ASBESTOS

INSPECTION

(LIMITED)

***Provided By*:**

BLUEBIRD ENVIRONMENTAL SAFETY & TESTING

111 EAST MARION AVENUE #183

NORTH AUGUSTA SC 29841

843.566.5068

***Report Date*: 03/09/2021**

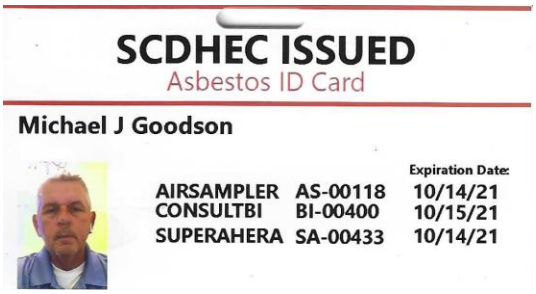
ASBESTOS INSPECTION (LIMITED)

118 WEST RICHARDSON AVENUE, SUMMERVILLE SC 29483

Prepared For:
Lowcountry Unlimited, Inc.
Post Office Box 41227
North Charleston SC 29423

Asbestos survey, inspection, sample collection, and report generation performed by Michael J. Goodson, SC Inspector License # BI-00400.

Michael J. Goodson


SCDHEC ISSUED
Asbestos ID Card
Michael J Goodson

		Expiration Date:
AIRSAMPLER	AS-00118	10/14/21
CONSULTBI	BI-00400	10/15/21
SUPERAHERA	SA-00433	10/14/21

Executive Summary

Bluebird Environmental Safety & Testing (BEST) conducted a limited asbestos assessment of **118 West Richardson Avenue in Summerville, South Carolina** on March 1, 2021. The purpose of the assessment was to identify asbestos containing materials (ACMs) associated with the subject area(s) prior to planned interior demolition.

The subject area consists of former office space. The areas are estimated to be approximately 3,800 square feet. Subject area is slab on grade construction.

The asbestos assessment was performed in general accordance with the South Carolina Department of Health and Environmental Control (SCDHEC) Regulation 61-86.1, Standards of Performance for Asbestos Projects effective May 27, 2011 and with the National Emission Standards for Hazardous Air Pollutants (NESHAP) and the Asbestos Hazard Emergency Response Act (AHERA). The purpose of the assessment was to identify the presence and quantity of ACMs associated with the structure prior to renovation activities.

The asbestos assessment included the bulk sampling and analysis of suspect ACMs from the subject areas. The suspect materials identified consist of gypsum board, joint compound, ceiling texture, acoustical ceiling tiles, plaster (skim & base coats), cove base mastic, carpet glue, and HVAC mastic.

The Environmental Protection Agency (EPA) and SCDHEC define materials as asbestos-containing
if an asbestos content of greater than one percent (>1%) is detected in a representative sample. Asbestos, in concentrations greater than one percent, were not identified resultant of the assessment.

MATERIAL	MATERIAL LOCATION	TYPE	ASBESTOS TYPE & PERCENTAGE	CONDITION	QUANTITY
NO ASBESTOS DETECTED					

A material with an asbestos content less than or equal to one percent is not classified as an ACM applicable to EPA and SCDHEC; however, trace levels of asbestos (less than one percent) in a material is subject to OSHA regulatory requirements in 29 CFR 1926.1101, to include, but not limited to, worker protection, using wet methods, proper clean-up, use of proper tools/equipment, engineering controls, etc.

Introduction

Demolition and renovation activities in public and commercial buildings are regulated by OSHA, EPA and SCDHEC. The EPA and SCDHEC require asbestos assessments, conducted by licensed individuals, prior to renovation and/or demolition projects. Code 40 of Federal Regulations Part 61, Subpart M, Final Rule, National Emissions Standards for Hazardous Air Pollutants (NESHAP) and SCDHEC Regulation 61-86.1 require asbestos assessments, followed by the proper removal, and disposal of ACM that is affected by renovation or demolition. The identification of ACMs will aid in the prevention of occupational exposures and/or environmental releases of airborne asbestos. Identification of ACM is also required by OSHA 1926.1101. The EPA, OSHA and SCDHEC define ACM as materials containing greater than one (1) percent asbestos in a representative sample. However, OSHA also regulates materials containing less than or equal to one percent asbestos.

The purpose of the asbestos assessment was to identify the presence and quantity of asbestos-containing materials associated with the subject areas prior to demolition activities. The identification of ACMs will aid in the prevention of occupational exposures and/or environmental releases of airborne asbestos. Identification of ACMs also complies with Title 40 Code of the Federal Regulations, part 61, and State Regulation 61-86.1 enforced by the SCDHEC, along with Title 29 Code of Federal Regulations, part 1926 enforced by OSHA.

Scope of Work

Visual Inspection

Initial visual inspection was performed to determine the presence and condition of suspect building materials. Materials that were visually similar in color and texture, and which appear to have been installed at the same time were first grouped into homogenous sampling areas. Approximate locations were noted. Only materials that were accessible and/or exposed were identified. Per EPA inspection protocol, each identified suspect homogenous material shall be placed in one of the following EPA classifications:

- Surfacing Material (spray or trowel applied to building materials)
- Thermal System Insulation (materials applied to various mechanical systems)
- Miscellaneous Materials (any material that does not apply to the first two categories)

Sampling Procedures

Following the visual inspection, the inspector collected representative samples of accessible materials identified as suspect asbestos containing materials (ACM). General EPA guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogenous materials.

The suspect materials were analyzed by trained microscopists utilizing PLM techniques coupled with dispersion staining in accordance with EPA Test Method Title 40 Code of Federal Regulations, Chapter I (1-1-87 edition), Part 763, Subpart F—Appendix A. This method identifies asbestos mineral fibers based on six optical characteristics: morphology, birefringence, refractive index, extinction angle, sign of elongation, and dispersion staining colors. The laboratory analysis reports the specific type of asbestos identified (there are six asbestos minerals) and the percentage of asbestos present. The EPA and OSHA defines materials as asbestos containing if an asbestos content of greater than one percent (>1%) is detected in a representative sample.

Transmission Electron Microscopy was used to analyze a sample of each non-organically bound material, per SCDHEC asbestos regulations. SCDHEC requires NOB with negative or trace results by PLM to be analyzed by at least one TEM. SCDHEC, in accordance with ATM E 2356-04, defines NOB materials as “materials that are not friable and that consist of fibers and other particulate matter embedded in a solid matrix of asphalt, vinyl, or other organic substances”. Examples of NOB materials include but are not limited to flooring materials, (i.e., vinyl floor tiles, vinyl sheet coverings, adhesives, mastics, asphalt shingles, roofing materials, glazing, caulking, and cove base).

Quantification

Quantities of building materials identified as suspect ACM are estimations. Quantities should be confirmed if being used for demolition/renovation bidding activities.

Material Assessment

The condition of suspect ACM is an indicator of the likelihood that it may release asbestos fibers into the environment. The combination of its current condition couples with the potential for future damage determines which EPA response priority is appropriate for that material. The condition of each homogenous suspect material identified within the structure was assessed using the EPA decision tree approach. The friability of each material has been determined by its condition and potential for future damage by using the following criteria:

- Source and Type of Damage
- Physical contact

- Water of air erosion
- Deterioration or material delamination

Extent of Damage

- GOOD: Little to no damage
- DAMAGED: Less than 10% distributed damage, or less than 25% localized damage
- SIGNIFICANTLY DAMAGED: Greater than 10% distributed damage, or greater than 25% localized damage

Potential for Future Damage

- Frequency of access to material
- Height of material
- Location of material in an air plenum
- Exposure of material
- Accessibility
- Presence in an area of air movement, vibrations, or loud noises

Findings and Results

The asbestos assessment conducted on March 1, 2021 included the quantification and random bulk sampling of various suspect asbestos-containing materials located on the interior of the subject areas. Of the representative materials sampled and analyzed during this assessment, asbestos in concentrations >1% **was not** identified in the following materials summarized below.

Renovation or demolition activities that will disturb any identified ACBMs require removal per state and federal regulations. Asbestos materials can become hazardous when, due to damage, disturbance, or deterioration over time, they release asbestos fibers into the air of the building. All areas that contain asbestos should be utilized in a controlled manner to reduce the potential for disturbance. OSHA requires notification to all trades/contractors about the condition of the ACBMs to prevent possible occupational exposures.

Demolition activities in public and commercial buildings are regulated by OSHA, EPA, and SCDHEC. Code 40 of Federal Regulations Part 61, Subpart M, Final Rule, “National Emissions Standards for Hazardous Air Pollutants” (NESHAP), and South Carolina Department of Health and Environmental Control (SCDHEC) Regulation 61-86.1 require the proper removal and disposal of ACBM that is affected by renovation or demolition. Demolition of the subject

structure will require written notification, proper transportation, and disposal per state and federal regulations.

ASBESTOS INSPECTION TABLE

PROJECT: 118 WEST RICHARDSON AVENUE, SUMMERVILLE SC					**CLIENT: LOWCOUNTRY UNLIMITED, INC.**				**DATE: 3/1/2021**
HA#/SAMPLE#	CATEGORY	DESCRIPTION	% ASBESTOS	LOCATION	QUANTITY	CONDITION	ASSESSMENT	POTENTIAL FOR DISTURBANCE	COMMENTS
1	MISC	GYPSUM BOARD	N/A	01-01, 01-02 01-03	3150 FT2	GOOD	FRIABLE	HIGH	
2	SURF	JOINT COMPOUND	N/A	02-04, 02-05, 02-06, 02-07, 02-08, 02-09,	3150 FT2	GOOD	FRIABLE	HIGH	
3	MISC	CEILING TILES	N/A	03-10, 03-11 03-12	3800 FT2	GOOD	FRIABLE	HIGH	
4	MISC	COVE BASE MASTIC	N/A	04-13, 04-14 04-15	200 LINFT	GOOD	NONFRIABLE	HIGH	
5	MISC	CARPET GLUE	N/A	05-16, 05-17 05-18	3800 FT2	GOOD	NONFRIABLE	HIGH	
6	SURF	CEILING TEXTURE	N/A	06-19, 06-20 06-21	800 FT2	GOOD	FRIABLE	HIGH	
7	SURF	PLASTER	N/A	07-22, 07-23 07-24	400 FT2	GOOD	FRIABLE	HIGH	
8	SURF	HVAC MASTIC	N/A	08-25, 08-26 08-27	50 FT2	GOOD	NONFRIABLE	HIGH	

Legend: A=Amosite, C=Chrysotile, Cr=Crocidolite, Tr=Tremolite, Ac=Actinolite, Misc= Miscellaneous, HA#=Homogeneous Area, NAD=No Asbestos Detected, TSI=Thermal Systems Insulation, Surf=Surfacing. **BOLD ITEMS ARE POSITIVE FOR ASBESTOS**. Physical condition is identified as Good, Damaged, or Significantly Damaged, and is based on the condition of material at the time of inspection. Assessment is either non-friable or friable and is based on the condition of the material. Potential for Disturbance is Low, Moderate, or High.

SEEML Reference Number:
210302020-PLM
Date Issued: 03/02/21

Southeast Environmental Microbiology Laboratories
102 Edinburgh Court
Greenville, SC. 29607
Phone: (864) 233-3770
Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **Bluebird Environmental Safety & Testing** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: 118 West Richardson Avenue

The Following report was prepared using this test method(s) contained within this document.

- ☒ PLM Bulk Asbestos Fiber Analysis: EPA 600/R-93/116
- ☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- ☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- ☐ PLM Carb 435 Level A Reporting Limit (<0.25%)
- ☐ PLM Carb 435 Level B (Reporting limit <0.1%)
- ☐ PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- ☐ PLM Vermiculite Initial Screening EPA 600R-93/116
- ☐ PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis LAP # 201031-0) and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.

Form 16 Rev. 7 05/11/20

Southeast Environmental Microbiology Laboratories - Asbestos Division
102 Edinburgh Court Greenville, SC 29607
Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com
NVLAP Lab ID:201031-0 Texas Lic: 300474

PLM Asbestos Bulk Sample Summary

Client:	Bluebird Environmental Michael Goodson 111 East Marion Avenue #183 North Augusta, SC 29841	Date Sampled:	03/01/21
		Date Received:	03/02/21
		Date Analyzed:	03/02/21
		Date Reported:	03/02/21
		Date Revised:	
		Project Name:	
		Project No:	
Analyzed by:	Morgan O'Kane	Project Address:	118 West Richardson Avenue
		City, State. ZIP:	Summerville, SC 29483
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	210302020-PLM

Lab No.: / Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
167A / 01-01	**None Detected**	5% Cellulose	95% Gypsum	Drywall
168A / 01-02	**None Detected**	5% Cellulose	95% Gypsum	Drywall
169A / 01-03	**None Detected**	5% Cellulose	95% Gypsum	Drywall
170A / 02-04	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
171A / 02-05	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
172A / 02-06	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
173A / 02-07	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
174A / 02-08	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
175A / 02-09	**None Detected**	None Detected	100% Binder/Filler	Joint Compound

Approved By: Jayson Dunn

Disclaimer:
The results in this report only apply to the samples as received.
NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Guidelines for Interpretation:
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Form 8.0 Rev. 8 04/29/20

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PLM Asbestos Bulk Sample Summary

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		Date Analyzed:	03/02/21
		Date Reported:	03/02/21
		Date Revised:	
		Project Name:	
		Project No:	
Analyzed by:	Morgan O'Kane	Project Address:	118 West Richardson Avenue
		City, State. ZIP:	Summerville, SC 29483
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	210302020-PLM

Lab No.: / Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
176A / 02-10	**None Detected**	None Detected	100% Binder/Filler	Joint Compound
177A / 03-11	**None Detected**	30% Cellulose 30% Fiberglass	40% Binder/Filler	Ceiling Tile
246A / 03-12	**None Detected**	30% Cellulose 30% Fiberglass	40% Binder/Filler	Ceiling Tile
247A / 03-13	**None Detected**	30% Cellulose 30% Fiberglass	40% Binder/Filler	Ceiling Tile
248A / 04-14	**None Detected**	None Detected	100% Organic Matrix	Carpet Mastic
249A / 04-15	**None Detected**	None Detected	100% Organic Matrix	Carpet Mastic
250A / 04-16	**Sent For TEM**			Carpet Mastic
251A / 05-17	**None Detected**	None Detected	100% Organic Matrix	Carpet Mastic
252A / 05-18	**None Detected**	None Detected	100% Organic Matrix	Carpet Mastic

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		Date Analyzed:	03/02/21
		Date Reported:	03/02/21
		Date Revised:	
		Project Name:	
		Project No:	
Analyzed by:	Morgan O'Kane	Project Address:	118 West Richardson Avenue
		City, State. ZIP:	Summerville, SC 29483
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	210302020-PLM

Lab No.: / Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
253A / 05-19	**Sent For TEM**			Carpet Mastic
254A / 06-20	**None Detected**	None Detected	100% Binder/Filler	Ceiling Texture
255A / 06-21	**None Detected**	None Detected	100% Binder/Filler	Ceiling Texture
256A / 06-22	**None Detected**	None Detected	100% Binder/Filler	Ceiling Texture
257A / 07-23	**None Detected**	None Detected	100% Binder/Filler	Skim Coat
257B / 07-23	**None Detected**	None Detected	100% Carbonate/Quartz	Plaster
258A / 07-24	**None Detected**	None Detected	100% Binder/Filler	Skim Coat
258B / 07-24	**None Detected**	None Detected	100% Carbonate/Quartz	Plaster
259A / 07-25	**None Detected**	None Detected	100% Binder/Filler	Skim Coat

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NVLAP Lab ID:201031-0 Texas Lic: 300474

PLM Asbestos Bulk Sample Summary

Client:	Bluebird Environmental Michael Goodson 111 East Marion Avenue #183 North Augusta, SC 29841	Date Sampled:	03/01/21
		Date Received:	03/02/21
		Date Analyzed:	03/02/21
		Date Reported:	03/02/21
		Date Revised:	
		Project Name:	
		Project No:	
Analyzed by:	Morgan O'Kane	Project Address:	118 West Richardson Avenue
		City, State. ZIP:	Summerville, SC 29483
Methodology:	EPA/600/R-93/116 Without Gravimetry	SEEML Ref#:	210302020-PLM

Lab No.: / Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
259B / 07-25	**None Detected**	None Detected	100% Carbonate/Quartz	Plaster
260A / 08-26	**None Detected**	None Detected	100% Organic Matrix	HVAC Mastic
261A / 08-27	**None Detected**	None Detected	100% Organic Matrix	HVAC Mastic
262A / 08-28	**Sent For TEM**			HVAC Mastic

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SEEML Labs
Analytical Solutions For a Healthy Indoor Environment

SEEML Asbestos Chain-of-Custody Form

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NVLAP Lab ID: 201031-0

Page 1 of 1

SEEML Ref#	210302020-PCM	Lab ID:	167-177, 246-262
Company:	BLUEBIRD ENV SAFETY & TESTING	Date Sample:	03-01-2021
Project Manager:	GOODSON	Project Name:	
Address:	111 E MARION AVENUE #183	Project Location:	118 WEST RICHARDSON AVENUE
City, State, Zip:	NORTH AUGUSTA SC 29841		SUMMERVILLE SC 29483
Phone:	843-566-5068	Project No:	
Email:	MJG@BLUEBIRDENVSAFETY.COM	fieldwork 03/01/21	~60x60

PLM TAT: RUSH (SAME DAY) NEXT DAY 2DAY 3 DAY 4 DAY 5 DAY

PLM-Bulk: Positive Stop (Yes X) No ____

- ☐ PLM 600/R-93-116 (<1%)
- ☐ PLM NOB (<1%) Gravimetric

Point Count Positive Stop Yes ____ No ____

- ☐ 400 w/o Gravimetric (<0.25%)
- ☐ 1000 w/o Gravimetric (0.1%)
- ☐ 400 with Gravimetric (0.25%)
- ☐ 1000 with Gravimetric (<0.1%)

PCM-AIR

- ☐ NIOSH 7400

SOIL/ROCK/VERMICULITE

- ☐ PLM CARB 435- Level A (400 Point Count <0.25%)
- ☐ PLM CARB 435- Level B (1000 Point Count <0.1%)
- ☐ Cincinnati Method EPA 600/R-04/004 by PLM

TEM: SAME DAY NEXT DAY 2DAY (3DAY) 4DAY 5DAY

*TEM Analysis is subcontracted. TAT starts after PLM results have been submitted by SEEML, unless otherwise requested.

Sample ID	Description/Location	Analysis Type	Comments
01: 01-03	GYPSUM BOARD	PLM	
02: 04-10	JOINT COMPOUND	PLM	
03: 11-13	CEILING TILE (2X4)	PLM	
04: 14-15	COVE BASE MASTIC	PLM	
04:16	COVE BASE MASTIC	*TEM*	
05:17-18	CARPET GLUE	PLM	
05:19	CARPET GLUE	*TEM*	
06: 20-22	TEXTURED CEILING	PLM	
07: 23-25	PLASTER	PLM	
08: 26-27	HVAC MASTIC	PLM	
08: 28	HVAC MASTIC	*TEM*	

Relinquished by: Michael Goodson Time/Date 03/02/2021 Received by: Time/Date 3/2/21

Form 2.0 Rev. 5 11/27/17

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ASBESTOS ANALYTICAL REPORT
By: Transmission Electron Microscopy

Prepared for

SEEML

CLIENT PROJECT: 118 West Richardson Ave, 210302020-PLM

LAB CODE: T210477

TEST METHOD: Bulk Chatfield
EPA 600 / R93 / 116 Sec. 2.5.5.1

REPORT DATE: 03/08/21

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ASBESTOS BULK ANALYSIS

By: TRANSMISSION ELECTRON MICROSCOPY

Client: SEEML
102 Edinburgh Court
Greenville, SC 29607

Lab Code: T210477
Date Received: 03-03-21
Date Analyzed: 03-05-21
Date Reported: 03-08-21

Project: 118 West Richardson Ave, 210302020-PLM

TEM BULK CHATFIELD / EPA 600 / R93 / 116 Sec. 2.5.5.1

Client ID Lab ID	Material Description	Sample Weight (g)	Organic Material %	Acid Soluble Material %	Acid Insoluble Material %	Asbestos %
04-16 T18734	Cove Base Mastic	0.483	49.1	20.3	30.6	None Detected
05-19 T18735	Carpet Glue	0.388	53.1	2.3	44.6	None Detected
08-28 T18736	HVAC Mastic	0.246	47.2	30.1	22.7	None Detected

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LEGEND: None

METHOD: CHATFIELD & EPA/600/R-93/116 Sec. 2.5.5.1

LIMIT OF DETECTION: Varies with the weight and constituents of the sample (<1%)

REGULATORY LIMIT: >1% by weight

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Information provided by customer includes customer sample ID, location, volume and area as well as date and time of sampling.

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APPROVED BY: Tianbao Bai, Ph.D., CIH
Laboratory Director