



Happy Thanksgiving

**November 2011
Newsletter**

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Interested in a winter getaway? Look no further than Steamboat Springs, Colorado for fantastic skiing, restaurants, and Western culture.

For more information on a 2br, 2ba ski-in, ski-out condo with fantastic views, visit John Polich's VRBO webpage at

Gabriel Gazette

November 2011

Happy Thanksgiving from Gabriel

Gabriel would like to send warm well-wishes to all our clients and friends celebrating the Thanksgiving season this year.

After more than 35 years in business, Gabriel understands that our success is due to the continued support of our clients, and this Thanksgiving season we are truly grateful for your patronage.



Thank you, and we look forward to serving your environmental needs for another 35+ years!

ASTM to Update Phase I Standards

ASTM is currently undergoing a review process for changes to its E1527 Phase I Environmental Site Assessment standard. These changes have been requested to clarify the standards enacted after the All Appropriate Inquiry (AAI) regulations were finalized by the EPA in 2006.



The E1527 Task Group for Phase I recently received comments and first-round votes from the Real Estate Assessment subcommittee about the proposed changes. After incorporating the suggestions from the subcommittee, they will vote again in

Recipe Corner



Pumpkin Cupcakes

2 cups all-purpose flour
1 tsp baking soda
1 tsp baking powder
1 tsp coarse salt
1 tsp ground cinnamon
1 tsp ground ginger
1/4 tsp freshly grated nutmeg
1/4 tsp ground allspice
1 cup packed light brown sugar
1 cup granulated sugar
1 cup unsalted butter, melted & cooled
4 large eggs, lightly beaten
1 can pumpkin puree

For Frosting:

8 oz. cream cheese, room temp
8 tbsp unsalted butter, cut into pieces, room temp
1 cup confectioners' sugar
1 tsp vanilla extract

- 1) Preheat oven to 350 degrees. Line cupcake pans with paper liners and set aside. In a medium bowl, whisk together flour, baking soda, baking powder, salt, cinnamon, ginger, nutmeg and allspice-set aside.
- 2) In a large bowl, whisk together brown sugar, granulated sugar, butter & eggs. Add the dry ingredients mixed previously and whisk until smooth. Whisk in the pumpkin puree.
- 3) Divide the batter evenly among liners, filling each about halfway. Bake until tops spring back when touched and a cake tester (or toothpick) inserted in the center comes out clean, 20-25 minutes,

Since the ballot and meetings are held confidential, no one outside the committee knows what exact changes are being proposed. Sources cite the following items as those most likely being discussed:

- De minimis conditions
- Historical recognized environmental conditions
- Regulatory file review
- Non-scope business environmental risk
- The role of the User, and
- Table of contents

When the new standards are released in 2012, Gabriel will ensure that its Phase I Environmental Site Assessments continue to comply with (or exceed) the ASTM standards to provide our clients with the best possible assessment of environmental conditions at their site.

If you have any questions about the ASTM standard or AAI regulations, contact Natalie Neuman, Group Leader of Assessment Services at nneuman@gabrielenvironmental.com or 773-486-2123.

Source:

Tina Huff's "Duly Diligent" blog on commonground.edrnet.com

Get Smarter About Home Energy Usage

Energy Impact Illinois has announced the launch of a new website for homeowners to determine how much energy they are using in their house, as well as ways to reduce their energy usage. After entering a home address at www.myhomeeq.com, the website will give that home's current energy usage/costs, Energy Quotient score to compare against the average home in their area, and specific suggestions to reduce its energy usage (as well as the cost to complete these initiatives). Sample suggestions include air sealing around doors/windows, upgrading to energy efficiency lighting, and replacing an older furnace.

rotating pans once, if needed. Transfer to a wire rack; let cool completely.

4) For frosting, place cream cheese in a mixing bowl and soften it with a spatula. Gradually add butter, and continue beating until smooth & well blended. Sift in confectioners' sugar and continue beating until smooth. Add vanilla and stir to combine.

5) Smooth frosting over cupcakes.

*Submitted by Nell Rhoades
1st place, Christmas Cookie
Contest*

Sample home assessed on the My Home EQ webpage

The screenshot displays the My Home EQ interface. At the top, it shows 'YOUR EQ SCORE' as 145, with a 'Potential Annual Energy Savings' of \$2,784. A bar chart compares 'your city' (145) to 'Similar homes' (76). A callout states '25% This is how much more energy efficient your home is when compared to similar homes.' Below this, a table lists 'IMPROVEMENTS TO USE LESS ENERGY AND SAVE' with columns for 'Annual Savings' and 'Approx. Cost'. The table includes items like 'Adjust Your Thermostat Based on Outside Temperatures', 'Upgrade to Energy Efficient Lighting', 'Use and Turn Off Power Strips', 'Air Seal around Windows, Doors, and other penetrations', 'Air Seal and Insulate the Basement', 'Air Seal and Insulate Above Ground Walls', and 'Replace Your Furnace'. At the bottom, it shows 'GROSS ELECTRICITY USE (KWH)' with an estimate for the home at 5,752 and similar homes at 11,782.

Energy Impact Illinois is a partnership between city governments, utility companies and non-profits in Northern Illinois. The website currently only works for single-family homes, though it does offer energy-efficiency suggestions to those visitors living in condos or apartments.

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