



Professional Service Industries, Inc.  
175 South A Street, Pensacola, FL 32502  
Phone: (850) 434-1000

George C Bush  
Division Manager  
**Design and Construction Administration**  
**Facilities Management Department**  
100 E Blount Street  
Pensacola, FL 32501  
Phone 850-595-3190  
Cell 850-554-2730  
[GCBUSH@myescambia.com](mailto:GCBUSH@myescambia.com)

Re: Limited Asbestos and Lead-Based Paint Survey  
**Pre-Renovation NESHAP Survey**  
3300 West De Soto Street  
Escambia County, Pensacola, Florida 32505

Dear Mr. Bush:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to inform you of our findings for the above referenced project. The project encompassed limited surveys for asbestos-containing materials (ACM) and lead-based paint (LBP). According to the Escambia County Property Appraiser website the building was constructed in 1951 and is approximately 7,810 square feet in size. It is a two (2) story brick building built on grade. The site visit was conducted on August 6, 2021 by PSI's Mr. John C. Harris, an U.S. Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) Accredited Asbestos Inspector (Certificate # 210135-1273) and EPA Accredited Lead Inspector (Certificate #5278).

#### **AUTHORIZATION**

Authorization to perform this work was given on July 30, 2021 by Mr. George Bush, Escambia County Facilities Management. The project was conducted in accordance with the terms and conditions between PSI and Escambia County Facilities Management.

#### **ASBESTOS SURVEY**

This survey was conducted to assist the client in complying with requirements of the EPA National Emission Standards for Hazardous Air Pollutants (NESHAP), found in 40 CFR Part 61 and the U.S. Occupational Safety and Health Administration (OSHA) Asbestos Construction Standard, found in 29 CFR 1926.1101 and applicable State of Florida regulations. PSI investigated for both friable and non-friable asbestos-containing materials (ACM). Friable is defined as any material that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

The EPA, OSHA and State of Florida defines ACM as any homogenous sampling material (HSM) that contains greater than one percent (>1%) asbestos. A total of 18 bulk material samples were collected and analyzed by the EPA recommended Polarized Light Microscopy (PLM) with dispersion staining.



Bulk samples of these materials were collected and sent to PSI’s environmental laboratory in Pittsburgh, Pennsylvania for analysis by PLM. The U. S. National Institute of Standards and Technology (NIST) accredits PSI’s laboratory under the National Voluntary Laboratory Accreditation Program (NVLAP) for the analysis of bulk asbestos.

**The following materials were identified and sampled as suspect ACM:**

Sample Numbers	Material	Location	Estimated Quantity	Condition	Friable	Asbestos Content
001-002	12” White Floor Tile w/Black Mastic	Kitchen / 1 <sup>st</sup> Fl Entrance	500 SF	Good	No	FT: NAD MS: 2% CH
003-004	12” Floor Tile w/Clear Mastic	1 <sup>st</sup> Fl Meeting Rm	N/A	Good	N/A	NAD
005-007	Texture Ceiling	1 <sup>st</sup> Fl Offices	<1,000 S.F.	Good	N/A	NAD
008-009	2x2 White Pinhole Ceiling Tile	1 <sup>st</sup> Fl Throughout	N/A	Good	N/A	NAD
010-012	Plaster Walls	Throughout	N/A	Good	N/A	NAD
013-014	Covebase w/Mastic	Throughout	N/A	Good	N/A	NAD
015-016	12” White Ceiling Tile	2 <sup>nd</sup> Fl	N/A	Good	N/A	NAD
017-018	12” Green – Black Floor Tile w/Yellow Mastic	2 <sup>nd</sup> Fl Meeting Rm	N/A	Good	N/A	NAD
<b>Notes:</b> SF = Square Feet, LF = Linear Feet, NAD = No Asbestos Detected, CH = Chrysotile, FT = Floor Tile, MS = Mastic Estimated Quantities should not be used for bidding purposes.						

**ASBESTOS SURVEY CONCLUSIONS AND RECOMMENDATIONS**

The Black Mastic is considered a Category I, non-friable ACM under the NESHAP regulation. Removal of these materials is considered to be Class II Asbestos Work under the OSHA Asbestos Construction Standard. This material is not required to be removed unless planned renovation activities will disturb this material. PSI recommends that all ACM be removed by a Florida licensed asbestos contractor if it is to be impacted.

It should be noted that a Notice of Asbestos Renovation or Demolition form should be filed with the appropriate district office of the Florida Department of Environmental Protection (FDEP) at least ten business days prior to starting renovations requiring the removal of threshold quantities of ACM. Should suspect materials not sampled as part of this survey be discovered during the demolition, they must be treated as ACM and work stopped until sampling by an accredited inspector with review by a Florida Licensed Asbestos Consultant and PLM analysis prove otherwise.

**LEAD PAINT SURVEY**

The EPA and the U.S. Department of Housing and Urban Development (HUD) define a LBP as any coating having 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) or greater lead when tested by an X-Ray Fluorescence (XRF) device or 0.5% lead by weight by laboratory analysis of paint chip samples. For this survey, XRF readings were collected from representative surface coatings.

XRF Testing

XRF field-testing was performed with the LPA-1 manufactured by Radiation Monitoring Devices (RMD). The use of a portable, non-destructive testing device is advantageous when numerous tests must be performed because of its



brief testing time and relatively low cost compared to laboratory methods.

XRF test data, including calibration checks against standards, and confirmation paint-chip samples was recorded on an inspection worksheet(s) to generate a permanent record of the field findings.

Placing the scanner on the test surface and exposing the lead paint film to gamma radiation collects XRF values. XRF analyzers are usually capable of penetrating up to 25 layers of paint to determine lead content. At the conclusion of each test, the shutter is closed and the display on the control console shows the lead concentration in mg/cm<sup>2</sup> for manual tabulation.

The accuracy and precision of any measurement is determined by the length of each test, instrument calibration checks against known standards or control blocks, measurement conditions, and mathematical laws of random error. Even when XRF equipment is properly operated within the manufacturer's specification, unusual substrates, paint additives, uneven paint applications, electrical fields, lead components in wall cavities, and many other variables may cause significant fluctuations in apparent test values. Due to the limitations and inherent problems associated with XRF field-testing, confirmation sampling and assessment of XRF data is recommended before major abatement activities are started. A copy of the XRF testing log is attached.

**A total of twenty-two (22) XRF readings were collected from various components. None of the XRF readings indicated lead concentrations equal to or in excess of 1.0 mg/cm<sup>2</sup>.**

#### **LEAD PAINT SURVEY CONCLUSIONS AND RECOMMENDATIONS**

Lead was not detected above the regulatory limit for a LBP, however detectable levels of lead were found. Please note that OSHA regulations, 29 Code of Federal Regulations (CFR) 1926.62, applies to activities involving disturbance of coatings containing lead in any concentration. This OSHA regulation governs workers exposure to lead paint concentrations in any amount. It is possible for paints containing less than 1.0 mg/cm<sup>2</sup> lead by XRF testing or less than 0.50% lead by laboratory analysis of paint chip samples to cause worker exposures above the OSHA Action Level (AL) 30 micrograms per cubic meter of air (30 ug/m<sup>3</sup>) averaged over an 8-hour period or Permissible Exposure Limit (PEL) of 50 ug/m<sup>3</sup> averaged over an 8-hour period depending on the type of work being performed.

A case by case assessment of each construction activity should be conducted to determine which components should be abated prior to disturbance. The assessment should include an evaluation of the type of work that will be conducted (i.e. drilling, sawing, demolition, repainting etc.), the concentration of lead detected in the painted surface, and the results of any available prior negative exposure air monitoring data. Contractors should follow these regulations when working with lead painted components and avoid activities (sanding, torch cutting, grinding, abrading) which could produce lead fume or respirable dust.

#### **WARRANTY**

The information contained in this report is based upon the data furnished by the Client and observations and test results provided by PSI. These observations and results are time dependent, are subject to changing site conditions, and revisions to Federal, State and local regulations.

PSI warrants that these findings have been promulgated after being prepared in general accordance with generally accepted practices in the asbestos and/or lead-based paint testing and abatement industries. PSI also recognizes that raw laboratory test data are not usually sufficient to make all abatement and management decisions.



This report was prepared pursuant to the contract PSI has with Escambia County Facilitates Management Department. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Escambia County Facilitates Management Department, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to PSI's contract with Escambia County Facilitates Management Department. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

No other warranties are implied or expressed.

**UNIDENTIFIABLE CONDITIONS**

This report is necessarily limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that there may exist conditions which could not be identified within the scope of work or which were not apparent at the time of our site work. This report is also limited to information available from the client at the time it was conducted. The report may not represent all conditions at the subject site as it only reflects the information gathered from specific locations.

PSI appreciates the opportunity to have been of service to you. If you have any questions regarding our findings, please do not hesitate to give us a call.

Sincerely,

**PROFESSIONAL SERVICE INDUSTRIES, INC.**

John C. Harris  
Project Manager

Michael Rothenburg, P.E.  
Florida Licensed Asbestos Consultant  
License No. EA41

Jeremy Jernigan, CIH, CSP, CHMM  
Principal Consultant

Christopher M. Hundley  
Principal Consultant/Lead

Attachments: Asbestos Analytical Results/Bulk Sample Logs/Chain of Custodies  
XRF Testing Results  
Inspector and Laboratory Certifications



## REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: PSI, Inc  
175 South A Street  
Pensacola, FL 32502  
Attn: John Harris

Project ID: 07833280  
3300 W De Soto St

Date Received: 8/11/2021

Date Completed: 8/13/2021

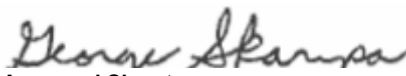
Date Reported: 8/13/2021

Analyst: Dan Anderson Work Order: 2108281 Page: 1 of 2

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
001	001A	(1) White, Floor Tile, Homogeneous (2) Black, Mastic, Homogeneous	NO ASBESTOS DETECTED 2% Chrysotile	None Reported None Reported
002	002A	Sample Not Tested		
003	003A	(1) White, Floor Tile, Homogeneous	NO ASBESTOS DETECTED	None Reported
004	004A	(1) White, Floor Tile, Homogeneous	NO ASBESTOS DETECTED	None Reported
005	005A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
006	006A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
007	007A	(1) White, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
008	008A	(1) Yellow, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	95% Fibrous Glass
009	009A	(1) Yellow, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	95% Fibrous Glass
010	010A	(1) Gray, Plaster, Homogeneous	NO ASBESTOS DETECTED	None Reported
011	011A	(1) Gray, Plaster, Homogeneous	NO ASBESTOS DETECTED	None Reported
012	012A	(1) Gray, Plaster, Homogeneous	NO ASBESTOS DETECTED	None Reported
013	013A	(1) Black, Cove Base, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
014	014A	(1) Black, Cove Base, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,  
PSI, Inc.

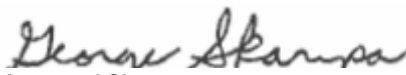
  
Approved Signatory  
George Skarupa

<b>Client ID</b>	<b>Lab ID (Layer)</b>	<b>Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i></b>	<b>Asbestos Content (Percent and Type)</b>	<b>Non-asbestos Fibers (Percent and Type)</b>
015	015A	(1) Brown, Ceiling Tile, Homogeneous	<b>NO ASBESTOS DETECTED</b>	95% Cellulose Fiber
016	016A	(1) Brown, Ceiling Tile, Homogeneous	<b>NO ASBESTOS DETECTED</b>	95% Cellulose Fiber
017	017A	(1) Green, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	<b>NO ASBESTOS DETECTED</b> <b>NO ASBESTOS DETECTED</b>	None Reported None Reported
018	018A	(1) Black, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	<b>NO ASBESTOS DETECTED</b> <b>NO ASBESTOS DETECTED</b>	None Reported None Reported

**Report Notes:** (PT) Point Count Results

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

**Respectfully submitted,  
PSI, Inc.**

  
**Approved Signatory  
George Skarupa**





CHAIN OF CUSTODY - ASB/LEAD/IH

2108281



IH Laboratory  
850 Poplar Street  
Pittsburgh, PA 15220  
412-922-4001 ext. 228/425

**Project Information**

Project Name: 3300 W De Soto St  
 Project No: 07833280  
 PO Number:  
 Sample Date:

**Send Results To:**

Company: PSI, Inc.  
 Attn: John Harris  
 Address: 175 South A Street, Pensacola, FL 32502  
 Telephone: 850-434-1000  
 Email:

**Send Invoice To:**

Company: PSI - Pensacola  
 Attn:  
 Address:  
 Telephone:  
 Email:

**Requested Turnaround Time:**

Same Day  1-2 Day  3-5 Day  Requested Date:

**Stop at First Positive**

Y  N

**Laboratory Use Only**

All Samples In Acceptable Condition: Y  N

Comments:  
 Shipping Charges Apply:

Sample ID:	Number of Samples	PLM Bulk	Point Count (400)	Point Count (1000)	Lead Wipe	Lead Air	Lead Soil	Lead Paint Chip	Lead TCLP	PCM	PCM "B Rules"	TEM AHERA	TEM 7402	TEM Chatfield	TEM Vacuum	TEM Wipe	NY PLM Friable/NOB	NY TEM NOB	NY SOF-V	Total Nuisance Dust	Respirable Dust	Cadmium	Zinc	Total Chromium	Other:
001-018	18	x																							

Relinquished by: *[Signature]* Date/Time: 08/10/21

Received by: *[Signature]* Date/Time: 8/11/2021

Analyst Name: *[Signature]* Analyst Signature: *[Signature]*

**Special Instructions / Comments:** Use First positive stop protocol if any part of homogeneous group is positive.



### LBP SURVEY XRF TESTING LOG

Client: Escambia County Facilities		Date: 8/6/2021	Page 1 of 1		
XRF Serial No.: 4052		Inspector: Harris			
Project Site: 3300 W. De Soto St.		Project No.: 07833280			
Sample Number	Component Description	Component Location	BGS	PC	XRF Reading (mg/cm <sup>2</sup> )
-	RMD 1.0 mg/cm <sup>2</sup> Reference Test Block	Parking Area	W	I	1.0
-	RMD 1.0 mg/cm <sup>2</sup> Reference Test Block	Parking Area	W	I	1.0
-	RMD 1.0 mg/cm <sup>2</sup> Reference Test Block	Parking Area	W	I	1.0
01	Brown Door	South Entrance	M	I	0.0
02	Brown Door Frame	South Entrance	M	I	0.0
03	White Wall	South Entrance	P	I	-0.2
04	Brown Elevator Door	1 <sup>st</sup> Floor	M	I	0.1
05	Brown Door	1 <sup>st</sup> Floor Storage Rm	W	I	0.0
06	White Wall	1 <sup>st</sup> Floor Bathroom	P	I	-0.2
07	White Wall	1 <sup>st</sup> Floor Kitchen	P	I	0.1
08	White Wall	1 <sup>st</sup> Floor Storage Rm	P	I	-0.1
09	Lt. Green Wall	Library	P	I	-0.2
10	Lt. Blue Wall	Sect. Office	P	I	0.1
11	Lt. Brown Door	Sect. Office	W	I	0.2
12	White Door	2 <sup>nd</sup> Floor Bath	W	I	-0.2
13	White Door Frame	2 <sup>nd</sup> Floor Bath	W	I	0.1
14	Lt. Green Wall	2 <sup>nd</sup> Floor Meeting Rm	P	I	0.0
15	Lt. Green Wall	2 <sup>nd</sup> Floor Meeting Rm	P	I	-0.1
16	Lt. Green Exit Door	2 <sup>nd</sup> Floor Meeting Rm	M	I	0.1
17	Lt. Green Exit Door Frame	2 <sup>nd</sup> Floor Meeting Rm	M	I	0.3
18	Brown Elevator Door	2 <sup>nd</sup> Floor	M	I	0.3
19	White Wall	2 <sup>nd</sup> Floor Bath	P	I	-0.3
20	White Door	2 <sup>nd</sup> Floor Storage Rm	W	I	0.1
21	Blue Exterior Exit Door	East Exit	M	I	0.1
22	Blue Exterior Exit Door Frame	East Exit	M	I	0.1

PC = Paint Condition: I = Intact, D = Deteriorated

BGS = Background Substrate: W = Wood, M = Metal, C = Concrete, CB = Concrete Block, GB = Gypsum Board,

B = Brick, P = Plaster



certifies

# John C. Harris

Intertek - PSI 175 South A St., Pensacola, FL 32502

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

## *Asbestos Refresher: Inspector*

FDBPR Asbestos Licensing Unit: Provider # 0000995; Course #FL49-0004731 (½ Day; 3.40 Contact Hours)  
(Reaccreditation for Inspector under TSCA Title II/AHERA)

*Conducted*

**08/03/2021**

**Certificate #: 220024-8518**

**Exam Date: 08/03/2021**

**EPA accreditation expires: 08/03/2022**

**Principal Instructor: Brian Duchene, PE, LAC**

**CEUs: .4**

**FBPR LAC: #0000995; Course #0004731**

**FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs**



Andrew Campbell, Director

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# **The Environmental Institute**

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## **John Harris**

Social Security Number - XXX-XX-5509  
Intertek-PSI - 175 South A Street - Pensacola, Florida 32502

*Has completed 24 hours of coursework and satisfactorily passed the hands-on skills assessment and an examination that meets training criteria in accordance with requirements for Lead-Based Paint Activities in Target Housing and Child-Occupied Facilities as regulated by Georgia DNR/EPD Chapter 391-3-24 and U. S. EPA TSCA 40 CFR Part 745 for the initial course titled*

**Lead Inspector: EPA**  
**(Target Housing & Child-Occupied Facilities)**

December 11-13, 2019

Course Date

5278

Certificate Number

December 13, 2019

Examination Date

June 13, 2020

EPA Interim Expiration Date

December 12, 2021

Georgia Expiration Date

December 12, 2022

EPA Expiration Date



A handwritten signature in blue ink, appearing to read "Thomas G. Laubenthal".

Thomas G. Laubenthal - Principal Instructor

A handwritten signature in blue ink, appearing to read "David W. Hogue".

David W. Hogue - Training Manager

(Approved by the ABIH Certification Maintenance Committee for 3 CM points - Approval #11-563)

TEI - 1395 S. Marietta Parkway - Building 100, Suite 124 - Marietta, Georgia 30067

Phone: 770-427-3600 - Website: [www.tei-atl.com](http://www.tei-atl.com)

(State of Georgia Accredited - Certification No. 20-0799-0061 - January 15, 1997)