nitrile gloves
- Respiratory Protection – Half-face, negative pressure, dual cartridge respirators with OVAG/HEPA filters as well as goggles, or a full-face respirator meeting the same standards as the half-face respirator.
- Eye Protection-standard safety glasses.

4.6 Clearance Criteria

4.6.1 Clearance activities will be conducted by the overseeing Industrial Hygienist, and directed by a Board Certified Industrial Hygienist (CIH). Analysis will be performed by an AIHA accredited laboratory.

4.6.2 Visual inspection shall be the primary method of clearance. All projects must satisfy a final visual inspection by the overseeing Industrial Hygienist. The visual inspection shall confirm the following:

4.6.2.1 The mitigation contractor has completed the Scope of Work.

4.6.2.2 The area is free of tools and equipment unrelated to the remediation of the space.

4.6.2.3 The area is free of visible dust and debris.

4.6.2.4 There are no signs of visible microbial growth

4.6.2.5 There are no residual odors associated with microbial contamination.

4.6.2.6 There are no building materials with signs of moisture impact or materials with moisture content in excess of 20% on a relative scale (e.g. Tramax® Moisture Encounter™ or similar) or more than 10% greater than similar surrounding unaffected materials

4.6.3 Airborne fungal spores may be collected to verify adequate cleaning of the work area unless conditions exist that would inhibit the logical interpretation of the data.

4.6.4 In the absence of health-based federal standards, Hillmann has adopted industry standard practice and recommended practices by the ACGIH to compare indoor/outdoor fungal concentrations. Samples are deemed "comparable" or "acceptable" when the following criteria are met:

4.6.4.1 Overall indoor/outdoor fungal genera identified are similar on the day of sampling. Raw spore counts less than ten (10) do not represent a statistically significant number. Therefore, the presence of one (1) spore of certain indicator genera (i.e. Stachybotrys) will not be grounds for failure.

4.6.4.2 Common outdoor genera identified indoors are similar to or less than outdoor concentrations

4.6.4.3 Common water intrusion indicator genera including but not limited to: Penicillium/Aspergillus group, Chaetomium, etc. are similar to outdoor concentrations and/or within one order of magnitude (10 times difference). Exceptions will be made depending on conditions, fungal genera identified, and outlying factors.

4.6.4.4 Hillmann also recommends that common water intrusion indicator genera be below a level of 750 CFU/m^3 of air. Exceptions will be made depending on conditions, fungal genera identified, and outlying factors."

4.6.4.5 If microbial clearance samples are collected, they will be compared to representative control samples collected outdoors concurrently as follows: Results shall be deemed 'acceptable' when the genera composing the highest 50% of the indoor samples are within 200% of the exterior concentration of those genera.

4.6.5 Areas of suspected residual microbial growth may be confirmed with tape lift samples. Registers and air ducts may also be sampled by tape lift. Findings of "Heavy" or "Moderate" shall indicate the need for additional cleaning. Heavy or Moderate shall be determined by the analytical laboratory using a semi quantitative scale of none-trace-light-moderate-heavy defined as follows:

None:	No signs of active growth, no mycelial fragments, 0 spores
Trace:	Possible active growth, some mycelial fragments, 0-100 spores
Light:	Probable active growth, some mycelial fragments, 100-250 spores
Moderate:	Probable active growth, mycelial fragments throughout, 250-500 spores
Heavy:	Significant active growth, mycelial fragments throughout, >500 spores

5.0 REFERENCES

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6.0 PHOTOGRAPHS

Overview of the main floor

View of the affected ceiling on the main floor

View of visible microbial growth on walls and ceilings in the basement

Overview of the basement

Detail of visible microbial growth on a wall in the basement

View of thermal abnormalities observed

Overview of the main floor entrance

Detail of damaged basement insulation

Detail of elevated moisture on the basement stone foundation

View of the basement subfloor

View of heavy microbial growth on the basement foundation

View of the basement bathroom

Date of Sampling: 08/18/2025
Date of Sample Receipt: 08/19/2025
Job #: M3-18629
Order#: 0825416
#Received: 6

Client: CRITERIUM-DUDKA
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
Attn:

Collection Site: 3 MILFORD STREET/ UPTON/ MA

Field Technician: Eric Newman
Date of Analysis: 08/21/2025
Date of Issue: 08/22/2025
Sampling Method: Air-O-Cell

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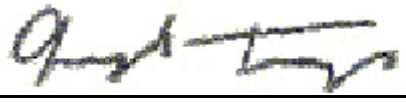
PHONE: (908) 688-7800 FAX: (908) 686-2636
www.hillmannconsulting.com

SPORE TRAP REPORT: Method (Fungal Spore SOP)

Location:	Outside Reference/ Milford Street/ Sidewalk			1st Floor/ Worship Space			1st Floor/ Sanctuary		
Lab ID #:	F68424			F68425			F68426		
Client ID #:	01			02			03		
Volume (Liters):	75			75			75		
Background Debris: *	Light			Light			Light		
	raw ct.	spores/m3	%**	raw ct.	spores/m3	%**	raw ct.	spores/m3	%**
Ascospores	1	61	6%	5	310	8%	11	670	11%
Basidiospores	14	850	78%	19	1,200	32%	15	920	15%
Chaetomium				1	61	2%	1	61	1%
Cladosporium	2	120	11%	16	980	26%	28	1,700	28%
Coprinus				1	61	2%	3	180	3%
Epicoccum							1	61	1%
Ganoderma	1	61	6%	1	61	2%	3	180	3%
Hyphal Fragments							5	310	5%
Myxo./Periconia/Rusts/Smuts				2	120	3%	1	61	1%
Penicillium/Aspergillus				13	790	21%	29	1,800	30%
Pithomyces							2	120	2%
Stachybotrys				3	180	5%			
Total Spores/m3	**1,100**			**3,800**			**6,100**		
Analytical Sensitivity * **	**61**			**61**			**61**		

* Background debris may affect analysis of sample causing results to be reported lower than actually present in the air.
Background debris are expressed qualitatively: heavy > medium > light.
Heavy - Field of view mostly obscured by non-biological particulate and actual counts may be significantly higher then reported.
Medium - Field of view slightly obscured by non-biological particulate and actual spore counts may be higher than reported.
Light - Field of view not obscured by non-biological particulate. Actual spore counts are not affected.
** Percentages may not equal 100% due to rounding.
*** Analytical sensitivity is based on 1000X magnification and 15% of trace analyzed.
Results are corrected for blanks, when provided by client. Uncertainty of measurement available upon request. Samples arrived in acceptable condition unless otherwise noted. The laboratory is not responsible for spores counted in spores/m3, which are dependent on volume collected by non-laboratory personnel.This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by Hillmann Consulting, LLC.

Signature: 

Angelo Tango Laboratory Manager #Analyzed: 6

Date of Sampling: 08/18/2025
Date of Sample Receipt: 08/19/2025
Job #: M3-18629
Order#: 0825416
#Received: 6

Client: CRITERIUM-DUDKA
63 SOUTH STREET
SUITE 110
HOPKINTON, MA 01748
Attn:

Collection Site: 3 MILFORD STREET/ UPTON/ MA

Field Technician: Eric Newman
Date of Analysis: 08/21/2025
Date of Issue: 08/22/2025
Sampling Method: Air-O-Cell

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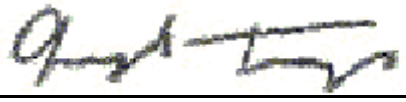
SPORE TRAP REPORT: Method (Fungal Spore SOP)

Location:	Basement/ Small South Room			Basement/ Function Space Center			Outside Reference/ Milford Street/ Sidewalk		
Lab ID #:	F68427			F68428			F68429		
Client ID #:	04			05			06		
Volume (Liters):	75			75			75		
Background Debris: *	Light			Light			Light		
	raw ct.	spores/m3	%**	raw ct.	spores/m3	%**	raw ct.	spores/m3	%**
Ascospores	4	240	3%	5	310	4%	4	240	14%
Basidiospores	10	610	8%	19	1,200	16%	19	1,200	69%
Chaetomium	1	61	1%				1	61	3%
Cladosporium	28	1,700	22%	13	790	10%	1	61	3%
Coprinus	2	120	2%						
Ganoderma	2	120	2%				2	120	7%
Hyphal Fragments	3	180	2%	3	180	2%	1	61	3%
Myxo./Periconia/Rusts/Smuts				1	61	1%			
Penicillium/Aspergillus	78	4,800	61%	83	5,100	66%			
Xylariaceae				1	61	1%			
Total Spores/m3	**7,800**			**7,700**			**1,700**		
Analytical Sensitivity * **	**61**			**61**			**61**		

* Background debris may affect analysis of sample causing results to be reported lower than actually present in the air.
Background debris are expressed qualitatively: heavy > medium > light.
Heavy - Field of view mostly obscured by non-biological particulate and actual counts may be significantly higher then reported.
Medium - Field of view slightly obscured by non-biological particulate and actual spore counts may be higher than reported.
Light - Field of view not obscured by non-biological particulate. Actual spore counts are not affected.
** Percentages may not equal 100% due to rounding.
*** Analytical sensitivity is based on 1000X magnification and 15% of trace analyzed.
Results are corrected for blanks, when provided by client. Uncertainty of measurement available upon request. Samples arrived in acceptable condition unless otherwise noted. The laboratory is not responsible for spores counted in spores/m3, which are dependent on volume collected by non-laboratory personnel.This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by Hillmann Consulting, LLC.

Signature: 

Angelo Tango Laboratory Manager #Analyzed: 6

Fungal Spore Chain-of-Custody and Analysis Request Form

Date of Sampling: 8-18-25 Job #: M318629

Date of Sample Receipt: Order #: 0825416

Client: Criterium Dudka Engineers

Location: 3 Milford St., Upton, MA

Field Hygenist: Eric Newman

HILLMANN CONSULTING

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P.O. BOX 1597
UNION, NEW JERSEY 07083-1597
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Sample ID / Lab ID	Sample Type (Air, Bulk, Tape)	Air-Flow Time Start	Air-Flow Time End	Air-Flow Rate Start	Air-Flow Rate End	Air Volume(L) or Area (in)^2	Sample Location Description	Turnaround Time 3-6hr	9-12hr	24hr	48hr	72hr	5-7 day	Comments
1 / F624.24	Air	1423	1428	15	15	75	Outside Reference - Milford St., Sidewalk					X		
2 / 25		1430	1435	15	15	75	1st Floor - worship space					X		
3 / 26		1437	1442	15	15	75	1st Floor - Sanctuary					X		
4 / 27		1446	1451	15	15	75	Basement - Small South Room					X		
5 / 28		1453	1458	15	15	75	Basement - Function space Center					X		
6 / 29	X	1506	1511	15	15	75	Outside Reference - Milford St., Sidewalk					X		

Sampled By:	Transported By:	Received By:	Prepared By:	Analyzed By:
Name: Eric Newman → X				
Signature: Eric Newman → X				
Date: 8-18-25 → X		0910	8/19/25	8/29/25

APPENDIX D - APPENDIX D- ACCUSTAR RADON TESTING REPORT

AccuStar
Professional Radon Laboratory Services Since 1984

Radon in Air

EPA Method #402-R-92-004
Liquid Scintillation
NRPP Device Code 8088
NRSB Device Code 12193

Laboratory Report for:

Dudka Criterium
1 Milford Street
Upton MA 01568

Property Tested:

Dudka Criterium
1 Milford Street
Upton MA 01568

Log Number	Device Number	Area Tested	Result pCi/L
8798488	5253170	Basement	0.4
8798489	5253184	Basement Duplicate	0.4
		Average:	**0.4**

Radon test results are below the EPA action level of 4 pCi/L. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Radon Systems, LLC was e-mailed a copy of this report. A copy of this report was emailed to adelaidedykstra@criterium-dudka.com.

Performed by: Placed: Not Indicated Retrieved: Not Indicated
Distributed by: Protect Environmental, LLC-MA

Test Began:	08/12/2025 8:30 am	Date Received:	08/18/2025	Date Analyzed:	08/19/2025
Test Ended:	08/14/2025 11:38 am	Date Logged:	08/18/2025	Date Reported:	08/19/2025

Test Exposure Duration 51.1 Hours

Report Reviewed By: _____ Report Approved By: _____

Shawn Price, Director of Laboratory Operations, AccuStar Labs

Disclaimer:

The counting uncertainty of this radon measurement is ~+/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Laboratory personnel were not involved in the placement or retrieval of the samples. Analytical results relate to the samples as received by the laboratory. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.