

***DRAFT***  
**FINDING OF SUITABILITY TO TRANSFER**  
**NATICK SOLDIER SYSTEMS CENTER – NEEDHAM HOUSING AREA**  
**EAST MILITIA HEIGHTS ROAD**  
**NEEDHAM, MASSACHUSETTS**

**US Army, Natick Soldier Systems Center**  
**10 General Greene Avenue**  
**Natick Massachusetts 01760**

**January    , 2020**

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## Abbreviations and Acronyms

ACM	Asbestos-containing Materials
AMSD	ASTM Approximate Minimum Search Distance
AR	U.S. Army Regulation
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
CFR	Code of Federal Regulations
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
DoD	Department of Defense
EA	Environmental Assessment
ECOP	Environmental Condition of Property
ECP	Environmental Condition of Property
EPP	Environmental Protection Provision
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FONSI	Finding of No Significant Impact
FOST	Finding of Suitability to Transfer
LRA	Limited Removal Action
Mass DEP	Massachusetts Department of Environmental Protection
Mass DEQE	Massachusetts Department of Environmental Quality Engineering
NLEB	Northern Long-Eared Bat
NSSC	U.S. Army Natick Soldier Systems Center
pCi/L	picocuries per liter
PCBs	Polychlorinated Biphenyls
US	United States
USACE	United States Army Corps of Engineers
USACE-NAE	United States Army Corps of Engineers New England District
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
UXO	Unexploded Ordnance

## **1.0 Purpose**

The U.S. Army Natick Soldier Systems Center (NSSC) is the owner in fee of the 3.5-acre Needham Housing Area property (hereafter referred to as the “Property”), a remotely located family housing area situated 6 miles east of the NSSC installation, along East Militia Heights Road in the town of Needham, Norfolk County, Massachusetts. NSSC plans to excess and dispose of the Property and sell it to a non-governmental party.

The purpose of this Finding of Suitability to Transfer (FOST) is to document the environmental suitability of an approximately 3.5-acre Needham Housing Area parcel for transfer and sale (excessing and disposal), consistent with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 120(h) and Department of Defense policy. In addition, the FOST includes the Access Provisions, and other Deed Provisions, and the Environmental Protection Provisions (EPPs) necessary to protect human health or the environment after such transfer.

## **2.0 Property Description**

The Needham Housing Area Property occupies 3.5 acres along East Militia Heights Road, south of its intersection with Dwight Road, in the town of Needham, Norfolk County, Massachusetts. The Property is a military housing area, so its primary structures are the 12 wood-frame, one-story, single family houses. Each has an attached carport structure, screened, three-season porch, and detached wood-frame storage shed. Other structures on the Property include a common use area (playground and gazebo) and a bus stop shelter. The remainder of the Property consists of a paved asphalt roadway, paved asphalt driveways serving each housing unit, landscaped areas, utilities, and a forested buffer separating the Property from the adjoining land parcel on three sides.

The Property was acquired by the U.S. government in 1957 as part of the U.S. Army’s former Boston Defense Area, Nike Battery 63 Project. Nike Battery B-63 anti-aircraft missile defense facilities were constructed in the Needham area during the mid-1950’s and the Property was purchased to provide local housing to personnel assigned to the Nike facilities. The Property was reassigned to the U.S. Army Natick Laboratory (now the Natick Soldier Systems Center) in December 1970. The Needham Housing Area served Battery B-63 personnel from the time of its construction in 1958 until the deactivation of the Nike Battery facilities in 1963. The Property continued to serve as a military family housing area after Battery B-63 and has providing off-site housing for local military personnel, including personnel assigned to the Natick Laboratory/Natick Soldier Systems Center from 1963 through the fall of 2018. The last of the housing units at the Needham Housing Area are expected to be vacated by around 30 November 2018 in anticipation of the pending sale (USACE, 2019). A site location map and aerial site plan are provided attached, as Enclosure 1.

## **3.0 Environmental Documentation**

A determination of the environmental condition of the Property was made based on the 2019 Environmental Condition of Property (ECP) report (USACE, 2019). The ECP report was prepared in accordance with US Army Regulation 200-1, Section 15-5 c(6) (Environmental Protection and Enhancement) and consistent with the requirements of American Society for Testing and Materials (ASTM) Designation D6008-96 (Standard Practice for Conducting Environmental Baseline Surveys; ASTM, 2014). The information provided in the ECP is a result of a search of federal, tribal and local agency files within the prescribed ASTM D6008-96 approximate minimum search distances (AMSD).

A more detailed list of documents providing information on environmental conditions of the Property is attached (Enclosure 2).

#### **4.0 Environmental Condition of Property**

Based on the findings of the ECP report and in accordance with ASTM designation D5746-98 (2016), the Department of Defense Standard Classification of Environmental Condition of Property (ECOP) category for the Property is as follows:

- ECOP Category Type 4; US Army Natick Soldier Systems Center Needham Housing Area Property, Needham, Massachusetts, 3.5-acre parcel.

A summary of the ECOP category definition for the Property is provided in Enclosure 3.

#### **4.1 Environmental Remediation Sites**

There are no formal environmental remediation sites on the Property. As described in detail in the ECP report (USACE, 2019) and summarized in Section 4.3.1 below, No. 2 fuel oil soil contamination was observed at three locations on-site, associated with possible release from No. 2 fuel oil underground storage tanks (USTs) located at three of the housing units. These sites are described below and also referred to in attached Enclosure 4.

A release of fuel oil from the UST serving 10 East Militia Heights Road was discovered in September 1987. In response to this release, the UST, its contents, and an unspecified quantity of impacted soil was removed and transported offsite for appropriate disposal and/or recycling. The state agency (then referred to as Massachusetts Department of Quality Engineering and currently referred to as the Massachusetts Department of Environmental Protection or Mass DEP) was notified of this release and of the subsequent response/removal actions. A note in Mass DEP files indicated that this incident was closed from a regulatory perspective.

In October 2004, petroleum related soil contamination in excess of applicable Mass DEP cleanup standards was detected in soil samples collected from the graves of USTs removed at 9 and 12 East Militia Heights Road. A Limited Removal Action (LRA), performed in accordance with Mass DEP requirements, was undertaken at each of these two locations. At each location, the LRA consisted of the excavation of petroleum contaminated soil in the bottom and sidewalls of the former UST grave, soil screening, soil sampling, and soil disposal. Approximately 10 cubic yards of soil was removed at each location and transported to a local asphalt batching plant for recycling. With the appropriate implementation of the LRA in accordance with Mass DEP requirements, these release incidents were considered closed from a regulatory perspective.

#### **4.2 Storage, Release, or Disposal of Hazardous Substances**

There is no evidence that hazardous substances were stored, released, or disposed of on the Property in excess of the 40 Code of Federal Regulations Part 373 reportable quantities. As described in more detail in Section 4.3.1, petroleum products (specifically No. 2 fuel oil) were stored on the Property for more than one year (in underground storage tanks serving the housing units) and releases did occur at three locations that required implementation of soil removal actions. The CERCLA notice and covenant information (provided in association with the petroleum product releases and soil removal actions), along with CERCLA access provision and other deed provisions, as provided as Enclosure 5, will be included in the deed, as will the Environmental Protection Provisions (EPPs) as provided as Enclosure 6.

### **4.3 Petroleum and Petroleum Products**

#### **4.3.1 Underground/Aboveground Storage Tanks**

- **Current Underground Storage Tank (UST)/Aboveground Storage Tank (AST) Sites** - There are no petroleum bulk storage or other USTs or ASTs on the Property.
- **Former UST/AST Sites** – A 275-gallon single wall steel No. 2 fuel oil UST was installed at each of the Property’s 12 housing units when constructed in 1958. A release of fuel oil from the UST serving 10 East Militia Heights Road was discovered in September 1987. In response to this release, the UST, its contents, and an unspecified quantity of impacted soil was removed and transported offsite for appropriate disposal and/or recycling. A new 300-gallon single walled steel UST was installed at this location in January 1988. The original 275-gallon USTs serving the remaining 11 housing units were removed in April 1989 and were replaced with new 550-gallon double-walled steel USTs. Records associated with the 1989 UST replacements indicated no evidence of significant oil releases or reportable soil contamination. No soil removal or other remedial activities were undertaken in association with the 1989 tank replacements.

All 12 USTs at the Property were removed in October 2004 (Nobis, 2005a). During the 2004 UST removal, soil contamination levels exceeding the Massachusetts Department of Environmental Protection (Mass DEP) DEP MCP RCS-1 Category soil cleanup standard was noted in the tank graves at 9 and 12 East Militia Heights Road. A Limited Removal Action (LRA), performed in accordance with Mass DEP requirements, was undertaken at each of these two locations (Nobis, 2005b and Nobis 2005c). At each location, the LRA consisted of the excavation of petroleum contaminated soil in the bottom and sidewalls of the former UST grave, soil screening, soil sampling, and soil disposal. Approximately 10 cubic yards of soil was removed at each location and transported to a local asphalt batching plant for recycling. Details regarding the UST removals and supporting documentation are provided in the main body and Appendix G of the ECP report (USACE, 2019).

A summary of the UST/AST petroleum product activities is provided as Enclosure 4 (Notification of Petroleum Products Storage, Release, or Disposal).

#### **4.3.2 Non-UST/AST Storage, Release, or Disposal of Petroleum Products**

There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored on the Property for 1 year or more.

### **4.4 Asbestos Containing Materials (ACM)**

As described in detail in the ECP report (USACE, 2019), asbestos containing materials (ACM) have been identified in accessible areas in all of the housing units. The ACM identified during asbestos surveys conducted in 2011 and 2012 (provided in Appendix H of the ECP report) consisted primarily of joint compound associated with drywall construction, floor tiles, and floor tile mastic. The ACM were found to be in good condition (i.e., intact and undamaged) in all but one housing unit. Damaged ACM floor tiles were identified in the utility room at 4 East Militia Road. Certain inaccessible areas, such as areas within walls and enclosed chases, above ceiling fixtures, operating machinery and electrical equipment, foundations, inside mechanical equipment, and roofs, were not evaluated. The asbestos inspection contractor recommended that “destructive ACM surveys should be performed prior to any proposed renovations or maintenance involving inaccessible areas”. The asbestos inspection contractor

recommended that “destructive ACM surveys should be performed prior to any proposed renovations or maintenance involving inaccessible areas”.

At the request of the Army, additional follow-up asbestos re-inspection surveys were performed at each of the 12 housing units in mid-September of 2019. The results of the re-inspection closely resembled those of the 2011/2012 inspections for the areas inspected in 2011/2012. The 2019 inspection program included testing of roofing shingles and exterior black side paper, neither of which were tested during the 2011/2012 program. No asbestos was detected in either material. A description of the 2019 re-inspection program and associated inspection report documentation are provided in a technical memorandum addendum to the 2019 USACE ECP report (USACE, 2020)

ACM identified during the surveys should be properly maintained. In acknowledgement of the limitations of the initial surveys, prospective buyers should be notified of the presence of ACM on the Property and informed of the potential need for additional testing (including testing of inaccessible areas not previously tested) and abatement prior to undertaking building renovations, maintenance or demolition (USACE, 2019). A notice of the presence of asbestos, provided in the EPPs (Enclosure 6), will be included in the deed.

#### **4.5 Lead Paint**

As described in detail in the ECP report (USACE, 2019), lead paint surveys were performed in all 12 housing units in February and March 2002. Deleading activities were undertaken in the 2004 to 2008 timeframe to bring the housing facilities in to compliance with applicable Massachusetts lead poisoning prevention and control regulations. Certification of lead paint compliance by means of a lead paint inspector “letter of full deleading compliance” is available for 11 of the 12 housing units. The compliance letter for 2 East Militia Heights Roads was not available in NSSC records and could not be provided by the deleading contractor. The deleading contractor provided verbal confirmation that all 12 units had been delead.

At the request of the Army, additional follow-up lead paint re-inspection surveys were performed at each of the 12 housing units in late-August and early-September of 2019. That survey determined that 5 of the 12 units (4, 5, 6, 7 and 12 East Militia Heights Road) continued to be in full compliance with applicable Massachusetts lead poisoning prevention and control regulations and a “certification of maintained compliance” (an addendum to the “letter of full deleading compliance” noted in the previous paragraph) is available for each of these units. The 2019 inspection determined that 7 of the 12 units (1, 2, 3, 8, 9, 10 and 11 East Militia Heights Road) are no longer in full compliance. Conditions resulting in non-compliance were primarily in exterior areas and mainly associated with loose, cracked paint in previously covered (by vinyl covering) or encapsulated painted areas. A description of the 2019 re-inspection program and associated inspection report documentation are provided in a technical memorandum addendum to the 2019 USACE ECP report (USACE, 2020).

Prospective buyers should be notified of the presence of lead based paint on the Property and informed of the potential need for additional testing and abatement prior to undertaking building renovations, maintenance or demolition (USACE, 2019). A notice of the presence of lead paint, provided in the EPPs (Enclosure 6), will be included in the deed.

#### **4.6 Polychlorinated Biphenyls**

There is no evidence that equipment containing polychlorinated biphenyls (PCBs) is located on the Property. Based on the observed nature of the lighting present in the housing units, it is unlikely that PCB lighting ballast are present inside the homes. Eversource is responsible for managing the overhead electric utilities along East Militia Heights Road. As noted in the ECP report (USACE, 2019), Eversource's website indicates that it has implemented a comprehensive PCB removal program and *"has removed or replaced PCB transformers in or near schools, hospitals, multi-family homes, apartment buildings and other high-occupancy buildings and have committed to systematically removing PCB-containing equipment on a structured schedule over time"*. It is not known whether any of the pole-mounted transformers along East Militia Heights Road are PCB transformers, however, these transformers are owned and maintained by the utility and are not considered assets of the future sale transaction (USACE, 2019).

#### **4.7 Munitions and Explosives of Concern**

There is no reported history of use of munitions and/or explosives of concern on the Property (USACE, 2019).

#### **4.8 Herbicide, Insecticide, Fungicide, and Rodenticide Use**

Registered pesticides have been applied to the Property and may continue to be present. NSSC has indicated that they know of no use of any registered pesticide in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)(7 U.S.C. § 136, et seq.) and other applicable laws and regulations, or (2) not in accordance with its intended purpose (USACE, 2019).

Prospective buyers should be notified of the use of pesticides on the Property and informed of the potential that future actions, including demolition of structures or any disturbance or removal of soil, may result in exposure to exposure to or cause a release or threatened release of such pesticide. Prospective buyers should be informed of their responsibility and liability associated with such potential exposures or releases of pesticides. The deed will contain the Pesticide Notice and Covenant included in the Environmental Protection Provisions (Enclosure 6).

#### **4.9 Radon**

As described in detail in the ECP report (USACE, 2019), radon testing was conducted at the Property's housing units in the 1989-1990 timeframe. Radon was not detected above the USEPA's 4 pCi/L action limit in any of the housing units tested. The radon canister was not collected from 3 East Militia Heights Road because the house was locked at the time of collection. Therefore a building specific radon reading for that one unit is not available. Based on the findings of the radon survey, it was determined that radon mitigation systems were not required at the Needham Housing Area and none were installed.

#### **4.10 Waste Disposal and On-Site Dumping**

No visible evidence of on-site waste disposal or dumping was evident during the site inspection in support of the ECP report or in historical aerial photographs of the Property (USACE, 2019).

#### **4.11 Other Property Conditions**

There are no other hazardous conditions on the property that present an unacceptable risk to human health and the environment.

## **5.0 Adjacent Property Conditions**

There are no conditions adjacent to the Property that present an unacceptable risk to human health and the environment.

## **6.0 Environmental Remediation Agreements**

There are no environmental remediation orders or agreements applicable to the Property being transferred. The deed will include a provision reserving the Army's right to conduct remediation activities if necessary in the future (Enclosure 5).

## **7.0 Natural and Biological Resources**

No surface water bodies or wetlands are present on the Property or in the immediate surrounding area (USACE 2019). Although not specifically identified as being present or having habitat at the Property, the northern long-eared bat (*Myotis septentrionalis*) (NLEB) is considered a federally-listed threatened species throughout the state of Massachusetts. The U.S. Fish and Wildlife Service (USFWS) issued an interim 4(d) rule which prohibits incidental take (an action that is not intended to take a species but may still result in incidental harmful effects on the species) with some limited exceptions provided the activities protect known maternity roosts and hibernacula (USFWS, 2015).

The planned disposal of the Property will not involve tree removal, prescribed burns, or other actions with potential to disturb NLEB habitat; therefore, formal consultation with USFWS relative to the NLEB is not required prior to the sale. The prospective buyers of the Property are hereby notified of the potential presence of the NLEB in Massachusetts and the associated potential need for future consultation with USFWS if tree removal, prescribed burns, or other actions with potential to disturb NLEB habitat are planned.

## **8.0 Regulatory/Public Coordination**

The U.S. Environmental Protection Agency Region I, the Massachusetts Department of Environmental Protection, and the public will be notified of the initiation of this FOST and this draft version of the FOST will be made available for public review. Regulatory/public comments received during the public comment period will be reviewed and incorporated, as appropriate, into a signed final version of this FOST. A copy of the regulatory/public comments and the Army response will be included as Enclosures 7 and 8, respectively.

## **9.0 National Environmental Policy Act Compliance**

The environmental impacts associated with the proposed transfer of the Property have been analyzed in accordance with the National Environmental Policy Act (NEPA). The results of the Environmental Assessment (EA) analysis and an associated Finding of No Significant Impact (FONSI) are documented in the report titled, Draft Environmental Assessment and Finding of No Significant Impact for Army Family Housing Sale, Needham Housing Area, U.S. Army Natick Soldier Systems Center, Natick, Massachusetts, October 2019. Public notice of the availability of this draft EA/FONSI document was published on October 17, 2019 and included a 30-day public comment period running through November 17, 2019. Regulatory/public comments received during the public comment period will be reviewed and incorporated, as appropriate, into a signed final version of the EA/FONSI document. The date of the signed FONSI will noted herein. (December 18, 2019). No encumbrances or conditions were identified in the NEPA analysis as necessary to protect human health or the environment.



## 10.0 Finding of Suitability to Transfer

Based on the information above, I conclude that all removal or remedial actions necessary to protect human health and the environment have been taken and the Property is transferable under CERCLA Section 120(h)(3). In addition, all Department of Defense requirements to reach a finding of a suitability to transfer have been met, subject to the terms and conditions in the attached Environmental Protection Provisions (EPPs) that shall be included in the deed of the property. The deed will also include the CERCLA Section 120(h)(3) Notice, Covenant, Access Provisions and Other Deed Provisions.

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MI  
DAVIS D. TINDOLL, JR., SES  
DIRECTOR< IMCOM-SUSTAINMENT

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Date:

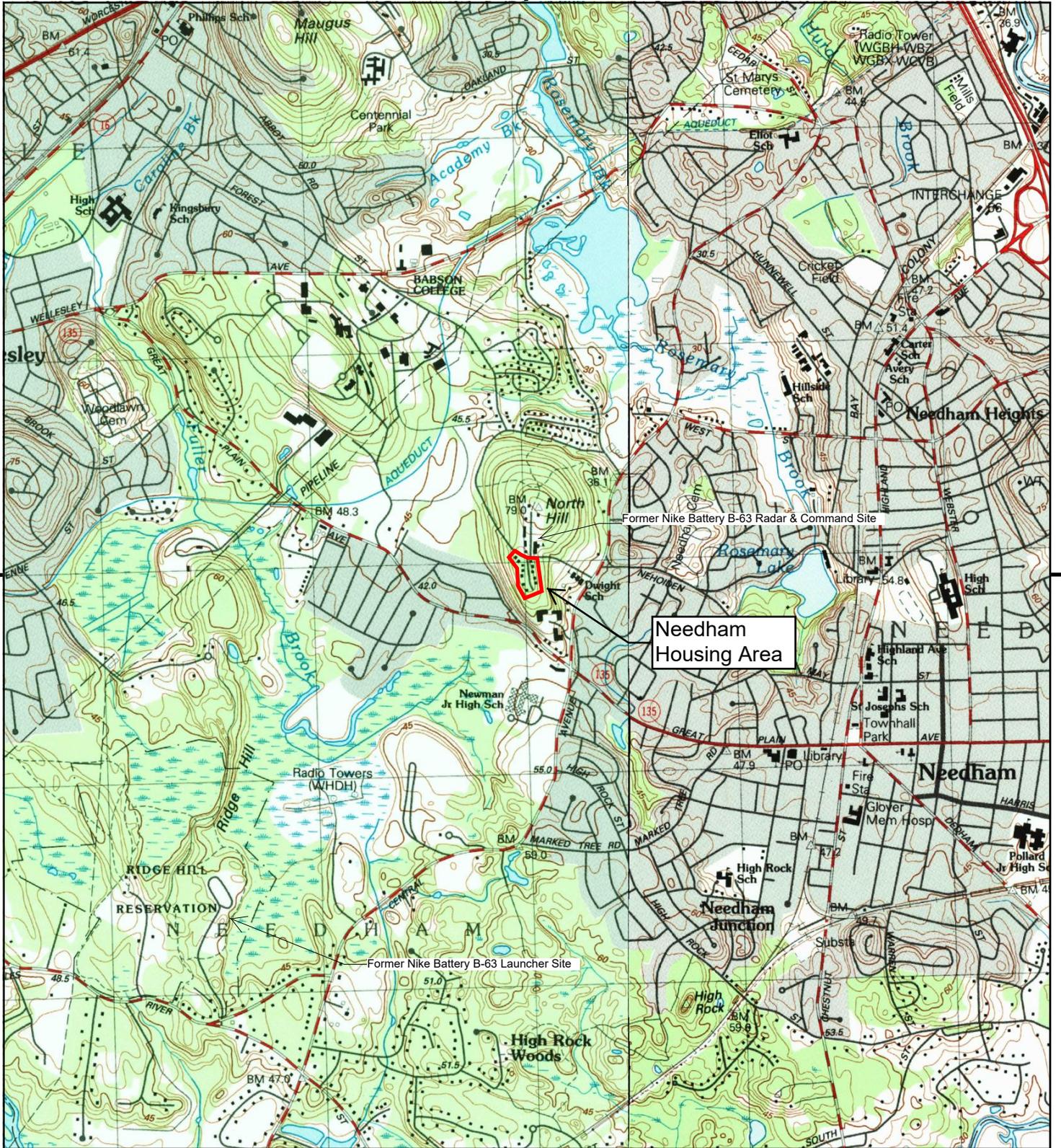
### Enclosures:

- Enclosure 1 – Site Location Map and Aerial Site Plan
- Enclosure 2 – Environmental Documentation
- Enclosure 3 – Description of Property - Environmental Condition of Property
- Enclosure 4 – Notification of Petroleum Product Storage, Release, or Disposal
- Enclosure 5 – CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions
- Enclosure 6 – Environmental Protection Provisions
- Enclosure 7 – Regulatory/Public Comments
- Enclosure 8 – Army Response

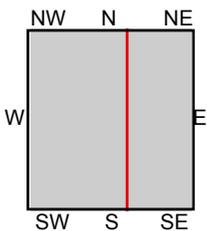
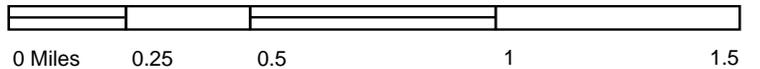
## 11.0 References

- ASTM, 2016. ASTM Standard D5746-98, Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, reapproved 2016.
- ASTM, 2014. American Society for Testing and Materials (ASTM) Standard D6008-96, Standard Practice for Conducting Environmental Baseline Surveys, reapproved 2014.
- Nobis Engineering, Inc. (Nobis), 2005a. Needham Underground Storage Tank (UST) Removals Closure Report, Needham, Massachusetts, March 2005.
- Nobis Engineering, Inc. (Nobis), 2005b. Limited Removal Action Report – Residential Property – 9 East Militia Heights Road, Needham, Massachusetts, March 2005.
- Nobis Engineering, Inc. (Nobis), 2005c. Limited Removal Action Report – Residential Property – 12 East Militia Heights Road, Needham, Massachusetts, March 2005.
- U.S. Army Corps of Engineers (USACE). Environmental Condition of Property Report, Natick Soldier Systems Center – Needham Housing Area, East Militia Heights Road, Needham, Massachusetts. Prepared by Engineering Division, U.S. Army Corps of Engineers. May, 2019.
- U.S. Fish and Wildlife Service (USFWS), 2015. Endangered and Threatened Wildlife and Plants; Threatened Species Status for the Northern Long-Eared Bat With 4(d) Rule; Final Rule and Interim Rule. Federal Register 50 CFR Part 17/Vol. 80, No. 63 /Thursday, April 2, 2015 /Rules and Regulations.

**Enclosure 1 – Site Location Map and Aerial Site Plan**



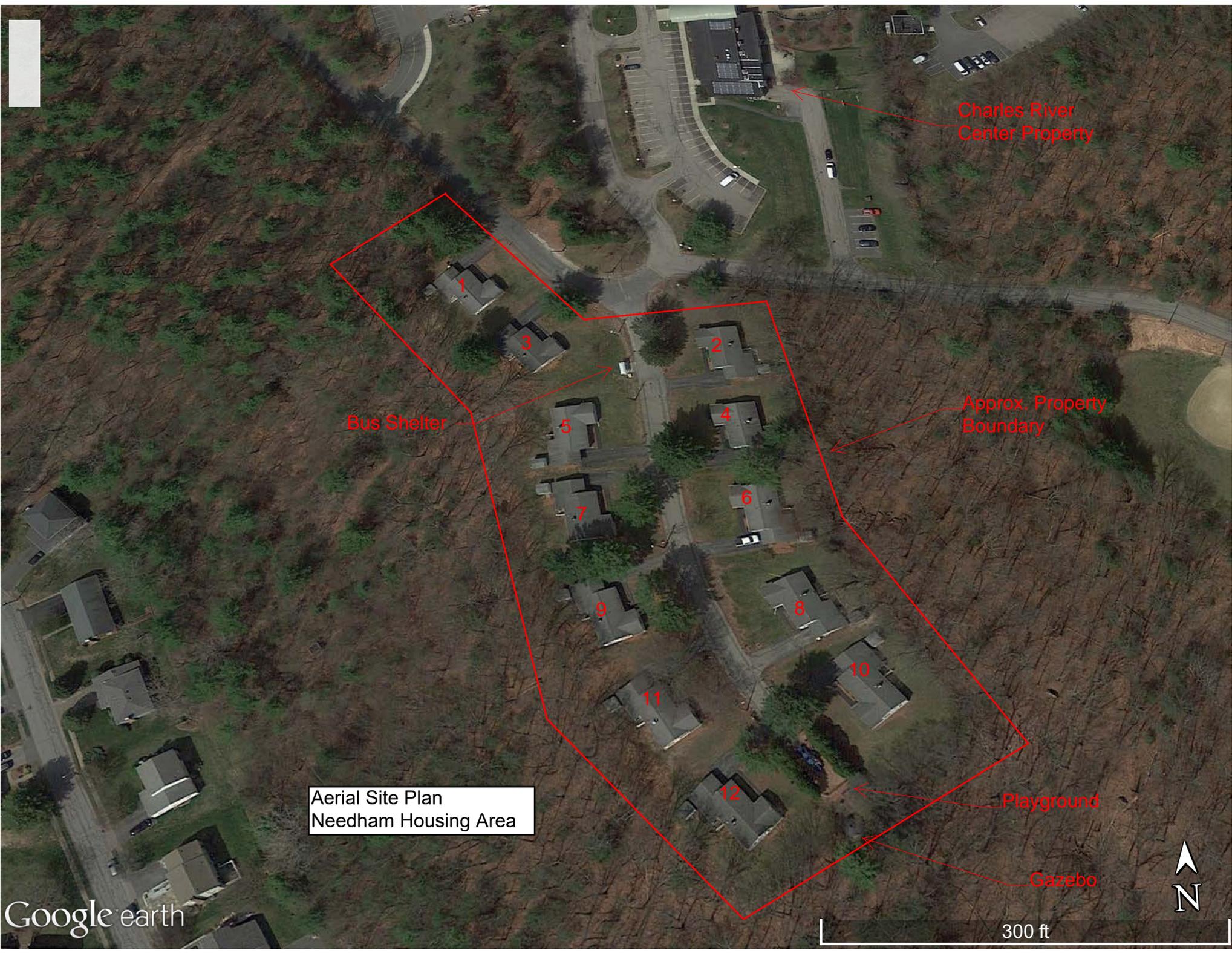
This report includes information from the following map sheet(s).



TP, Framingham, 1987, 7.5-minute  
E, Boston South, 1987, 7.5-minute

SITE NAME: NSSC Needham Housing  
ADDRESS: East Militia Heights Road  
Needham, MA 02492  
CLIENT: US Army Corps of Engineers, NAE





Charles River Center Property

Bus Shelter

Approx. Property Boundary

Aerial Site Plan  
Needham Housing Area

Playground

Gazebo



300 ft

**Enclosure 2 – Environmental Documentation**

## Environmental Documentation

### Primary Documentation

U.S. Army Corps of Engineers (USACE). 2019. Environmental Condition of Property Report – Natick Soldier Systems Center, Needham Housing Area, East Militia Heights Road, Needham, Massachusetts. Prepared by US Army Corps of Engineers New England District, Nov, 2019.

### Supplemental Documentation

EDR, 2018a. EDR Historical Topo Map Report; NSSC Needham Housing Area. August 27, 2018.

EDR, 2018b. The EDR Aerial Photo Decade Package; NSSC Needham Housing Area. August 27, 2018.

EDR, 2018c. The EDR Radius Map Report with GeoCheck; NSSC Needham Housing Area. August 27, 2018.

EDR, 2018d. The Environmental Data Resources, Inc. (EDR) City Directory Image Report; NSSC Needham Housing Area. August 27, 2018.

Eversource, 2018. Eversource: PCB Removal:

<https://www.eversource.com/content/ct-c/about/community/supporting-the-community/environment/pcb-removal> ; accessed November 7, 2018.

Harvard Environmental Services (HES), 2004-2008. Letters of Full Deleading Compliance, 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 East Militia Heights Road, Needham, MA, prepared for U.S. Army Soldier Systems Center, Natick, MA, prepared by Harvard Environmental Services, various dates in 2004 through 2008.

Harvard Environmental Services (HES), 2002. Lead Paint Inspection Reports, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 East Militia Heights Road, Needham, MA, prepared for U.S. Army Soldier Systems Center, Natick, MA, prepared by Harvard Environmental Services, various dates in February and March 2002.

Mabbett & Associates Inc. (Mabbett), 2012a. Volume I, Chapter 1, Asbestos Survey Executive Summary Report, prepared for U.S. Army Soldier Systems Center, Natick, MA, prepared by Mabbett & Associates Inc., March 23, 2012.

Mabbett & Associates Inc. (Mabbett), 2012b. Volume I, Chapter 2, Asbestos Management Plan, prepared for U.S. Army Soldier Systems Center, Natick, MA, prepared by Mabbett & Associates Inc., March 23, 2012.

Mabbett & Associates Inc. (Mabbett), 2012a. Volume III, Chapter 1, Asbestos Containing Material Survey Report, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 East Militia Heights Road, Needham, MA, prepared for U.S. Army Soldier Systems Center, Natick, MA, prepared by Mabbett & Associates Inc., March 23, 2012.

Nobis Engineering, Inc. (Nobis), 2005a. Needham Underground Storage Tank (UST) Removals Closure Report, Needham, Massachusetts, March 2005.

Nobis Engineering, Inc. (Nobis), 2005b. Limited Removal Action Report – Residential Property – 9 East Militia Heights Road, Needham, Massachusetts, March 2005.

Nobis Engineering, Inc. (Nobis), 2005c. Limited Removal Action Report – Residential Property – 12 East Militia Heights Road, Needham, Massachusetts, March 2005.

Tech/Ops Landauer, Inc., 1991. Radon Monitoring Reports, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 East Militia Heights Road, Needham, MA, prepared for U.S. Army Natick RD&E Center, Natick, MA, prepared by Tech/Ops Landauer, Inc., February 1991.

**Enclosure 3 – Description of Property – Environmental Condition of Property**

## Description of Property – Environmental Condition of Property

### Description of Property:

US Army Natick Soldier Systems Center Needham Housing Area Property, East Militia Heights Road, Needham, Massachusetts, entire 3.5-acre parcel.

### ECOP Condition Category:

ECOP Category Type 4

### Basis of Categorization / Remedial Actions:

As described in ECP report (USACE, 2019), petroleum related soil contamination observed near former No. 2 fuel oil USTs at 10 East Militia Heights Road (in 1987) and at 9 and 12 East Militia Road (in 2004). Limited quantity soil removal/off-site disposal actions were implemented and incidents were closed from a regulatory perspective. Further remedial action not anticipated or required.

### ECOP Categories:

- Category Type 1 - An area or parcel of real property where no release, or derivatives has occurred (including no migration of these substances from adjacent properties).
- Category Type 2 - An area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred.
- Category Type 3 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- **Category Type 4 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.**
- Category Type 5 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and removal or remedial actions, or both, are under way, but all required actions have not yet been taken.
- Category Type 6 - An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.
- Category Type 7 - An area or parcel of real property that is unevaluated or requires additional evaluation.

**Enclosure 4 - Notification of Petroleum Product  
Storage, Release, or Disposal**

## Notification of Petroleum Product Storage, Release, or Disposal

### No. 2 Fuel Oil Underground Storage Tanks Installed in 1958

Address	Removal / Replace Date	Replacement Tank	Comments at Time of Removal
1 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
2 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
3 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
4 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
5 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
6 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
7 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
8 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
9 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
10 EMH	Sep/Oct 1987	300 gal. single wall steel UST	Oil release and soil contamination noted. UST, its contents, and an unspecified quantity of impacted soil removed/disposed. Incident closed from regulatory perspective (USACE, 2019)
11 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
12 EMH	Apr/May 1989	550 gal. double wall steel UST	No release or soil contamination noted
EMH = East Militia Heights Road Tanks installed in 1958 were 275-gallon single-walled steel USTs			

### No. 2 Fuel Oil Underground Storage Tanks Removed in 2004 (see table above for UST type/cap.)

Address	Removal Date	Comments at Time of Removal
1 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
2 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
3 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
4 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
5 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
6 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
7 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
8 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
9 EMH	October 2004	Petroleum-related soil contamination above Mass DEP cleanup standards noted. Limited Removal Action implemented. 10 cy of impacted soil removed. Regulatory closure with Mass DEP. No further action required (USACE, 2019; Nobis, 2005a; Nobis, 2005b)
10 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
11 EMH	October 2004	No release or soil contamination above Mass DEP cleanup stds. noted (USACE, 2019)
12 EMH	October 2004	Petroleum-related soil contamination above Mass DEP cleanup standards noted. Limited Removal Action implemented. 10 cy of impacted soil removed. Regulatory closure with Mass DEP. No further action required. (USACE, 2019; Nobis, 2005a; Nobis, 2005c)
EMH = East Militia Heights Road USTs were removed in October 2004 were not replaced as natural gas became available to the housing area.		

**Enclosure 5 – CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions**

## **CERCLA Notice, Covenant, and Access Provisions and Other Deed Provisions**

The following CERCLA Notice, Covenant, and Access Provisions, along with the Other Deed Provisions, will be placed in the deed in a substantially similar form to ensure protection of human health and the environment and to preclude any interference with ongoing or completed remediation activities.

### **I. Property Covered by Notice, Description, Access Rights, and Covenants Made Pursuant to Section 120(h)(3)(A) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)):**

For the Property, the Grantor provides the following notice, description, and covenants and retains the following access rights:

#### **A. Notices Pursuant to Section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(I) and (II)):**

Pursuant to section 120(h)(3)(A)(i)(I) and (II) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(I) and (II)) formal notice is not required, as there is no evidence that hazardous substances were stored, released, or disposed of on the Property in excess of the 40 Code of Federal Regulations Part 373 reportable quantities. Petroleum products (specifically No. 2 fuel oil) were stored on the Property for more than one year (in underground storage tanks serving the housing units) and a minor releases and soil removal actions did occur. Available information regarding the type, quantity, and location of petroleum products and the time at which such products were stored, released, or disposed of, is provided in as Enclosure 4 of the FOST, attached hereto and made a part hereof.

#### **B. Description of Remedial Action Taken, if Any, Pursuant to Section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(i)(III)):**

Pursuant to section 120(h)(3)(A)(i)(III) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(i)(III)), a description of the remedial action taken, if any, on the Property is provided in the Environmental Condition of Property Report (USACE, 2019), attached hereto and made a part hereof.

#### **C. Covenant Pursuant to Section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9620(h)(3)(A)(ii) and (B))**

Pursuant to section 120(h)(3)(A)(ii) and (B) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(ii) and (B)), the United States warrants that:

1. All remedial action necessary to protect human health and the environment with respect to any hazardous substance identified pursuant to section 120(h)(3)(A)(i)(I) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 remaining on the Property has been taken before the date of this deed, and

2. Any additional remedial action found to be necessary after the date of this deed shall be conducted by the United States.

**D. Access Rights Pursuant to Section 120(h)(3)(A)(iii) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. §9620(h)(3)(A)(iii)):**

1. The United States retains and reserves a perpetual and assignable easement and right of access on, over, and through the Property, to enter upon the Property in any case in which an environmental response action or corrective action is found to be necessary on the part of the United States, without regard to whether such environmental response action or corrective action is on the Property or on adjoining or nearby lands. Such easement and right of access includes, without limitation, the right to perform any environmental investigation, survey, monitoring, sampling, testing, drilling, boring, coring, test-pitting, installing monitoring or pumping wells or other treatment facilities, response action, corrective action, or any other action necessary for the United States to meet its responsibilities under applicable laws and as provided for in this instrument. Such easement and right of access shall be binding on the Grantee, its successors and assigns, and shall run with the land.

2. In exercising such easement and right of access, the United States shall provide the Grantee or its successors or assigns, as the case may be, with reasonable notice of its intent to enter upon the Property and exercise its rights under this clause, which notice may be severely curtailed or even eliminated in emergency situations. The United States shall use reasonable means to avoid and to minimize interference with the Grantee's and the Grantee's successors' and assigns' quiet enjoyment of the Property. At the completion of work, the work site shall be reasonably restored. Such easement and right of access includes the right to obtain and use utility services, including water, gas, electricity, sewer, and communications services available on the Property at a reasonable charge to the United States. Excluding the reasonable charges for such utility services, no fee, charge, or compensation will be due the Grantee nor its successors and assigns, for the exercise of the easement and right of access hereby retained and reserved by the United States.

3. In exercising such easement and right of access, neither the Grantee nor its successors and assigns, as the case may be, shall have any claim at law or equity against the United States or any officer, employee, agent, contractor of any tier, or servant of the United States based on actions taken by the United States or its officers, employees, agents, contractors of any tier, or servants pursuant to and in accordance with this clause: Provided, however, that nothing in this paragraph shall be considered as a waiver by the Grantee and its successors and assigns of any remedy available to them under the Federal Tort Claims Act.

## **II. Other Deed Provisions**

### **A. "AS IS"**

1. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property and accepts the condition and state of repair of the subject Property. The Grantee understands and agrees that the Property and any part thereof is offered "AS IS" without any representation, warranty, or guaranty by the Grantor as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose(s) intended by the Grantee, and no claim for allowance or deduction upon such grounds will be considered.

2. No warranties, either express or implied, are given with regard to the condition of the Property, including, without limitation, whether the Property does or does not contain asbestos or lead-based paint. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos, lead-based paint, or other conditions on the Property. The failure of the Grantee to inspect or to exercise due diligence to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand against the United States.

3. Nothing in this provision will be construed to modify or negate any of the Grantor's statutory obligations.

## **B. HOLD HARMLESS**

1. To the extent authorized by law, the Grantee, its successors and assigns, covenant and agree to indemnify and hold harmless the Grantor, its officers, agents, and employees from (1) any and all claims, damages, judgments, losses, and costs, including fines and penalties, arising out of the violation of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this deed by the Grantee, its successors and assigns, and (2) any and all any and all claims, damages, and judgments arising out of, or in any manner predicated upon, exposure to asbestos, lead-based paint, or other condition on any portion of the Property after the date of conveyance.

2. The Grantee, its successors and assigns, covenant and agree that the Grantor shall not be responsible for any costs associated with modification or termination of the NOTICES, USE RESTRICTIONS, AND RESTRICTIVE COVENANTS in this deed, including without limitation, any costs associated with additional investigation or remediation of asbestos, lead-based paint, or other condition on any portion of the Property.

3. Nothing in this provision will be construed to modify or negate any of the Grantor's statutory obligations.

## **C. POST-TRANSFER DISCOVERY OF CONTAMINATION**

1. If an actual or threatened release of a hazardous substance is discovered on the Property after the date of conveyance, the Grantee, its successors or assigns, shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor's activities, use, or ownership of the Property. If the Grantee, its successors or assigns believe the discovered hazardous substance is attributable to the Grantor's activities, use or ownership of the Property, the Grantee will immediately secure the site and notify the Grantor of the existence of the hazardous substances, and the Grantee will not further disturb such hazardous substances without the written permission of the Grantor.

2. The Grantee, its successors and assigns, as consideration for the conveyance of the Property, agree to release the Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance on the Property occurring after the date of the delivery and acceptance of this deed, where such substance or product was placed on the Property by the Grantee, or its successors, assigns,

#### **D. ENVIRONMENTAL PROTECTION PROVISIONS**

The Environmental Protection Provisions are at Enclosure 6, which is attached hereto and made a part hereof. The Grantee shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the Environmental Protection Provisions contained herein, and shall require the inclusion of the Environmental Protection Provisions in all further deeds, easements, transfers, leases, or grant of any interest, privilege, or license.

**Enclosure 6 – Environmental Protection Provisions**

## **Environmental Protection Provisions**

The following conditions, restrictions, and notifications will be attached, in a substantially similar form, as an exhibit to the deed and be incorporated therein by reference in order to ensure protection of human health and the environment.

### **1. NOTICE OF THE PRESENCE OF ASBESTOS AND COVENANT**

- a. The Grantee is hereby informed and does acknowledge that non-friable asbestos or asbestos-containing material (“ACM”) has been found on the Property. The Property may contain improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that contain non-friable asbestos or ACM. The Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency have determined that such unprotected or unregulated exposure to airborne asbestos fibers increases the risk of asbestos-related diseases, including certain cancers that can result in disability or death.
- b. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos. The Grantee agrees to be responsible for any remediation or abatement of asbestos found to be necessary on the Property to include ACM in or on buried pipelines that may be required under applicable law or regulation.
- c. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its asbestos and ACM condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos or ACM hazards or concerns.

### **2. NOTICE OF THE PRESENCE OF LEAD-BASED PAINT (LBP) AND COVENANT AGAINST THE USE OF THE PROPERTY FOR RESIDENTIAL PURPOSE**

- a. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential dwelling was built prior to 1978 is notified that there is a risk of exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.
- b. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Condition of Property (ECP) report (USACE, 2019) and in the Lead Paint Compliance Information provided as provided in Appendix I of said report, and in the January 2020 technical memorandum addendum to said report (USACE 2020). The Grantee has been provided with the federally approved pamphlet on lead poisoning prevention. The Grantee hereby acknowledges receipt of all of the information described in this subparagraph.
- c. The Grantee covenants and agrees that it shall not permit the occupancy or use of any buildings or structures on the Property as Residential Property, as defined under 24 Code of Federal Regulations Part 35, without complying with this section and all applicable federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based

paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992).

- d. The Grantee acknowledges that it has inspected or has had the opportunity to inspect the Property as to its lead-based paint content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any lead-based paint hazards or concerns.

### 3. PESTICIDE NOTICE AND COVENANT

- a. The Grantee is hereby notified and acknowledges that registered pesticides have been applied to the Property conveyed herein and may continue to be present thereon. The Grantee and Grantor know of no use of any registered pesticide in a manner (1) inconsistent with its labeling or with the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)(7 U.S.C. § 136, et seq.) and other applicable laws and regulations, or (2) not in accordance with its intended purpose.
- b. The Grantee, for itself, its successors and assigns hereby covenants and agrees that if the Grantee takes any action with regard to the Property, including demolition of structures or any disturbance or removal of soil that may expose, or cause a release of, a threatened release of, or an exposure to, any such pesticide, Grantee assumes all responsibility and liability therefor.

**Enclosure 7 – Regulatory/Public Comments**

## **Enclosure 8 – Army Comment Responses**





## DEPARTMENT OF THE ARMY

US ARMY CORPS OF ENGINEERS  
NEW ENGLAND DISTRICT  
696 VIRGINIA ROAD  
CONCORD MA 01742-2751

USACE-NAE

29 January 2020

### MEMORANDUM FOR Record

**SUBJECT:** Addendum to Environmental Condition of Property Report, Natick Soldier Systems Center – Needham Housing Area, East Militia Heights Road, Needham, Massachusetts, Prepared by U.S. Army Corps of Engineers New England District, December 2019 – Incorporates Findings of Re-inspections for Asbestos and Lead Paint Conducted in August and September 2019

On the behalf of the U.S. Army Natick Soldier Systems Center (NSSC), the U.S. Army Corps of Engineers New England District (USACE-NAE) prepared an Environmental Condition of Property (ECP) report in support of NSSC's planned sale (excessing and disposal) of its Needham Housing Area, located along East Militia Heights Road in the town of Needham, Norfolk County, Massachusetts. A final version of the ECP report was certified and approved in December 2019.

The ECP report included an assessment of environmental conditions relative to the presence of asbestos containing materials (ACM) and lead paint in the property's 12 family housing units. The ECP report's asbestos assessment was based on asbestos surveys conducted in the housing units in a 2011/2012 timeframe. The ECP report's lead paint assessment was based on initial lead paint inspections performed in 2002 and subsequent deleading compliance inspections performed in a 2004 through 2008 timeframe.

In August and September of 2019, under contract with NSSC, the firms that performed the original inspections, Mabbett and Associates, Inc. (Mabbett) for asbestos and Harvard Environmental Services (HES) for lead paint, performed re-inspections of the Needham Housing Area's 12 housing units. This technical memorandum summarizes the findings of these re-inspections and is intended to serve as an addendum to the December 2019 ECP report. The re-inspection documentation for asbestos and lead paint are provided as attachments to this technical memorandum.

### Asbestos Re-inspection

The U.S. Army Natick Soldiers System Center (NSSC), Department of Public Works (DPW), Environmental Office (EHO) located in Natick, Massachusetts, contracted with Mabbett & Associates, Inc. (Mabbett) to review and update previous asbestos containing material (ACM) surveys and perform additional bulk sampling services at the government owned Needham Housing Area. Mabbett first reviewed the previous surveys that they performed in the 2011/2012 timeframe. During the re-inspections, which were conducted on September 16, 2019, any suspect ACM that was not sampled during previous surveys was sampled, collected and analyzed as appropriate. At each of the housing units, bulk samples of black roofing shingles and black side paper (present under exterior vinyl siding) were collected and analyzed, as sampling/analysis of these exterior materials did not take place during the 2011/2012

inspection surveys. Reports indicating findings of the re-inspection surveys are provided in Attachment 1 of this technical memorandum.

A review of the 2019 re-inspection reports indicates that the findings of the recent re-inspections are fully consistent with those reported in the 2011/2012 inspection reports, as summarized in the December 2019 ECP report. As new information, no asbestos was detected in the black roofing shingles and black side paper samples collected from any of the housing units.

As noted in Section 7.2.1 of the December 2019 ECP report, prospective buyers should be notified of the presence of ACM on the Property and informed of the potential need for additional testing (including testing of inaccessible areas not previously tested) and abatement prior to undertaking building renovations, maintenance or demolition.

### **Lead Paint Re-inspection**

NSSC contracted with Harvard Environmental Services (HES) to review documentation developed in association with previous lead paint inspections and assess the current status of compliance with applicable Massachusetts regulations for lead poisoning prevention and control.

As noted in the December 2019 ECP report, Letters of Full Deleading Compliance were issued for 11 of the 12 Needham Housing Area housing units in the 2004 to 2008 timeframe. While it is believed that the unit at 2 East Militia Heights Road was in compliance, the Letter of Full Deleading Compliance for this unit could not be located. Accordingly, under the work scope of the 2019 lead paint re-inspection program, HES performed a "Post-Compliance Assessment Determination" (PCAD) for the 11 units for which Letters of Full Deleading Compliance were available and performed a complete lead paint inspection/risk assessment for 2 East Militia Heights Road. Documentation associated with the 2019 lead paint re-inspections is provided in Attachment 2 of this technical memorandum.

In performing the PCAD assessments, HES first reviewed past inspection, risk assessment, and re-inspection reports for each housing unit and the corresponding Letter of Full Deleading Compliance. During the re-inspections, which were conducted on August 30, 2019 (1, 3-6 East Militia Heights Road) and September 4, 2019 (7-12 East Militia Heights Road), HES performed visual inspections of areas identified in prior inspections, checking all surfaces with remaining leaded paint or other coating, plaster, and putty to ensure that they remain intact, checking all coverings, including encapsulants, to ensure that they remain an effective barrier, and checking all reversed woodwork surfaces to ensure that they remain reversed.

HES determined that 5 of the 11 units have maintained compliance with Massachusetts lead paint regulations. For these 5 units (4, 5, 6, 7 and 12 East Militia Heights Road), HES issued a Certification of Maintained Compliance (COMC). The COMC serves as an addendum to the originally issued Letter of Full Deleading Compliance.

Re-inspection of the remaining 6 units (1, 3, 8, 9, 10, and 11 East Militia Heights Road) identified deficiencies that resulted in a determination of non-compliance. The interior of the housing units remained in compliance. Conditions resulting in non-compliance occurred in exterior areas of the housing units. At 1, 9, and 11 East Militia Heights Road, loose or flaking paint was observed on exterior

upper trim boards. In some of the areas, the vinyl coverings which previously covered the trim had become loose or damaged. At 3, 8, and 10 East Militia Heights Road, wood boards that had previously covered the painted chimney (above the roof line) had become loose, exposing loose, flaking paint on the chimney. At the locations with compliance issues, in order to return to compliance, the surfaces would have to be restored to an intact condition or covered.

The re-inspection of 2 East Militia Heights Road also indicated non-compliance with applicable Massachusetts regulations. Exterior deficiencies were similar to those noted above (e.g., loose paint on trim boards and loose paint on exposed chimney above the roof line). At these exterior locations, in order to return to compliance, the surfaces would have to be restored to an intact condition or covered. In addition, lead paint was detected in interior of the house on “friction” surfaces of several doorways (door edges and jambs). These surfaces would have to be delead at points of frictional contact in order to achieve compliance.

Acknowledging that 7 of the 12 housing units are no longer in compliance, the core statement relative to lead paint as presented in Section 7.2.2 of the December 2019 ECP report is unchanged. Prospective buyers should be notified of the presence of lead based paint on the Property and informed of the potential need for additional testing and abatement prior to undertaking building renovations, maintenance or demolition.

**Certification of Addendum to Environmental Condition of Property Report dated December, 2019**

All information/documentation provided in this addendum to the December 2019 Environmental Condition of Property (ECP) report for the Natick Soldier Systems Center – Needham Housing Area accurately reflects the environmental condition of the Property based on the findings of the 2019 asbestos and lead paint re-inspections described above and in the attachments.

The (preparer) has prepared this addendum to the Environmental Condition of Property (ECP) report as a representative of United States Army Corps of Engineers and on the behalf of the United States Army Natick Soldier Systems Center. This document was prepared in general accordance with the United States Department of Defense (DoD) requirements for completion of an ECP Report. All information/documentation provided accurately reflects the environmental condition of the Property based on the findings of the asbestos and lead paint re-inspections described herein.

**Certified by:**



\_\_\_\_\_  
ANTHONY L. SILVA, P.E.  
Environmental Professional, USACE



\_\_\_\_\_  
Date:

**Approved by:**

\_\_\_\_\_  
ANDREW H. HENDERSON  
LTC, MI  
Commanding

\_\_\_\_\_  
Date