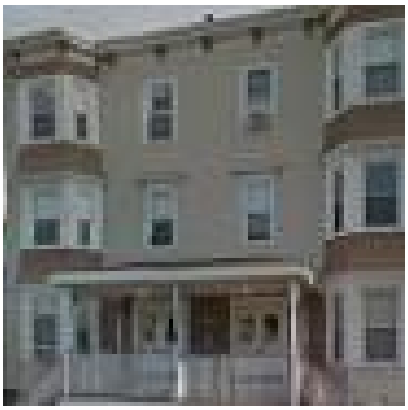
REPORT
FOR
ASBESTOS CONTAINING MATERIALS IDENTIFICATION SURVEY
AND
RADON TESTING
AT
154-156 BOYLSTON STREETS
BROOKLINE, MA



PROJECT NUMBER:
225 087.00

SURVEY DATES:
March 5, 2025, and March 7, 2025

SURVEY CONDUCTED BY:

UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 BREWSTER ROAD
FRAMINGHAM, MASSACHUSETTS

UEC universal environmental consultants

March 10, 2025

Mr. Giovanny Valencia
Executive Director
Brookline Community Development Corporation
1017 Beacon St. #18
Brookline, MA 02446

Reference: Asbestos Containing Materials Identification Survey and Radon Testing
154-156 Boylston Street, Brookline, MA

Dear Mr. Valencia:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for Asbestos Containing Materials Identification Survey and Radon Testing at 154-156 Boylston Street, Brookline, MA.

Please do not hesitate to contact me at (508) 628-5486 if you have any questions.

Very truly yours,

Universal Environmental Consultants

_____
Ammar Dieb
President

UEC:\225 087.00\Report.DOC

Enclosure

INTRODUCTION:
Universal Environmental Consultants (UEC) has been providing comprehensive asbestos services since 2001 and has completed projects throughout New England. We have completed projects for a variety of clients including commercial, industrial, municipal, public, and private schools. We maintain appropriate asbestos licenses and staff with a minimum of thirty-six years of experience.

UEC was contracted by Brookline Community Development Corporation to conduct Asbestos Containing Materials Identification Survey and Radon Testing at 154-156 Boylston Street, Brookline, MA.

This report should not be used to fully renovate or demolish the building as no destructive or roof testing was performed.

Accessible Asbestos Containing Materials (ACM):
The scope of work included the inspection of accessible ACM, collection of bulk samples from materials suspected to contain asbestos and determination of types of ACM found for remediation. Bulk samples analysis for asbestos were performed using the standard Polarized Light Microscopy (PLM) in accordance with Environmental Protection Agency (EPA) standard. Bulk samples were collected by a Massachusetts licensed asbestos inspector Mr. Jason Becotte (AI-034973) and analyzed by a Massachusetts licensed laboratory Asbestos Identification Laboratory, Woburn, MA.

Radon:
Radon samples were analyzed by an EPA licensed laboratory AccuStar, Ward Hill, MA.

Samples results are attached.

FINDINGS:
Asbestos Containing Materials (ACM):
The regulations for asbestos inspection are based on representative sampling. It would be impractical and costly to sample all materials in all areas. Therefore, representative samples of each homogenous area were collected and analyzed or assumed.

All suspect materials were grouped into homogenous areas. By definition, a homogenous area is one in which the materials are evenly mixed and similar in appearance and texture throughout. Per Massachusetts regulations, a homogeneous area should be determined to be ACM based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount 1 percent or greater. Per EPA, a homogeneous area shall be determined to be ACM based on findings that the results of at least one sample collected from that area shows that asbestos is present in an amount of greater than 1 percent. Per the Department of Environmental Protection (DEP) any amount of asbestos found must be disposed as asbestos.

No additional suspect and accessible ACM were found during this survey. However, hidden ACM may be found during the renovation and demolition activities.

Number of Samples Collected:
Forty-five (45) bulk samples were collected from materials suspected of containing asbestos, including:

Type and Location of Suspect Material

1. Blown-in insulation at 156 Boylston Street attic
2. Blown-in insulation at 156 Boylston Street attic
3. Old plaster at 154 Boylston Street front stairwell
4. Old plaster at 154 Boylston Street rear stairwell
5. Old plaster at 154 Boylston Street basement stairwell
6. Old plaster at 154-2 Boylston Street hallway
7. Old plaster at 156 Boylston Street front stairwell
8. Old plaster at 156 Boylston Street rear stairwell
9. Old plaster at 156 Boylston Street basement stairwell

10. Joint compound at 154 Boylston Street basement
11. Joint compound at 156 Boylston Street basement
12. Joint compound at 154-1 Boylston Street kitchen
13. Joint compound at 154-2 Boylston Street living room
14. Joint compound at 154-3 Boylston Street kitchen
15. Joint compound at 156-1 Boylston Street kitchen
16. Joint compound at 156-2 Boylston Street bathroom
17. Joint compound at 156-3 Boylston Street kitchen
18. Textured ceiling plaster at 154-1 Boylston Street living room
19. Textured ceiling plaster at 154-2 Boylston Street kitchen
20. Textured ceiling plaster at 154-3 Boylston Street kitchen
21. Textured ceiling plaster at 156-1 Boylston Street kitchen
22. Textured ceiling plaster at 156-2 Boylston Street kitchen
23. Textured ceiling plaster at 156-3 Boylston Street kitchen
24. White sink coating at 154-1 Boylston Street kitchen
25. White sink coating at 154-2 Boylston Street kitchen
26. White sink coating at 156-2 Boylston Street kitchen
27. White sink coating at 156-3 Boylston Street kitchen
28. White/blue 12" x 12" vinyl floor tile at 154-1 Boylston Street kitchen
29. Yellow mastic for white/blue 12" x 12" vinyl floor tile at 154-1 Boylston Street kitchen
30. Hidden flooring at 154-1 Boylston Street kitchen
31. Yellow mastic for hidden flooring at 154-1 Boylston Street kitchen
32. Square linoleum floor covering at 154-1 Boylston Street bathroom
33. Hidden linoleum floor covering at 154-1 Boylston Street living room
34. Blue 12" x 12" vinyl floor tile at 154-3 Boylston Street kitchen
35. Yellow mastic for blue 12" x 12" vinyl floor tile at 154-3 Boylston Street kitchen
36. Beige square linoleum floor covering at 156-1 Boylston Street kitchen
37. Stone pattern linoleum floor covering at 156-2 Boylston Street kitchen
38. Hidden floor tile at 156-2 Boylston Street kitchen
39. Yellow mastic for hidden floor tile at 156-2 Boylston Street kitchen
40. Hidden floor tile at 156-3 Boylston Street kitchen
41. Yellow mastic for hidden floor tile at 156-3 Boylston Street kitchen
42. Exterior window framing caulking at 154 Boylston Street
43. Exterior window framing caulking at 154 Boylston Street
44. Exterior window framing caulking at 156 Boylston Street
45. Exterior window framing caulking at 156 Boylston Street

Sample Results:

Type and Location of Suspect Material	**Sample Result**
1. Blown-in insulation at 156 Boylston Street attic	No Asbestos Detected
2. Blown-in insulation at 156 Boylston Street attic	No Asbestos Detected
3. Old plaster at 154 Boylston Street front stairwell	No Asbestos Detected
4. Old plaster at 154 Boylston Street rear stairwell	No Asbestos Detected
5. Old plaster at 154 Boylston Street basement stairwell	No Asbestos Detected
6. Old plaster at 154-2 Boylston Street hallway	No Asbestos Detected
7. Old plaster at 156 Boylston Street front stairwell	No Asbestos Detected
8. Old plaster at 156 Boylston Street rear stairwell	No Asbestos Detected
9. Old plaster at 156 Boylston Street basement stairwell	No Asbestos Detected
10. Joint compound at 154 Boylston Street basement	No Asbestos Detected
11. Joint compound at 156 Boylston Street basement	No Asbestos Detected
12. Joint compound at 154-1 Boylston Street kitchen	No Asbestos Detected
13. Joint compound at 154-2 Boylston Street living room	No Asbestos Detected
14. Joint compound at 154-3 Boylston Street kitchen	No Asbestos Detected
15. Joint compound at 156-1 Boylston Street kitchen	No Asbestos Detected
16. Joint compound at 156-2 Boylston Street bathroom	No Asbestos Detected

17.	Joint compound at 156-3 Boylston Street kitchen	No Asbestos Detected
18.	Textured ceiling plaster at 154-1 Boylston Street living room	No Asbestos Detected
19.	Textured ceiling plaster at 154-2 Boylston Street kitchen	No Asbestos Detected
20.	Textured ceiling plaster at 154-3 Boylston Street kitchen	No Asbestos Detected
21.	Textured ceiling plaster at 156-1 Boylston Street kitchen	No Asbestos Detected
22.	Textured ceiling plaster at 156-2 Boylston Street kitchen	No Asbestos Detected
23.	Textured ceiling plaster at 156-3 Boylston Street kitchen	No Asbestos Detected
24.	White sink coating at 154-1 Boylston Street kitchen	No Asbestos Detected
25.	White sink coating at 154-2 Boylston Street kitchen	No Asbestos Detected
26.	White sink coating at 156-2 Boylston Street kitchen	No Asbestos Detected
27.	White sink coating at 156-3 Boylston Street kitchen	No Asbestos Detected
28.	White/blue 12” x 12” vinyl floor tile at 154-1 Boylston Street kitchen	No Asbestos Detected
29.	Mastic for white/blue 12” x 12” vinyl floor tile at 154-1 Boylston Street kitchen	No Asbestos Detected
30.	Hidden flooring at 154-1 Boylston Street kitchen	No Asbestos Detected
31.	Yellow mastic for hidden flooring at 154-1 Boylston Street kitchen	No Asbestos Detected
32.	Square linoleum floor covering at 154-1 Boylston Street bathroom	No Asbestos Detected
33.	Hidden linoleum floor covering at 154-1 Boylston Street living room	No Asbestos Detected
34.	Blue 12” x 12” vinyl floor tile at 154-3 Boylston Street kitchen	No Asbestos Detected
35.	Yellow mastic for blue 12” x 12” vinyl floor tile at 154-3 Boylston Street kitchen	No Asbestos Detected
36.	Beige square linoleum floor covering at 156-1 Boylston Street kitchen	No Asbestos Detected
37.	Stone pattern linoleum floor covering at 156-2 Boylston Street kitchen	No Asbestos Detected
38.	Hidden floor tile at 156-2 Boylston Street kitchen	No Asbestos Detected
39.	Yellow mastic for hidden floor tile at 156-2 Boylston Street kitchen	No Asbestos Detected
40.	Hidden floor tile at 156-3 Boylston Street kitchen	No Asbestos Detected
41.	Yellow mastic for hidden floor tile at 156-3 Boylston Street kitchen	No Asbestos Detected
42.	Exterior window framing caulking at 154 Boylston Street	No Asbestos Detected
43.	Exterior window framing caulking at 154 Boylston Street	No Asbestos Detected
44.	Exterior window framing caulking at 156 Boylston Street	No Asbestos Detected
45.	Exterior window framing caulking at 156 Boylston Street	No Asbestos Detected

Observations and Conclusions:

1. All suspect materials were found not to contain asbestos. Hidden ACM may be found during renovation and demolition activities.
2. Roofing material was assumed to contain asbestos.
3. Damproofing on foundation walls was assumed to contain asbestos.

Radon:

Number of Samples Collected

Six (6) radon canisters were placed at various locations within the church for a minimum of 48-hours per EPA guidelines.

Location of Suspect Material

1. 156 Boylston Street, basement
2. 156 Boylston Street, basement
3. 156 Boylston Street, basement
4. 154 Boylston Street, basement
5. 154 Boylston Street, basement
6. 154 Boylston Street, basement

Sample Results:

	Location of Suspect Material	**Sample Result**
1.	156 Boylston Street, basement	0.7 pCi\L
2.	156 Boylston Street, basement	0.9 pCi\L

3.	156 Boylston Street, basement	0.9 pCi\L
4.	154 Boylston Street, basement	1.0 pCi\L
5.	154 Boylston Street, basement	1.0 pCi\L
6.	154 Boylston Street, basement	0.9 pCi\L

Observations and Conclusions:
The measured radon concentrations of the samples were found to be much lower than the EPA guideline of 4.0 picoCuris of radon per liter of air (pCi/L). No further action is required based on results.

DESCRIPTION OF SURVEY METHODS AND LABORATORY ANALYSES:

Asbestos Containing Materials (ACM):
Asbestos samples were collected using a method that prevents fiber release. Homogeneous sample areas were determined by criteria outlined in EPA document 560/5-85-030a. Bulk material samples were analyzed using PLM and dispersion staining techniques in accordance with EPA 600/R-93/116 method.

Radon:
Radon samples were analyzed by an EPA licensed laboratory AccuStar, Ward Hill, MA.

LIMITATIONS AND CONDITIONS:
This report has been completed based on visual and physical observations made and information available at the time of the site visits, as well as an interview with the Owner's representatives. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state, and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied, or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject survey.

Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email: mikemanning@asbestosidentificationlab.com

NVLAP® Testing Lab Code: 200919-0

Batch: 131744

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

154-156 Boylston St.,
Brookline,
MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

Dear Ammar Dieb,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The Analysis Method is BULK PLM ANALYSIS, EPA/600/R-93/116The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.
Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Information provided by the customer can affect the validity of results. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. All customer information will be maintained in confidentiality. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Ammar Dieb for your business.

Michael Manning
Owner/Director

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

154-156 Boylston St.,
Brookline,
MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1 / 1477083	Blown-In Insulation	156 Attic	brown	Cellulose 90 Non-Fibrous 10	None Detected
2 / 1477084	Blown-In Insulation	156 Attic	brown	Cellulose 90 Non-Fibrous 10	None Detected
3 / 1477085	Old Plaster	154 Front Stairwell	multi	Non-Fibrous 100	None Detected
4 / 1477086	Old Plaster	154 Rear Stairwell	multi	Non-Fibrous 100	None Detected
5 / 1477087	Old Plaster	154 Basement Stairwell	multi	Non-Fibrous 100	None Detected
6 / 1477088	Old Plaster	154-2 Hallway	multi	Non-Fibrous 100	None Detected
7 / 1477089	Old Plaster	156 Front Stairwell	multi	Non-Fibrous 100	None Detected
8 / 1477090	Old Plaster	156 Rear Stairwell	multi	Non-Fibrous 100	None Detected
9 / 1477091	Old Plaster	156 Basement Stairwell	multi	Non-Fibrous 100	None Detected
10 / 1477092	Joint Compound	154 Basement	white	Non-Fibrous 100	None Detected
11 / 1477093	Joint Compound	156 Basement	white	Non-Fibrous 100	None Detected
12 / 1477094	Joint Compound	154-1 Kitchen	white	Non-Fibrous 100	None Detected
13 / 1477095	Joint Compound	154-2 Living Room	white	Non-Fibrous 100	None Detected
14 / 1477096	Joint Compound	154-3 Kitchen	white	Non-Fibrous 100	None Detected
15 / 1477097	Joint Compound	156-1 Kitchen	white	Non-Fibrous 100	None Detected
16 / 1477098	Joint Compound	156-2 Bathroom	white	Non-Fibrous 100	None Detected

Sampled: March 05, 2025 **Received:** March 05, 2025 **Analyzed:** March 05, 2025

Thursday 06 March 2025

Analyzed by: Jonathan Chann **Batch:** 131744

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

154-156 Boylston St.,
Brookline,
MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
17 / 1477099	Joint Compound	156-3 Kitchen	white	Non-Fibrous 100	None Detected
18 / 1477100	Textured Ceiling	154-1 Living Room	white	Non-Fibrous 100	None Detected
19 / 1477101	Textured Ceiling	154-2 Kitchen	white	Non-Fibrous 100	None Detected
20 / 1477102	Textured Ceiling	154-3 Kitchen	white	Non-Fibrous 100	None Detected
21 / 1477103	Textured Ceiling	156-1 Kitchen	white	Non-Fibrous 100	None Detected
22 / 1477104	Textured Ceiling	156-2 Kitchen	white	Non-Fibrous 100	None Detected
23 / 1477105	Textured Ceiling	156-3 Kitchen	white	Non-Fibrous 100	None Detected
24 / 1477106	White Sink Coating	154-1 Kitchen	white	Cellulose 20 Non-Fibrous 80	None Detected
25 / 1477107	White Sink Coating	154-2 Kitchen	white	Cellulose 20 Non-Fibrous 80	None Detected
26 / 1477108	White Sink Coating	156-2 Kitchen	white	Cellulose 20 Non-Fibrous 80	None Detected
27 / 1477109	White Sink Coating	156-3 Kitchen	white	Cellulose 20 Non-Fibrous 80	None Detected
28 / 1477110	White w/ Blue Fleck 12x12 VFT	154-1 Kitchen	white	Non-Fibrous 100	None Detected
29 / 1477111	Yellow Mastic	154-1 Kitchen	yellow	Non-Fibrous 100	None Detected
30 / 1477112	Hidden VFT	154-1 Kitchen	white	Non-Fibrous 100	None Detected
31 / 1477113	Yellow Mastic	154-1 Kitchen	yellow	Non-Fibrous 100	None Detected
32 / 1477114	Square Stone Linoleum	154-1 Bathroom	white	Fiberglass 10 Non-Fibrous 90	None Detected

Sampled: March 05, 2025 **Received:** March 05, 2025 **Analyzed:** March 05, 2025

Thursday 06 March 2025

Analyzed by: Jonathan Chann **Batch:** 131744

Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Project Information

154-156 Boylston St.,
Brookline,
MA

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
33 / 1477115	Hidden Linoleum	154-2 Living Room	multi	Cellulose 70 Non-Fibrous 30	None Detected
34 / 1477116	Blue 12x12 VFT	154-3 Kitchen	blue	Non-Fibrous 100	None Detected
35 / 1477117	Yellow Mastic	154-3 Kitchen	yellow	Non-Fibrous 100	None Detected
36 / 1477118	Beige Square Linoleum	156-1 Kitchen	multi	Fiberglass 10 Cellulose 30 Non-Fibrous 60	None Detected
37 / 1477119	Stone Pattern Linoleum	156-2 Kitchen	white	Fiberglass 10 Non-Fibrous 90	None Detected
38 / 1477120	Hidden VFT	156-2 Kitchen	white	Non-Fibrous 100	None Detected
39 / 1477121	Yellow Mastic	156-2 Kitchen	yellow	Non-Fibrous 100	None Detected
40 / 1477122	Hidden VFT	156-3 Kitchen	white	Non-Fibrous 100	None Detected
41 / 1477123	Yellow Mastic	156-3 Kitchen	yellow	Non-Fibrous 100	None Detected
42 / 1477124	Window Caulk	154 Exterior	white	Non-Fibrous 100	None Detected
43 / 1477125	Window Caulk	154 Exterior	white	Non-Fibrous 100	None Detected
44 / 1477126	Window Caulk	156 Exterior	white	Non-Fibrous 100	None Detected
45 / 1477127	Window Caulk	156 Exterior	white	Non-Fibrous 100	None Detected

Sampled: March 05, 2025 **Received:** March 05, 2025 **Analyzed:** March 05, 2025

Thursday 06 March 2025

Analyzed by: Jonathan Chann

Batch: 131744

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

PLM
24-hour TAT

Town/City: Brookline, MA Building Name 154/156 Boylston Street

Sample	Description of Material	Sample Location
1	Blown-In Insulation	156 Attic
2	"	"
3	old Plaster	154 Front stairwell
4	"	154 Rear stairwell
5	"	154 Basement stairwell
6	"	154-2 Hallway
7	"	156 Front stairwell
8	"	156 Rear stairwell
9	"	156 Basement stair well
10	Joint compound	154 Basement
11	"	156 Basement
12	"	154-1 Kitchen
13	"	154-2 Livingroom
14	"	154-3 Kitchen
15	"	156-1 Kitchen
16	"	156-2 Bathroom
17	"	156-3 Kitchen
18	Textured ceiling	154-1 Livingroom
19	"	154-2 Kitchen
20	"	154-3 Kitchen

Reported By: Jason Beutte Date: 3-5-25

Received By: AC 3-5-25 Date:

Due Date: **24-Hours**

CHAIN OF CUSTODY

PLM

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

Town/City: Brookline, MA Building Name 154/156 Boylston Street

Sample	Description of Material	Sample Location
21	Textured ceiling	156-1 Kitchen
22	"	156-2 Kitchen
23	"	156-3 Kitchen
24	white sink coating	154-1 Kitchen
25	"	154-2 Kitchen
26	"	156-2 Kitchen
27	"	156-3 Kitchen
28	white w/ Blue fleck 12x12 VFT	154-1 Kitchen
29	Yellow mastic	"
30	Hidden VFT	"
31	Yellow mastic	"
32	Square stone Linoleum	154-1 Bathroom
33	Hidden Linoleum	154-2 Livingroom
34	Blue 12x12 VFT	154-3 Kitchen
35	Yellow mastic	"
36	Beige square Linoleum	156-1 Kitchen
37	stone pattern Linoleum	156-2 Kitchen
38	Hidden VFT	"
39	Yellow mastic	"
40	Hidden VFT	156-3 Kitchen

Reported By: Jason Beccotte Date: 3-5-25

Received By: AC 3-5-25 Date:

Due Date: **24-Hours**

CHAIN OF CUSTODY

PLM

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

Town/City: Brookline, MA Building Name 154/156 Boylston ST.

Sample	Description of Material	Sample Location
41	yellow mastic	156-3 Kitchen
42	window caulk	154 exterior
43	"	"
44	"	156 exterior
45	"	"

Reported By: Jason Beecke Date: 3-5-25 Due Date: **24-Hours**

Received By: AC 3-5-25 Date:

AccuStar
Professional Radon Laboratory Services Since 1984

Radon in Air

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

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

Laboratory Report for:

Universal Environmental Consultant
12 Brewster Road
Framingham MA 01702

Property Tested:

154-156 Boylston Street
Brookline MA 02445

Log Number	Device Number	Test Exposure Duration				Area Tested	Result pCi/L
8700862	5116599	03/05/2025	9:32 am	03/07/2025	1:13 pm	Bldg. 156 Basement Front	0.7
8700863	5116539	03/05/2025	9:33 am	03/07/2025	1:14 pm	Bldg. 156 Basement Middle	0.9
8700864	5116549	03/05/2025	9:33 am	03/07/2025	1:12 pm	Bldg. 156 Basement Rear	0.9
8700865	5116559	03/05/2025	9:40 am	03/07/2025	1:16 pm	Bldg. 154 Basement Front	1.0
8700866	5116569	03/05/2025	9:40 am	03/07/2025	1:15 pm	Bldg. 154 Basement Middle	1.0
8700867	5116589	03/05/2025	9:41 am	03/07/2025	1:15 pm	Bldg. 154 Basement Rear	0.9

Comment: Universal Environmental Consultant was emailed a copy of this report.

Test Performed By: Placed: Jason Beutte Retrieved: Jason Beutte

Distributed by: Universal Environmental Consultant

Date Received: 03/07/2025 Date Logged: 03/07/2025 Date Analyzed: 03/08/2025 Date Reported: 03/10/2025

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.