

REQUEST FOR BIDS
ASBESTOS PROJECT DESIGN, ABATEMENT & AIR MONITORING
ITB# 22-24/25
September 12, 2024

BACKGROUND:

Sumter County and the City of Sumter have received a grant from the U.S. Department of Housing and Urban Development to demolish privately owned vacant, dilapidated houses.

The County and City are requesting bids from SCDHEC-licensed firms to abate the asbestos contained in these structures in accordance with all SCDHEC regulations

SCOPE OF WORK:

ABATEMENT PLAN (PROJECT DESIGN)

The “Asbestos Project Design” shall be a written plan prepared by a certified asbestos project designer specifying how the asbestos abatement project will be performed (for each house) including, but not limited to, a scope of work and technical specifications. The project design must comply with 40 CFR 763.90 (9) Federal Register and SCDHEC regulations. The scope of work of this project design shall, at a minimum, address the following:

- Preparation of each asbestos-related work area
- Establishment of each containment
- Establishment of each decontamination unit and procedures for use
- Evaluation and selection of various fiber release control options
- Establishment, maintenance, and monitoring of negative air pressure within each containment
- Regulated Asbestos Containing Material (RACM) enclosure, removal, encapsulation, or repair work practices
- Visual inspection procedures for each asbestos abatement containment area
- Clean-up and final clearance procedures
- Air monitoring, including analysis documentation, and any other required record keeping
- Respiratory protection and personal protective equipment requirements
- Procedures for on-site storage, handling, and disposal of Asbestos-Containing Materials (ACM) and project waste
- Procedures for maintaining personnel licenses and training certificates on-site

The project designer shall be on SCDHEC’s Asbestos Hazard Emergency Response Act (AHERA) Certified list of Project Designers. *Documentation of such certification shall be included with the submission of the quote.*

AIR MONITORING:

This request for bids also includes the procurement of air monitoring services to be provided by SCDHEC certified and licensed Asbestos Air Samplers to perform air sampling in accordance with SCDHEC Regulation #61-86.1 during asbestos abatement activities at each project site. This includes a visual clearance and Transmission Electron Microscopy (TEM) clearance with a possible variance for Phase Contrast Microscopy (PCM) monitoring since the structures are to be demolished. The quotes shall be based on a per day rate assuming a 40-hour week and no work on weekends.

SCDHEC licensed asbestos firms interested in bidding on the Asbestos Assessment, Project Design and Air Monitoring Request should return:

ATTACHMENT A - Request for Bids to:

Tony Butts
City of Sumter
21 N. Main St.
Sumter, SC 29150

BIDS:

Bids are due no later than October 8, 2024, by 2:00 p.m. EST.

Bids will be opened on October 8, 2024, 2:00 p.m., at the City of Sumter Purchasing Department, 21 N. Main St., Sumter, SC. A tabulation of offers (bid tab) will be made available for public record.

The lowest responsible and responsive bid will be selected. In the event of a tie bid, Sumter County procurement policy procedures shall prevail. Sumter County reserves the right to reject any or all bids. Sumter County reserves the right to waive all informalities not involving price, time, or changes in the work and to negotiate contract terms with the successful bidder.

ATTACHMENT A - REQUEST FOR BIDS

ITEM: Asbestos Project Design, Abatement and Air Monitoring. All personnel must be licensed and certified according to SCDHEC guidelines.

Total cost **per house** for Project Design and Abatement based on the attached asbestos surveys:

5 Harris St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

15 Cleveland St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

17 Cleveland St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

17 W. Patricia Dr.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

22 W. Patricia Dr.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

28 Monroe St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

112 E. Newberry Ave.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

253 E. Red Bay Rd.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

308 Turkey Rd.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

504 Atlantic St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

902 Manning Ave.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

915 Franklin St.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

1005 Belmont Dr.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

1531 Illery Rd.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

1561 Illery Rd.

Project Design and Abatement: \$ _____
Air Monitoring: _____ (# of days) at _____ (daily rate)= \$ _____
Total for address: \$ _____

TOTAL BID: \$ _____

Bid Submitted by:

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip: _____

Company Telephone: (____) _____ FAX: (____) _____ Email: _____

Name of person submitting this Quotation: _____

Signature of person submitting this Quotation: _____

Telephone number of person submitting this Quotation: (____) _____

Email address of person submitting this Quotation: _____

Name of Air Monitoring Company: _____

Attach licenses/certification (documentation) for staff that will complete the work.

VENDOR AGREEMENTS – FORMAL INVITATIONS-TO-BID

Submittal of Sealed (Formal) Bids On the date set and at the time designated for the opening of the sealed bid, each prospective bidder is required to submit the bid deposit in the amount and form specified herein. Outside of envelope containing the **sealed** bid must be clearly marked: **Invitation-to Bid # 22-23/24 Asbestos Project Design, Abatement and Air Monitoring**. Each prospective bidder is required to complete and execute the bid form attached in this Invitation to Bid, and all information and certifications called for thereon must be furnished. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.

City of Sumter reserves the right to obtain clarification or additional information necessary to properly evaluate a bid. Failure of vendor to respond to a request for additional information or clarification could result in rejection of that vendor's bid. City of Sumter reserves the right to accept or reject any and all bids, in whole or in part, separately or together, with or without cause; to waive technicalities in submissions, to secure a project that is deemed to be in the best interest of the City. City of Sumter also reserves the right to make purchases outside of the awarded contracts where it is deemed in the best interest of the City.

Each responder, by submitting a bid to the City of Sumter a result of this Invitation-to-Bid, agrees to and acknowledges its acceptance of and agreement with the procedures outlined herein and all terms, conditions and requirements of the applicable City of Sumter Bid documents. If a vendor cannot agree to these terms, or violates these procedures, the response will be judged non-responsive and not considered. If the procedures are violated during the evaluation process or prior to the issuance of a contract by the City of Sumter, the offer of the firm in question will be void and City of Sumter will procure the goods/services in question from other eligible vendors.

At the time of the opening of bids, each responder will be presumed to have read and to be thoroughly familiar with the Documents (including all addenda). The failure or omission of any responder to examine any form, instruction or document shall in no way relieve any responder from any obligation in respect to this Invitation-to-Bid.

Responses submitted are final and complete offers by the vendor. No additions, corrections, modifications, changes or interpretations will be allowed. In the event questions arise on what is meant by an offer, the Purchasing Manager will make a determination as to the city's interpretation of the vendor's offer. If, after informing the vendor of the city's opinion, disagreement as to scope of the offer is present, the offer will be declared VOID. City of Sumter reserves the right to award proposals received on the basis of individual items, groups of items, or the entire list of items; to reject any and all proposals; and to waive any technicalities. In every case, the City reserves the right to make awards deemed to be in the best interest of the City and to negotiate further the offer determined by the City to be in the best interest of the City. Unit prices will govern over extended prices. Prices must be stated per unit and extended for the total quantity. Sales, use, or excise tax, as well as any handling and shipping charges, must be shown as separate items. The Owner reserves the right to increase or decrease the amount of work under the Contract at the unit prices quoted in the bid received from the successful responder.

Responders must clearly mark as "Confidential" each part of their offer which they consider proprietary information that could be exempt from disclosure under Section 30-4-40, Code of Laws of South Carolina, 1976

as amended (Freedom of Information Act). If any part is designated as “confidential”, there must be attached to that part an explanation of how this information fits within one or more categories listed in Section 30-4-40. City of Sumter reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against City of Sumter or its agents for its determination in this regard. Should any responder fail to perform or comply with any provision or terms and conditions of any documents referenced and made part hereof, City of Sumter may terminate this contract, in whole or in part, and may consider such failure or non compliance a breach/default of contract.

The City reserves the right to purchase any/all items or service in default on the open market. No additional responses will be considered from a firm in default until the default expenses are paid. No principals of a defaulting firm may submit a response under another organization or individual name until their previous default is settled.

RIGHT TO INCREASE OR DECREASE THE AMOUNT OF WORK: The Owner reserves the right to increase or decrease the amount of work under the Contract at the unit prices quoted in the bid received from the successful responder.

INSURANCE REQUIREMENTS:

The Responder agrees to secure at Responder’s own expense all personnel necessary to carry out Responder’s obligations under this Bid. Such personnel shall not be deemed to be employees of the City nor shall they or any of them have or is deemed to have any direct contractual relationship with the City. The City shall not be responsible for withholding taxes with respect to the Responder’s compensation hereunder. Responder shall not hold himself out as an employee of the City, and shall have no power or authority to bind or obligate the City in any manner, except the City shall make payment to Responder for services as herein provided. Responder shall obtain and maintain all licenses and permits required by law for performance of this contract by him. The Responder shall have no claim against the City hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, worker’s compensation, health or disability benefits, unemployment insurance benefits, or employee benefits of any kind, State or Federal governments’ benefits, including but not limited to Social Security, workmen's compensation, Employment Security, sales or use tax and any other taxes and licenses or insurance premiums required by law. The City shall pay no employee benefits or insurance premiums of any kind to or for the benefit of Responder or his employees, agents, and servants by reason of this contract. The Responder will carry liability insurance relative to any service that he performs for the City. A certificate of insurance must be submitted to the purchasing office prior to services performed, with the requested coverage and limits per the City, with City of Sumter listed as additional insured.

1. Contractor's and Subcontractor's Insurance: Before commencing the Work, and until completion and final acceptance of the Work, the Contractor shall procure and maintain, at its own expense, the insurance coverages described below. Before starting the Work, Contractor shall furnish a Certificate of Insurance, in a form acceptable to Owner, evidencing the Contractor's compliance with the Agreement’s insurance requirements. All insurance policies are to be written through a company duly authorized to transact that class of insurance within the jurisdiction of the Project site and shall be with insurance companies acceptable to Owner and with A.M. Best Rating of A minus or better. The Certificates and policies for the Commercial General Liability and Business Automobile Liability Policy shall name Owner, and if requested, Owner's agents, as Additional Insureds for completed and ongoing operations on a primary and non-contributory basis. All Insurance Certificates shall state policy numbers, dates of expiration, policy limits, and provide that the insurance will not be cancelled or changed unless Owner has been given written notice at least thirty (30) days prior to the date of the proposed change or cancellation.

If the Contractor fails to procure or maintain required insurance coverages, Owner shall have the right, but not the obligation, to procure and maintain the required insurance for and in the name of the Contractor, and Contractor

shall pay the cost thereof and furnish all necessary information to make effective and maintain such insurance. Contractor shall not commence work until all insurance requirements are met.

a. Required Insurance Coverages: The insurance coverages to be provided include those as set forth below unless modified in an Insurance Exhibit attached to the Agreement:

(1) Commercial General Liability Insurance with limits of \$1,000,000.00 per occurrence/\$1,000,000 aggregate Bodily Injury and Property Damage Liability. This coverage must, at a minimum, include coverage and/or endorsements for premises operations, products/completed operations, contractual liability assumed by Contractor under this Agreement, personal injury, advertising injury and broad form Property Damage (including coverage for explosion, collapse and underground hazards), and independent Contractor coverages. All liability policies must be written on an "occurrence" basis. Such policy shall not contain Endorsement, CG 22 94 10 01. The Commercial General Liability and Automobile Liability insurance required herein shall protect the Contractor and the Owner against liability from damages growing out of any Contractor operations (including the operation of all automobiles, trucks, and other vehicles owned or rented) in connection with the performance of this Agreement, as well as liability arising after the completion of the Contractor's operations.

(2) Motor Vehicle Liability Insurance with bodily injury limits of \$1,000,000.00 and property damage limits of \$1,000,000.00 or a combined single limit of \$1,000,000.00.

(3) Worker's Compensation in accordance with, and providing coverages meeting or exceeding the limits required by, the laws of the State of South Carolina jurisdiction, and Employer's Liability Insurance with the following minimum limits: \$100,000 Per Accident, \$100,000 Per Disease for Each Employee, \$500,000 aggregate.

(4) Excess or Umbrella Liability Insurance with a policy limit of \$1,000,000.00 per occurrence and aggregate.

(5) Sub-Contractor Insurance: If Contractor elects, with Owner's approval, to subcontract any portion of the Work to another Contractor, Contractor shall require of such Subcontractor insurance coverage similar to that required of Contractor hereunder and shall furnish to Owner evidence that such insurance coverages are currently in effect. Moreover, Contractor shall require any such Subcontractor to name Contractor and Owner as additional insured's on Subcontractor's Commercial General Liability Insurance and will provide Contractor with a waiver of subrogation form from such sub-Contractors worker's compensation carrier. Failure of Contractor to require Subcontractor to obtain the coverages required herein or to furnish Owner evidence of such coverage shall be grounds for termination for default.

b. The Contractor shall furnish one copy of each Certificate of Insurance herein required attached to each copy of the Agreement, plus three additional copies of each Certificate of Insurance herein required, which shall specifically set forth evidence of all coverages set forth above. The Contractor shall furnish to the Owner copies of any endorsements that are subsequently issued amending coverage or limits.

2. Payment and Performance Bonds (CONSTRUCTION BIDS ONLY): If the Contractor's work as set forth in the **Scope of Work exceeds \$50,000.00**, Contractor shall provide payment and performance bonds in the full amount of the Contract Sum.

a. The payment and performance bonds, if any, shall name Owner as the obligee. Such bonds must be secured by cash or must be issued by a surety company licensed in the State of South Carolina with an "A" minimum rating of performance as stated in the most current publication of "Best Key Rating Guide, Property Liability".

b. Upon execution of the Contract Documents, the Contractor shall furnish to the Owner a Performance Bond and a separate Labor and Material Payment Bond in a form acceptable to the Owner.

The bonds shall guarantee the Contractor's faithful performance of the Contract and payment of all obligations arising thereunder. The bonds shall remain in force until the Work has been completed and accepted by the Owner, the provisions of all guarantees required by these Contract Documents have been fulfilled, and the warranty periods and period for correction of the Work as provided in the Contract Documents have expired, or the period for filing mechanics' liens has expired, whichever occur latest, after which time the bonds shall lapse. The Contractor shall bear all costs in connection with the bonds as a part of the Contract. One executed copy of each bond shall be attached to each executed copy of the Contract Documents prior to the execution of the Contract Documents by the Owner.

c. The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

All items delivered to or drop shipped to the site remain the sole responsibility of the Bidder . Bidder is solely responsible for maintaining insurance on and replacing said items in the event of theft, damage, or other loss.

Each of the bidders shall fully familiarize itself with the conditions relating to the bid to insure complete understanding of all the details involved. The bidder shall satisfy itself as to the actual requirements of the bid by personal examination of its location or other means, so as to enable the bidder to make an informed bid. Failure to do so shall not relieve the successful bidder of its obligation to furnish all materials, products, and/or labor necessary to complete the provision of the awarded contract and failure to do so may result in the claims against bonds. No allowance will be made for any claims that a bid and/or response was based on incomplete information as to the nature and character of the sites and of the work involved.

The responder shall indemnify, defend and hold harmless City of Sumter, its officers, agents and employees from liability and any claims, suits, judgments, and damages of any nature brought because of, arising out of, or due to breach of the agreement by Responder, its subcontractors, suppliers, agents, or employees or due to any negligent act or occurrence or any omission or commission of Responder, its subcontractors, suppliers, agents, or employees.

Should any responder fail to perform or comply with any provision or terms and conditions of any documents referenced and made part hereof, City of Sumter may terminate this contract, in whole or in part, and may consider such failure or non compliance a breach/default of contract. The City reserves the right to purchase any/all items or service in default on the open market. By submittal of a response, all responders agree to this provision. No additional responses will be considered from a firm in default. No principals of a defaulting firm may submit a response under another organization or individual name until their previous default is settled.

City of Sumter may terminate this agreement with or without cause at anytime. In the event of termination by either party, uncontested fees due for services satisfactorily performed or goods accepted prior to the termination shall be paid.

FEDERAL FUNDING CONTRACT/AGREEMENT
FEDERAL AGENCY'S GRANT PROGRAM
REQUIREMENTS FOR PROCUREMENT CONTRACTS

Contractual Certifications and Assurances

2 CFR Part 200 UNIFORM ADMINISTRATIVE REQUIREMENTS,
COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS

WHEREAS, this Contract/Agreement between _____ (“Contractor”), and City of Sumter, (the “City”) for ITB #22 – 24/25.

WHEREAS, the City issued ITB #22-24/25 which is hereby incorporated into this Contract/Agreement in its entirety by reference;

NOTWITHSTANDING, the date of execution of this Contract/Agreement by the parties hereto, the parties intend that this Contract/Agreement shall be effective as of Date of Original Purchase Order;

WHEREAS, the parties acknowledge that the above-referenced Contract/Agreement is subject to the provisions of 2 C.F.R. § 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards and the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121-5207 et seq.);

WHEREAS, this Contract/Agreement is hereby expressly incorporated into the Contract/Agreement between the City of Sumter and the Contractor. The Contractor agrees to include the above clause in each third party subcontract financed in whole or in part with Federal assistance provided by HUD. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions. To the extent that the terms of the ITB #22-24/25 and if this Contract/Agreement conflict, the terms of this Contract/Agreement shall control;

The following provisions are hereby added and incorporated into the above-referenced Contract/Agreement:

- I. TERMINATION FOR CONVENIENCE OF THE CITY** (*applicable to all contracts in excess of \$10,000*)
- A. City shall have the option, in its sole discretion, to terminate this Contract/Agreement, at any time during the term hereof, for convenience and without cause. City shall exercise this option by giving Contractor written notice of termination. The notice shall specify the date on which termination shall become effective.
 - B. Upon receipt of the notice, Contractor shall commence and perform, with diligence, all actions necessary on the part of Contractor to effect the termination of this Contract/Agreement on the date specified by City and to minimize the liability of Contractor and City to third parties as a result of termination. All such actions shall be subject to the prior approval of the City. Such actions shall include, without limitation:

1. Halting the performance of all services and other work under this Contract/Agreement on the date(s) and in the manner specified by City.
 2. Not placing any further orders or subcontracts for materials, services, equipment or other items.
 3. Terminating all existing orders and subcontracts.
 4. At City's direction, assigning to City any or all of Contractor's right, title, and interest under the orders and subcontracts terminated. Upon such assignment, City shall have the right, in its sole discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts.
 5. Subject to City's approval, settling all outstanding liabilities and all claims arising out of the termination of orders and subcontracts.
 6. Completing performance of any services or work that City designates to be completed prior to the date of termination specified by City.
 7. Taking such action as may be necessary, or as the City may direct, for the protection and preservation of any property related to this Contract/Agreement which is in the possession of Contractor and in which City has or may acquire an interest
- C. Within 30 days after the specified termination date, Contractor shall submit to City an invoice, which shall set forth each of the following as a separate line item:
1. The reasonable cost to Contractor, without profit, for all services and other work City directed Contractor to perform prior to the specified termination date, for which services or work City has not already tendered payment. Reasonable costs may include a reasonable allowance for actual overhead, not to exceed a total of 10% of Contractor's direct costs for services or other work. Any overhead allowance shall be separately itemized. Contractor may also recover the reasonable cost of preparing the invoice. Taking such action as may be necessary, or as the City may direct, for the protection and preservation of any property related to this Contract/Agreement which is in the possession of Contractor and in which City has or may acquire an interest.
 2. A reasonable allowance for profit on the cost of the services and other work described in the immediately preceding subsection (1), provided that Contractor can establish, to the satisfaction of City, that Contractor would have made a profit had all services and other work under this Contract/Agreement been completed, and provided further, that the profit allowed shall in no event exceed 5% of such cost.
 3. The reasonable cost to Contractor of handling material or equipment returned to vendor, delivered to the City or otherwise disposed of as directed by the City.
- D. In no event shall City be liable for costs incurred by Contractor or any of its subcontractors after the termination date specified by City, except for those costs specifically enumerated and described in the immediately preceding subsection C. Such non-recoverable costs include, but are not limited to, anticipated profits on this Contract/Agreement, post-termination employee salaries, post-termination administrative expenses, post-termination overhead or unabsorbed overhead, attorneys' fees or other costs related to the prosecution of a

claim or lawsuit, prejudgment interest, or any other expense which is not reasonable or authorized under such subsection C.

E. In arriving at the amount due to Contractor under this Section, City may deduct:

1. All payments previously made by City for work or other services covered by Contractor's final invoice;
2. Any claim which City may have against Contractor in connection with this Contract/Agreement;
3. Any invoiced costs or expenses excluded pursuant to the immediately preceding subsection D; and
4. In instances in which, in the opinion of the City, the cost of any service or other work performed under this Contract/Agreement is excessively high due to costs incurred to remedy or replace defective or rejected services or other work, the difference between the invoiced amount and City's estimate of the reasonable cost of performing the invoiced services or other work in compliance with the requirements of this Contract/Agreement.

F. City's payment obligation under this Section shall survive termination of this Contract/Agreement.

II. TERMINATION FOR DEFAULT – REMEDIES FOR BREACH (*applicable to contracts in excess of the simplified purchase threshold (\$150,000.00) shall contain provisions allowing for administrative, contractual, or legal remedies for contractor breaches of the contract terms, and shall provide for such remedial actions as appropriate*)

Contractor's failure to perform or observe any term, covenant or condition of this document (Federal Emergency Management Agency's Emergency Management Performance Grant Program Requirements for Procurement Contracts) shall constitute an event of default under this Contract/Agreement.

A. Each of the following shall also constitute an event of default ("Event of Default") under this Contract/Agreement:

1. Contractor fails or refuses to perform or observe any other term, covenant or condition contained in this Contract/Agreement, and such default continues for a period of ten days after written notice thereof from City to Contractor.
2. Contractor (a) is generally not paying its debts as they become due, (b) files, or consents by answer or otherwise to the filing against it of a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (c) makes an assignment for the benefit of its creditors, (d) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Contractor or of any substantial part of Contractor's property or (e) takes action for the purpose of any of the foregoing.
3. A court or government authority enters an order (a) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Contractor or with respect to any substantial part of Contractor's property, (b) constituting an order for relief or approving a petition for relief or reorganization

or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (c) ordering the dissolution, winding-up or liquidation of Contractor.

B. On and after any Event of Default, City shall have the right to exercise its legal and equitable remedies, including, without limitation, the right to terminate this Contract/Agreement or to seek specific performance of all or any part of this Contract/Agreement. In addition, City shall have the right (but no obligation) to cure (or cause to be cured) on behalf of Contractor any Event of Default; Contractor shall pay to City on demand all costs and expenses incurred by City in effecting such cure, with interest thereon from the date of incurrence at the maximum rate then permitted by law. City shall have the right to offset from any amounts due to Contractor under this Contract/Agreement or any other Contract/Agreement between City and Contractor all damages, losses, costs or expenses incurred by City as a result of such Event of Default and any liquidated damages due from Contractor pursuant to the terms of this Contract/Agreement or any other agreement.

C. All remedies provided for in this Contract/Agreement may be exercised individually or in combination with any other remedy available hereunder or under applicable laws, rules and regulations. The exercise of any remedy shall not preclude or in any way be deemed to waive any other remedy

III. SOCIO-ECONOMIC ENGAGEMENT

Contractor will take the following affirmative steps to engage small and minority firms, women's business enterprises, and labor surplus area firms.

- A. Place qualified small and minority business and women's business enterprises on sub-contractor solicitation lists.
- B. Assure that such firms are solicited whenever they are potential sources.
- C. Divide total requirements into smaller tasks or quantities to permit maximum participation by such firms.
- D. Establish delivery schedules which encourage participation by such firms.

IV. ACCESS TO RECORDS

A. Contractor agrees to provide the City, HUD, the Comptroller General of the United States or any their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this *Contract/Agreement* for the purposes of making audits, examinations, excerpts and transcriptions.

B. Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

C. Contractor agrees to maintain all books, records, accounts and reports required under this *Contract/Agreement* for a period of not less than three years after the later of: (a) the date of termination or expiration of this Contract/Agreement or (b) the date City makes final payment under this Contract/Agreement, except in the event of litigation or settlement of claims arising from the performance of this Contract/Agreement,

in which case, Contractor agrees to maintain same until the City, HUD, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto.

V. EQUAL EMPLOYEMENT OPPORTUNITY (*applicable to all construction contracts awarded in excess of \$10,000 by grantees and their contractors or sub-grantees*)

Contractor agrees to comply with Executive Order 11246, "Equal Employment Opportunity," as amended by Executive Order 11375, "Amending Executive Order 11236 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.

VI. COPELAND "ANTI-KICKBACK" ACT (*applicable to all contracts and subgrants for construction or repair*)

Contractor agrees to comply with the Copeland "Anti-Kickback" regulations under Section 2 of the Act of June 13, 1934, as amended (40 U.S.C. 276c), popularly known as the Copeland Act. (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3).

A. Subcontracts. Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the HUD may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

B. Breach. A breach of the Contract/Agreement clauses above may be grounds for termination of the Contract/Agreement, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

VII. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (*applicable to all construction contracts awarded by grantees and sub-grantees in excess of \$2,000, and all other contracts involving the employment of mechanics or laborers in excess of \$2,500*)

Contractor agrees that it shall comply with Sections 103 and 107 of the Contract/Agreement Work Hours and Safety Standards Act (40 U.S.C. 327–330) as supplemented by Department of Labor regulations (29 CFR Part 5), which requires each contractor to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours. Section 107 is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions that are unsanitary, hazardous, or dangerous.

VIII. CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT (*applicable to all contracts and subcontracts in excess \$100,000, including indefinite quantities where the amount is expected to exceed \$100,000 in any year*)

- A. Contractor agrees to comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).
- B. Contractor acknowledges that the Clean Air Act (CAA) is the comprehensive federal law regulating air emissions from stationary and mobile sources. Among other things, this law

authorizes EPA to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants.

- C. Contractor acknowledges that the Federal Water Pollution Control Act, popularly known as the Clean Water Act, is a comprehensive law aimed at restoring and maintaining the chemical, physical and biological integrity of the nation's waters. The Act authorizes water quality programs, requires federal effluent limitations and state water quality standards, requires permits for the discharge of pollutants into navigable waters, provides enforcement mechanisms, and authorizes funding for wastewater treatment construction grants and state revolving loan programs, as well as funding to states and tribes for their water quality programs.
- D. Contractor agrees to report each violation of these requirements to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to HUD and the appropriate EPA regional office.
- E. Contractor agrees to include paragraph a) and d) above in each third party subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by HUD.

IX. BYRD ANTI-LOBBYING AMENDMENT

Contractor acknowledges and agrees that Sub-recipients applying or bidding for an award of \$100,000 or more shall certify that they have not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or any employee of a member of Congress in connections with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. §1352.

X. DEBARMENT AND SUSPENSION

Contractor certifies that neither it nor its Principals (as defined at 49 C.F.R. §29.105) or any of its subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Contract/Agreement by any Federal department or agency.

Except as modified herein, all terms and conditions of the existing Contract/Agreement between the parties remain in full force and effect.

Accepted by _____ on _____

By: _____ Title: _____

Signature: _____

Accepted by the **CITY OF SUMTER** on _____

By: Mr. Deron L. McCormick Title: City Manager

Signature: _____

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED COMMERCIAL BUILDING
5 HARRIS STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 20, 2024
Date of Report: August 29, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated commercial building located at 5 Harris St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24

SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant, significantly collapsed, commercial structure located at 5 Harris St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 20, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1970 for commercial purposes and most recently utilized as bar room and storage space, the single-story structure contains approximately 2,445 square feet of interior space. With the total collapse of a wooden roof structure, significant portions of the building materials lay in debris piles throughout the slab floor areas. Much of the building is in hazardous condition. To facilitate a comprehensive sampling strategy, the building was divided into two functional areas, East Section and West Section. The basic construction of each section is as follows:

- **East Section (Approximately 27' x 23')**
 - Concrete Masonry Unit (CMU) Block Exterior Walls Built over a Concrete Slab
 - Total Collapse of Wooden Roof Structure (Debris Piles on Slab)

- Shingle Rolls and Asbestos-containing Coating Materials
 - Asbestos-containing Roof Penetration Sealants
- Remnant, Asbestos-containing Sheetrock Wall and Ceiling Materials in Debris piles, as well as Extant along Some Interior Wall Areas
- Remnant Rough-coat Plaster Wall Material Scattered in Debris, as well as along Some Interior Wall Areas
- No HVAC Equipment
- **West Section (Approximately 40' x 38')**
 - CMU Exterior Walls Built over a Concrete Slab
 - Approximately 280 Square Feet of Asbestos-containing 12 x 12 Floor Tiles over the Slab
 - Wooden, A-framed Roof Structure
 - Roofing Shingles and Associated Felt
 - Chimney with Flashing Sealant
 - Wooden Ceiling Joists Covered with a Sheetrock System
 - Interior Walls Include Bare CMU, Wood Panels over Wood Framing and Sheetrock over Wood Framing
 - Climate Control Equipment
 - Ground-mounted, Direct-air Compressor
 - Wall-mounted Metal Duct Tower

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-one (31) samples were collected during the

survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (5-1 through 5-31). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-nine (39) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, five (5) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of yellow floor tile mastic associated with 12 x 12 floor tiles, West Section roof shingles, West Section roofing felt, and West Section chimney sealant were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED COMMERCIAL BUILDING
5 HARRIS STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS**

Description	Location	Category (F/NF)	Approx. SF/LF
East Section Roofing Materials	Roof Debris Scattered on the Floor of the East Section	F – Due to Significantly Damaged Condition	625 SF / Mixed with 1,250 Cubic Feet of Floor Debris
East Section Roof Penetration Sealant Material	Roof Debris Scattered on the Floor of the East Section	F – Due to Significantly Damaged Condition	24 LF / Mixed with 1,250 Cubic Feet of Floor Debris
Joint Compound of Sheetrock Wall and Ceiling System of the East Section	Debris Scattered on the Floor of the East Section, as well as Remnant Material along Interior Walls of the East Section	F – Significantly Damaged Condition	1,421 SF of Material / Along Interior Walls and Mixed with 1,250 Cubic Feet of Floor Debris
Cream-colored 12x12 Floor Tiles	Over Concrete Slab of West Section: <ul style="list-style-type: none"> - Hall - South Area of Room 5W-A - Restroom 5W-B - Restroom 5W-C 	NF – Cat. I – Good Condition	280 SF

Note: F - Friable
 NF - Non-Friable

(1) - For reference regarding potential outdoor abatement and demolition activities with RACM, the total amount of East Section building materials is approximately 2,484 cubic feet. The West Section amounts are not included in this estimate, whereas this section is largely intact.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 20, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated commercial building located at 5 Harris St. in Sumter, S.C., does contain non-friable asbestos-containing material (ACM) and friable, regulated asbestos-containing material (RACM), as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the ACM and RACM.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 20, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

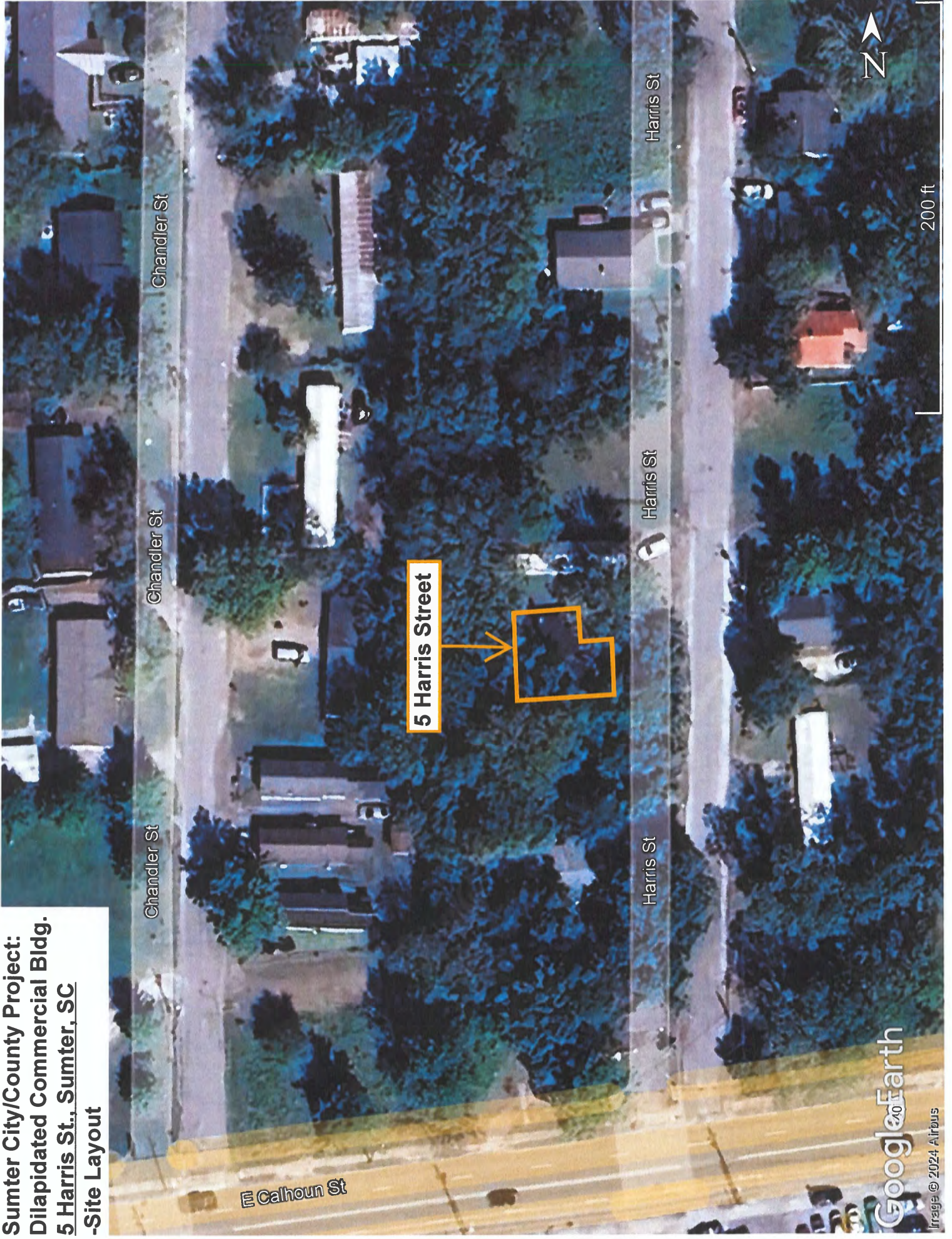
7.0 APPENDICES

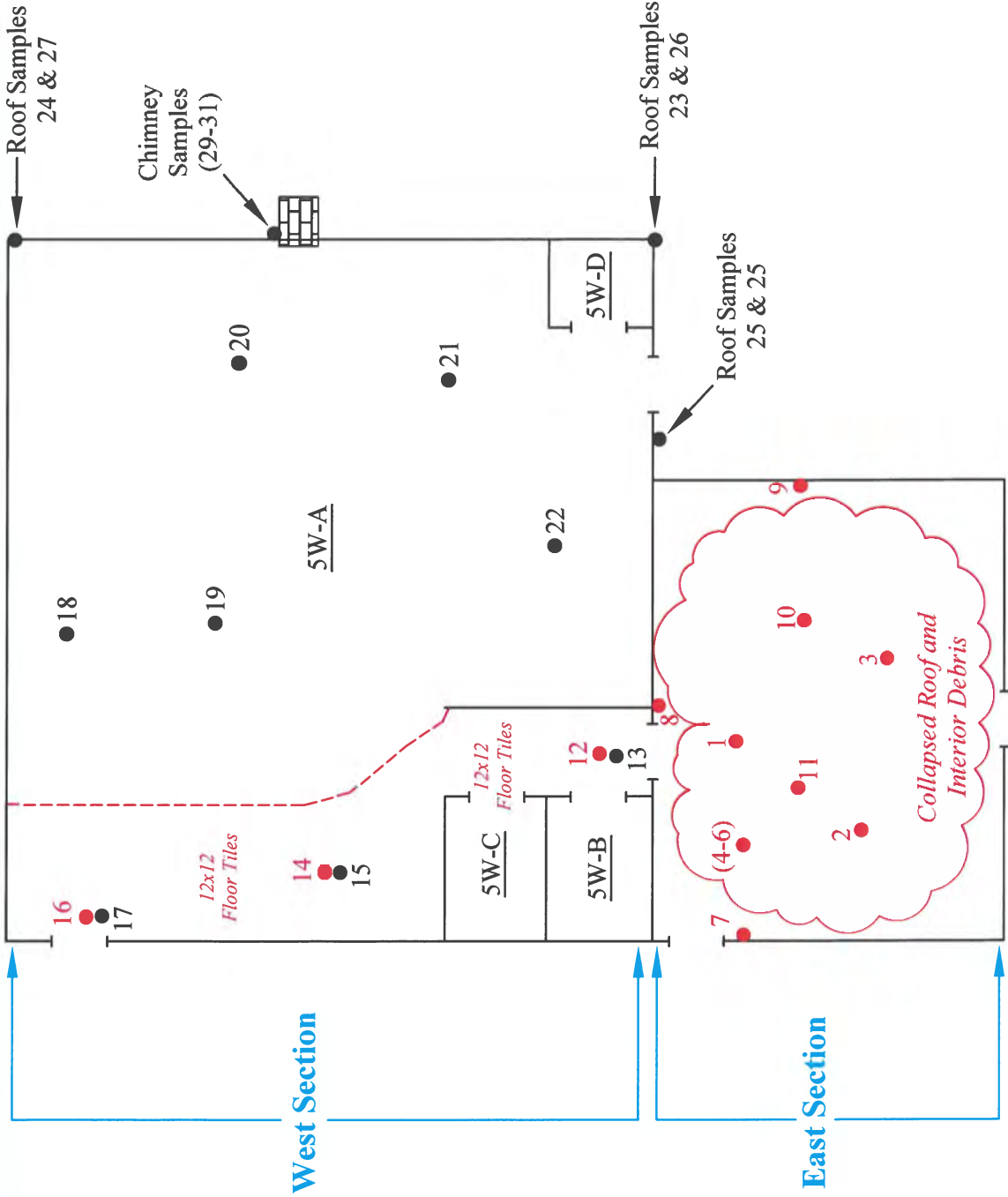
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

**Sumter City/County Project:
Dilapidated Commercial Bldg.
5 Harris St., Sumter, SC
-Site Layout**





Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at >1%

_____ Harris Street _____

Not to Scale

<p>PROJECT: Dilapidated Commercial Bldg. 5 Harris Street Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 8/20/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 5 Harris St.
 ADDRESS: 5 Harris St., Sumter, S.C.

DATE: 8/20/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	SECTION	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
		H	M						L	H	M	L	H	M	L				
5-1	East Section	Collapsed Roof Materials on Floor Slab in East Section		East Section Roofing Materials	SD	M	F	625 SF	X			X							
5-2																			
5-3																			
5-4	East Section	Roof Debris on Slab of East Section		East Section Roof Penetrations' (Vents, Pipes, etc.) Sealant Materials	D	M	F	24 LF	X			X							
5-5																			
5-6																			
5-7	East Section	Remnant Interior Wall Surfacing and Scattered Debris Piles on Slab of East Section		East Section Remnant Interior Wall & Ceiling Surfacing Materials - Drywall w/ Joint Compound	SD	S	F	1,421 SF of Combined Ceiling and Wall Debris	X			X							
5-8																			
5-9																			
5-10	West Section	Slab Floor	Hall	Cream-colored 12x12 Floor Tile	G	M	NF	280 SF	X			X							
5-11											Yellow Mastic								
5-12											Cream-colored 12x12 Floor Tile								
5-13				Yellow Mastic															
5-14				Cream-colored 12x12 Floor Tile															
5-15				Yellow Mastic															
5-16				Cream-colored 12x12 Floor Tile															
5-17				Yellow Mastic															

Note: Red characters indicate materials with asbestos detected at >1%.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

E/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 5 Harris St.
 ADDRESS: 5 Harris St., Sumter, S.C.

DATE: 8/20/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE															
	SECTION	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION									
		H	M						L	H	M	L	H	M	L									
5-18	West Section	5W-A	Ceiling	West Section Sheetrock Ceiling and Wall System	SD	S	F	1,980 SF	X															
5-19		5W-A	Ceiling						X															
5-20		5W-A	Ceiling						X															
5-21		5W-A	Ceiling						X															
5-22		5W-B	Wall						X															
5-23	West Section Roof			West Section Charcoal-colored Roof Shingles	G	M	NF	2,000 SF	X															
5-24									X															
5-25									X															
5-26	West Section Roof			West Section Roofing Felt	G	M	NF	2,000 SF	X															
5-27									X															
5-28									X															
5-29	West Section Chimney Roof Penetration			West Section Chimney Flashing Sealant Material	G	M	NF	12 LF	X															
5-30									X															
5-31									X															

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404797
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 5 Harris St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
5-3-Shingle 022404797-0025	East Section Roofing Materials	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
5-17 022404797-0026	Yellow Mastic	Tan Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
5-25 022404797-0027	West Section Roof Shingles	Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
5-28 022404797-0028	West Section Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
5-31 022404797-0029	West Section Chimney Sealant	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:40:19



EMSL Analytical, Inc.

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Tel/Fax: (336) 992-1025 / (336) 992-4175
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EMSL Order: 022404797
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 5 Harris St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/26/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
5-1 <i>022404797-0001 Shingle only</i>	East Section Roofing Materials	Gray/White/Black Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
5-2-Coating <i>022404797-0002</i>	East Section Roofing Materials	Gray/Black Fibrous Heterogeneous		98% Non-fibrous (Other)	2% Chrysotile
5-2-Shingle <i>022404797-0002A</i>	East Section Roofing Materials	Gray/Black Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-4 <i>022404797-0003</i>	East Section Roof Penetration Sealant	Brown/Gray/Black Fibrous Heterogeneous	5% Cellulose 3% Glass	89% Non-fibrous (Other)	3% Chrysotile
5-5 <i>022404797-0004</i>	East Section Roof Penetration Sealant				Positive Stop (Not Analyzed)
5-7-Joint Compound <i>022404797-0005</i>	East Section Remnant Wall Materials	Beige Non-Fibrous Homogeneous		30% Ca Carbonate 67% Non-fibrous (Other)	3% Chrysotile
5-7-Drywall <i>022404797-0005A</i>	East Section Remnant Wall Materials	Brown/Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
5-7-Rough Coat <i>022404797-0005B</i>	East Section Remnant Wall Materials	White Non-Fibrous Heterogeneous		15% Ca Carbonate 30% Perlite 55% Non-fibrous (Other)	None Detected
5-8-Joint Compound <i>022404797-0006</i>	East Section Remnant Wall Materials				Positive Stop (Not Analyzed)
5-8-Drywall <i>022404797-0006A</i>	East Section Remnant Wall Materials	Brown/Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
5-8-Rough Coat <i>022404797-0006B</i>	East Section Remnant Wall Materials	White Non-Fibrous Heterogeneous		10% Ca Carbonate 30% Perlite 60% Non-fibrous (Other)	None Detected
5-9-Drywall <i>022404797-0007 Joint compound not present</i>	East Section Remnant Wall Materials	Brown/Gray Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
5-9-Rough Coat <i>022404797-0007A</i>	East Section Remnant Wall Materials	White Non-Fibrous Homogeneous		15% Ca Carbonate 30% Perlite 55% Non-fibrous (Other)	None Detected
5-10-Joint Compound <i>022404797-0008</i>	East Section Remnant Wall Materials				Positive Stop (Not Analyzed)
5-10-Drywall <i>022404797-0008A</i>	East Section Remnant Wall Materials	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:17:05



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404797
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
5-10-Rough Coat <small>022404797-0008B</small>	East Section Remnant Wall Materials	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 15% Perlite 75% Non-fibrous (Other)	None Detected
5-11-Joint Compound <small>022404797-0009</small>	East Section Remnant Wall Materials				Positive Stop (Not Analyzed)
5-11-Drywall <small>022404797-0009A</small>	East Section Remnant Wall Materials	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-11-Rough Coat <small>022404797-0009B</small>	East Section Remnant Wall Materials	Gray/Tan Non-Fibrous Heterogeneous		10% Quartz 15% Ca Carbonate 75% Non-fibrous (Other)	None Detected
5-12 <small>022404797-0010</small>	12x12 Floor Tile	Gray Non-Fibrous Homogeneous		20% Quartz 77% Non-fibrous (Other)	3% Chrysotile
5-13 <small>022404797-0011</small>	Yellow Mastic	Tan/Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5-14 <small>022404797-0012</small>	12x12 Floor Tile				Positive Stop (Not Analyzed)
5-15 <small>022404797-0013</small>	Yellow Mastic	Tan/Yellow Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
5-18-Joint Compound <small>022404797-0014</small>	West Section Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
5-18-Tape <small>022404797-0014A</small>	West Section Sheetrock System	White/Beige Fibrous Homogeneous	100% Cellulose		None Detected
5-18-Drywall <small>022404797-0014B</small>	West Section Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-19-Joint Compound <small>022404797-0015</small>	West Section Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
5-19-Tape <small>022404797-0015A</small>	West Section Sheetrock System	White/Beige Fibrous Homogeneous	100% Cellulose		None Detected
5-19-Drywall <small>022404797-0015B</small>	West Section Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-20-Joint Compound <small>022404797-0016</small>	West Section Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
5-20-Tape <small>022404797-0016A</small>	West Section Sheetrock System	White/Beige Fibrous Homogeneous	100% Cellulose		None Detected
5-20-Drywall <small>022404797-0016B</small>	West Section Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-21-Joint Compound <small>022404797-0017</small>	West Section Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
5-21-Tape <small>022404797-0017A</small>	West Section Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:17:05



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404797
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
 Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
5-21-Sheetrock <small>022404797-0017B</small>	West Section Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-22-Joint Compound <small>022404797-0018</small>	West Section Sheetrock System	Tan/White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
5-22-Tape <small>022404797-0018A</small>	West Section Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
5-22-Sheetrock <small>022404797-0018B</small>	West Section Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
5-23 <small>022404797-0019</small>	West Section Roof Shingles	Black Fibrous Heterogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
5-24 <small>022404797-0020</small>	West Section Roof Shingles	Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
5-26 <small>022404797-0021</small>	West Section Roof Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
5-27 <small>022404797-0022</small>	West Section Roof Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
5-29 <small>022404797-0023</small>	West Section Chimney Sealant	Black Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
5-30 <small>022404797-0024</small>	West Section Chimney Sealant	Gray/Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Analyst(s)

Cameron Evans (16)

Jurnee West (23)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/26/2024 17:17:05



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022404797

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 5 Harris St.		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
		Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/20/2024
Client Sample # (s): 5-1 thru 5-31		Total # of Samples: 31	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/20/2024	Time: 0900	
Received (Lab): <i>J. Sweet</i>	Date: 8-20-24	Time: 9:00	
Comments/Special Instructions: Note: Sumter County Project			

② EPA 7408 7527 7403 Page 1 of 2 pages

24

5

4797



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Gralin Street
Kernersville, NC 27284

Client Sample # (s) 5-1 thru 5-31 Total Samples #: 31

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
5-1	East Section Roofing Materials	} Sample All Layers
5-2	"	
5-4	East Section Roof Penetration Sealant	
5-5	"	
5-7	East Section Remnant Wall Materials	} Sample All Layers
5-8	"	
5-9	"	
5-10	"	
5-11	"	
5-12	12x12 Floor Tile	
5-13	Yellow Mastic	
5-14	12x12 Floor Tile	
5-15	Yellow Mastic	
5-18	West Section Sheetrock System	} Sample All Layers
5-19	"	
5-20	"	
5-21	"	
5-22	"	
5-23	West Section Roof Shingles	
5-24	"	
5-26	West Section Roof Felt	
5-27	"	
5-29	West Section Chimney Sealant	
5-30	"	

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



AIRAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View from Harris St. of the Commercial Bldg. -
East Sect. obscured by Vegetation



Photo #2
View Depicting the Dilapidated East Section at
the East Front of the Building



Photo #3
Interior View of East Section Depicting
Significantly Dilapidated Building Conditions



Photo #4
Asbestos-containing Roofing Material in De-
bris Pile of East Section



Photo #5
Asbestos-containing Roof Penetration Sealant Material in Debris of East Section



Photo #6
Remnant Areas of Asbestos-containing Wall Materials in East Section

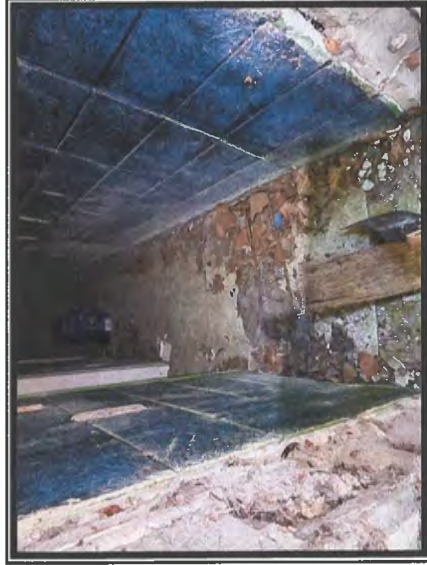


Photo #7
Asbestos-containing 12x12 Floor Tiles in Hallway of the West Section

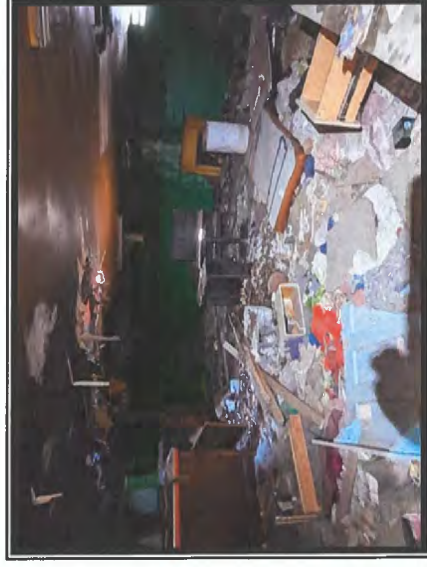


Photo #8
View Depicting Dilapidated Interior Conditions in the West Section

Sumter City/County Project: 5 Harris St., Sumter, S.C.



Photo #9
No Asbestos Detected in Sheetrock System of
the West Section

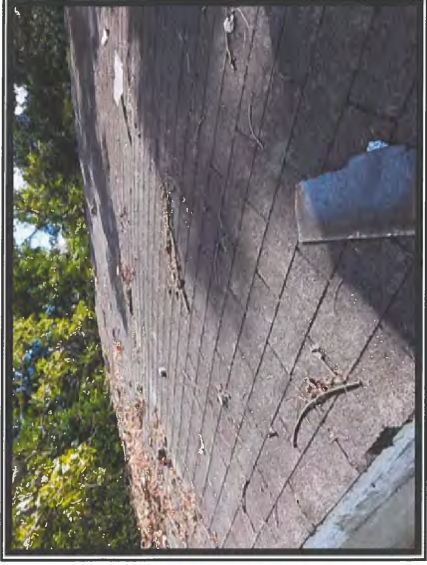


Photo #10
No Asbestos Detected in Roof Shingles or Felt
of the West Section



Photo #11
No Asbestos Detected in Chimney Flashing
Sealant of the West Section

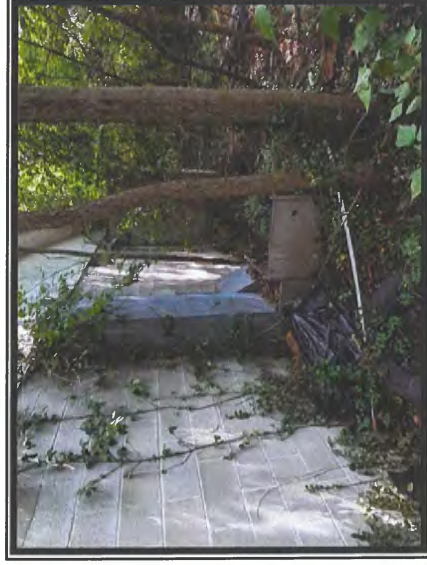


Photo #12
Compressor with Wall-mounted Duct Tower at
Rear Exterior of West Section

Sumter City/County Project: 5 Harris St., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
15 CLEVELAND STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 13, 2024
Date of Report: August 26, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 15 Cleveland St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

TABLE OF CONTENTS

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2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS)	3
3.1	Homogeneous Areas	3
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4.1	Laboratory Analysis	4
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6.0	ASSUMPTIONS AND LIMITATIONS	7
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential building located at 15 Cleveland St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structures.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 13, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Originally constructed circa 1935 for residential purposes, the single-story structure contains approximately 900 square feet of interior space. The basic building construction is as follows:

- Concrete Masonry Unit (CMU) Exterior Walls
 - Rustic Exterior Surfacing Material
- Wooden A-framed Roof
 - Asphaltic Shingles and Felt Paper Coverings
- Wood Floor Substrate over Earthen Crawl Space
 - Tacked Carpeting
 - Resilient Sheet Flooring Layers
- Wood-framed Walls

- Sheetrock Sections
- Wood Panel Sections
- Wood-framed Ceilings
 - Sheetrock Sections
 - Spray-applied Texture in Restroom
- No HVAC Equipment

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty-nine (49) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (15-1 through 15-49). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, forty-five (45) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and eleven (11) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, eleven (11) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roofing shingles, roofing felt, blue, mauve and burgundy carpet backings, all resilient sheet flooring types, and window glaze were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL BUILDING
15 CLEVELAND STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Dark, Gray-colored Chimney Roof Sealant and Roof Transition Seams	Chimney Roof Flashing and Random Seams along Roof Shingle Transitions	NF – Cat. I – Good Condition	30 LF

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 13, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 15 Cleveland St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 13, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

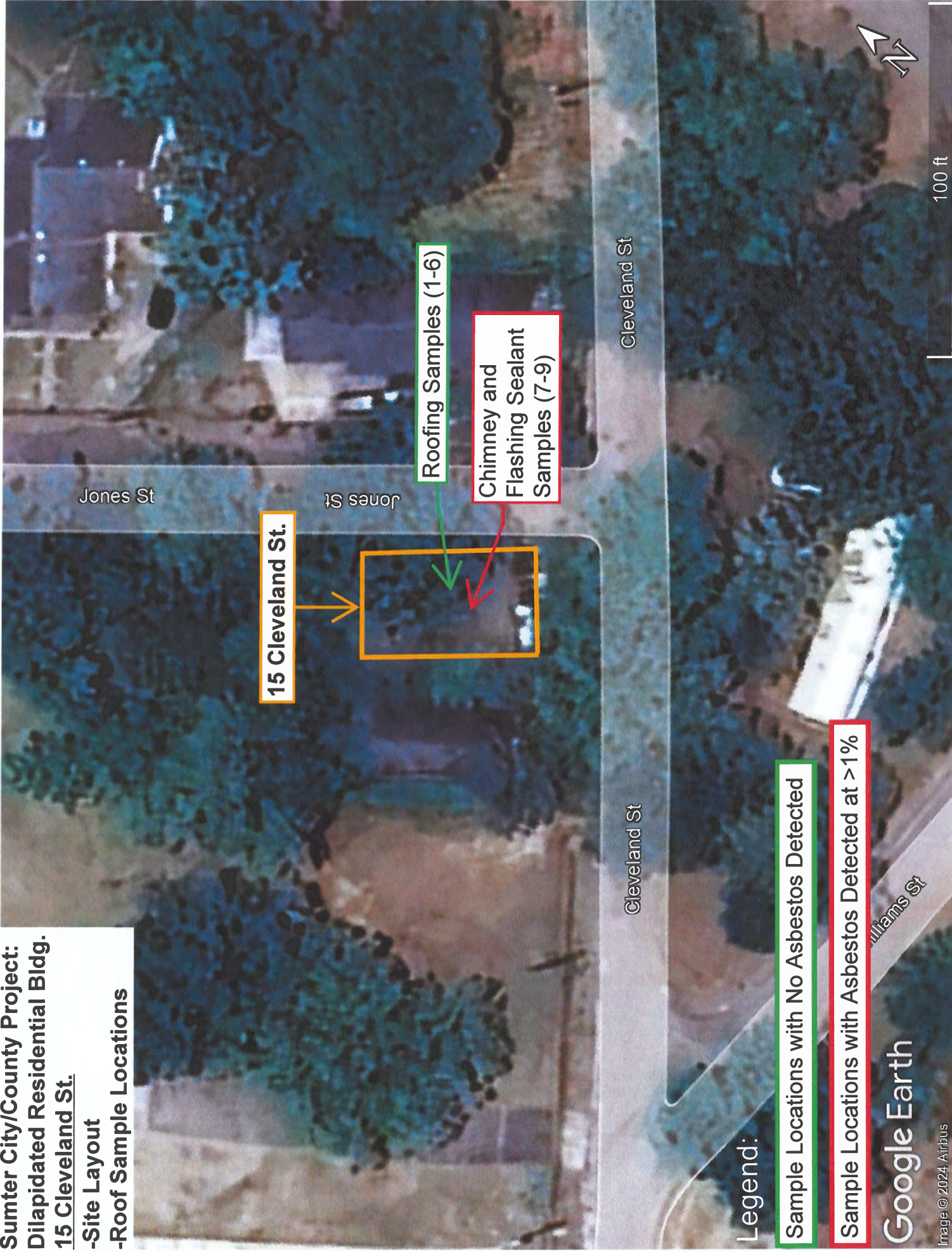
7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

**Sumter City/County Project:
Dilapidated Residential Bldg.
15 Cleveland St.**

**-Site Layout
-Roof Sample Locations**



Legend:

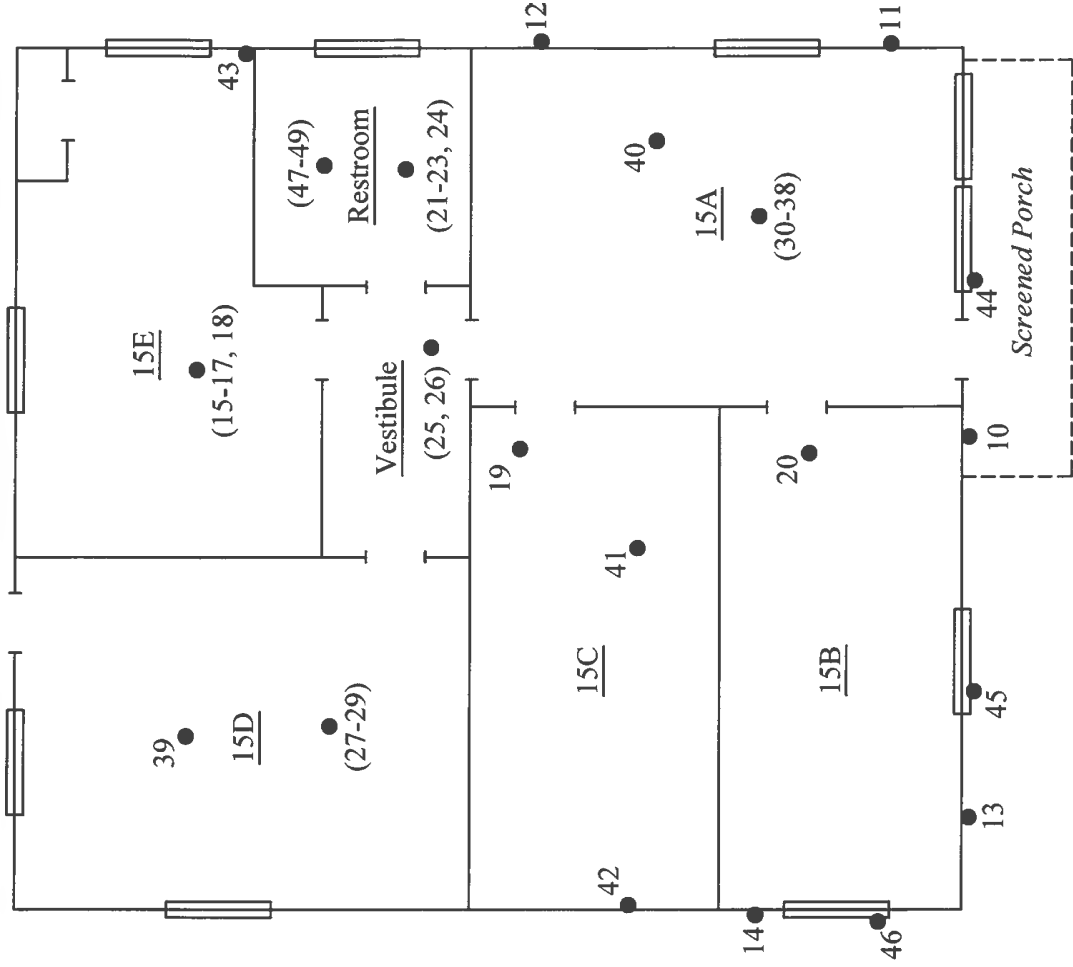
Sample Locations with No Asbestos Detected

Sample Locations with Asbestos Detected at > 1%

Google Earth

Image © 2024, Airbus

100 ft



Jones St.

Cleveland St.

Legend

● - Sample Location of Material with No Asbestos Detected

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
15 Cleveland St.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/13/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 15 Cleveland St.
 ADDRESS: 15 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																			
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION													
									H	M	L	H	M	L	H	M	L											
15-1				Brown Roof Shingles	G	M	NF	1,205 SF																				
15-2		Roof							X																X			
15-3																												
15-4				Roofing Felt Paper	G	M	NF	1,205 SF																				
15-5		Roof							X																	X		
15-6																												
15-7				Chimney, Roof Patch and Flashing Sealant Material (Dark Gray Color)	G	M	NF	1,205 SF																				
15-8		Rooftop Chimney and Flashing Seams							X																	X		
15-9																												
15-10				Rustic-design Exterior Block Surfacing Material	G	S	F	1,800 SF																				
15-11																												
15-12																												
15-13																												
15-14																												
15-15				Backing of Blue Carpet	G	M	NF	155 SF																				
15-16		First	15E						Floor																			
15-17																												
15-18				Backing of Mauve and Green Carpet	G	M	NF	430 SF																				
15-19		First	15E						Floor																			
15-19			15C																									
15-20			15B																									

Note: Asbestos detected at 8% in dark gray rooftop sealant material.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

E/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 15 Cleveland St.
ADDRESS: 15 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE														
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION								
		H	M						L	H	M	L	H	M	L	H	M	L					
15-21	First	Restroom	Floor	Cream-colored Sheet Flooring	G	M	NF	56 SF	X				X				X						
15-22																							
15-23																							
15-24		Restroom		Herring Bone, Wood-design Sheet Flooring	G	M	NF	96 SF	X				X				X						
15-25	First	Vestibule	Floor																				
15-26		Vestibule																					
15-27				Cream-colored Kitchen Sheet Flooring	G	M	NF	221 SF	X				X				X						
15-28	First	15D (Kitch)	Floor																				
15-29																							
15-30				Backing of Green Carpet	G	M	NF	160 SF	X				X				X						
15-31	First	15A	Top Layer of Carpet																				
15-32																							
15-33				Backing of Burgundy, Geometric-design Carpet	G	M	NF	160 SF	X				X				X						
15-34	First	15A	Middle Layer of Flooring																				
15-35																							
15-36				Blue Stylized-design Sheet Flooring	G	M	NF	160 SF	X				X				X						
15-37	First	15A	Bottom Layer of Flooring																				
15-38																							

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
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Potential for Future Disturbance
H= High
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L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 15 Cleveland St.
ADDRESS: 15 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION										
									H	M	L	H	M	L	H	M	L								
15-39	First	15D	Ceiling	Sheetrock Ceiling and Wall System	SD	S	F	2,815 SF																	
15-40		15A	Ceiling																						
15-41		15C	Ceiling												X							X			
15-42		15C	Wall																						
15-43		15E	Wall																						
15-44	Exterior	Window Units		Exterior Window Glaze	G	M	NF	384 LF																	
15-45														X								X			
15-46																									
15-47	First	Restroom	Ceiling	Spray-applied Ceiling Texture	SD	S	F	56 SF																	
15-48																X								X	
15-49																									

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

E/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404651
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 15 Cleveland St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/14/2024 9:20 AM
Analysis Date: 08/20/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
15-3 022404651-0038	Roofing Felt	Brown/Black/Orange Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-6 022404651-0039	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
15-17 022404651-0040	Blue Carpet - Backing	Blue/Yellow/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-20 022404651-0041	Mauve Carpet - Backing	Gray/Red/Yellow Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-23 022404651-0042	Restroom Sheet Flooring	Tan/White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
15-26 022404651-0043	Herring Bone Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-29 022404651-0044	Kitchen Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-32 022404651-0045	Green Carpet - Backing	White/Yellow/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-35 022404651-0046	Burgundy Carpet - Backing	Brown/Tan/Rust Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-38 022404651-0047	Blue Sheet Flooring	Tan/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
15-46 022404651-0048	Window Glaze	Gray/Green/Beige Non-Fibrous Homogeneous	99.8 Other	0.20 Fibrous_Other	No Asbestos Detected

Talc fibers present.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/23/2024 16:54:35



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404651
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

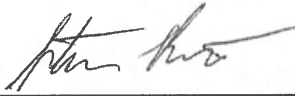
Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 15 Cleveland St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/14/2024 9:20 AM
Analysis Date: 08/20/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
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Analyst(s)
Stephen Bennett (11)


Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC
Initial report from: 08/23/2024 16:54:35



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404651

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151

Phone: (803) 469-5454

Fax: (803) 775-1970

Received Date: 08/14/2024 9:20 AM

Analysis Date: 08/16/2024 - 08/19/2024

Collected Date:

Project: Sumter County Project : 15 Cleveland St. (Sumter County)

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15-1 022404651-0001	Roofing Shingles	Gray/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
15-2 022404651-0002	Roofing Shingles	Tan/Black/Orange Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
15-4 022404651-0003	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
15-5 022404651-0004	Roofing Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
15-7 022404651-0005	Chimney Sealant	Gray/Black Fibrous Homogeneous	2% Cellulose	90% Non-fibrous (Other)	8% Chrysotile
15-8 022404651-0006	Chimney Sealant				Positive Stop (Not Analyzed)
15-10 022404651-0007	Exterior Wall Surfacing	Gray/White Non-Fibrous Homogeneous	<1% Cellulose 10% Glass	40% Quartz 5% Ca Carbonate 45% Non-fibrous (Other)	None Detected
15-11 022404651-0008	Exterior Wall Surfacing	Gray/White Non-Fibrous Homogeneous	<1% Cellulose 10% Glass	40% Quartz 5% Ca Carbonate 45% Non-fibrous (Other)	None Detected
15-12 022404651-0009	Exterior Wall Surfacing	Gray/White Non-Fibrous Homogeneous	<1% Cellulose 5% Glass	40% Quartz 5% Ca Carbonate 50% Non-fibrous (Other)	None Detected
15-13 022404651-0010	Exterior Wall Surfacing	White/Beige Non-Fibrous Heterogeneous	<1% Cellulose 3% Glass	45% Quartz 10% Ca Carbonate 42% Non-fibrous (Other)	None Detected
15-14 022404651-0011	Exterior Wall Surfacing	White/Beige Non-Fibrous Heterogeneous	<1% Cellulose 3% Glass	40% Quartz 10% Ca Carbonate 47% Non-fibrous (Other)	None Detected
15-15 022404651-0012	Blue Carpet - Backing	Beige/Clear Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
15-16 022404651-0013	Blue Carpet - Backing	White/Blue/Beige Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
15-18 022404651-0014	Mauve Carpet - Backing	Beige/Clear Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
15-19 022404651-0015	Mauve Carpet - Backing	Red/Yellow/Beige Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
15-21 022404651-0016	Restroom Sheet Flooring	Beige Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected

Initial report from: 08/19/2024 17:51:38



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404651

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15-22 022404651-0017	Restroom Sheet Flooring	Tan/Green/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15-24 022404651-0018	Herring Bone Sheet Flooring	Brown/Tan Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
15-25 022404651-0019	Herring Bone Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
15-27 022404651-0020	Kitchen Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	20% Cellulose 1% Synthetic 1% Glass	78% Non-fibrous (Other)	None Detected
15-28 022404651-0021	Kitchen Sheet Flooring	Gray/Blue/Beige Fibrous Heterogeneous	30% Cellulose 1% Synthetic <1% Glass	69% Non-fibrous (Other)	None Detected
15-30 022404651-0022	Green Carpet - Backing	Beige Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
15-31 022404651-0023	Green Carpet - Backing	Yellow/Green/Beige Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
15-33 022404651-0024	Burgundy Carpet - Backing	Tan/Beige Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
15-34 022404651-0025	Burgundy Carpet - Backing	Brown/Tan/Beige Fibrous Heterogeneous	95% Cellulose 1% Synthetic	4% Non-fibrous (Other)	None Detected
15-36 022404651-0026	Blue Sheet Flooring	Tan/Black/Green Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
15-37 022404651-0027	Blue Sheet Flooring	Tan/Black/Blue Fibrous Heterogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
15-39-Joint Compound 022404651-0028	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
15-39-Tape 022404651-0028A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
15-39-Sheetrock 022404651-0028B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
15-40-Joint Compound 022404651-0029	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
15-40-Tape 022404651-0029A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
15-40-Sheetrock 022404651-0029B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
15-41-Joint Compound 022404651-0030	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
15-41-Tape 022404651-0030A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 08/19/2024 17:51:38



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404651

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15-41-Sheetrock 022404651-0030B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
15-42-Joint Compound 022404651-0031	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
15-42-Sheetrock 022404651-0031A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
15-43-Joint Compound 022404651-0032	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
15-43-Tape 022404651-0032A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
15-43-Sheetrock 022404651-0032B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
15-44 022404651-0033	Window Glaze	White/Beige Non-Fibrous Homogeneous	<1% Cellulose 1% Fibrous (Other)	10% Ca Carbonate 89% Non-fibrous (Other)	None Detected
15-45 022404651-0034	Window Glaze	Brown/Green/Beige Non-Fibrous Heterogeneous	2% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
15-47 022404651-0035	Ceiling Texture	Gray/White Non-Fibrous Homogeneous	5% Cellulose	30% Ca Carbonate 65% Non-fibrous (Other)	None Detected
15-48 022404651-0036	Ceiling Texture	White Non-Fibrous Homogeneous	5% Cellulose	30% Ca Carbonate 65% Non-fibrous (Other)	None Detected
15-49 022404651-0037	Ceiling Texture	Gray/White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected

Analyst(s)

Nicole MacDowell (26)
Scott Combs (19)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/19/2024 17:51:38



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022404651

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 15 Cleveland St.		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Pages		8/13/2024
Client Sample # (s): 15-1 thru 15-49		Total # of Samples: 49	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/13/2024	Time: 1700	
Received (Lab): <i>Jen Sweet</i>	Date: 8/14/24	Time: 9:20	
Comments/Special Instructions: Note: Sumter County Project			

224 7968 7527
7573

38

4657



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Gralin Street
Kernersville, NC 27284

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

Client Sample # (s) 15-1 thru 15-49 Total Samples #: 49
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
15-1	Roofing Shingles	
15-2	"	
15-4	Roofing Felt	
15-5	"	
15-7	Chimney Sealant	
15-8	"	
15-10	Exterior Wall Surfacing	
15-11	"	
15-12	"	
15-13	"	
15-14	"	
15-15	Blue Carpet - Backing	
15-16	"	
15-18	Mauve Carpet - Backing	
15-19	"	
15-21	Restroom Sheet Flooring	
15-22	"	
15-24	Herring Bone Sheet Flooring	
15-25	"	
15-27	Kitchen Sheet Flooring	
15-28	"	
15-30	Green Carpet - Backing	
15-31	"	
15-33	Burgundy Carpet - Backing	
15-34	"	
15-36	Blue Sheet Flooring	
15-37	"	
15-39	Sheetrock System	
15-40	"	
15-41	"	} Sample All Layers
15-42	"	
15-43	"	

2 of 3

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
West-facing View Depicting the Front of the Residential Structure



Photo #2
No Asbestos Detected in Exterior Wall Surfacing Material



Photo #3
View Depicting Roof Area: Dark Gray Sealant at Chimney & Seams Contains Asbestos



Photo #4
View Depicting Dilapidated Building Conditions

Sumter City/County Project: 15 Cleveland St., Sumter, S.C.



Photo #5
No Asbestos Detected in Any Floor Covering
Layers



Photo #6
No Asbestos Detected in Sheetrock Ceiling and
Wall System

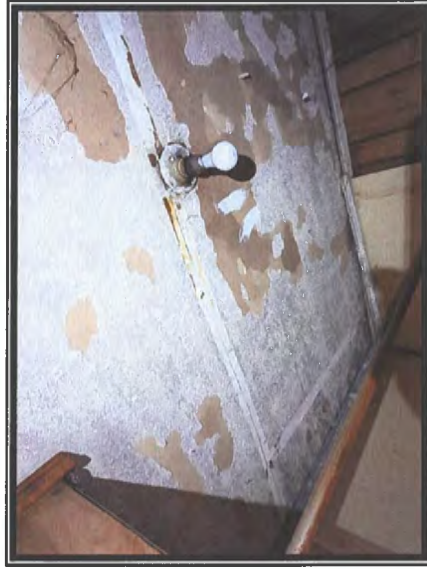


Photo #7
No Asbestos Detected in Spray-applied Ceiling
Texture of Restroom Ceiling



Photo #8
View Depicting CMU Wall Blocks at the Rear of
Room 15D (Kitchen)

Sumter City/County Project: 15 Cleveland St., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
17 CLEVELAND STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 13, 2024
Date of Report: August 26, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 17 Cleveland St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24

SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential building located at 17 Cleveland St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structures.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 13, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Originally constructed circa 1935 for residential purposes, the single-story structure contains approximately 650 square feet of interior space. The basic building construction is as follows:

- Wood Slat Exterior Walls over Wood Framework
 - Fiberboard Planks over Wood Slats
- Wooden A-framed Roof
 - Asphaltic Shingles and Felt Paper Coverings
 - Chimney Flashing Sealant is Presumed to Contain Asbestos
- Wood Floor Substrate over Earthen Crawl Space
 - Tacked Carpeting
 - Resilient Sheet Flooring Layers

- Wood-framed Walls Covered with Wood Panels
- Wooden Ceiling Components Covered with Sheetrock Sections
- No HVAC Equipment

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty-five (49) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (17-1 through 17-45). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, forty-one (41) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and fifteen (15) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light

Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, fifteen (15) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of Room 17B top-layer sheet flooring, Room 17C sheet flooring, top layer of sheet flooring in Vestibule, Restroom sheet flooring, Room 17E top-layer sheet flooring, Room 17D sheet flooring, backings of carpets, roof shingles and roofing felt were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL BUILDING
17 CLEVELAND STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Vestibule Area Bottom-layer, Rustic, Yellow-colored Sheet Flooring	Bottom Layer of Sheet Flooring in the Vestibule Area	NF – Cat. I – Good Condition	50 SF
Room 17E Bottom-layer, Yellowish Sheet Flooring	Bottom Layer of Sheet Flooring in Room 17E	NF – Cat. I – Good Condition	104 SF
Chimney Flashing Material ⁽¹⁾	Chimney Penetration of Roof	Presumed Asbestos-containing Material (PACM) NF – Cat. I – Good Condition	12 LF

Note: F - Friable

NF - Non-Friable

(1) - Chimney Flashing Material could not be sampled, due to steep and hazardous conditions of the roof structure; therefore, the material is presumed to contain asbestos.

(2) - Asbestos detected at <0.17% in bottom-layer sheet flooring in Room 17B, via TEM analysis.

(3) - Asbestos detected at <0.32% in window glaze, via TEM analysis.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 13, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 17 Cleveland St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Regarding materials with asbestos detected at <1%, via TEM analysis, SC DHEC, now known as the South Carolina Department of Environmental Services (SC DES), and the Environmental Protection Agency (EPA) do not consider such materials as ACM; however, the Occupational Safety and Health Administration (OSHA) regulations require employers to provide a workplace having asbestos exposures below the Permissible Exposure Limit (PEL), which is 0.1 fiber per cubic centimeter.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 13, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

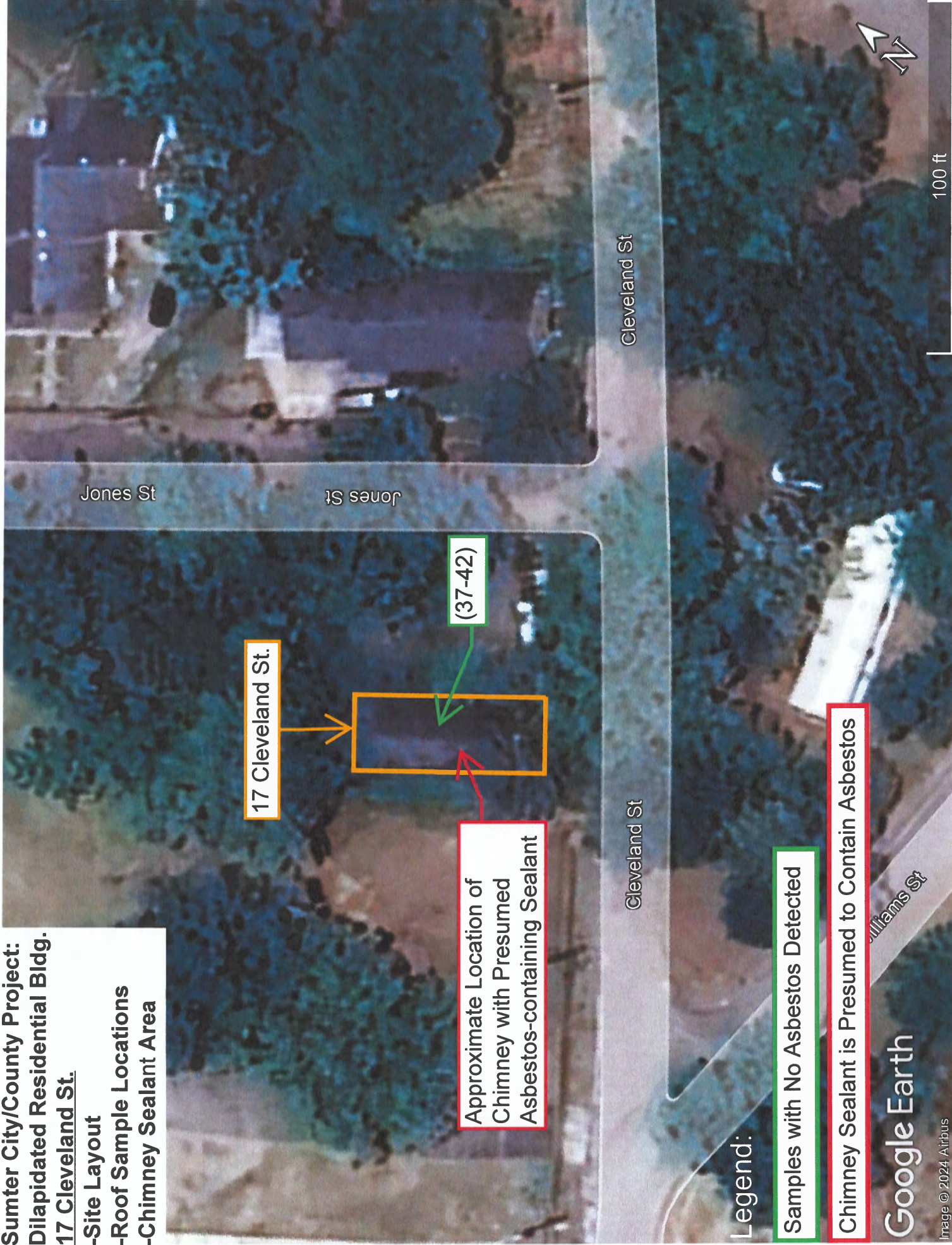
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

**Sumter City/County Project:
Dilapidated Residential Bldg.
17 Cleveland St.**

- Site Layout
- Roof Sample Locations
- Chimney Sealant Area



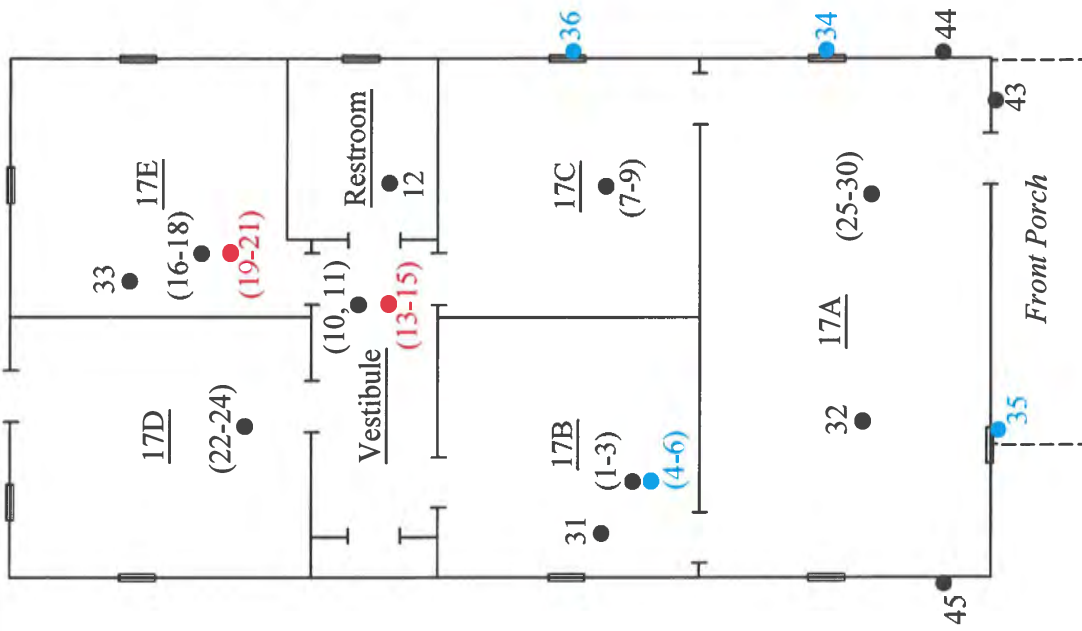
Legend:

Samples with No Asbestos Detected

Chimney Sealant is Presumed to Contain Asbestos

Google Earth

Image © 2024, Airbus



Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at <1%
- - Sample Location of Material with Asbestos Detected at >1%

Not to Scale

Cleveland St.

PROJECT:

Dilapidated Residential Bldg.
17 Cleveland St.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/13/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 17 Cleveland St.
ADDRESS: 17 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
17-1	First	17B	Top Layer of Flooring	Room 17B Top-layer, Tan-square Sheet Flooring	G	M	NF	80 SF	X										
17-2												X							
17-3																			
17-4	First	17B	Bottom Layer of Flooring	Room 17B Bottom-layer, Brown-colored Sheet Flooring	G	M	NF	80 SF	X										
17-5												X							
17-6																			
17-7	First	17C	Floor	Room 17C Yellowish Cream-colored, Geometric-design Sheet Flooring	G	M	NF	80 SF	X										
17-8												X							
17-9																			
17-10	First	Vestibule	Top Layer of Flooring	Vestibule and Restroom Top-layer, Cream-colored Sheet Flooring	G	M	NF	85 SF	X										
17-11												X							
17-12																			
17-13	First	Vestibule	Bottom Layer of Flooring	Vestibule Bottom-layer, Rustic Yellow Sheet Flooring (20% Chrysotile)	G	M	NF	50 SF	X										
17-14												X							
17-15																			
17-16	First	17E	Top Layer of Flooring	Room 17E Top-layer, Stylized Cream-colored Sheet Flooring	G	M	NF	104 SF	X										
17-17												X							
17-18																			
17-19	First	17E	Bottom Layer of Flooring	Room 17E Bottom-layer, Yellow Basket Weave-design Sheet Flooring (25% Chrysotile)	G	M	NF	104 SF	X										
17-20												X							
17-21																			

Note: Red characters indicate materials with asbestos detected at >1%. Asbestos detected at <0.17% in Room 17B bottom-layer sheet flooring.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

E/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 17 Cleveland St.
ADDRESS: 17 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION		DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																						
	FLOOR	ROOM						CONTACT			VIBRATION			AIR EROSION																
								H	M	L	H	M	L	H	M	L														
17-22	First	17D (Kitchen)	Room 17D Cream, Square-design Sheet Flooring	G	M	NF	104 SF	X																						
17-23																X														
17-24																														
17-25	First	17A	Backing of Blue/Gray Carpet	G	M	NF	187 SF	X																						
17-26																X														
17-27																														
17-28	First	17A	Backing of Royal Blue Carpet	G	M	NF	187 SF	X																						
17-29																X														
17-30																														
17-31	First	17B	Sheetrock with Joint Compound System	SD	S	F	650 SF	X																						
17-32																X														
17-33																														
17-34	Exterior	Window Units	Exterior Window Glaze	G	M	NF	480 LF on 10 Window Units	X																						
17-35																X														
17-36																														
17-37	Roof	Roof	Gray and Black Roofing Shingles	G	M	NF	1,080 SF	X																						
17-38																X														
17-39																														
17-40	Roof	Roof	Roofing Felt Paper	G	M	NF	1,080 SF	X																						
17-41																X														
17-42																														

Note: **Asbestos detected at <0.32% in exterior window glaze, via TEM analysis.**

Condition
G= Good
D= Damaged
SD= Significantly Damaged

TYPE
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

E/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 17 Cleveland St.
ADDRESS: 17 Cleveland St., Sumter, S.C.

DATE: 8/13/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE															
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION									
									H	M	L	H	M	L	H	M	L							
17-43	Exterior	Walls		Fiberboard Exterior Wall Panels	G	M	F	1,320 SF	X							X								
17-44																X								
17-45																								
Observed but Not Sampled				Chimney Roof Sealant Material is Presumed Asbestos-containing Material (PACM)	G	M	NF	12LF	X							X								

Note: **Rooftop chimney sealant could not be sampled, due to hazardous roof conditions; therefore, the material is presumed to contain asbestos.**

Condition	TYPE	F/NF	Potential for Future Disturbance
G= Good	S= Surface	F= Friable	H= High
D= Damaged	TSI= Thermal Systems Insulation	NF= Non Friable	M= Moderate
SD= Significantly Damaged	M= Miscellaneous		L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404650
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 17 Cleveland St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/14/2024 9:20 AM
Analysis Date: 08/19/2024 - 08/20/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
17-3 022404650-0033	Room 17B Top-layer Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-6 022404650-0034	Room 17B Bottom-layer Sheet Flooring	Brown/Black Fibrous Homogeneous	100.0 Other	None	<0.17% Chrysotile
17-9-Flooring 022404650-0035	Room 17C Sheet Flooring	Brown/Yellow/Orange Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-9-Mastic 022404650-0036	Room 17C Sheet Flooring	Yellow/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
17-12 022404650-0037	Vestibule/Restroom Sheet Flooring	Gray/Blue/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-18 022404650-0038	Room 17E Top-layer Sheet Flooring	Gray/Blue/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-24-Flooring 022404650-0039	Room 17D Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-24-Mastic 022404650-0040	Room 17D Sheet Flooring	Yellow/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
17-27 022404650-0041	Blue/Gray Carpet - Backing	Gray/White/Blue Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-30 022404650-0042	Royal Blue Carpet - Backing	Gray/Blue/Orange Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-36 022404650-0043	Window Glaze	Gray/White/Beige Non-Fibrous Heterogeneous	99.15 Other	0.53 Fibrous_Other	0.32% Chrysotile
			Talc fibers present.		
17-39-Gray Shingle 1 022404650-0044	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/23/2024 16:56:38



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404650
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 17 Cleveland St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/14/2024 9:20 AM
Analysis Date: 08/19/2024 - 08/20/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
17-39-Gray Shingle 2 022404650-0045	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-39-Black Shingle 022404650-0046	Roof Shingle Layers	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17-42 022404650-0047	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (15)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/23/2024 16:56:38



EMSL Analytical, Inc.

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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404650
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Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 17 Cleveland St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/14/2024 9:20 AM
Analysis Date: 08/16/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17-1 022404650-0001	Room 17B Top-layer Sheet Flooring	Tan Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
17-2 022404650-0002	Room 17B Top-layer Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
17-4 022404650-0003	Room 17B Bottom-layer Sheet Flooring	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
17-5 022404650-0004	Room 17B Bottom-layer Sheet Flooring	Brown/Black Fibrous Homogeneous	75% Cellulose 1% Synthetic <1% Glass	24% Non-fibrous (Other)	None Detected
17-7-Flooring 022404650-0005	Room 17C Sheet Flooring	Brown/Yellow/Orange Fibrous Heterogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
17-7-Mastic 022404650-0005A	Room 17C Sheet Flooring	Tan/Yellow Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
17-8-Flooring 022404650-0006	Room 17C Sheet Flooring	Brown/Yellow/Orange Fibrous Heterogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
17-8-Mastic 022404650-0006A	Room 17C Sheet Flooring	Yellow/Beige Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
17-10 022404650-0007	Vestibule/Restroom Sheet Flooring	White/Blue/Beige Fibrous Homogeneous	25% Cellulose <1% Glass	75% Non-fibrous (Other)	None Detected
17-11 022404650-0008	Vestibule/Restroom Sheet Flooring	Gray/White/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
17-13 022404650-0009	Vestibule Bottom-layer Sheet Flooring	Brown/Tan Fibrous Homogeneous		80% Non-fibrous (Other)	20% Chrysotile
<i>Inseparable mastic layer included in analysis</i>					
17-14 022404650-0010	Vestibule Bottom-layer Sheet Flooring				Positive Stop (Not Analyzed)
17-16 022404650-0011	Room 17E Top-layer Sheet Flooring	Tan/Blue/Beige Fibrous Homogeneous	25% Cellulose 2% Glass	73% Non-fibrous (Other)	None Detected
17-17 022404650-0012	Room 17E Top-layer Sheet Flooring	Gray/Blue/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
17-19 022404650-0013	Room 17E Bottom-layer Sheet Flooring	Gray/Yellow Fibrous Homogeneous	5% Cellulose	70% Non-fibrous (Other)	25% Chrysotile

Initial report from: 08/16/2024 16:33:42



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404650
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17-20 022404650-0014	Room 17E Bottom-layer Sheet Flooring				Positive Stop (Not Analyzed)
17-22 022404650-0015	Room 17D Sheet Flooring	Gray/White Fibrous Homogeneous	25% Cellulose 2% Glass	73% Non-fibrous (Other)	None Detected
17-23-Flooring 022404650-0016	Room 17D Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
17-23-Mastic 022404650-0016A	Room 17D Sheet Flooring	Yellow Non-Fibrous Homogeneous	1% Cellulose <1% Synthetic	99% Non-fibrous (Other)	None Detected
17-25 022404650-0017	Blue/Gray Carpet - Backing	Gray/Blue/Yellow Fibrous Homogeneous	70% Synthetic	30% Non-fibrous (Other)	None Detected
17-26 022404650-0018	Blue/Gray Carpet - Backing	Gray/White/Yellow Fibrous Heterogeneous	<1% Cellulose 80% Synthetic	20% Non-fibrous (Other)	None Detected
17-28 022404650-0019	Royal Blue Carpet - Backing	Tan/Blue Fibrous Heterogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
17-29 022404650-0020	Royal Blue Carpet - Backing	Tan/Blue/Orange Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
17-31-Joint Compound 022404650-0021	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
17-31-Tape 022404650-0021A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
17-31-Sheetrock 022404650-0021B	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17-32-Joint Compound 022404650-0022	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
17-32-Sheetrock 022404650-0022A	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17-33-Joint Compound 022404650-0023	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
17-33-Sheetrock 022404650-0023A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
17-34 022404650-0024	Window Glaze	Gray Non-Fibrous Homogeneous	2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	<1% Chrysotile
17-35 022404650-0025	Window Glaze	Gray/White/Beige Non-Fibrous Heterogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	<1% Chrysotile
17-37-Gray Shingle 1 022404650-0026	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
17-37-Gray Shingle 2 022404650-0026A	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2024 16:33:42



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404650
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17-37-Black Shingle <i>022404650-0026B</i>	Roof Shingle Layers	Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
17-38-Gray Shingle 1 <i>022404650-0027</i>	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
17-38-Gray Shingle 2 <i>022404650-0027A</i>	Roof Shingle Layers	Gray/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
17-38-Black Shingle <i>022404650-0027B</i>	Roof Shingle Layers	Brown/Black Fibrous Heterogeneous	15% Cellulose <1% Synthetic	85% Non-fibrous (Other)	None Detected
17-40 <i>022404650-0028</i>	Roofing Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
17-41 <i>022404650-0029</i>	Roofing Felt	Black Fibrous Homogeneous	80% Cellulose <1% Glass	20% Non-fibrous (Other)	None Detected
17-43 <i>022404650-0030</i>	Fiberboard Wall Planks	Brown/White Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
17-44 <i>022404650-0031</i>	Fiberboard Wall Planks	Brown/White Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
17-45 <i>022404650-0032</i>	Fiberboard Wall Planks	Brown/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected

Analyst(s)

Jurnee West (23)
Scott Combs (18)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/16/2024 16:33:42



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody EMSL Order Number (Lab Use Only):

022404650

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 17 Cleveland St		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM-Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/13/2024
Client Sample # (s): 17-1 thru 17-45		Total # of Samples: 45	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/13/2024	Time: 1700	
Received (Lab): <i>Jen Sweet</i>	Date: 8.14.24	Time: 9:20	
Comments/Special Instructions: Note: Sumter County Project			

② EPA 7908 7527 7572

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①

4650



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Galin Street
Kernersville, NC 27284

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

Client Sample # (s) 17-1 thru 17-45 Total Samples # 45
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
17-1	Room 17B Top-layer Sheet Flooring	
17-2	"	
17-3	"	
17-4	Room 17B Bottom-layer Sheet Flooring	
17-5	"	
17-6	"	
17-7	Room 17C Sheet Flooring	
17-8	"	
17-9	"	
17-10	Vestibule/Restroom Sheet Flooring	
17-11	"	
17-12	"	
17-13	Vestibule Bottom-layer Sheet Flooring	
17-14	"	
17-15	"	
17-16	Room 17E Top-layer Sheet Flooring	
17-17	"	
17-18	"	
17-19	Room 17E Bottom-layer Sheet Flooring	
17-20	"	
17-21	"	
17-22	Room 17D Sheet Flooring	
17-23	"	
17-24	"	
17-25	Blue/Gray Carpet - Backing	
17-26	"	
17-27	"	
17-28	Royal Blue Carpet - Backing	
17-29	"	
17-30	"	
17-31	Sheetrock System	} Sample All Layers
17-32	"	
17-33	"	
17-34	Window Glaze	
17-35	"	
17-36	"	
17-37	Roof Shingle Layers	} Sample All 4 Layers
17-38	"	
17-39	"	
17-40	Roofing Felt	
17-41	"	
17-42	"	
17-43	Fiberboard Wall Planks	
17-44	"	
17-45	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



		Expiration Date:
CONSULTMP	ASB-32201	09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Very Depicting Heavy Vegetation Surrounding the Residential Building



Photo #2
Chimney Sealant Material is Presumed to Contain Asbestos



Photo #3
View Depicting Fiberboard Planks over Wood-slat Exterior Siding



Photo #4
Asbestos Detected at <1% in Window Glaze

Sumter City/County Project: 17 Cleveland St., Sumter, S.C.



Photo #5
View Depicting Wood Panel and Wood Slat
Interior Walls

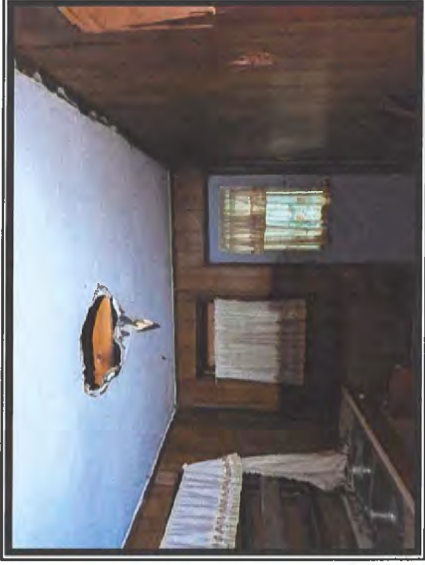


Photo #6
No Asbestos Detected in Sheetrock with Joint
Compound Ceiling System

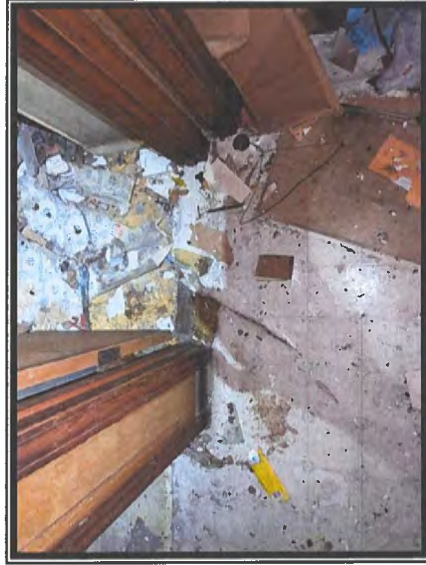


Photo #7
Asbestos Detected at 20% in Bottom-layer
Sheet Flooring in the Vestibule



Photo #8
Asbestos Detected at 25% in Bottom-layer
Sheet Flooring in Room 17E

Sumter City/County Project: 17 Cleveland St., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
17 WEST PATRICIA DRIVE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 19, 2024
Date of Report: August 29, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 17 W. Patricia Dr. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 17 W. Patricia Dr. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 19, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1946 for residential purposes, the single-story residential structure contains approximately 600 square feet of interior space. The structure is in significantly dilapidated condition, with collapsed sections of roof, ceiling and wall components. Areas of the structure could not be accessed, due to hazardous building conditions. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Wood Slats, Foil Sheathing and Fiberboard Slats Cover Exterior Walls
- Wooden Hipped Roof Structure in Dilapidated Condition
 - Covered with Shingles and Associated Felt
- Wood Slat Floors Include Coverings of Resilient Flooring Squares
- Wood-framed Interior Walls Covered with Sheetrock (No Joint Compound)

- Wooden Ceiling Joists Covered with Plywood Sheets
 - Spray-applied Texture Cover the Plywood Ceiling Panels
- No HVAC Equipment
 - Furnace-supplied Heating is Likely – Floor Return Observed

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-two (22) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (17W-1 through 17W-22). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty (20) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, five (5) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of flooring squares, roof shingles and roofing felt were verified as negative, via TEM analysis.

Asbestos was detected at <0.1% in window glaze material, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 19, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 17 W. Patricia Dr. in Sumter, S.C., does not contain friable or non-friable ACM, as of the date of the survey, August 19, 2024.

Regarding window glazing with asbestos detected at <0.1%, via TEM analysis, SC DHEC, now known as the South Carolina Department of Environmental Services (SC DES), and the Environmental Protection Agency (EPA) do not consider such materials as ACM; however, the Occupational Safety and Health Administration (OSHA) regulations require employers to provide a workplace having asbestos exposures below the Permissible Exposure Limit (PEL), which is 0.1 fiber per cubic centimeter.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 19, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

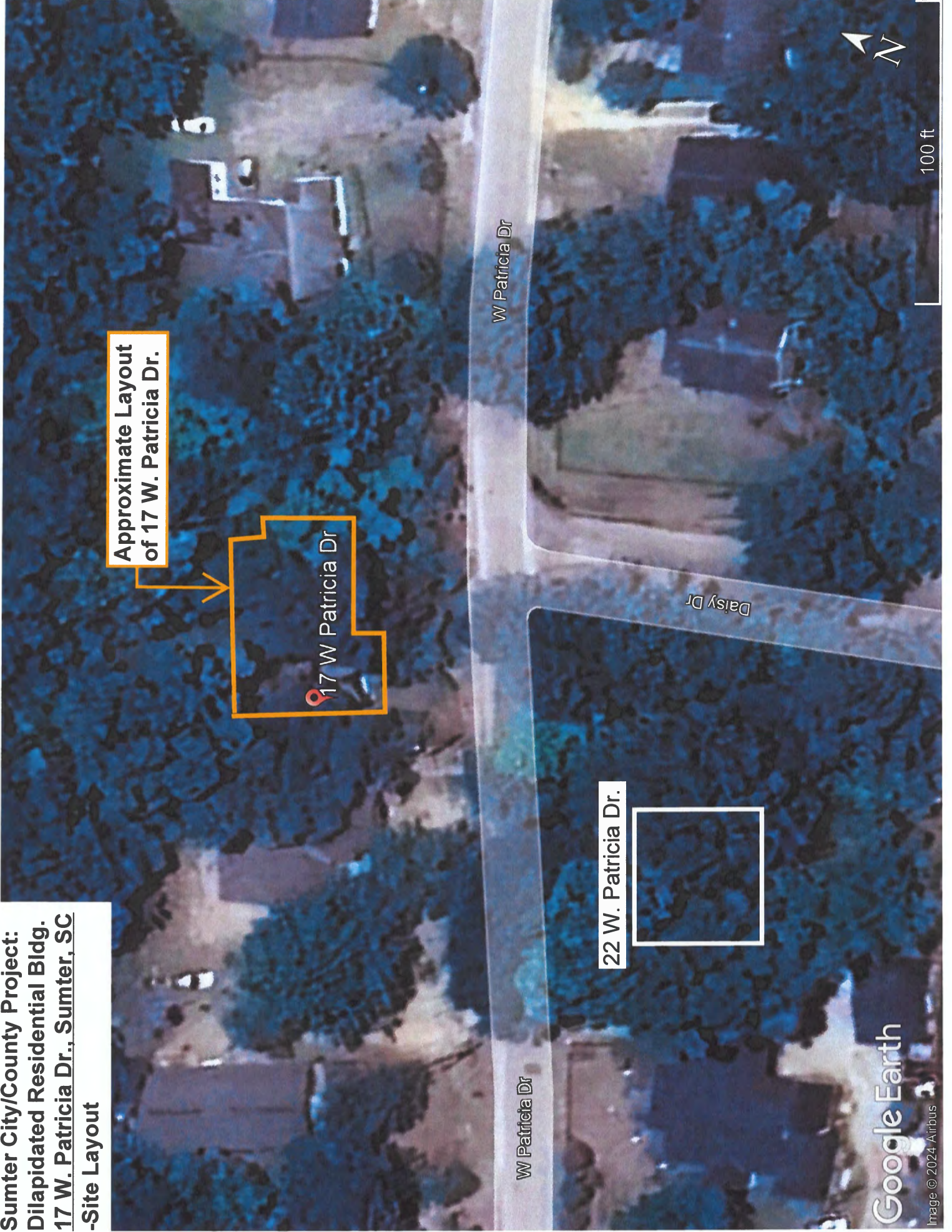
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

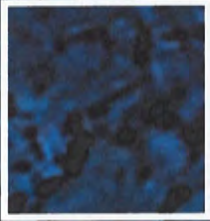
**Sumter City/County Project:
Dilapidated Residential Bldg.
17 W. Patricia Dr., Sumter, SC
-Site Layout**

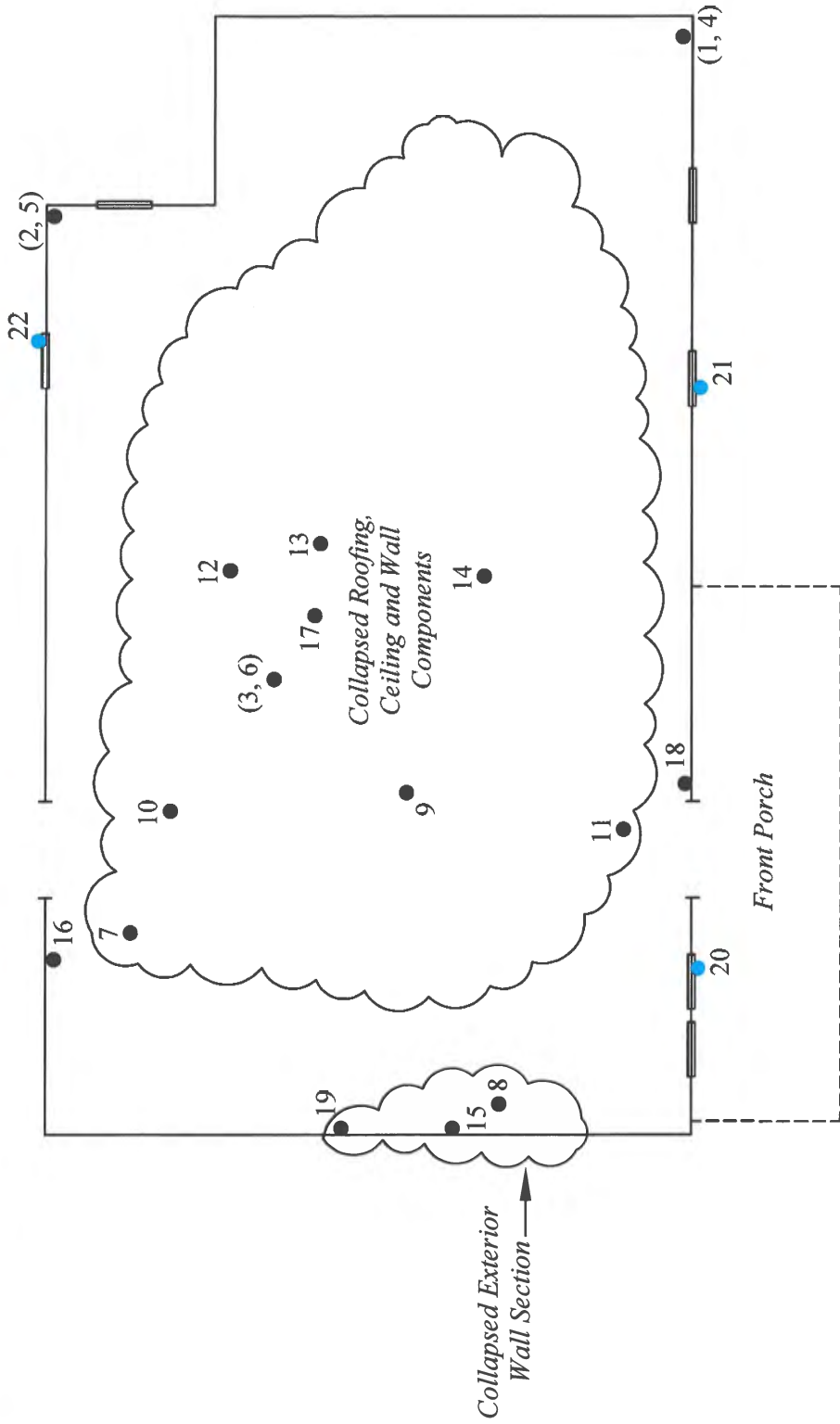


Approximate Layout
of 17 W. Patricia Dr.

17 W Patricia Dr

22 W. Patricia Dr.





_____ W. Patricia Dr. _____

Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at <0.1%

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
17 W. Patricia Dr.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/19/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 17 W. Patricia Dr.
 ADDRESS: 17 W. Patricia Dr., Sumter, S.C.

DATE: 8/19/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																		
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION												
									H	M	L	H	M	L	H	M	L										
17W-1				Brownish Gray Roof Shingles	D	M	F	810 SF	X																		
17W-2															X											X	
17W-3																											
17W-4				Roofing Felt	D	M	F	810 SF	X																		
17W-5															X											X	
17W-6																											
17W-7				Mottled Green Flooring Squares	G	M	NF	300 SF	X																		
17W-8															X											X	
17W-9																											
17W-10				Wood Ceiling - North Interior																							
17W-11																											
17W-12																											
17W-13				Spray-applied Ceiling Texture	SD	S	F	600 SF	X																		
17W-14															X											X	
17W-15																											
17W-16				Sheetrock Wall Panels <i>(No Joint Compound Observed)</i>	SD	S	F	1,100 SF	X																		
17W-17															X											X	
17W-18																											
17W-19																											

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 17 W. Patricia Dr.
 ADDRESS: 17 W. Patricia Dr., Sumter, S.C.

DATE: 8/19/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																		
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION												
									H	M	L	H	M	L	H	M	L										
17W-20	Exterior	Window Units		Exterior Window Glaze	G	M	NF	144 LF	X																		
17W-21																											
17W-22																											

Note: Blue characters indicate material with asbestos detected at <0.1%, via TEM Analysis.

Condition	Type	F/NF	Potential for Future Disturbance
G= Good	S= Surface	F= Friable	H= High
D= Damaged	TSI= Thermal Systems Insulation	NF= Non Friable	M= Moderate
SD= Significantly Damaged	M= Miscellaneous		L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404795
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 17 W. Patricia Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
17W-3 022404795-0019	Roof Shingles	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17W-6 022404795-0020	Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
17W-9-Flooring 022404795-0021	Flooring Square	Gray/Black/Green Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
17W-9-Mastic 022404795-0022	Flooring Square	Brown/Tan/Gold Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
17W-22 022404795-0023	Window Glaze	Brown/Gray/White Non-Fibrous Heterogeneous	100.0 Other	None	<0.1% Chrysotile

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or < 1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:06:30



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404795
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 17 W. Patricia Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/26/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17W-1 <small>022404795-0001</small>	Roof Shingles	Brown/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
17W-2 <small>022404795-0002</small>	Roof Shingles	Brown/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
17W-4 <small>022404795-0003</small>	Roof Felt	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
17W-5 <small>022404795-0004</small>	Roof Felt	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
17W-7-Flooring <small>022404795-0005</small>	Flooring Square	Gray Non-Fibrous Homogeneous	5% Synthetic	10% Quartz 85% Non-fibrous (Other)	None Detected
17W-7-Mastic <small>022404795-0005A</small>	Flooring Square	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
17W-8-Flooring <small>022404795-0006</small>	Flooring Square	Gray Non-Fibrous Homogeneous	5% Synthetic	10% Quartz 85% Non-fibrous (Other)	None Detected
17W-8-Mastic <small>022404795-0006A</small>	Flooring Square	Tan Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
17W-10 <small>022404795-0007</small>	Ceiling Texture	Gray/White Non-Fibrous Heterogeneous		30% Ca Carbonate 15% Perlite 55% Non-fibrous (Other)	None Detected
17W-11 <small>022404795-0008</small>	Ceiling Texture	Gray/White Non-Fibrous Heterogeneous		30% Ca Carbonate 20% Perlite 50% Non-fibrous (Other)	None Detected
17W-12 <small>022404795-0009</small>	Ceiling Texture	Gray/White Fibrous Homogeneous		30% Ca Carbonate 15% Perlite 55% Non-fibrous (Other)	None Detected
17W-13 <small>022404795-0010</small>	Ceiling Texture	Gray/White Non-Fibrous Homogeneous		30% Ca Carbonate 15% Perlite 55% Non-fibrous (Other)	None Detected
17W-14 <small>022404795-0011</small>	Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 15% Perlite 55% Non-fibrous (Other)	None Detected
17W-15 <small>022404795-0012</small>	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17W-16 <small>022404795-0013</small>	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17W-17 <small>022404795-0014</small>	Sheetrock System	White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:18:59



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404795
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
17W-18 022404795-0015	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17W-19 022404795-0016	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
17W-20 022404795-0017	Window Glaze	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
17W-21 022404795-0018	Window Glaze	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected

Analyst(s)

Cameron Evans (11)
Jurnee West (9)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/26/2024 17:18:59



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022404795

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 17 W Patricia Dr.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. **There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5	Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/19/2024
Client Sample # (s): 17W-1 thru 17W-22		Total # of Samples: 22	
Relinquished (Client): <i>Dalton Reames</i>		Date: 8/20/24	Time: 0900
Received (Lab): <i>Jean Sweet</i>		Date: 8-21-24	Time: 9u
Comments/Special Instructions: Note: Sumter County Project			

② EPA 7468 7527 7653 Page 1 of 2 pages

16

3

4795



**CHAIN OF CUSTODY
ASBESTOS LAB SERVICES**

EMSL Analytical, Inc.
706 Galin Street
Kernersville, NC 27284

Client Sample # (s) 17W-1 thru 17W-22 Total Samples # 22
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
 http://www.emsl.com

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
17W-1	Roof Shingles	
17W-2	"	
[REDACTED]	"	
17W-4	Roof Felt	
17W-5	"	
[REDACTED]	"	
17W-7	Flooring Square	
17W-8	"	
[REDACTED]	"	
17W-10	Ceiling Texture	
17W-11	"	
17W-12	"	
17W-13	"	
17W-14	"	
17W-15	Sheetrock System	
17W-16	"	
17W-17	"	
17W-18	"	
17W-19	"	
17W-20	Window Glaze	
17W-21	"	
[REDACTED]	"	

sample ALL layers

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting Wood Slat and Fiberboard Plank
Exterior Siding

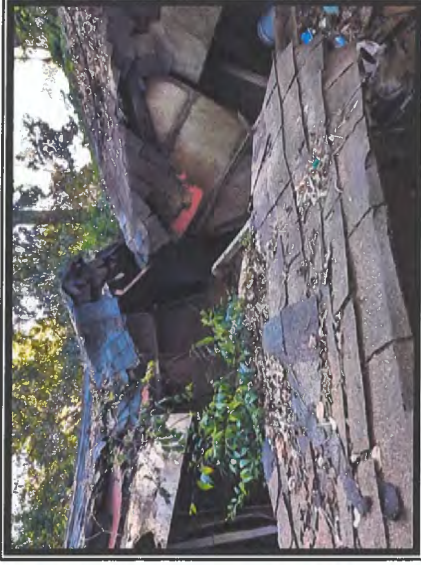


Photo #2
View Depicting Collapsed Sections of Roofing,
Ceiling and Wall Components



Photo #3
No Asbestos Detected in Sheetrock Wall
Sections (No Joint Compound)

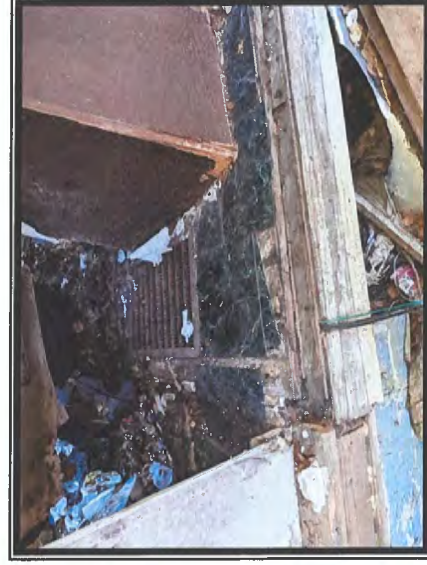


Photo #4
No Asbestos Detected in Green Flooring
Squares

Sumter City/County Project: 17 W. Patricia Dr., Sumter, S.C.

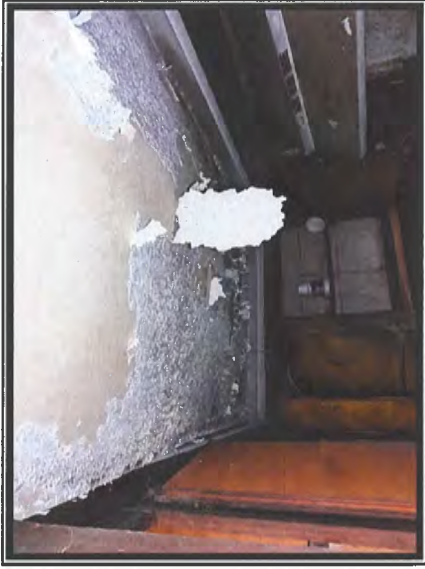


Photo #5
No Asbestos Detected in Spray-applied Ceiling
Texture



Photo #6
View Depicting Plywood Ceiling Panel with
Spray-applied Texture

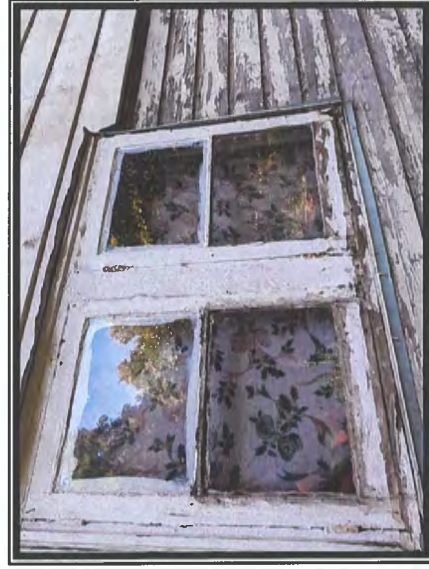


Photo #7
Asbestos Detected at <0.1% in Window Glaze,
via TEM Analysis

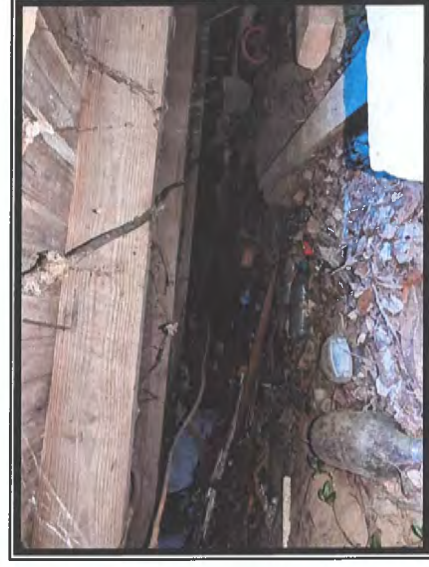


Photo #8
No Suspect Materials Observed in Earthen
Crawl Space Area

Sumter City/County Project: 17 W. Patricia Dr., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
www.emeraldinc-us.com

TELEPHONE (803) 469-5454
FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
22 WEST PATRICIA DRIVE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 19, 2024
Date of Report: August 30, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 22 W. Patricia Dr. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 22 W. Patricia Dr. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 19, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1950 for residential purposes, the single-story residential structure contains approximately 1,260 square feet of interior space. The structure is in significantly dilapidated condition, with collapsed sections of roof, ceiling and wall components. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Wood Slats and Wood Sheet Panels Cover Exterior Walls
- Wooden Hipped Roof Structure in Dilapidated Condition
 - Covered with Shingles and Associated Felt
 - Chimney Has Sealant Material Presumed to Contain Asbestos
- Wood-slat Floor Substrate
 - Carpet Layers

- Resilient Sheet Flooring Layer
- Wood-framed Interior Walls Covered with Sheetrock and Wood Panels
- Wooden Ceiling Joists Covered with Sheetrock Sections
 - Spray-applied and Stippled Textures Cover Some Ceiling Areas
- No HVAC Equipment

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-nine (29) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (22W-1 through 22W-29). Of note, samples 22W-24 through 22W-26 were mistakenly described as “Original Ceiling Texture” on the Chain of Custody; subsequently, the laboratory corrected the description of the material to “Window Glazing”. Samples 22W-27 through 22W-29 are correctly identified as “Original Ceiling Texture”. Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-four (34) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and six (6) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, six (6) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of cream sheet flooring, brown carpet backing, brownish gold shag carpet backing, window glaze, roofing shingles and roofing felt were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
22 WEST PATRICIA DRIVE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Original Section Sheetrock Ceiling and Wall System	Ceilings and Walls throughout the Original 30'x30' Footprint of the Structure	F – Significantly Damaged Condition	2,820 SF
Chimney Flashing Sealant ⁽¹⁾ <i>Presumed Asbestos Containing Material (PACM)</i>	Chimney Base at Roof Penetration	NF – Cat. I – Good Condition	12 LF

Note: F - Friable

NF - Non-Friable

(1) - Chimney flashing was observed but could not be accessed, due to hazardous roof conditions; therefore, the flashing material is PACM.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 19, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 22 W. Patricia Dr. in Sumter, S.C., does contain friable ACM, as well as non-friable material presumed to contain asbestos, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 19, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

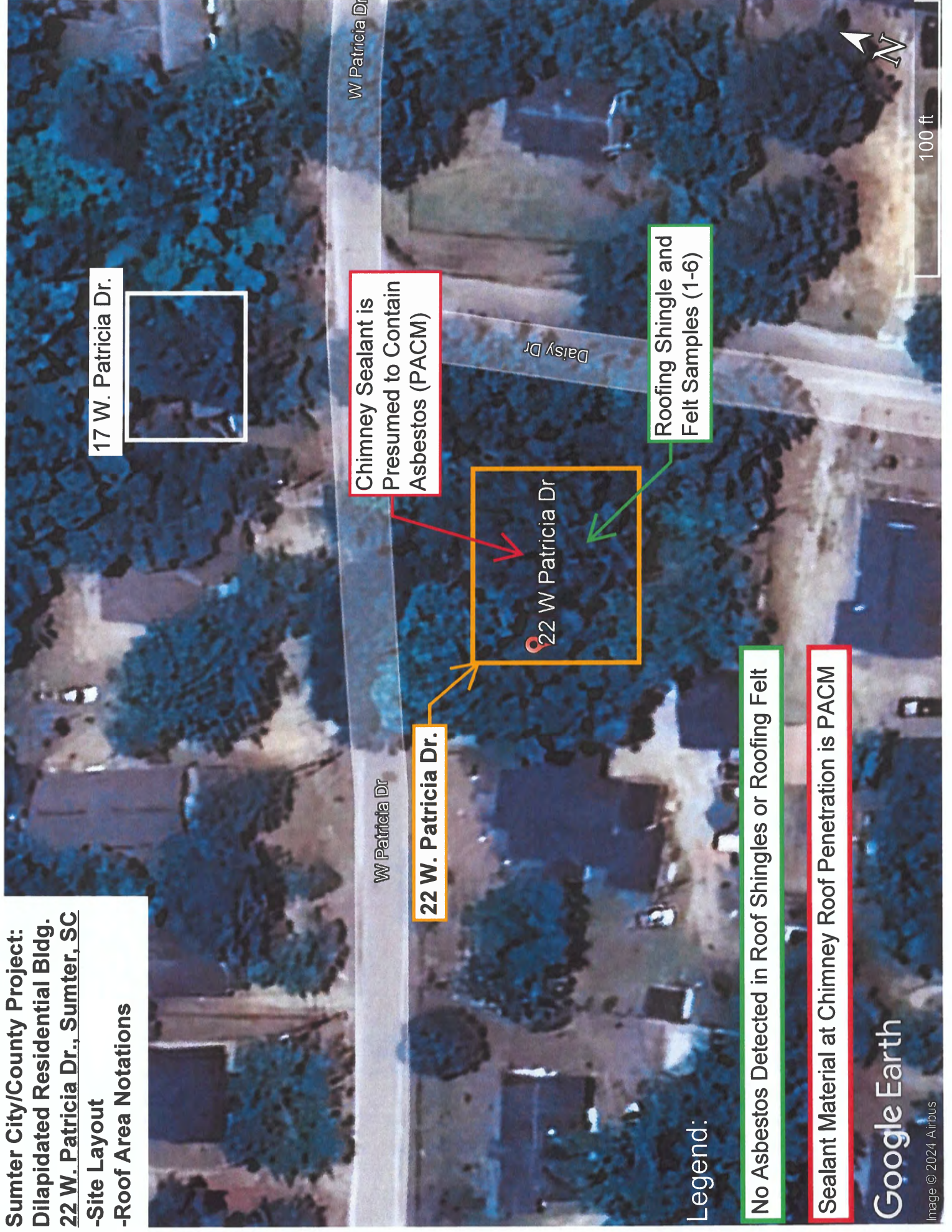
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

**Sumter City/County Project:
Dilapidated Residential Bldg.
22 W. Patricia Dr., Sumter, SC
-Site Layout
-Roof Area Notations**



17 W. Patricia Dr.



Chimney Sealant is Presumed to Contain Asbestos (PACM)

Roofing Shingle and Felt Samples (1-6)

22 W. Patricia Dr.



Daisy Dr

W Patricia Dr

W Patricia Dr

Legend:

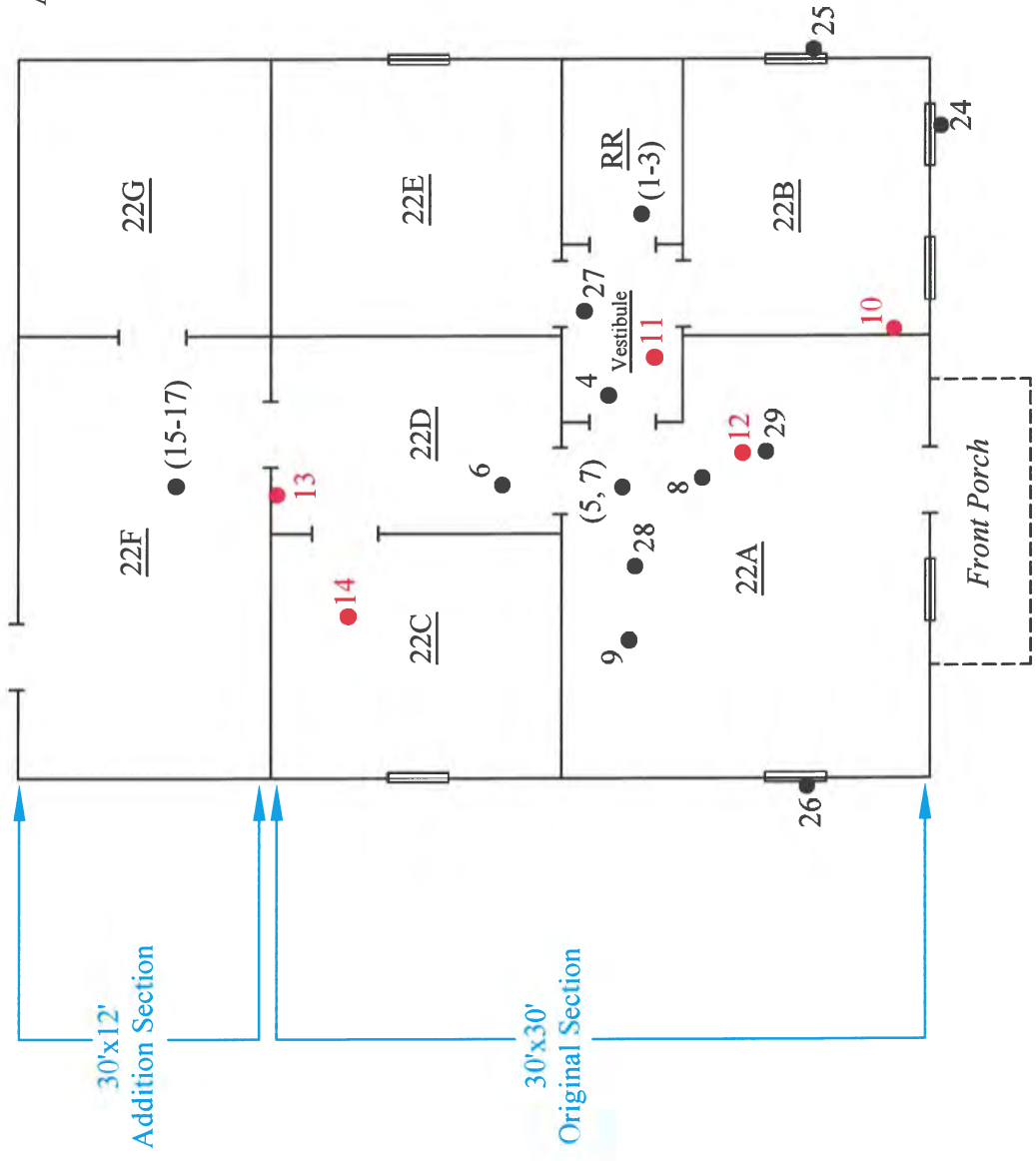
No Asbestos Detected in Roof Shingles or Roofing Felt

Sealant Material at Chimney Roof Penetration is PACM





8'x8' Metal Shed
Approx. 30' SSE of
Residential Bldg.



Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at > 1%

_____ W. Patricia Dr. _____

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 22 W. Patricia Dr. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 8/19/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 22 W. Patricia Dr.
ADDRESS: 22 W. Patricia Dr., Sumter, S.C.

DATE: 8/19/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE											
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION					
									H	M	L	H	M	L	H	M	L			
22W-1	First	RR	Floor	Cream-colored Sheet Flooring	G	M	NF	40 SF	X			X								
22W-2																				
22W-3																				
22W-4	First	Vestibule	Floor	Backing of Brown Carpet	G	M	NF	1,260 SF	X			X								
22W-5																				
22W-6																				
22W-7	First	22A	Floor	Backing of Thick-pile, Golden Brown Carpet	G	M	NF	800 SF	X			X								
22W-8																				
22W-9																				
22W-10	First	22B	Wall	Original Home Section: Sheetrock Ceiling and Wall System	SD	S	F	2,820 SF	X			X								
22W-11																				
22W-12																				
22W-13	First	22D	Wall	Addition Section: Ceiling Sheetrock System with Stippled Texture	SD	S	F	360 SF	X			X								
22W-14																				
22W-15																				
22W-16	First	22F	Addition Section Ceiling	Green and Charcoal-colored Roof Shingles	G	M	NF	1,800 SF	X			X								
22W-17																				
22W-18																				
22W-19	Roof								X			X								
22W-20																				

Note: Red characters indicate materials with asbestos detected at 4%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 22 W. Patricia Dr.
 ADDRESS: 22 W. Patricia Dr., Sumter, S.C.

DATE: 8/19/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
22W-21		Roof		Roofing Felt	G	M	NF	1,800 SF	X			X							
22W-22																			
22W-23																			
22W-24		Exterior	Window Units	Window Glaze	G	M	NF	288 LF on 6 Window Units	X			X							
22W-25																			
22W-26																			
22W-27		First	Vestibule	Original Home Section: Ceiling Texture	SD	S	F	800 SF	X			X							
22W-28			22A																
22W-29			22A																
Presumed Asbestos Containing Material				Chimney Flashing Sealant is PACM; Could Not be Sampled, due to Hazardous Roof Conditions	G	M	NF	12 LF	X			X							

Note: Chimney flashing sealant material is presumed Asbestos-containing Material (PACM)

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404793
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 22 W. Patricia Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
22W-3 022404793-0025	Cream Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22W-6 022404793-0026	Brown Carpet - Backing	Brown/Gray/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22W-9 022404793-0027	Shag Carpet - Backing	Brown/Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22W-20 022404793-0028	Roof Shingle	Gray/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22W-23 022404793-0029	Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
22W-26 022404793-0030	Window Glazing	Gray/Tan/Green Non-Fibrous Heterogeneous	100.0 Other	<0.1 Fibrous_Other	No Asbestos Detected

Talc fibers present.

Analyst(s)

Stephen Bennett (6)

Stephen Bennett, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 17:11:27



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404793
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder Emerald, Inc. 2520 Tahoe Drive PO Box 3050 Sumter, SC 29151	Phone: (803) 469-5454 Fax: (803) 775-1970 Received Date: 08/21/2024 9:00 AM Analysis Date: 08/26/2024 Collected Date:
Project: Sumter County Project : 22 W. Patricia Dr. (Sumter County)	

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22W-1 <small>022404793-0001</small>	Cream Sheet Flooring	Gray/Beige Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
22W-2 <small>022404793-0002</small>	Cream Sheet Flooring	Gray/Tan Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
22W-4 <small>022404793-0003</small>	Brown Carpet - Backing	Beige Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
22W-5 <small>022404793-0004</small>	Brown Carpet - Backing	Yellow/Beige/Clear Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
22W-7 <small>022404793-0005</small>	Shag Carpet - Backing	Tan Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
22W-8 <small>022404793-0006</small>	Shag Carpet - Backing	Tan/Yellow/Beige Fibrous Heterogeneous	95% Cellulose <1% Synthetic	5% Non-fibrous (Other)	None Detected
22W-10-White Joint Compound <small>022404793-0007</small>	Original Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22W-10-Beige Joint Compound <small>022404793-0007A</small>	Original Sheetrock System	Beige Non-Fibrous Homogeneous	<1% Cellulose	20% Ca Carbonate 76% Non-fibrous (Other)	4% Chrysotile
22W-10-Tape <small>022404793-0007B</small>	Original Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
22W-10-Sheetrock <small>022404793-0007C</small>	Original Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22W-11-White Joint Compound <small>022404793-0008</small>	Original Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22W-11-Sheetrock <small>022404793-0008A</small>	Original Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
22W-12-White Joint Compound <small>022404793-0009</small>	Original Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22W-12-Sheetrock <small>022404793-0009A</small>	Original Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose 1% Glass	89% Non-fibrous (Other)	None Detected
22W-13-White Joint Compound <small>022404793-0010</small>	Original Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:20:43



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404793
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
 Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22W-13-Tape <small>022404793-0010A</small>	Original Sheetrock System	Beige Non-Fibrous Homogeneous	100% Cellulose		None Detected
22W-13-Beige Joint Compound <small>022404793-0010B</small>	Original Sheetrock System				Positive Stop (Not Analyzed)
22W-13-Sheetrock <small>022404793-0010C</small>	Original Sheetrock System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
22W-14-White Joint Compound <small>022404793-0011</small>	Original Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
22W-14-Sheetrock <small>022404793-0011A</small>	Original Sheetrock System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
22W-15-Texture <small>022404793-0012</small>	Addition Sheetrock System & Stippled Texture	Gray/Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 5% Mica 64% Non-fibrous (Other)	None Detected
22W-15-Sheetrock <small>022404793-0012A</small>	Addition Sheetrock System & Stippled Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22W-16-Texture <small>022404793-0013</small>	Addition Sheetrock System & Stippled Texture	Gray/Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 5% Mica 64% Non-fibrous (Other)	None Detected
22W-16-Sheetrock <small>022404793-0013A</small>	Addition Sheetrock System & Stippled Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22W-17-Texture <small>022404793-0014</small>	Addition Sheetrock System & Stippled Texture	White/Beige Non-Fibrous Homogeneous	1% Cellulose	25% Ca Carbonate 5% Mica 69% Non-fibrous (Other)	None Detected
22W-17-Sheetrock <small>022404793-0014A</small>	Addition Sheetrock System & Stippled Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22W-18 <small>022404793-0015</small>	Roof Shingle	Gray/Black/Green Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
22W-19 <small>022404793-0016</small>	Roof Shingle	White/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
22W-21 <small>022404793-0017</small>	Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
22W-22 <small>022404793-0018</small>	Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
22W-24 <small>022404793-0019</small>	Window Glazing	Gray/Green/Beige Non-Fibrous Homogeneous	<1% Cellulose 1% Fibrous (Other)	10% Ca Carbonate 89% Non-fibrous (Other)	<1% Chrysotile
22W-25 <small>022404793-0020</small>	Window Glazing	Gray/Tan/Green Non-Fibrous Heterogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	<1% Chrysotile
22W-27 <small>022404793-0022</small>	Original Ceiling Texture	Gray/White Non-Fibrous Homogeneous	3% Cellulose	20% Ca Carbonate 10% Perlite 67% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:20:43



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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404793
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22W-28 <small>022404793-0023</small>	Original Ceiling Texture	Gray/White Non-Fibrous Homogeneous	3% Cellulose	20% Ca Carbonate 10% Perlite 67% Non-fibrous (Other)	None Detected
22W-29 <small>022404793-0024</small>	Original Ceiling Texture	Gray/White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected

Analyst(s)

Nicole MacDowell (20)

Scott Combs (14)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/26/2024 17:20:43



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody
EMSL Order Number (Lab Use Only)

022404793

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 22 W Patricia Dr.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. **There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/19/2024
Client Sample # (s): 22W-1 thru 22W-29		Total # of Samples: 29	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/20/2024	Time: 0900	
Received (Lab): <i>Jan Swet</i>	Date: 8/21/24	Time: 9am	
Comments/Special Instructions: Note: Sumter County Project			

③ EPA 7468 7507 7653 Page 1 of 2 pages

24

①

4793



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Grain Street
Kernersville, NC 27284

Client Sample # (s) 22W-1 thru 22W-29 Total Samples #: 29
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
22W-1	Cream Sheet Flooring	
22W-2	"	
22W-4	Brown Carpet - Backing	
22W-5	"	
22W-7	Shag Carpet - Backing	
22W-8	"	
22W-10	Original Sheetrock System	} Sample All Layers
22W-11	"	
22W-12	"	
22W-13	"	
22W-15	Addition Sheetrock System & Stippled Texture	} Sample All Layers
22W-16	"	
22W-17	"	
22W-18	Roof Shingle	
22W-19	"	
22W-21	Roof Felt	
22W-22	"	
22W-24	Original Ceiling Texture	
22W-25	"	
22W-26	"	
22W-27	"	
22W-28	"	
22W-29	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/18/24
09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
South-facing View Depicting the Front of the Residential Structure



Photo #2
Northwest-facing View Depicting the Additional Rear Section to the Original Structure



Photo #3
No Suspect Materials Associated with a Standalone, Metal Shed Unit

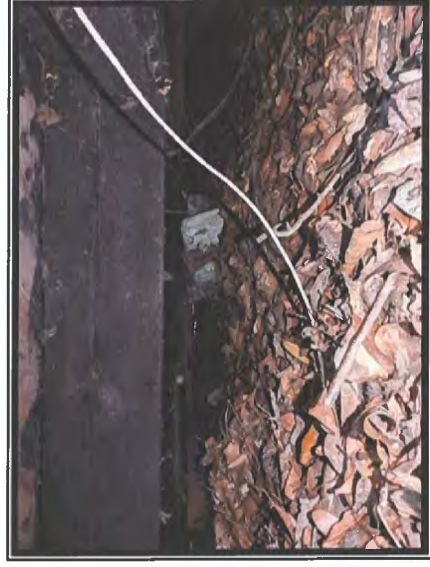


Photo #4
No Suspect Materials Observed in the Earthen Crawl Space Area

Sumter City/County Project: 22 W. Patricia Dr., Sumter, S.C.



Photo #5
No Asbestos Detected in Roofing Shingles or Felt Layer



Photo #6
Chimney Flashing Sealant is Presumed to Contain Asbestos (PACM)



Photo #7
Asbestos Detected at 4% in Sheetrock System of Original House Footprint



Photo #8
Asbestos-containing Sheetrock Wall & Ceiling Debris Scattered in Room 22B

Sumter City/County Project: 22 W. Patricia Dr., Sumter, S.C.



Photo #9
No Asbestos Detected in Carpet Materials

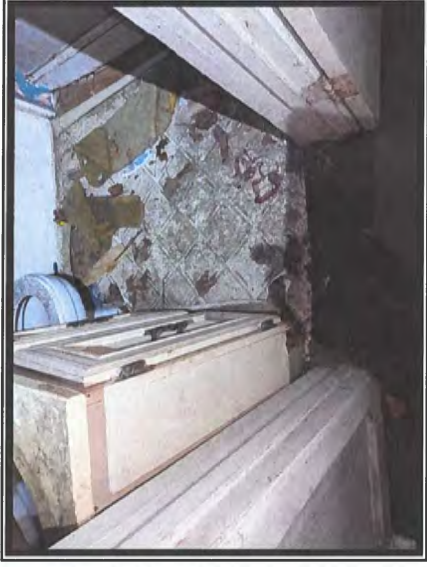


Photo #10
No Asbestos Detected in Cream-colored Sheet Flooring



Photo #11
No Asbestos Detected in the Sheetrock Ceiling or Textured Material in the Addition Section



Photo #12
View Depicting the Interior of Room 22F in the Addition Section

Sumter City/County Project: 22 W. Patricia Dr., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
www.emeraldinc-us.com

TELEPHONE (803) 469-5454
FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
28 MONROE STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

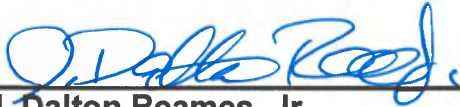
**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 14, 2024
Date of Report: August 27, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 28 Monroe St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
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4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
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6.0	ASSUMPTIONS AND LIMITATIONS	7
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 28 Monroe St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 14, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1957 for residential purposes, the single-story residential structure contains approximately 721 square feet of interior space. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Wood Slat and Wood Panel Exterior Wall Sections
- Wooden A-framed Roof Structure
 - Shingles and Associated Felt
- Wood Floor Substrate
 - Resilient Sheet Flooring in Room 28E
 - Uncovered Wood Substrate in Most of Structure
- Wood-framed Interior Walls

- Sheetrock with Joint Compound Sections
- OSB Panels
- Wood Paneling over Sheetrock
- Wooden Ceiling Components Covered with Sheetrock and Wood Panel Sections
- No HVAC Equipment

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty (20) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (28-1 through 28-20). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty-four (24) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, five (5) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of wood-design sheet flooring, roofing shingles and roofing felt were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
28 MONROE STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock with Joint Compound Ceiling and Wall System	Attached to Wood Ceiling Joists and Wood-framed Walls (Behind Wood Paneling), as well as Broken Sections Scattered throughout the Floor Area	F – Significantly Damaged Condition	1,250 SF
Chimney Flashing Sealant	Base of Chimney Roof Penetration	Cat. I – NF – Good Condition	12 LF

Note: F - Friable

NF - Non-Friable

(1) - Asbestos detected at <0.1% in window glaze of two window units at the southeast rear corner of the building.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 14, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 28 Monroe St. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Regarding window glazing with asbestos detected at <0.1%, via TEM analysis, SC DHEC, now known as the South Carolina Department of Environmental Services (SC DES), and the Environmental Protection Agency (EPA) do not consider such materials as ACM; however, the Occupational Safety and Health Administration (OSHA) regulations require employers to provide a workplace having asbestos exposures below the Permissible Exposure Limit (PEL), which is 0.1 fiber per cubic centimeter.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 14, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample

locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

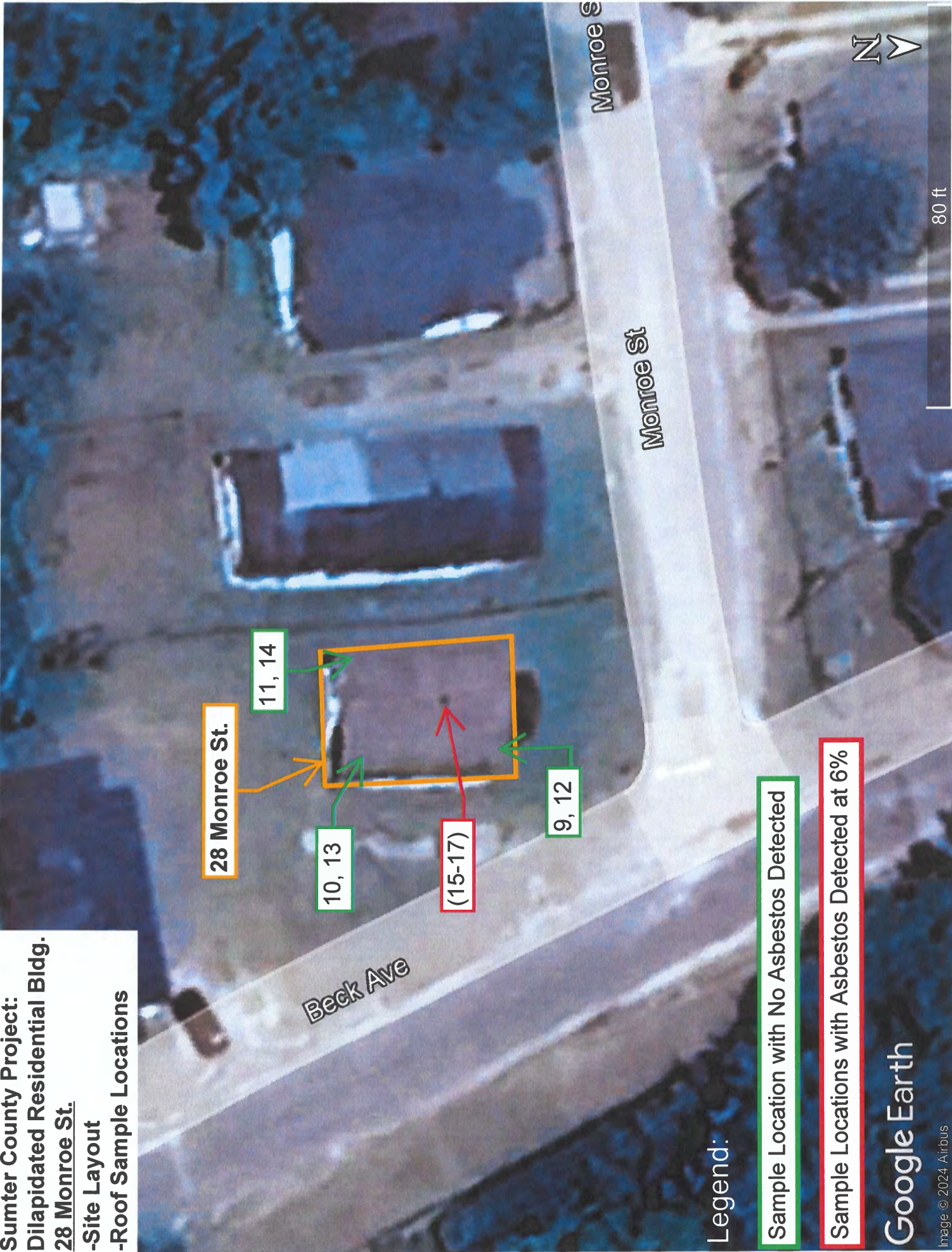
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

**Sumter County Project:
Dilapidated Residential Bldg.
28 Monroe St.
-Site Layout
-Roof Sample Locations**

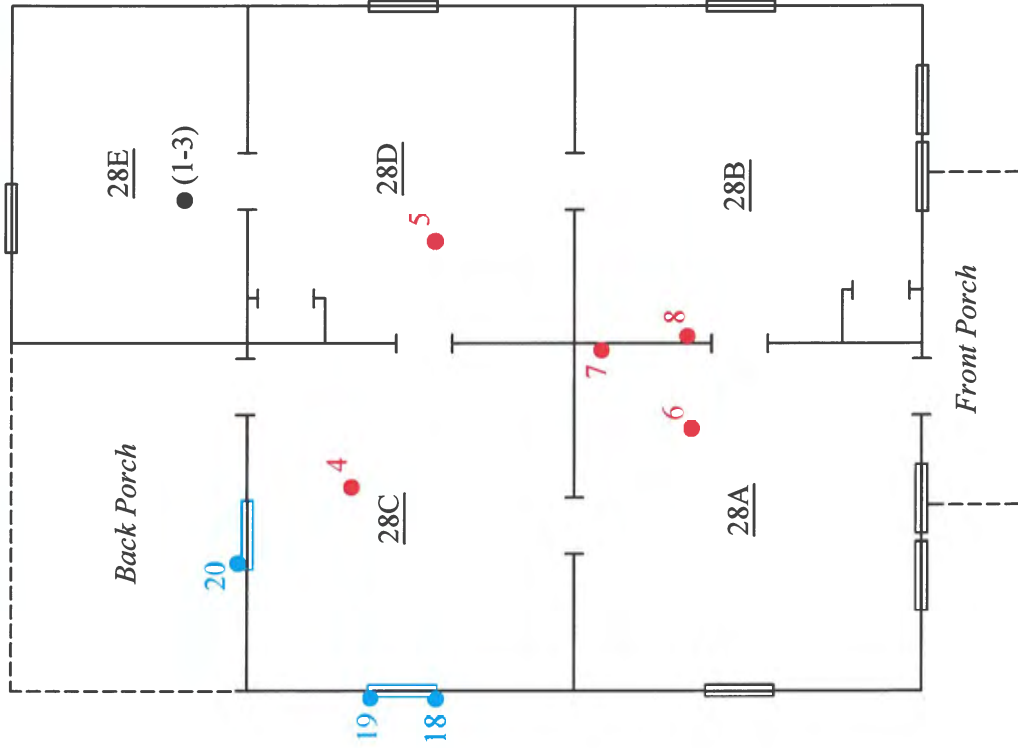


Legend:

Sample Location with No Asbestos Detected

Sample Locations with Asbestos Detected at 6%

Google Earth



Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at <1%
- - Sample Location of Material with Asbestos Detected at >1%

_____ Monroe St. _____

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
28 Monroe St.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/14/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter County Project: 28 Monroe St.
 ADDRESS: 28 Monroe St., Sumter, S.C.

DATE: 8/14/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE															
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION									
		H	M						L	H	M	L	H	M	L									
28-1	First	28E	Floor	Parquet-design Sheet Flooring	G	M	NF	96 SF	X															
28-2																								
28-3																								
28-4	First	28C	Ceiling	Sheetrock with Joint Compound Ceiling and Wall System (3% Chrysotile in Ceiling and Wall Components)	SD	S	F	1,250 SF	X															
28-5			Ceiling																					
28-6			Ceiling																					
28-7			Wall																					
28-8			Wall																					
28-9																								
28-10		Roof		Brownish Gray Roof Shingles	G	M	NF	875 SF	X															
28-11																								
28-12																								
28-13		Roof		Roofing Felt	G	M	NF	875 SF	X															
28-14																								
28-15																								
28-16	Roof		Chimney	Chimney Flashing Sealant (<0.1% Chrysotile)	G	M	NF	12 LF	X															
28-17																								
28-18	Exterior	2 Window Units at Southeast Rear Corner of House		Exterior Window Glaze (<0.1% Chrysotile)	G	M	NF	46 LF on 2 Window Units	X															
28-19																								
28-20																								

Note: Red characters indicate materials with asbestos detected at >1%. Blue characters indicate materials with asbestos detected at <1%.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404672
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 28 Monroe St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/26/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
28-3 022404672-0016	Parquet Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
28-11 022404672-0017	Roof Shingles	Gray/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
28-14 022404672-0018	Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
28-17-Black Sealant 022404672-0019	Chimney Sealant	Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
28-20 022404672-0020	Window Glaze	Gray/Tan Non-Fibrous Homogeneous	99.62 Other	0.38 Fibrous_Other	<0.1% Chrysotile

Talc fibers present.

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or < 1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/26/2024 17:24:17



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404672
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder Emerald, Inc. 2520 Tahoe Drive PO Box 3050 Sumter, SC 29151	Phone: (803) 469-5454 Fax: (803) 775-1970 Received Date: 08/15/2024 9:30 AM Analysis Date: 08/20/2024 Collected Date:
Project: Sumter County Project : 28 Monroe St. (Sumter County)	

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
28-1 <small>022404672-0001</small>	Parquet Sheet Flooring	Gray Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
28-2 <small>022404672-0002</small>	Parquet Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
28-4-Joint Compound <small>022404672-0003</small>	Sheetrock System	Gray Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
28-4-Sheetrock <small>022404672-0003A</small>	Sheetrock System	Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
28-5-Texture <small>022404672-0004</small>	Sheetrock System	Tan Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
28-5-Tape <small>022404672-0004A</small>	Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
28-5-Joint Compound <small>022404672-0004B</small>	Sheetrock System	Gray Non-Fibrous Homogeneous	2% Cellulose	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
28-5-Sheetrock <small>022404672-0004C</small>	Sheetrock System	Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
28-6-Texture <small>022404672-0005</small>	Sheetrock System				Positive Stop (Not Analyzed)
28-6-Tape <small>022404672-0005A</small>	Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
28-6-Joint Compound <small>022404672-0005B</small>	Sheetrock System	Gray Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
28-6-Sheetrock <small>022404672-0005C</small>	Sheetrock System	Gray Non-Fibrous Homogeneous	6% Cellulose	94% Non-fibrous (Other)	None Detected
28-7-Joint Compound <small>022404672-0006</small>	Sheetrock System	White Fibrous Homogeneous	3% Cellulose	25% Ca Carbonate 69% Non-fibrous (Other)	3% Chrysotile
28-7-Sheetrock <small>022404672-0006A</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
28-8-Texture <small>022404672-0007</small>	Sheetrock System				Positive Stop (Not Analyzed)
28-8-Tape <small>022404672-0007A</small>	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 08/20/2024 16:31:33



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404672
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
28-8-Sheetrock <i>022404672-0007B</i>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
28-9 <i>022404672-0008</i>	Roof Shingles	Black Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
28-10 <i>022404672-0009</i>	Roof Shingles	Gray/Tan/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
28-12 <i>022404672-0010</i>	Roofing Felt	Brown/Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
28-13 <i>022404672-0011</i>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
28-15-Gray/Black Sealant <i>022404672-0012</i>	Chimney Sealant	Gray/Black Fibrous Heterogeneous		94% Non-fibrous (Other)	6% Chrysotile
28-15-Black Sealant <i>022404672-0012A</i>	Chimney Sealant	Black Fibrous Homogeneous	7% Cellulose	93% Non-fibrous (Other)	None Detected
28-16-Gray / Black Sealant <i>022404672-0013</i>	Chimney Sealant				Positive Stop (Not Analyzed)
28-16-Black Sealant <i>022404672-0013A</i>	Chimney Sealant	Black Fibrous Homogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
28-18 <i>022404672-0014</i>	Window Glaze	Gray Non-Fibrous Homogeneous	2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
28-19 <i>022404672-0015</i>	Window Glaze	Gray/Beige Non-Fibrous Homogeneous	<1% Cellulose 2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected

Analyst(s)

Cameron Evans (15)

Scott Combs (9)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/20/2024 16:31:33



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody EMSL Order Number (Lab Use Only)

022404672

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 28 Monroe St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/14/2024
Client Sample # (s): 28-1 thru 28-20		Total # of Samples: 20	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/14/2024	Time: 1700	
Received (Lab): <i>Jen Sweet</i>	Date: 8-15-24	Time: 9:30	
Comments/Special Instructions: Note: Sumter County Project			

32px 7408 7527 7583 Page 1 of 2 pages

15

3

4672



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Galin Street
Kernersville, NC 27284

Client Sample # (s) 28-1 thru 28-20 Total Samples #: 20

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
28-1	Parquet Sheet Flooring	
28-2	"	
28-3	"	
28-4	Sheetrock System	} Sample All Layers
28-5	"	
28-6	"	
28-7	"	
28-8	"	
28-9	Roof Shingles	
28-10	"	
28-11	"	
28-12	Roofing Felt	
28-13	"	
28-14	"	
28-15	Chimney Sealant	} Sample Both Layers
28-16	"	
28-17	"	
28-18	Window Glaze	
28-19	"	
28-20	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/18/24
09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting the Front of the Residential Structure



Photo #2
Asbestos Detected at 3% in Sheetrock Ceiling System



Photo #3
View Depicting Asbestos-containing Sheetrock Wall behind Wall Paneling



Photo #4
No Asbestos Detected in Wood-design Sheet Flooring

Sumter City/County Project: 28 Monroe St., Sumter, S.C.



Photo #5
<1% Asbestos Detected in Window Glaze



Photo #6
No Asbestos Detected in Roofing Shingles or Associated Felt Material



Photo #7
Asbestos Detected at 6% in Chimney Flashing Sealant



Photo #8
No Suspect Materials Associated with the Crawl Space Area

Sumter City/County Project: 28 Monroe St., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
www.emeraldinc-us.com

TELEPHONE (803) 469-5454
FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
112 EAST NEWBERRY AVENUE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 20, 2024
Date of Report: August 29, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 112 E. Newberry Ave. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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6.0	ASSUMPTIONS AND LIMITATIONS	7
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 112 E. Newberry Ave. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 20, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1950 for residential purposes, the single-story residential structure contains approximately 924 square feet of interior space. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Exterior Wood Slats Cover the Wood Framework
 - Exterior Vinyl Cladding Covers the Wood Slats
- Wooden A-framed Roof Sections
 - Covered with Shingles and Associated Felt
- Wood Floor Substrate
 - Carpet Layers
 - Resilient Sheet Flooring Layers

- Wood-framed Interior Walls Covered with Wood Panels and Wood Planks
- Wooden Ceiling Joists
 - Original Wood Slats Cover Most Joists
 - Sheetrock over Wood Framing and Joists in Two Rooms
 - Plywood Panels in Some Areas
 - Cellulose-based Tiles Cover Slats in One Room
- No HVAC Equipment
- Adjacent, Wooden Pump House Has is Covered with Roofing Shingles

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-six (36) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (112E-1 through 112E-36). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty (30) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and ten (10) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light

Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, ten (10) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of tan carpet backing, rose-colored carpet backing, tan square-design sheet flooring, tan weave-design sheet flooring, green floral-design sheet flooring, main roof shingles, main roofing felt, chimney flashing sealant, and pump house shingles and felt were verified as negative, via TEM analysis.

Asbestos was detected at 0.12% in window glaze, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
112 EAST NEWBERRY AVENUE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock Ceiling System	Sheetrock Ceilings in Rooms 112A and 112D	F – Good Condition	345 SF

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 20, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 112 E. Newberry Ave. in Sumter, S.C., does contain friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Regarding window glazing with asbestos detected at 0.12%, via TEM analysis, SC DHEC, now known as the South Carolina Department of Environmental Services (SC DES), and the Environmental Protection Agency (EPA) do not consider such materials as ACM; however, the Occupational Safety and Health Administration (OSHA) regulations require employers to provide a workplace having asbestos exposures below the Permissible Exposure Limit (PEL), which is 0.1 fiber per cubic centimeter.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 20, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

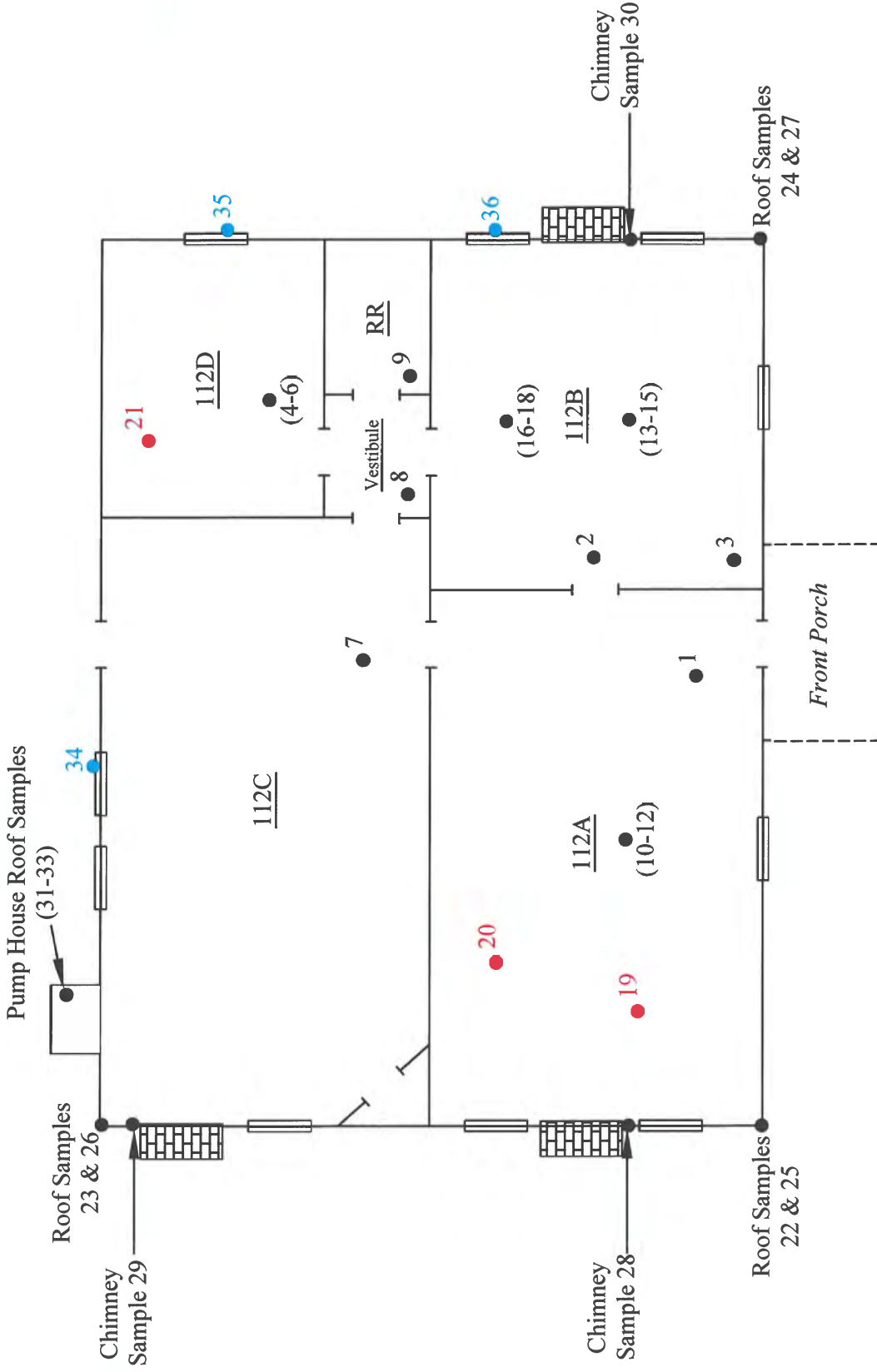
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

**Sumter City/County Project:
Dilapidated Residential Bldg.
112 E. Newberry Ave., Sumter, SC
-Site Layout**





Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at <1%
- - Sample Location of Material with Asbestos Detected at >1%

_____ E. Newberry Ave.

Not to Scale

PROJECT: Dilapidated Residential Bldg. 112 E. Newberry Ave. Sumter, SC	SHEET TITLE: Floor Plan Sample Locations	DATE: 8/20/2024	EMERALD, INC. Sumter, SC
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 112 E. Newberry Ave.
 ADDRESS: 112 E. Newberry Ave., Sumter, S.C.

DATE: 8/20/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE														
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION								
									H	M	L	H	M	L	H	M	L						
112E-1	First	112A	Floor	Backing of Tan Carpet	G	M	NF	403 SF															
112E-2		112B							X									X					
112E-3		112B																					
112E-4	First	112D	Floor	Backing of Rose-colored Carpet	G	M	NF	110 SF															
112E-5									X									X					
112E-6																							
112E-7	First	112C	Floor	Tan Square-design Sheet Flooring	G	M	NF	465 SF															
112E-8		Vestibule							X									X					
112E-9		RR																					
112E-10	First	112A	Under Carpet	Tan Weave-design Sheet Flooring	G	M	NF	234 SF															
112E-11									X									X					
112E-12																							
112E-13	First	112B	Under Carpet	Green Floral-design Sheet Flooring	G	M	NF	169 SF															
112E-14									X									X					
112E-15																							
112E-16	First	112B	Ceiling	1'x1' Cellulose-based Ceiling Tile	G	M	F	169 SF															
112E-17									X									X					
112E-18																							
112E-19	First	112A	Ceiling	Sheetrock with Joint Compound Ceiling System	G	S	F	345 SF															
112E-20		112A							X									X					
112E-21		112D																					

Note: Red characters indicate materials with asbestos detected at 3%.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

TYPE
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 112 E. Newberry Ave.
 ADDRESS: 112 E. Newberry Ave., Sumter, S.C.

DATE: 8/20/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE									
	FLOOR	ROOM	EXACT						CONTACT		VIBRATION		AIR EROSION					
									H	M	L	H	M	L	H	M	L	
112E-22		Main Roof		Greenish Gray Roof Shingles	G	M	NF	1,250 SF	X			X						
112E-23																		
112E-24																		
112E-25		Main Roof		Roofing Felt	G	M	NF	1,250 SF	X			X						
112E-26																		
112E-27																		
112E-28		East Chimney		Chimney Roof Flashing Sealant	G	M	NF	36 LF	X			X						
112E-29		Southeast Chimney																
112E-30		West Chimney																
112E-31		Pump House Roof		Pump House Green-colored Shingles	G	M	NF	40 SF	X			X						
112E-32																		
112E-33																		
112E-34		Exterior	Window Units	Exterior Window Glaze	G	M	NF	192 LF	X			X						
112E-35																		
112E-36																		

Note: Blue characters indicate material with asbestos detected at 0.12%, via TEM analysis.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

TYPE
 S= Surface
 TS|= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404796
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 112 E. Newberry Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
112E-3 022404796-0027	Tan Carpet - Backing	Tan/Beige/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-6 022404796-0028	Rose Carpet - Backing	Tan/Pink/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-9 022404796-0029	Tan Square Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-12 022404796-0030	Tan Weave-design Sheet Flooring	Brown/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-15 022404796-0031	Green Floral Sheet Flooring	Tan/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-24 022404796-0032	Main Roof Shingles	Gray/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-27 022404796-0033	Main Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
112E-30 022404796-0034	Chimney Sealant	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-33 022404796-0035	Pump House Shingles	Gray/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
112E-36 022404796-0036	Window Glaze	Gray/Tan/Green Non-Fibrous Heterogeneous	99.29 Other	0.59 Fibrous_Other	0.12% Chrysotile

Talc fibers present.

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 14:11:40



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404796
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 112 E. Newberry Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
-----------	-------------	------------	-------------------	-----------------------	----------------

Analyst(s)

Stephen Bennett (10)

Stephen Bennett, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 14:11:40



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404796

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Attention: Ronny Lowder

Emerald, Inc.

2520 Tahoe Drive

PO Box 3050

Sumter, SC 29151

Phone: (803) 469-5454

Fax: (803) 775-1970

Received Date: 08/21/2024 9:00 AM

Analysis Date: 08/26/2024

Collected Date:

Project: Sumter County Project : 112 E. Newberry Ave. (Sumter County)

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
112E-1 022404796-0001	Tan Carpet - Backing	Tan/Beige/Clear Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected
112E-2 022404796-0002	Tan Carpet - Backing	Beige Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
112E-4 022404796-0003	Rose Carpet - Backing	Tan/Yellow/Pink Fibrous Heterogeneous	95% Cellulose 1% Synthetic	4% Non-fibrous (Other)	None Detected
112E-5 022404796-0004	Rose Carpet - Backing	Tan/Beige Fibrous Homogeneous	95% Cellulose 1% Synthetic	4% Non-fibrous (Other)	None Detected
112E-7 022404796-0005	Tan Square Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
112E-8 022404796-0006 <i>Backing present only</i>	Tan Square Sheet Flooring	Gray Fibrous Homogeneous	80% Cellulose 5% Glass	15% Non-fibrous (Other)	None Detected
112E-10 022404796-0007	Tan Weave-design Sheet Flooring	Brown/Tan/Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
112E-11 022404796-0008	Tan Weave-design Sheet Flooring	Brown/Black/Yellow Fibrous Homogeneous	55% Cellulose	45% Non-fibrous (Other)	None Detected
112E-13 022404796-0009	Green Floral Sheet Flooring	Black/Yellow/Green Fibrous Heterogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
112E-14 022404796-0010	Green Floral Sheet Flooring	Various/Black/Green Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
112E-16 022404796-0011	Fiberboard Ceiling Tile	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
112E-17 022404796-0012	Fiberboard Ceiling Tile	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
112E-18 022404796-0013	Fiberboard Ceiling Tile	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
112E-19-Joint Compound 022404796-0014	Sheetrock System	Tan Non-Fibrous Homogeneous	1% Cellulose	20% Ca Carbonate 76% Non-fibrous (Other)	3% Chrysotile
112E-19-Tape 022404796-0014A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 08/26/2024 17:19:44



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404796
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
112E-19-Sheetrock <small>022404796-0014B</small>	Sheetrock System	Brown/Gray/Tan Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
112E-20-Joint Compound <small>022404796-0015</small>	Sheetrock System				Positive Stop (Not Analyzed)
112E-20-Tape <small>022404796-0015A</small>	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
112E-20-Sheetrock <small>022404796-0015B</small>	Sheetrock System	Brown/Gray/Tan Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
112E-21-Joint Compound <small>022404796-0016</small>	Sheetrock System				Positive Stop (Not Analyzed)
112E-21-Tape <small>022404796-0016A</small>	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
112E-21-Sheetrock <small>022404796-0016B</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
112E-22 <small>022404796-0017</small>	Main Roof Shingles	Gray/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
112E-23 <small>022404796-0018</small>	Main Roof Shingles	Gray/Black/Green Fibrous Homogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
112E-25 <small>022404796-0019</small>	Main Roof Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
112E-26 <small>022404796-0020</small>	Main Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
112E-28 <small>022404796-0021</small>	Chimney Sealant	Brown/Black Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
112E-29 <small>022404796-0022</small>	Chimney Sealant	Brown/Black Fibrous Homogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
112E-31 <small>022404796-0023</small>	Pump House Shingles	White/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
112E-32 <small>022404796-0024</small>	Pump House Shingles	White/Black/Green Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
112E-34 <small>022404796-0025</small>	Window Glaze	Gray/Tan/Green Non-Fibrous Homogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	<1% Chrysotile
112E-35 <small>022404796-0026</small>	Window Glaze	Gray/Green/Beige Non-Fibrous Homogeneous	<1% Cellulose 1% Fibrous (Other)	10% Ca Carbonate 89% Non-fibrous (Other)	<1% Chrysotile

Initial report from: 08/26/2024 17:19:44



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404796
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Analyst(s)

Nicole MacDowell (13)

Scott Combs (17)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis . Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations . The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis . Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/26/2024 17:19:44



EMSL ANALYTICAL, INC
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody
EMSL Order Number (Lab Use Only):

022404796

PHONE
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 112 E. Newberry Ave.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/20/2024
Client Sample # (s): 112E-1 thru 112E-36		Total # of Samples: 36	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/21/2024	Time: 0900	
Received (Lab): <i>Jen Sweet</i>	Date: 8/21/24	Time: 9am	
Comments/Special Instructions: Note Sumter County Project			

② 7468 7527 7403 Page 1 of 2 pages

4

4796



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Galin Street
Kernersville, NC 27284

Client Sample # (s) 112E-1 thru 112E-36 Total Samples #: 36
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
112E-1	Tan Carpet - Backing	
112E-2	"	
112E-3		
112E-4	Rose Carpet - Backing	
112E-5	"	
112E-6		
112E-7	Tan Square Sheet Flooring	
112E-8	"	
112E-9		
112E-10	Tan Weave-design Sheet Flooring	
112E-11	"	
112E-12		
112E-13	Green Floral Sheet Flooring	
112E-14	"	
112E-15		
112E-16	Fiberboard Ceiling Tile	
112E-17	"	
112E-18	"	
112E-19	Sheetrock System	} <i>Sample All Layers</i>
112E-20	"	
112E-21	"	
112E-22	Main Roof Shingles	
112E-23	"	
112E-24		
112E-25	Main Roof Felt	
112E-26	"	
112E-27		
112E-28	Chimney Sealant	
112E-29	"	
112E-30		
112E-31	Pump House Shingles	
112E-32	"	
112E-33		
112E-34	Window Glaze	
112E-35	"	
112E-36		

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date:
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/18/24
		09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIR SAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS

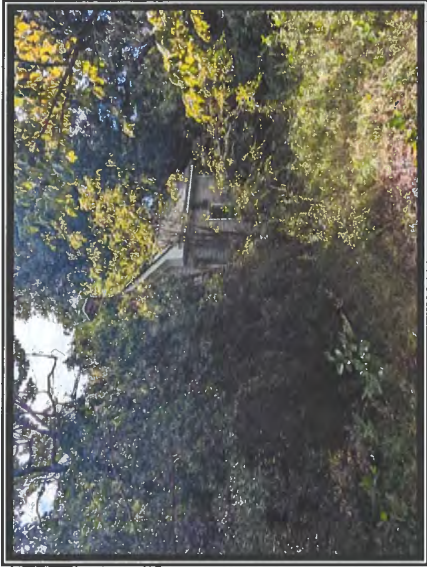


Photo #1

Southeast-facing View Depicting the Dense Vegetation around the Structure



Photo #2

No Asbestos Detected in Chimney Material or Roof Coverings of the Residential Bldg.



Photo #3

No Asbestos Detected in Pump House Roofing Materials

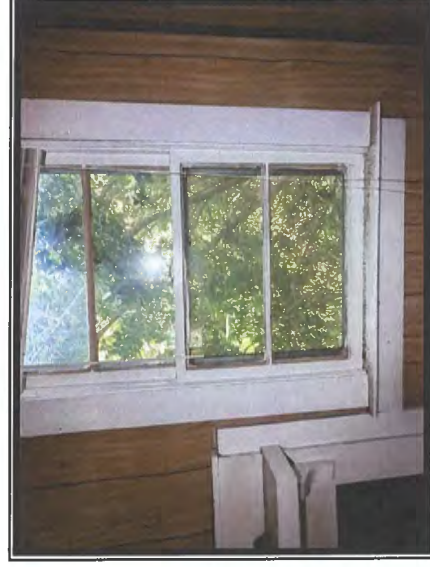


Photo #4

View Depicting a Divided Light-type Window Sash with Glaze (<1% Asbestos)

Sumter City/County Project: 112 E. Newberry Ave., Sumter, S.C.



Photo #5
Asbestos Detected at 3% in Sheetrock
Ceiling System, as Seen in Room 112A



Photo #6
Asbestos-containing Sheetrock Ceiling in
Room 112D



Photo #7
No Asbestos Detected in Cellulose-based
Ceiling Tiles in Room 112B

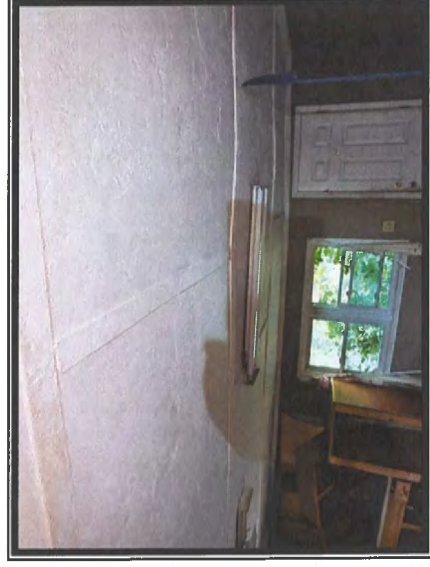


Photo #8
View Depicting OSB-type Ceiling Panels in
Room 112C

Sumter City/County Project: 112 E. Newberry Ave., Sumter, S.C.



Photo #9
No Asbestos Detected in Tan Weave-design
Sheet Flooring under Carpet



Photo #10
No Asbestos Detected in Green Floral-design
Sheet Flooring under Carpet



Photo #11
No Asbestos Detected in Tan Square-design
Sheet Flooring

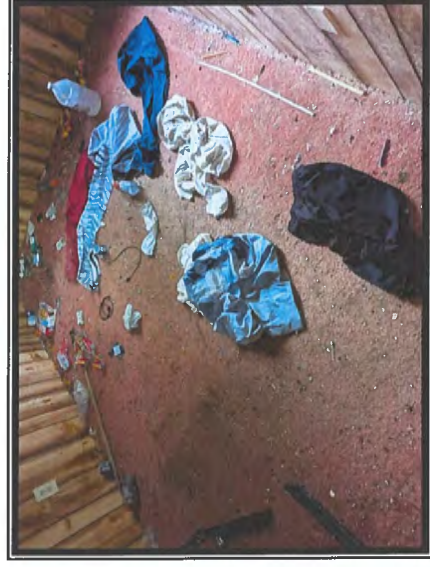


Photo #12
No Asbestos Detected in Carpet Materials

Sumter City/County Project: 112 E. Newberry Ave., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
308 TURKEY ROAD
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 21, 2024
Date of Report: August 29, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 308 Turkey Rd. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24

SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 308 Turkey Rd. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 21, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1966 for residential purposes, the single-story residential structure contains approximately 836 square feet of interior space. The structure is dilapidated and has extensive fire damage to structural components at the north-northwest sections of the building. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Aluminum Exterior Cladding Covers Fiberboard Wall Panels and Cellulose-based Sheathing Boards
- Wooden A-framed Roof Structure
 - Covered with Shingles and Associated Felt
- Uncovered Hardwood Flooring
- Wood-framed Interior Walls Covered with Sheetrock

- Wood Paneling Covers Some Sheetrock Sections
- Wooden Ceiling Joists Covered with Sheetrock
 - Spray-applied Texture Surface over Sheetrock Ceilings
- HVAC Climate Control
 - Ground-mounted Compressor
 - Crawl Space-staged Ductwork Leads to Floor Vents
- Collapsed, Wooden Carport Structure is Covered with Shingle Rolls
- No Suspect Materials Associated with Standalone Metal Storage Shed

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of fifty-three (53) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (308-1 through 308-53). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, forty-nine (49) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and thirteen (13) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light

Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, thirteen (13) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of main house roofing shingles and felt, woodshed roofing shingles and felt, window glaze, tan-pebble sheet flooring, tan hallway sheet flooring, restroom sheet flooring, backing of dark rose-colored carpet, backing of light rose-colored carpet, 12 x 12 flooring squares and tan square-design sheet flooring were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
308 TURKEY ROAD
SUMTER, SOUTH CAROLINA
REGULATED ASBESTOS-CONTAINING MATERIALS (RACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock with Joint Compound Ceiling and Wall System	Ceilings and Walls throughout the Structure	F – Significantly Damaged Condition	3,300 SF

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 21, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 308 Turkey Rd. in Sumter, S.C., does contain friable RACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 21, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

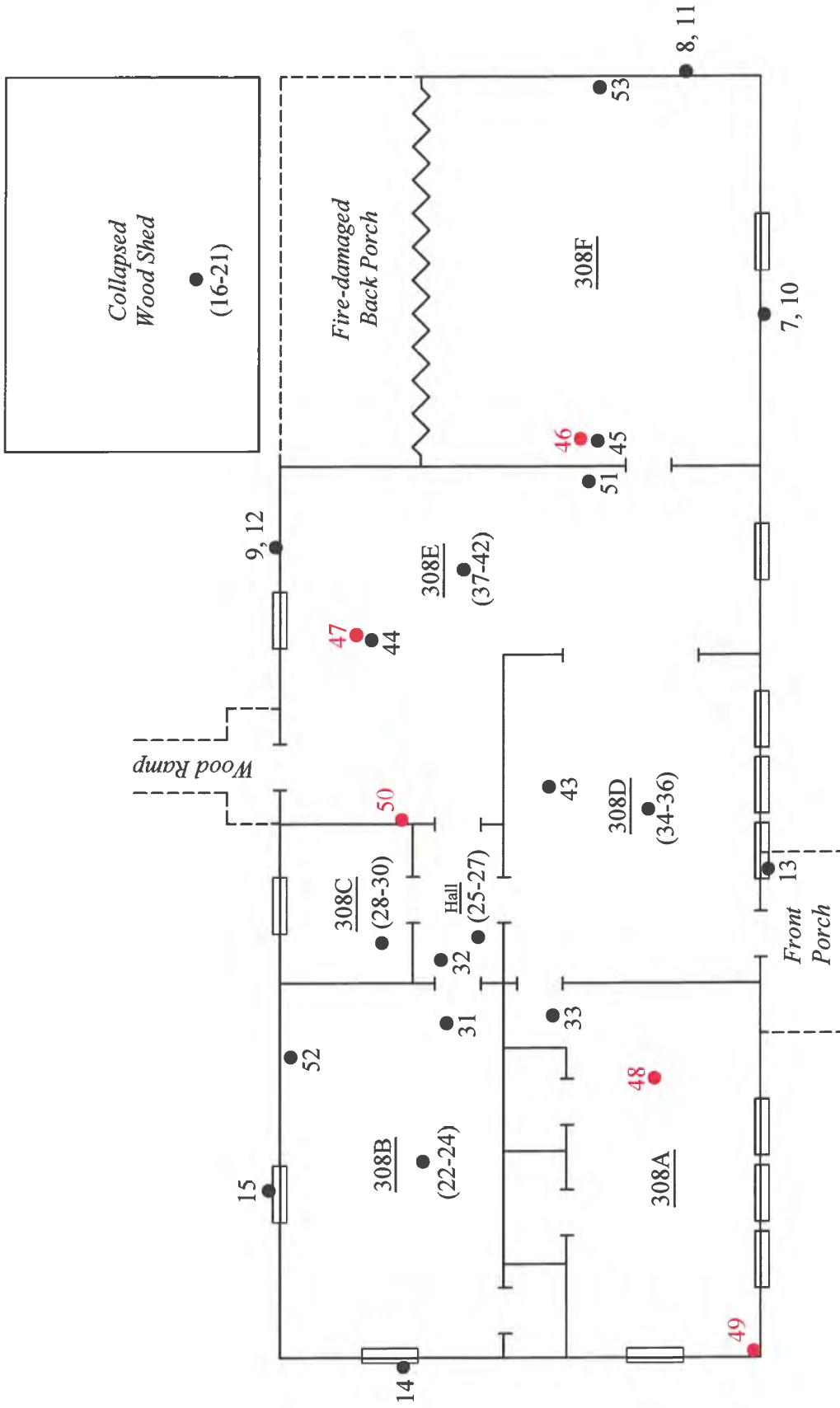
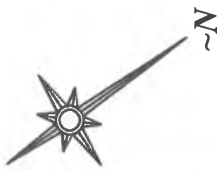
**Sumter City/County Project:
Dilapidated Residential Bldg.
308 Turkey Rd., Sumter, SC
-Site Layout
-Roof Sample Locations**



Legend:

Sample Location of Material with No Asbestos Detected

Google Earth



Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at > 1%

PROJECT:

Dilapidated Residential Bldg.
308 Turkey Rd.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/21/2024

_____ Turkey Road _____

Not to Scale

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 308 Turkey Rd.
 ADDRESS: 308 Turkey Rd., Sumter, S.C.

DATE: 8/21/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE												
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION						
									H	M	L	H	M	L	H	M	L				
308-1				Reddish Gray Roof Shingles	G	M	NF	1,120 SF	X			X									
308-2																					
308-3																					
308-4				Roofing Felt	G	M	NF	1,120 SF	X			X									
308-5																					
308-6																					
308-7				Exterior Fiberboard Wall Panels	G	M	F	1,250 SF	X			X									
308-8																					
308-9																					
308-10				Exterior Wall Sheathing Boards	G	M	F	1,250 SF	X			X									
308-11																					
308-12																					
308-13				Exterior Window Glaze	G	M	NF	312 LF	X			X									
308-14																					
308-15																					
308-16				Wood Shed Gray Roof Shingle Rolls	G	M	NF	150 SF	X			X									
308-17																					
308-18																					
308-19				Wood Shed Roofing Felt	G	M	NF	150 SF	X			X									
308-20																					
308-21																					

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

E/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 308 Turkey Rd.
ADDRESS: 308 Turkey Rd., Sumter, S.C.

DATE: 8/21/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE											
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION					
									H	M	L	H	M	L	H	M	L			
308-22	First	308B	Under Carpet	Tan Pebble-design with Color Splash Sheet Flooring	G	M	NF	96 SF	X			X			X					
308-23																				
308-24																				
308-25	First	Hall	Under Carpet	Tan-colored Hallway Sheet Flooring	G	M	NF	20 SF	X			X			X					
308-26																				
308-27																				
308-28	First	308C	Floor	Restroom Wood-design Sheet Flooring	G	M	NF	36 SF	X			X			X					
308-29																				
308-30																				
308-31	First	308B	Floor	Backing of Dark Rose-colored Carpet	G	M	NF	300 SF	X			X			X					
308-32																				
308-33																				
308-34	First	308D	Floor	Backing of Light Rose-colored Carpet	G	M	NF	132 SF	X			X			X					
308-35																				
308-36																				
308-37	First	308E	Top Layer of Flooring	Geometric Wood-design Flooring Squares	G	M	NF	214 SF	X			X			X					
308-38																				
308-39																				
308-40	First	308E	Bottom Layer of Flooring	Tan Square-design Sheet Flooring	G	M	NF	214 SF	X			X			X					
308-41																				
308-42																				

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSJ= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



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Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 308 Turkey Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/22/2024 10:10 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
308-3 022404857-0042	Main House Roof Shingles	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-6 022404857-0043	Main House Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
308-15 022404857-0044	Window Glaze	Gray/Tan Non-Fibrous Homogeneous	100.0 Other	<0.1 Fibrous_Other	No Asbestos Detected
Talc fibers present.					
308-18 022404857-0045	Wood Shed Roof Shingles	Gray/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-21 022404857-0046	Wood Shed Roofing Felt	Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-24 022404857-0047	Tan Pepple Sheet Flooring	Tan/Black/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-27 022404857-0048	Tan Hallway Sheet Flooring	Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-30 022404857-0049	Restroom Sheet Flooring	Brown/White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
308-33 022404857-0050	Dark Rose Carpet - Backing	Pink/Beige/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-36 022404857-0051	Light Rose Carpet - Backing	White/Pink/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-39 022404857-0052	12x12 Flooring Square	Brown/Gray/Rust Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
308-42-Flooring 022404857-0053	Tan Square Sheet Flooring	Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:39:13



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EMSL Order: 022404857
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 308 Turkey Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/22/2024 10:10 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
308-42-Leveler / Mastic 022404857-0054	Tan Square Sheet Flooring	Tan/White/Yellow Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (13)

Stephen Bennett, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:39:13



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Phone: (803) 469-5454

Fax: (803) 775-1970

Received Date: 08/22/2024 10:10 AM

Analysis Date: 08/26/2024 - 08/27/2024

Collected Date:

Project: Sumter County Project : 308 Turkey Rd. (Sumter County)

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
308-1 022404857-0001	Main House Roof Shingles	Tan/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
308-2 022404857-0002	Main House Roof Shingles	Gray/Tan/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
308-4 022404857-0003	Main House Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
308-5 022404857-0004	Main House Roofing Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
308-7 022404857-0005	Fiberboard Wall Panles	Brown/Gray/White Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
308-8 022404857-0006	Fiberboard Wall Panles	Brown/Gray Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
308-9 022404857-0007	Fiberboard Wall Panles	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
308-10 022404857-0008	Wall Sheathing Board	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
308-11 022404857-0009	Wall Sheathing Board	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
308-12 022404857-0010	Wall Sheathing Board	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
308-13 022404857-0011	Window Glaze	Gray/White Non-Fibrous Homogeneous	<1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
308-14 022404857-0012	Window Glaze	Gray/White/Beige Non-Fibrous Homogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
308-16 022404857-0013	Wood Shed Roof Shingle	Gray/Black Fibrous Heterogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
308-17 022404857-0014	Wood Shed Roof Shingle	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
308-19 022404857-0015	Wood Shed Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
308-20 022404857-0016	Wood Shed Roofing Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected

Initial report from: 08/27/2024 08:59:39



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EMSL Order: 022404857
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
308-22 <i>022404857-0017</i> <i>Inseparable mastic included in analysis</i>	Tan Pebble Sheet Flooring	Tan/Black/Beige Fibrous Heterogeneous	60% Cellulose 3% Synthetic	37% Non-fibrous (Other)	None Detected
308-23 <i>022404857-0018</i>	Tan Pebble Sheet Flooring	Tan/Black/Yellow Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
308-25 <i>022404857-0019</i>	Tan Hallway Sheet Flooring	Tan Fibrous Homogeneous	5% Synthetic 3% Glass	92% Non-fibrous (Other)	None Detected
308-26 <i>022404857-0020</i> <i>Inseparable mastic included in analysis.</i>	Tan Hallway Sheet Flooring	Gray/Tan/Yellow Fibrous Heterogeneous	20% Cellulose 3% Glass	77% Non-fibrous (Other)	None Detected
308-28 <i>022404857-0021</i>	Restroom Sheet Flooring	Brown/White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
308-29 <i>022404857-0022</i>	Restroom Sheet Flooring	Brown/White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
308-31 <i>022404857-0023</i>	Dark Rose Carpet - Backing	Tan/Pink Fibrous Heterogeneous	60% Synthetic	40% Non-fibrous (Other)	None Detected
308-32 <i>022404857-0024</i>	Dark Rose Carpet - Backing	Yellow/Pink/Beige Fibrous Heterogeneous	<1% Cellulose 70% Synthetic	30% Non-fibrous (Other)	None Detected
308-34 <i>022404857-0025</i>	Light Rose Carpet - Backing	Yellow/Pink Fibrous Heterogeneous	60% Synthetic	40% Non-fibrous (Other)	None Detected
308-35 <i>022404857-0026</i>	Light Rose Carpet - Backing	White/Pink/Clear Fibrous Heterogeneous	<1% Cellulose 70% Synthetic	30% Non-fibrous (Other)	None Detected
308-37 <i>022404857-0027</i>	12x12 Flooring Square	Brown/Gray Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
308-38 <i>022404857-0028</i>	12x12 Flooring Square	Brown/Gray/Rust Non-Fibrous Heterogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
308-40-Flooring <i>022404857-0029</i>	Tan Square Sheet Flooring	Tan/Yellow Fibrous Homogeneous	2% Cellulose 5% Synthetic 3% Glass	90% Non-fibrous (Other)	None Detected
308-40-Leveler / Mastic <i>022404857-0029A</i>	Tan Square Sheet Flooring	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
308-41-Flooring <i>022404857-0030</i>	Tan Square Sheet Flooring	Gray/Tan Fibrous Heterogeneous	10% Cellulose 3% Synthetic 3% Glass	84% Non-fibrous (Other)	None Detected
308-41-Leveler / Mastic <i>022404857-0030A</i>	Tan Square Sheet Flooring	Gray/Yellow Non-Fibrous Heterogeneous	2% Cellulose	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
308-43 <i>022404857-0031</i>	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 10% Mica 60% Non-fibrous (Other)	None Detected
308-44 <i>022404857-0032</i>	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 10% Mica 60% Non-fibrous (Other)	None Detected

Initial report from: 08/27/2024 08:59:39



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EMSL Order: 022404857
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
308-45 <small>022404857-0033</small>	Spray-applied Ceiling Texture	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 10% Mica 60% Non-fibrous (Other)	None Detected
308-46-Joint Compound <small>022404857-0034</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
308-46-Sheetrock <small>022404857-0034A</small>	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
308-47-Joint Compound <small>022404857-0035</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
308-47-Sheetrock <small>022404857-0035A</small>	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
308-48-Joint Compound <small>022404857-0036</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
308-48-Sheetrock <small>022404857-0036A</small>	Sheetrock System	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
308-49-Joint Compound <small>022404857-0037</small>	Sheetrock System	Beige Non-Fibrous Homogeneous	3% Cellulose	25% Ca Carbonate 69% Non-fibrous (Other)	3% Chrysotile
308-49-Tape <small>022404857-0037A</small>	Sheetrock System	Tan Fibrous Heterogeneous	100% Cellulose		None Detected
308-49-Sheetrock <small>022404857-0037B</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
308-50-Joint Compound <small>022404857-0038</small>	Sheetrock System				Positive Stop (Not Analyzed)
308-50-Tape <small>022404857-0038A</small>	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
308-50-Sheetrock <small>022404857-0038B</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
308-51 <small>022404857-0039</small>	HVAC Duct Tape	Gray Fibrous Homogeneous	30% Synthetic	70% Non-fibrous (Other)	None Detected
308-52 <small>022404857-0040</small>	HVAC Duct Tape	Gray Fibrous Homogeneous	30% Synthetic	70% Non-fibrous (Other)	None Detected
308-53 <small>022404857-0041</small>	HVAC Duct Tape	Gray/Silver/Beige Fibrous Heterogeneous	1% Cellulose 30% Synthetic	69% Non-fibrous (Other)	None Detected

Initial report from: 08/27/2024 08:59:39



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Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Analyst(s)

Jurnee West (27)

Scott Combs (22)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/27/2024 08:59:39



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody
EMSL Order Number (Lab Use Only)

002404857

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project, 308 Turkey Rd.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Pages		8/21/2024
Client Sample # (s): 308-1 thru 308-53		Total # of Samples: 53	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/21/2024	Time: 1630	
Received (Lab): <i>Jon Sweet</i>	Date: 8-22-24	Time: 10:10	
Comments/Special Instructions: Note: Sumter County Project			

② EFX 2108 7507 7414 Page 1 of 3 pages

11

4857



**CHAIN OF CUSTODY
ASBESTOS LAB SERVICES**

EMSL Analytical, Inc
706 Galin Street
Kernersville, NC 27284

Client Sample # (s) 308-1 thru 308-53 Total Samples #: 53
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
308-1	Main House Roof Shingles	
308-2	"	
308-3	"	
308-4	Main House Roofing Felt	
308-5	"	
308-6	"	
308-7	Fiberboard Wall Panels	
308-8	"	
308-9	"	
308-10	Wall Sheathing Board	
308-11	"	
308-12	"	
308-13	Window Glaze	
308-14	"	
308-15	"	
308-16	Wood Shed Roof Shingle	
308-17	"	
308-18	"	
308-19	Wood Shed Roofing Felt	
308-20	"	
308-21	"	
308-22	Tan Pebble Sheet Flooring	
308-23	"	
308-24	"	
308-25	Tan Hallway Sheet Flooring	
308-26	"	
308-27	"	
308-28	Restroom Sheet Flooring	
308-29	"	
308-30	"	
308-31	Dark Rose Carpet - Backing	
308-32	"	
308-33	"	
308-34	Light Rose Carpet - Backing	
308-35	"	
308-36	"	
308-37	12x12 Flooring Square	
308-38	"	
308-39	"	
308-40	Tan Square Sheet Flooring	
308-41	"	
308-42	"	
308-43	Spray-applied Ceiling Texture	
308-44	"	
308-45	"	

2 of 3

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/18/24
09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
South-facing View of the Residential Structure



Photo #2
No Asbestos Detected in Exterior Fiberboard
Wall Panels or Sheathing Board



Photo #3
No Asbestos Detected in Residential Roofing
Shingles or Felt Layer



Photo #4
No Asbestos Detected in Shingle Rolls of the
Wooden Shed Structure

Sumter City/County Project: 308 Turkey Rd., Sumter, S.C.



Photo #5
No Suspect Materials Associated with Standalone Metal Storage Shed



Photo #6
View Depicting Significant Fire Damage to Building Materials in Room 308F



Photo #7
Asbestos-containing Sheetrock Wall behind Wall Paneling in Room 308A



Photo #8
Asbestos-containing Ceiling Debris on Floor in Room 308F

Sumter City/County Project: 308 Turkey Rd., Sumter, S.C.



Photo #9
No Asbestos Detected in Spray-applied Ceiling Texture (Sheetrock is RACM)



Photo #10
No Asbestos Detected in Any Sheet Flooring or Carpet Layers



Photo #11
Asbestos-containing Sheetrock Ceiling Debris on Floor of Room 308E



Photo #12
No Asbestos Detected in Duct Tape Associated with Vent and Crawl Space Ductwork

Sumter City/County Project: 308 Turkey Rd., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
www.emeraldinc-us.com

TELEPHONE (803) 469-5454
FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
253 EAST RED BAY ROAD
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 19, 2024
Date of Report: August 29, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 253 E. Red Bay Rd. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	2
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 253 E. Red Bay Rd. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 19, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1950 for residential purposes, the single-story residential structure contains approximately 915 square feet of interior space. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Brick Veneer Exterior Siding
- Wooden A-framed Roof Structure
 - Covered with Shingles and Associated Felt
- Wood Slat Floors
 - Tacked Carpet
 - Resilient Sheet Flooring Layers
- Wood-framed Interior Walls Covered with Sheetrock

- Wooden Ceiling Joists Covered with Original Wood Slats
 - Sheetrock over Wood Slats
 - Stippled Texture over Some Sheetrock Sections
- No HVAC Equipment

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-eight (38) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (253E-1 through 253E-38). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-three (33) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and ten (10) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous

materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these

tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, ten (10) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of carpet backing, reddish sheet flooring, wood-design sheet flooring, yellowish square sheet flooring, tan sheet flooring, yellow geometric sheet flooring, roof shingles, roofing felt, window glaze and window caulk were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 19, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 253 E. Red Bay Rd. in Sumter, S.C., does not contain friable or non-friable ACM, as of the date of the survey, August 19, 2024.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 19, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

**Sumter City/County Project:
Dilapidated Residential Bldg.
253 E. Red Bay Rd., Sumter, SC
-Site Layout
-Roof Sample Locations**



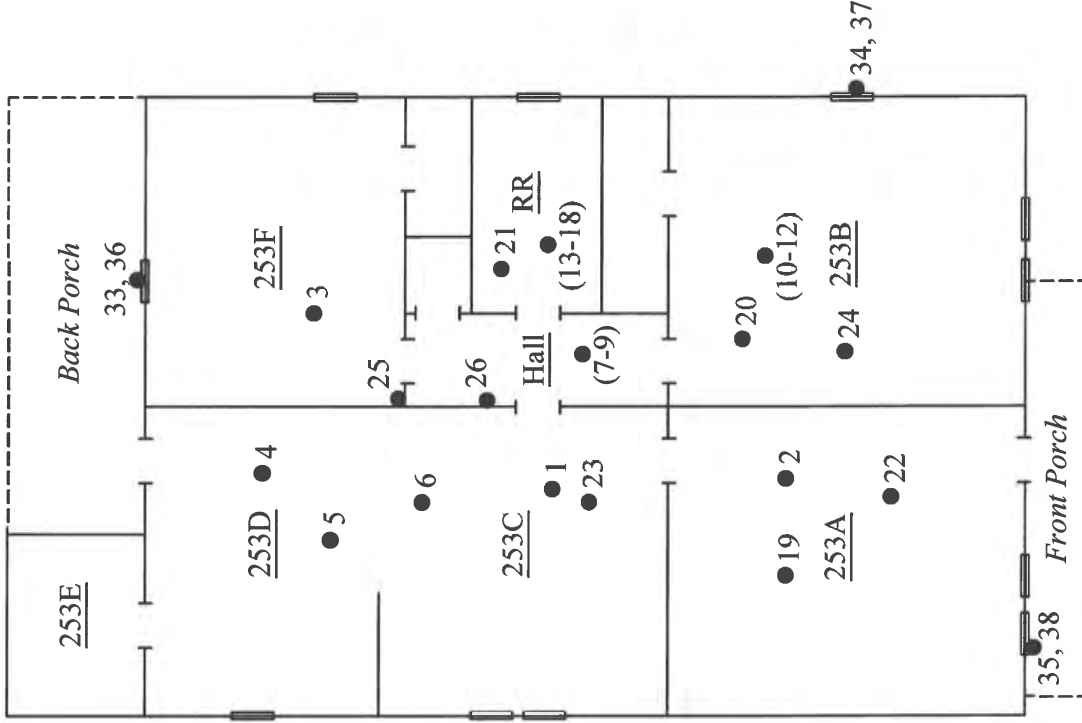
Legend:

Sample Location of Material with No Asbestos Detected

Google Earth

Image © 2024 Airbus

~N



Legend

● - Sample Location of Material with No Asbestos Detected

_____ E. Red Bay Rd.

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
253 E. Red Bay Rd.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/19/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 253 E. Red Bay Rd.
 ADDRESS: 253 E. Red Bay Rd., Sumter, S.C.

DATE: 8/19/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE									
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION			
		H	M						L	H	M	L	H	M	L			
253E-1	First	253C	Floor	Backing of Blue/Gray-colored Carpet	G	M	NF	552 SF	X			X						
253E-2		253A																
253E-3		253F																
253E-4	First	253D	Floor	Reddish Brown, Square-design Sheet Flooring	G	M	NF	264 SF	X			X						
253E-5		253D																
253E-6		253C - Under Carpet																
253E-7	First	Hall	Floor	Wood-design Sheet Flooring	G	M	NF	40 SF	X			X						
253E-8																		
253E-9																		
253E-10	First	253B	Floor	Yellowish Tan, Square-design Sheet Flooring	G	M	NF	156 SF	X			X						
253E-11																		
253E-12																		
253E-13	First	RR	Top Layer of Sheet Flooring	Restroom Top-layer, Tan-colored Sheet Flooring	G	M	NF	40 SF	X			X						
253E-14																		
253E-15																		
253E-16	First	RR	Bottom Layer of Sheet Flooring	Restroom Bottom-layer, Light Yellow, Geometric-design Sheet Flooring	G	M	NF	40 SF	X			X						
253E-17																		
253E-18																		
253E-19	First	253A	Ceiling	Stippled Ceiling Texture	D	S	F	875 SF	X			X						
253E-20		253B																
253E-21		RR																

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 253 E. Red Bay Rd.
 ADDRESS: 253 E. Red Bay Rd., Sumter, S.C.

DATE: 8/19/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE														
	FLOOR	ROOM	EXACT						CONTACT		VIBRATION		AIR EROSION										
		H	M						L	H	M	L	H	M	L								
253E-22	First	253A	Ceiling	Sheetrock with Joint Compound Ceiling and Wall System	SD	S	F	3,200 SF	X														
253E-23		253C	Ceiling																				
253E-24		253B	Ceiling												X								
253E-25		253F	Wall																				
253E-26		Hall	Wall																				
253E-27		Roof		Reddish Brown Roof Shingles	G	M	NF	1,400 SF	X														
253E-28																							
253E-29																							
253E-30																							
253E-31																							
253E-32		Roof		Roofing Felt	G	M	NF	1,400 SF	X														
253E-33																							
253E-34	Exterior	Window Units																					
253E-35																							
253E-36																							
253E-37	Exterior	Window Frames		Exterior Window Caulk	G	M	NF	154 LF	X														
253E-38																							

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSJ= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404794
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 253 E. Red Bay Rd (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
253E-3 022404794-0029	Carpet Backing	Gray/Yellow/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-6 022404794-0030	Reddish Square Sheet Flooring	Brown/Gray Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-9 022404794-0031	Wood Design Sheet Flooring	Brown/Gray Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-12 022404794-0032	Yellowish Square Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-15 022404794-0033	Tan Sheet Flooring	Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-18 022404794-0034	Yellow Geometric Sheet Flooring	Tan/Yellow Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-29 022404794-0035	Roof Shingles	Brown/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
253E-32 022404794-0036	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
253E-35 022404794-0037	Window Glaze	Gray/Tan/Pink Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
253E-38 022404794-0038	Window Caulk	Gray/White/Pink Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:41:02



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404794
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 253 E. Red Bay Rd (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/21/2024 9:00 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
-----------	-------------	------------	-------------------	-----------------------	----------------

Analyst(s)

Stephen Bennett (10)

Stephen Bennett, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 08:41:02



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404794
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder Emerald, Inc. 2520 Tahoe Drive PO Box 3050 Sumter, SC 29151	Phone: (803) 469-5454 Fax: (803) 775-1970 Received Date: 08/21/2024 9:00 AM Analysis Date: 08/26/2024 Collected Date:
Project: Sumter County Project : 253 E. Red Bay Rd (Sumter County)	

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
253E-1 <small>022404794-0001</small>	Carpet Backing	Black/Beige Fibrous Homogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected
253E-2 <small>022404794-0002</small>	Carpet Backing	Black/Beige Fibrous Homogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected
253E-4 <small>022404794-0003</small>	Reddish Square Sheet Flooring	Gray/Tan Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-5 <small>022404794-0004</small>	Reddish Square Sheet Flooring	Gray/Tan Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-7 <small>022404794-0005</small>	Wood Design Sheet Flooring	Gray/Tan Fibrous Heterogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-8 <small>022404794-0006</small>	Wood Design Sheet Flooring	Brown/Beige Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-10 <small>022404794-0007</small>	Yellowish Square Sheet Flooring	Gray/Tan/Yellow Fibrous Heterogeneous	10% Cellulose 5% Synthetic <1% Glass	85% Non-fibrous (Other)	None Detected
253E-11 <small>022404794-0008</small>	Yellowish Square Sheet Flooring	Gray/Tan/Yellow Fibrous Homogeneous	10% Cellulose 5% Synthetic <1% Glass	85% Non-fibrous (Other)	None Detected
253E-13 <small>022404794-0009</small>	Tan Sheet Flooring	Gray Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-14 <small>022404794-0010</small>	Tan Sheet Flooring	Gray Fibrous Homogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
253E-16 <small>022404794-0011</small>	Yellow Geometric Sheet Flooring	Tan Fibrous Heterogeneous	25% Cellulose 2% Glass	73% Non-fibrous (Other)	None Detected
253E-17 <small>022404794-0012</small>	Yellow Geometric Sheet Flooring	Yellow Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-19 <small>022404794-0013</small>	Stippled Ceiling Texture	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-20 <small>022404794-0014</small>	Stippled Ceiling Texture	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-21 <small>022404794-0015</small>	Stippled Ceiling Texture	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-22-Joint Compound <small>022404794-0016</small>	Sheetrock System	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:18:08



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EMSL Order: 022404794
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
253E-22-Sheetrock <small>022404794-0016A</small>	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-23-Joint Compound <small>022404794-0017</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-23-Sheetrock <small>022404794-0017A</small>	Sheetrock System	Gray/Tan Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-24-Joint Compound <small>022404794-0018</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-24-Sheetrock <small>022404794-0018A</small>	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-25-Joint Compound <small>022404794-0019</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-25-Sheetrock <small>022404794-0019A</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-26-Joint Compound <small>022404794-0020</small>	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
253E-26-Sheetrock <small>022404794-0020A</small>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
253E-27 <small>022404794-0021</small>	Roof Shingles	Brown/Black Fibrous Heterogeneous	8% Glass	92% Non-fibrous (Other)	None Detected
253E-28 <small>022404794-0022</small>	Roof Shingles	Brown/Black Fibrous Heterogeneous	8% Glass	92% Non-fibrous (Other)	None Detected
253E-30 <small>022404794-0023</small>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
253E-31 <small>022404794-0024</small>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
253E-33 <small>022404794-0025</small>	Window Glaze	Gray/Tan Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
253E-34 <small>022404794-0026</small>	Window Glaze	Gray/Tan Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
253E-36 <small>022404794-0027</small>	Window Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
253E-37 <small>022404794-0028</small>	Window Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected

Initial report from: 08/26/2024 17:18:08



EMSL Analytical, Inc.

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EMSL Order: 022404794

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Analyst(s)

Cameron Evans (18)

Jurnee West (15)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/26/2024 17:18:08



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only)

022404794

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 253 E. Red Bay Rd		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/19/2024
Client Sample # (s): 253E-1 thru 253E-38		Total # of Samples: 38	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/20/2024	Time: 0900	
Received (Lab): <i>Jen Sweet</i>	Date: 8.21.24	Time: 9u	
Comments/Special Instructions: Note: Sumter County Project			

③ EA 7968 7507
7453

28

2

4794



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Grain Street
Kernersville, NC 27284

Client Sample # (s) 253E-1 thru 253E-38 Total Samples #: 38
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____
Relinquished: _____ Date: _____ Time: _____
Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
253E-1	Carpet Backing	
253E-2	"	
253E-3	"	
253E-4	Reddish Square Sheet Flooring	
253E-5	"	
253E-6	"	
253E-7	Wood Design Sheet Flooring	
253E-8	"	
253E-9	"	
253E-10	Yellowish Square Sheet Flooring	
253E-11	"	
253E-12	"	
253E-13	Tan Sheet Flooring	
253E-14	"	
253E-15	"	
253E-16	Yellow Geometric Sheet Flooring	
253E-17	"	
253E-18	"	
253E-19	Stippled Ceiling Texture	
253E-20	"	
253E-21	"	
253E-22	Sheetrock System	} Sample All Layers
253E-23	"	
253E-24	"	
253E-25	"	
253E-26	"	
253E-27	Roof Shingles	
253E-28	"	
253E-29	"	
253E-30	Roofing Felt	
253E-31	"	
253E-32	"	
253E-33	Window Glaze	
253E-34	"	
253E-35	"	
253E-36	Window Caulk	
253E-37	"	
253E-38	"	

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/18/24
09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIR SAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Northwest-facing View Depicting the Residential Structure



Photo #2
No Suspect Materials Observed in Earthen Crawl Space Area



Photo #3
No Asbestos Detected in Glaze or Caulk Associated with Window Units



Photo #4
View Depicting Dilapidated Interior Conditions

Sumter City/County Project: 253 E. Red Bay Rd., Sumter, S.C.



Photo #5
No Asbestos Detected in Carpet or Sheet
Flooring Materials



Photo #6
No Asbestos Detected in Ceiling Sheetrock or
Stippled Texture

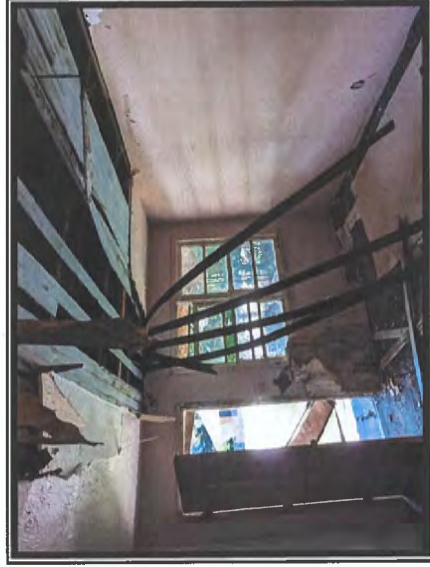


Photo #7
No Asbestos Detected in Sheetrock Walls



Photo #8
Southeast-facing View Depicting Damage to
Roof Components

Sumter City/County Project: 253 E. Red Bay Rd., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED MOBILE HOME STRUCTURE
504 ATLANTIC STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 14, 2024
Date of Report: August 27, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated mobile home structure located at 504 Atlantic St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24

SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 504 Atlantic St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 14, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been prefabricated circa 1990 for residential purposes, the single-story mobile home structure contains approximately 696 square feet of interior space. The basic building construction is as follows:

- Wood-framed Exterior Walls, Built on a Metal Trailer Structure
 - Metal Exterior Sides
- Flat Metal Roof Attached to Wood Framework
 - Silver Sealant Material
 - Roof-edge Flashing Caulk
- Wood Floor Substrate
 - Tacked Carpeting
 - Resilient Sheet Flooring Layers

- Wood-framed Walls Covered with Wood Panels
- Wooden Ceiling Components Covered with Prefab Gypsum Sections
- Climate Control Equipment
 - Furnace Heating Unit Supplying Floor-mounted Registers
 - Window-mounted Air Conditioning Units

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-nine (39) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (504-1 through 504-39). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-two (32) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and eleven (11) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light

Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, eleven (11) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of cream-colored hallway sheet flooring, mottled yellow sheet flooring, wood-design sheet flooring, cream flooring squares, double-layer kitchen sheet flooring, swirled tan sheet flooring, brown carpet backing, green carpet backing, window caulk and roof-edge flashing caulk were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED MOBILE HOME STRUCTURE
504 ATLANTIC STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Silver Roof Sealant Material	Sheet Metal Roof Panels	NF – Cat. I – Good Condition	700 SF of Metal Roofing Panels

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 14, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated mobile home structure located at 504 Atlantic St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 14, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

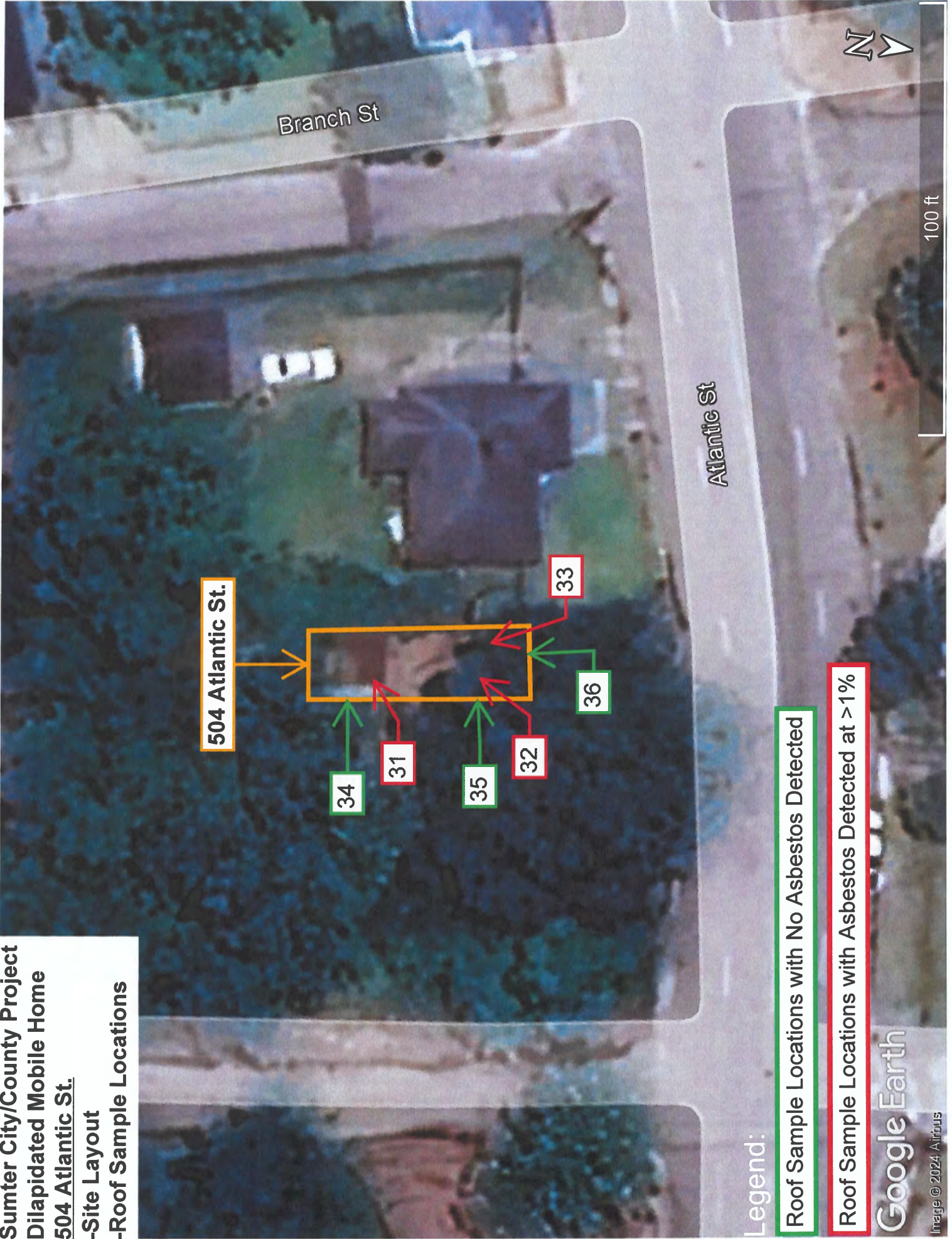
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

Sumter City/County Project
Dilapidated Mobile Home
504 Atlantic St.
-Site Layout
-Roof Sample Locations



Legend:

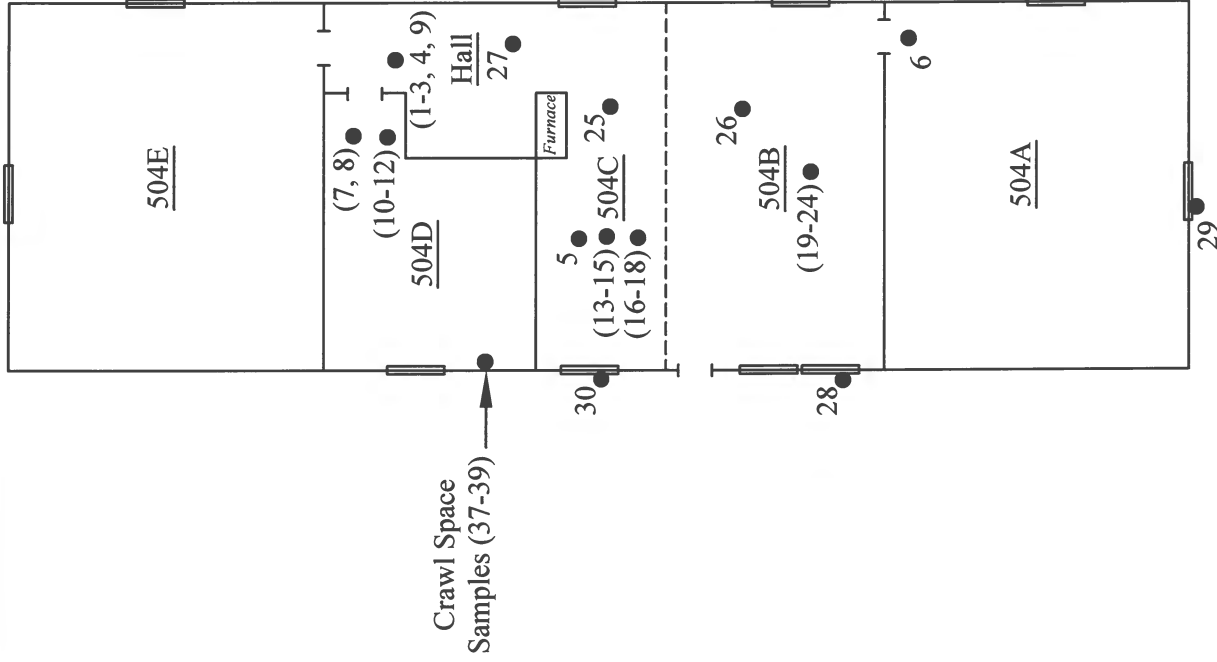
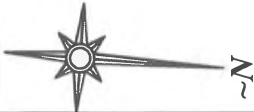
Roof Sample Locations with No Asbestos Detected

Roof Sample Locations with Asbestos Detected at > 1%

Google Earth

Image © 2024 Airbus

100 ft



Legend

● - Sample Location of Material with No Asbestos Detected

PROJECT:

Dilapidated Mobile Home
504 Atlantic St.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/14/2024

Atlantic St.

Not to Scale

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 504 Atlantic St.
 ADDRESS: 504 Atlantic St., Sumter, S.C.

DATE: 8/14/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
504-1	First	Hall	Top Layer of Sheet Flooring	Cream-colored, Top-layer Sheet Flooring	G	M	NF	60 SF	X			X			X				
504-2																			
504-3																			
504-4	First	Hall	Under Wood Panels	Mottled Yellow, Swirl-pattern Sheet Flooring	G	M	NF	696 SF	X			X			X				
504-5																			
504-6																			
504-7	First	504A	Top Layer of Sheet Flooring	Dark Wood-pattern Sheet Flooring	G	M	NF	124 SF	X			X			X				
504-8																			
504-9																			
504-10	First	504D	Second Layer of Flooring	Restroom Cream-colored Flooring Squares	G	M	NF	64 SF	X			X			X				
504-11																			
504-12																			
504-13	First	504C	Combined Top Layers of Flooring	Kitchen Area Double-layer Sheet Flooring ("Parquet" Stuck to 2nd Layer)	G	M	NF	120 SF	X			X			X				
504-14																			
504-15																			
504-16	First	504C	Under Combined Flooring Layer	Kitchen Area Swirled Tan-pattern Sheet Flooring	G	M	NF	120 SF	X			X			X				
504-17																			
504-18																			
504-19	First	504B	Top Layer of Carpet	Backing of Brown Carpet	G	M	NF	180 SF	X			X			X				
504-20																			
504-21																			

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TS= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 504 Atlantic St.
ADDRESS: 504 Atlantic St., Sumter, S.C.

DATE: 8/14/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE														
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION								
									H	M	L	H	M	L	H	M	L						
504-22	First	504B	Bottom Layer of Carpet	Backing of Green Carpet	G	M	NF	180 SF	X			X											
504-23																							
504-24																							
504-25	First	504C	Ceiling	Gypsum Ceiling Panels with Pre-fabricated Texture Surfacing	G	M	F	696 SF	X			X											
504-26																							
504-27																							
504-28	Exterior	Window Frames		Exterior Window Frame Caulk	G	M	NF	140 LF on 10 Window Units	X			X											
504-29																							
504-30																							
504-31	Roof	Roof-edge Flashing		Silver Roof Sealant	G	M	NF	700 SF of Sheet Metal Roofing	X			X											
504-32																							
504-33																							
504-34	Roof	Roof-edge Flashing		Roof-edge Black Flashing Sealant Material	G	M	NF	140 LF	X			X											
504-35																							
504-36																							
504-37	Crawl Space --	Underside of Wood Flooring Substrate		Cellulose-based, Sub-floor Sheathing Material	G	M	NF	696 SF	X			X											
504-38																							
504-39																							

Note: Asbestos detected at 2% in silver roof sealant.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404670
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 504 Atlantic St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/23/2024 - 08/26/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
504-3 022404670-0029	Hall Cream Sheet Floorimg	Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
504-6 022404670-0030	Mottled Yellow Sheet Flooring	Gray/Tan/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
504-9 022404670-0031	Wood Grain Sheet Flooring	Brown/Gray/White Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
504-12 022404670-0032	Cream Flooring Square	Gray/Tan/Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
504-15- Top Flooring 022404670-0033	Kitchen Double-layer Sheet Flooring	Gray/Tan/Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
504-15 - Bottom Flooring 022404670-0034	Kitchen Double-layer Sheet Flooring	Gray/Black/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
504-18 022404670-0035	Swirled Tan Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
504-21 022404670-0036	Brown Carpet - Backing	Brown/Gray/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
504-24 022404670-0037	Green Carpet - Backing	Brown/Gray/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
504-30 022404670-0038	Window Caulk	Brown/Gray Non-Fibrous Homogeneous	100.0 Other	<0.15 Fibrous_Other	No Asbestos Detected
			Talc fibers present.		
504-36 022404670-0039	Roof-edge Flashing Sealant	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or < 1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/26/2024 17:26:26



EMSL Analytical, Inc.

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Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404670
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 504 Atlantic St. (Sumter County)

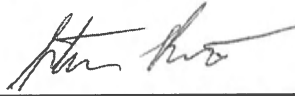
Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/23/2024 - 08/26/2024
Collected Date:

**Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via
EPA/600/R-93/116 Section 2.5.5.1**

Sample ID Description Appearance % Matrix Material % Non-Asbestos Fibers Asbestos Types

Analyst(s)

Stephen Bennett (11)



Stephen Bennett, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/26/2024 17:26:26



EMSL Analytical, Inc.

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EMSL Order: 022404670
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 504 Atlantic St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/19/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
504-1 022404670-0001	Hall Cream Sheet Flooring	Tan Fibrous Heterogeneous	5% Cellulose 2% Glass	93% Non-fibrous (Other)	None Detected
504-2 022404670-0002	Hall Cream Sheet Flooring	Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
504-4 022404670-0003	Mottled Yellow Sheet Flooring	Brown/Yellow/Green Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (Other)	None Detected
504-5 022404670-0004	Mottled Yellow Sheet Flooring	Brown/Green/Gold Fibrous Heterogeneous	40% Cellulose 3% Synthetic	57% Non-fibrous (Other)	None Detected
504-7 022404670-0005	Wood Grain Sheet Flooring	Brown/White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
504-8 022404670-0006	Wood Grain Sheet Flooring	Brown/Gray/White Non-Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
504-10 022404670-0007	Cream Flooring Square	Gray/Yellow Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
504-11 022404670-0008	Cream Flooring Square	Gray/Black/Beige Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
504-13-Top Flooring 022404670-0009	Kitchen Double-layer Sheet Flooring	Brown/Tan/Black Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
504-13-Bottom Flooring 022404670-0009A	Kitchen Double-layer Sheet Flooring	Black/Beige Non-Fibrous Homogeneous		2% Quartz 10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
504-14-Top Flooring 022404670-0010	Kitchen Double-layer Sheet Flooring	Brown/Gray/Black Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
504-14-Bottom Flooring 022404670-0010A	Kitchen Double-layer Sheet Flooring	Gray/Black/Beige Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
504-16 022404670-0011	Swirled Tan Sheet Flooring	Tan Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
504-17 022404670-0012	Swirled Tan Sheet Flooring	Tan/Yellow/Beige Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
504-19 022404670-0013	Brown Carpet - Backing	Brown/White Fibrous Homogeneous	5% Synthetic	95% Non-fibrous (Other)	None Detected
504-20 022404670-0014	Brown Carpet - Backing	Brown/White/Beige Fibrous Heterogeneous	<1% Cellulose 80% Synthetic	20% Non-fibrous (Other)	None Detected

Initial report from: 08/20/2024 13:18:43



EMSL Analytical, Inc.

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EMSL Order: 022404670
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
504-22 022404670-0015	Green Carpet - Backing	Brown/Blue Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
504-23 022404670-0016	Green Carpet - Backing	Gray/Tan/Green Non-Fibrous Homogeneous	<1% Cellulose 85% Synthetic	15% Non-fibrous (Other)	None Detected
504-25-Texture 022404670-0017	Gypsum Ceiling Panel	Gray/White Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 85% Non-fibrous (Other)	None Detected
504-25-Gypsum Board 022404670-0017A	Gypsum Ceiling Panel	Brown/White Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
504-26-Texture 022404670-0018	Gypsum Ceiling Panel	Gray/White Non-Fibrous Homogeneous		5% Quartz 10% Ca Carbonate 85% Non-fibrous (Other)	None Detected
504-26-Gypsum Board 022404670-0018A	Gypsum Ceiling Panel	Brown/Gray Fibrous Heterogeneous	3% Cellulose <1% Glass	97% Non-fibrous (Other)	None Detected
504-27-Texture 022404670-0019	Gypsum Ceiling Panel	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	5% Quartz 10% Ca Carbonate 85% Non-fibrous (Other)	None Detected
504-27-Gypsum Board 022404670-0019A	Gypsum Ceiling Panel	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
504-28 022404670-0020	Window Caulk	Gray/Black Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
504-29 022404670-0021	Window Caulk	Gray/Tan/Green Non-Fibrous Homogeneous	2% Cellulose <1% Synthetic	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
504-31 022404670-0022	Silver Roof Sealant	Silver Non-Fibrous Homogeneous	2% Cellulose	96% Non-fibrous (Other)	2% Chrysotile
504-32 022404670-0023	Silver Roof Sealant				Positive Stop (Not Analyzed)
504-34 022404670-0024	Roof-edge Flashing Sealant	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
504-35 022404670-0025	Roof-edge Flashing Sealant	Brown/Black Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
504-37 022404670-0026	Sub-floor Sheathing Paper	Brown/Silver Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
504-38 022404670-0027	Sub-floor Sheathing Paper	Brown/Silver Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
504-39 022404670-0028	Sub-floor Sheathing Paper	Tan/Silver Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected

Initial report from: 08/20/2024 13:18:43



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

Tel/Fax: (336) 992-1025 / (336) 992-4175

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EMSL Order: 022404670

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Analyst(s)

Jurnee West (18)

Scott Combs (14)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/20/2024 13:18:43



Asbestos Chain of Custody
EMSL Order Number (Lab Use Only)

022404670

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 504 Atlantic St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - if Bill to is Different note instructions in Comments** <small>Third Party Billing requires written authorization from third party</small>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
<small>*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.</small>			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/14/2024
Client Sample # (s): 504-1 thru 504-39		Total # of Samples: 39	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/14/2024	Time: 1700	
Received (Lab): <i>Jen Sweet</i>	Date: 8-15-24	Time: 9:30	
Comments/Special Instructions: Note: Sumter County Project			

③ EPA 7908
7507
7583

28

①

4670



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Grain Street
Kernersville, NC 27284

Client Sample # (s) 504-1 thru 504-39 Total Samples #: 39
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
504-1	Hall Cream Sheet Flooring	
504-2	"	
504-4	Mottled Yellow Sheet Flooring	
504-5	"	
504-7	Wood Grain Sheet Flooring	
504-8	"	
504-10	Cream Flooring Square	
504-11	"	
504-13	Kitchen Double-layer Sheet Flooring	} Sample Both Layers
504-14	"	
504-16	Swirled Tan Sheet Flooring	
504-17	"	
504-19	Brown Carpet - Backing	
504-20	"	
504-22	Green Carpet - Backing	
504-23	"	
504-25	Gypsum Ceiling Panel	} Sample All Layers
504-26	"	
504-27	"	
504-28	Window Caulk	
504-29	"	
504-31	Silver Roof Sealant	
504-32	"	
504-34	Roof-edge Flashing Sealant	
504-35	"	
504-37	Sub-floor Sheathing Paper	
504-38	"	
504-39	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting the Mobile Home Structure

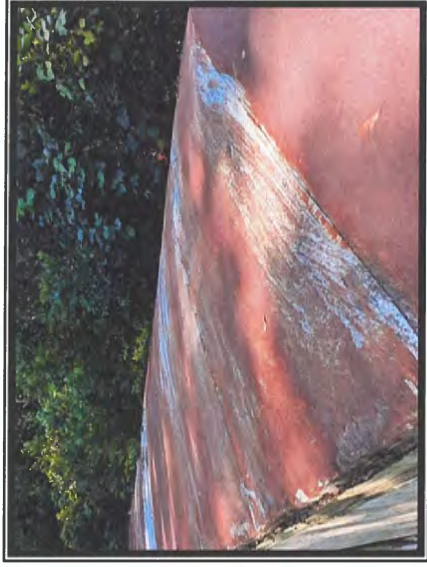


Photo #2
Asbestos Detected at 2% in Silver Sealant Material on Sheet Metal Roof

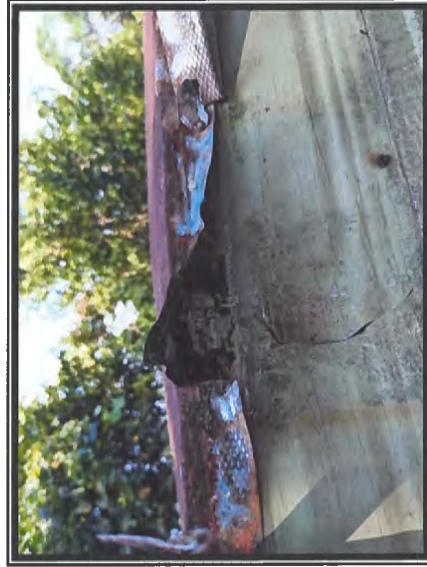


Photo #3
No Asbestos Detected in Roof-edge Flashing Sealant Material

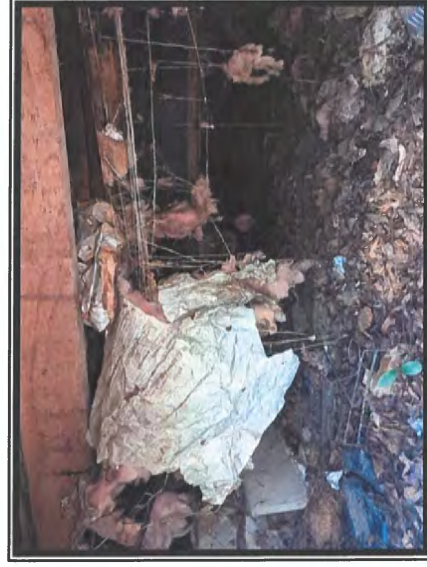


Photo #4
View Depicting the Crawl Space Area

Sumter City/County Project: 504 Atlantic St., Sumter, S.C.

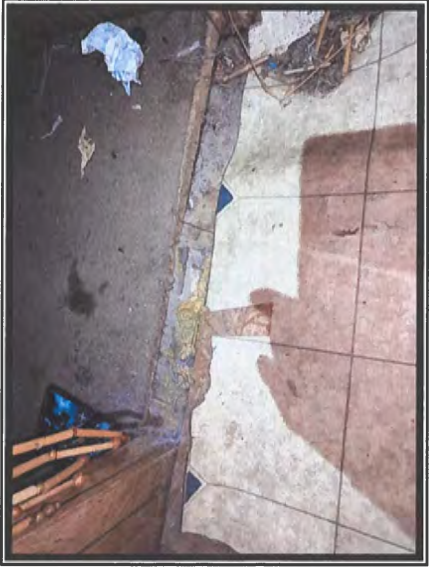


Photo #5
No Asbestos Detected in Resilient Flooring
Layers



Photo #6
No Asbestos Detected in Carpet Layers



Photo #7
No Asbestos Detected in Gypsum Ceiling
Panels



Photo #8
View Depicting Wood-paneled Interior Walls

Sumter City/County Project: 504 Atlantic St., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED MOBILE HOME STRUCTURE
902 MANNING AVENUE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 15, 2024
Date of Report: August 28, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated mobile home structure located at 902 Manning Ave. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant mobile home unit and standalone storage building located at 902 Manning Ave. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structures.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 15, 2024, Emerald, Inc. conducted an Asbestos Survey on the buildings at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been prefabricated circa 1990 for residential purposes, the single-story mobile home structure contains approximately 540 square feet of interior space. The structure is significantly dilapidated, with areas too hazardous to access. The basic building construction is as follows:

- Wood Framing Built on a Metal Trailer Frame
 - Sheet Metal Exterior Siding
- Wood-framed Roof Structure
 - Sheet Metal Roofing Panels with Silver Sealant
- Wood Floor Substrate
 - Resilient Sheet Flooring Layers
 - Tacked Carpet

- Wood-framed Interior Walls
 - Covered by Cellulose-based Panels
- Wood Ceiling Framing
 - Covered by Cellulose-based Panels with Prefabricated Texture Surface
- Climate Control Equipment
 - Furnace Heating Unit
 - Foil-wrapped, Fiberglass-insulated Floor Ducts in Crawl Space

A standalone storage building, measuring approximately 10' x 8' with a ceiling height of approximately 7', is comprised of concrete masonry unit (CMU) blocks built on a concrete slab. A dilapidated, wooden roof structure is partially covered with rolled shingle layers.

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty (30) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (902-1 through 902-30). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty-one (21) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and six (6) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped

to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, six (6) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of green and brown-colored sheet flooring, tan sheet flooring, carpet backing, door frame caulk, and storage building shingle layers were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED MOBILE HOME STRUCTURE
902 MANNING AVENUE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Tan-colored Exterior Window Frame Caulk	Exterior Frames of Window Units	NF – Cat. I – Good Condition	80 LF
Brown-colored Roof-edge Flashing Sealant	Under the Metal Roof Flashing along the Perimeter Edge of the Roof Structure	NF – Cat. I – Good Condition	114 LF
Silver Roof Sealant	Surface of Metal Roof Sections	NF – Cat. I – Good Condition	540 SF of Metal Roof Sections

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 15, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated mobile home structure located at 902 Manning Ave. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 15, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

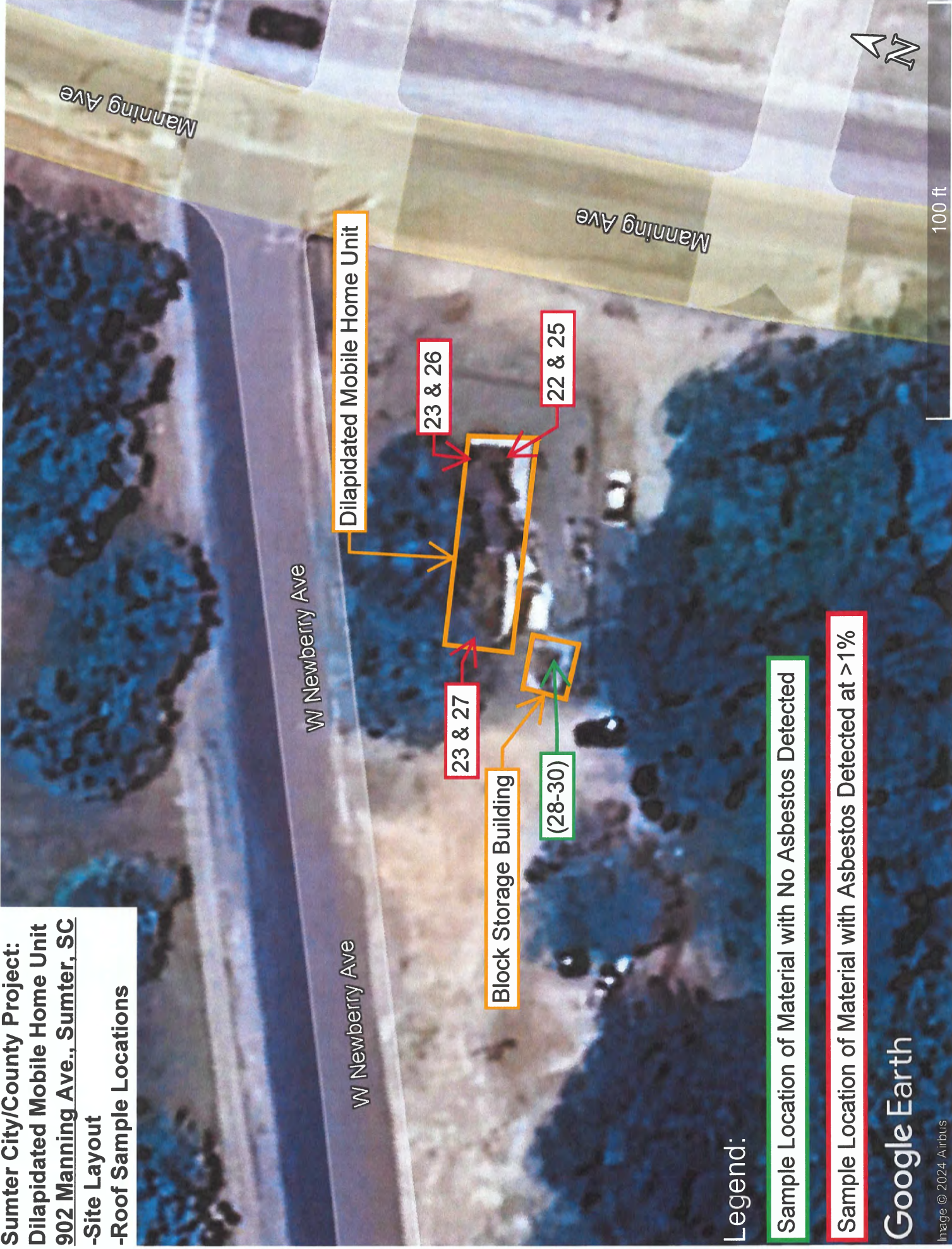
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

Sumter City/County Project:
Dilapidated Mobile Home Unit
902 Manning Ave., Sumter, SC
-Site Layout
-Roof Sample Locations



Legend:

Sample Location of Material with No Asbestos Detected

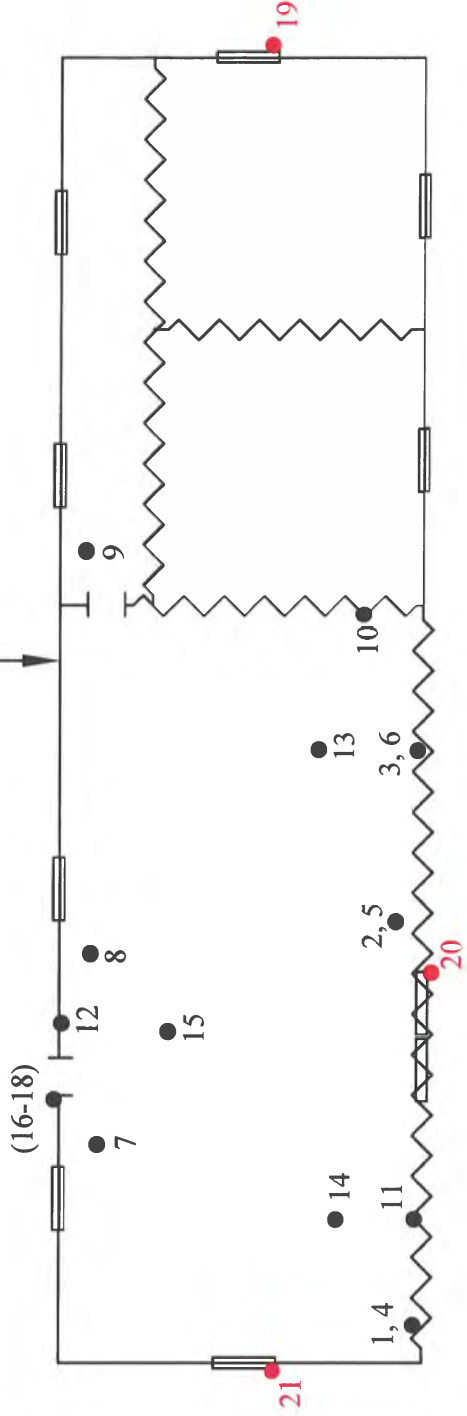
Sample Location of Material with Asbestos Detected at > 1%

Google Earth

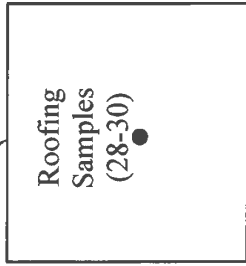


W. Newberry Ave.

Mobile Home Unit



Block Storage Building



Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at >1%

Not to Scale

<p>PROJECT: Dilapidated Mobile Home and Block Storage Bldg. 902 Manning Ave. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 8/15/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
---	---	----------------------------	-------------------------------------

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 902 Manning Ave.
ADDRESS: 902 Manning Ave., Sumter, S.C.

DATE: 8/15/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
902-1	First	Under Add-on Wooden Flooring Sections: Very Bottom Layer of Flooring		Green and Brown-colored, Bottom-layer Sheet Flooring	G	M	NF	540 SF	X			X					
902-2	First	Top Layer of Sheet Flooring		Light Tan Sheet Flooring	G	M	NF	500 SF	X			X					
902-3	First	Areas of Flooring		Backing of Tannish Gray Carpet	G	M	NF	500 SF	X			X					
902-4	First	Interior Walls		Cellulose-based Interior Wall Panels	G	M	F	1,490 SF	X			X					
902-5	First	Ceilings		Cellulose-based Ceiling Panels with Prefab. Texture	G	M	F	540 SF	X			X					
902-6	Exterior	Door Frames		Gray-colored Exterior Door Frame Caulk	G	M	F	50 LF	X			X					
902-7	Exterior	Window Frames		Tan-colored Exterior Window Frame Caulk	G	M	F	80 LF	X			X					

Note: Red characters indicate materials with asbestos detected at >1%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

E/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 902 Manning Ave.
 ADDRESS: 902 Manning Ave., Sumter, S.C.

DATE: 8/15/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION										
									H	M	L	H	M	L	H	M	L								
902-22	Roof	Roof-edge Flashing		Dark Brown-colored Roof-edge Flashing Caulk	G	M	NF	114 LF	X																
902-23														X											
902-24																									
902-25																									
902-26														X											
902-27																									
902-28	Standalone Block Storage Building	Roof		Silver Roof Sealant	G	M	NF	540 SF	X																
902-29																									
902-30																X									

Note: Red characters indicate materials with asbestos detected at >1%.

- | | | | | |
|--|--|--|-------------|---|
| Condition
G= Good
D= Damaged
SD= Significantly Damaged | Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous | F/NF
F= Friable
NF= Non Friable | E/NF | Potential for Future Disturbance
H= High
M= Moderate
L= Low |
|--|--|--|-------------|---|

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404734
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 902 Manning Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/27/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
902-3 022404734-0023	Green & Brown Sheet Flooring	Brown/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
902-6 022404734-0024	Tan Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
902-9 022404734-0025	Carpet Backing	Brown/Gray/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
902-18 022404734-0026	Door Caulk	Gray Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
902-30-Brown Shingle 022404734-0027	Block Bldg. Rolled Shingles	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
902-30-Gray Shingle 022404734-0028	Block Bldg. Rolled Shingles	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (6)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/28/2024 08:36:35



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404734
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 902 Manning Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/22/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
902-1 022404734-0001	Green & Brown Sheet Flooring	Brown/Gray/Green Fibrous Heterogeneous	3% Cellulose 20% Synthetic	77% Non-fibrous (Other)	None Detected
902-2 022404734-0002	Green & Brown Sheet Flooring	Brown/Black/Green Fibrous Heterogeneous	15% Cellulose <1% Glass	85% Non-fibrous (Other)	None Detected
902-4 022404734-0003	Tan Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
902-5 022404734-0004	Tan Sheet Flooring	Beige Fibrous Heterogeneous	20% Cellulose 1% Glass	79% Non-fibrous (Other)	None Detected
902-7 022404734-0005	Carpet Backing	White/Beige/Clear Fibrous Heterogeneous	<1% Cellulose 10% Synthetic	90% Non-fibrous (Other)	None Detected
902-8 022404734-0006	Carpet Backing	White/Beige Fibrous Heterogeneous	60% Synthetic	40% Non-fibrous (Other)	None Detected
902-10 022404734-0007	Interior Wall Panels	Brown/Gray/Tan Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
902-11 022404734-0008	Interior Wall Panels	Brown/Gray/Tan Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
902-12 022404734-0009	Interior Wall Panels	Brown/Gray/Tan Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
902-13 022404734-0010	Ceiling Board w/ Textrue	Brown/White Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
902-14 022404734-0011	Ceiling Board w/ Textrue	Brown/White Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
902-15 022404734-0012	Ceiling Board w/ Textrue	Brown/Tan/White Fibrous Heterogeneous	90% Cellulose	3% Ca Carbonate 7% Non-fibrous (Other)	None Detected
902-16 022404734-0013	Door Caulk	Gray Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
902-17 022404734-0014	Door Caulk	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
902-19 022404734-0015	Window Caulk	Brown/Tan Fibrous Homogeneous	1% Cellulose	10% Ca Carbonate 84% Non-fibrous (Other)	5% Chrysotile
902-20 022404734-0016	Window Caulk				Positive Stop (Not Analyzed)

Initial report from: 08/23/2024 08:12:59



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404734
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
902-22 022404734-0017	Roof-edge Flashing Caulk	Brown/Black Fibrous Homogeneous	3% Cellulose	94% Non-fibrous (Other)	3% Chrysotile
902-23 022404734-0018	Roof-edge Flashing Caulk				Positive Stop (Not Analyzed)
902-25 022404734-0019	Metal Roof Sealant	Gray/White/Beige Non-Fibrous Homogeneous	<1% Cellulose 1% Fibrous (Other)	20% Ca Carbonate 77% Non-fibrous (Other)	2% Chrysotile
902-26 022404734-0020	Metal Roof Sealant				Positive Stop (Not Analyzed)
902-28-Brown Shingle 022404734-0021	Block Bldg. Rolled Shingles	Brown/Tan/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
902-28-Gray Shingle 022404734-0021A	Block Bldg. Rolled Shingles	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
902-29-Brown Shingle 022404734-0022	Block Bldg. Rolled Shingles	Brown/Tan/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
902-29-Gray Shingle 022404734-0022A	Block Bldg. Rolled Shingles	Gray/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected

Analyst(s)

Bobby Wheatley (8)
Scott Combs (13)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/23/2024 08:12:59



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody EMSL Order Number (Lab Use Only)

022404734

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project. 902 Manning Ave		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/15/2024
Client Sample # (s): 902-1 thru 902-30		Total # of Samples: 30	
Relinquished (Client): <i>Dalton Reames</i>		Date: 8/16/2024	Time: 0900
Received (Lab): <i>Jen Sweet</i>		Date: 8/19/24	Time: 1040
Comments/Special Instructions: Note: Sumter County Project			

BEA 7408 7527 7431 Page 1 of 2 pages

22

11

4734



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Grain Street
Kernersville, NC 27284

Client Sample # (s) 902-1 thru 902-30 Total Samples #: 30
Relinquished: Date: Time:
Received: Date: Time:
Relinquished: Date: Time:
Received: Date: Time:

Phone: (336) 992-1025
Fax: (336) 992-4175
http://www.emsl.com

Table with 3 columns: SAMPLE NUMBER, SAMPLE DESCRIPTION, and VOLUME (if applicable). Rows include sample numbers 902-1 through 902-29 with descriptions like Green & Brown Sheet Flooring, Tan Sheet Flooring, Carpet Backing, Interior Wall Panels, Ceiling Board w/ Texture, Door Caulk, Window Caulk, Roof-edge Flashing Caulk, Metal Roof Sealant, and Block Bldg. Rolled Shingles. Includes handwritten notes like 'Sample All Layers' and 'Sample Both Layers'.

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIR SAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Southwest-facing View of the Mobile Home Structure



Photo #2
North-facing View Depicting the Significantly Dilapidated State of the Mobile Home Unit

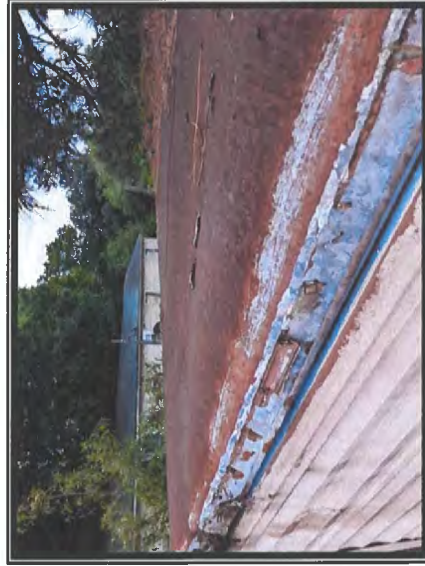


Photo #3
Asbestos Detected at 2% in Silver Roof Sealant Material

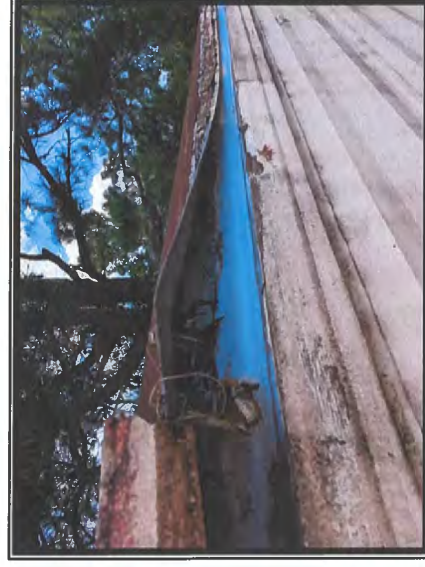


Photo #4
Asbestos Detected at 3% in Brown-colored Roof-edge Flashing Sealant

Sumter City/County Project: 902 Manning Ave., Sumter, S.C.



Photo #5
Asbestos Detected at 5% in Tan-colored
Window Frame Sealant Material



Photo #6
No Asbestos Detected in Tan-colored or Green
and Brown-colored Sheet Flooring

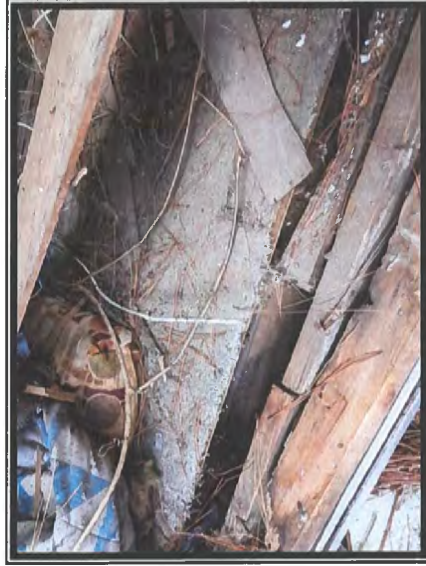


Photo #7
No Asbestos Detected in Tannish Gray Carpet



Photo #8
No Asbestos Detected in Ceiling Panels with
Textured Surface

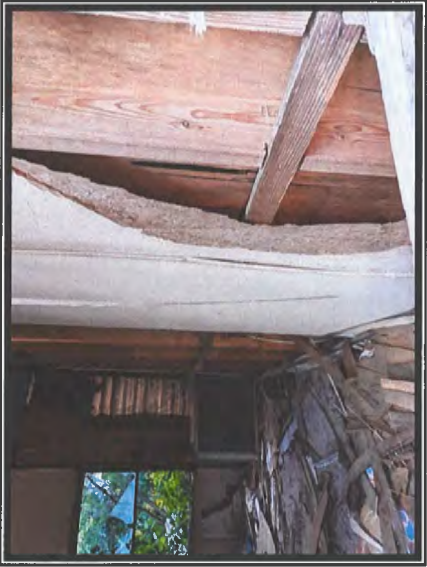


Photo #9
No Asbestos Detected in Cellulose-based Wall Panels



Photo #10
View Depicting Dilapidated State of the Mobile Home's Interior



Photo #11
View Depicting the Stalalone Block Storage Building



Photo #12
No Asbestos Detected in Roofing Layers Associated with the Block Storage Building

Sumter City/County Project: 902 Manning Ave., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
915 FRANKLIN LANE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 14, 2024
Date of Report: August 27, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 915 Franklin Ln. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

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4.0	ANALYSIS AND RESULTS	3
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5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant, significantly collapsed, residential structure located at 915 Franklin Ln. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 14, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1950 for residential purposes, the single-story structure contains approximately 900 square feet of interior space. With almost total collapse of the wooden A-framed roof structure, significant portions of the building materials lay in debris piles throughout the footprint of the structure. Much of the building is in hazardous condition. The basic building construction is as follows:

- Concrete Masonry Unit (CMU) Exterior Walls
- Collapsed Wooden Roof Structure
 - Roofing Shingles and Asbestos-containing Felt Layers
- Floor Substrates
 - Collapsed Wood Flooring over Earthen Crawl Space
 - Concrete Sections on Concrete Piers

- Interior Walls
 - Remnant, Asbestos-containing Sheetrock over Wood Framework
 - Bare CMU Blocks
 - Wood Panels over Wood Framework
- Collapsed Sheetrock Ceilings (Asbestos-containing) in Debris Piles
- No Climate Control System Observed

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of eleven (11) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (915-1 through 915-11). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, fourteen (14) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and one (1) sample was analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light

Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, one (1) sample was analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. A sample of the roofing shingles was verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL BUILDING
915 FRANKLIN LANE
SUMTER, SOUTH CAROLINA
REGULATED ASBESTOS-CONTAINING MATERIALS (RACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Roofing Felt	<ul style="list-style-type: none"> • Remnant Roof Sections • Collapsed Stoop Roof Feature • Debris Scattered throughout the Footprint of the Building 	F – Due to Significantly Damaged Condition	1,250 SF / 313 Cubic Feet
Sheetrock with Joint Compound Wall and Ceiling System	<ul style="list-style-type: none"> • Remnant Wall Sections • Remnants along Ceiling Joists • Debris Scattered throughout the Footprint of the Building 	F – Due to Significantly Damaged Condition	2,500 SF / 625 Cubic Feet

Note: F - Friable

NF - Non-Friable

(1) - For reference regarding potential outdoor abatement and demolition activities with RACM, the total amount of building materials is approximately 3,600 cubic feet.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 14, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 915 Franklin Ln. in Sumter, S.C., does contain friable RACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 14, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

APPENDIX A. Site Plan

APPENDIX B. Asbestos Sample Log

APPENDIX C. Chain of Custody & Analytical Results

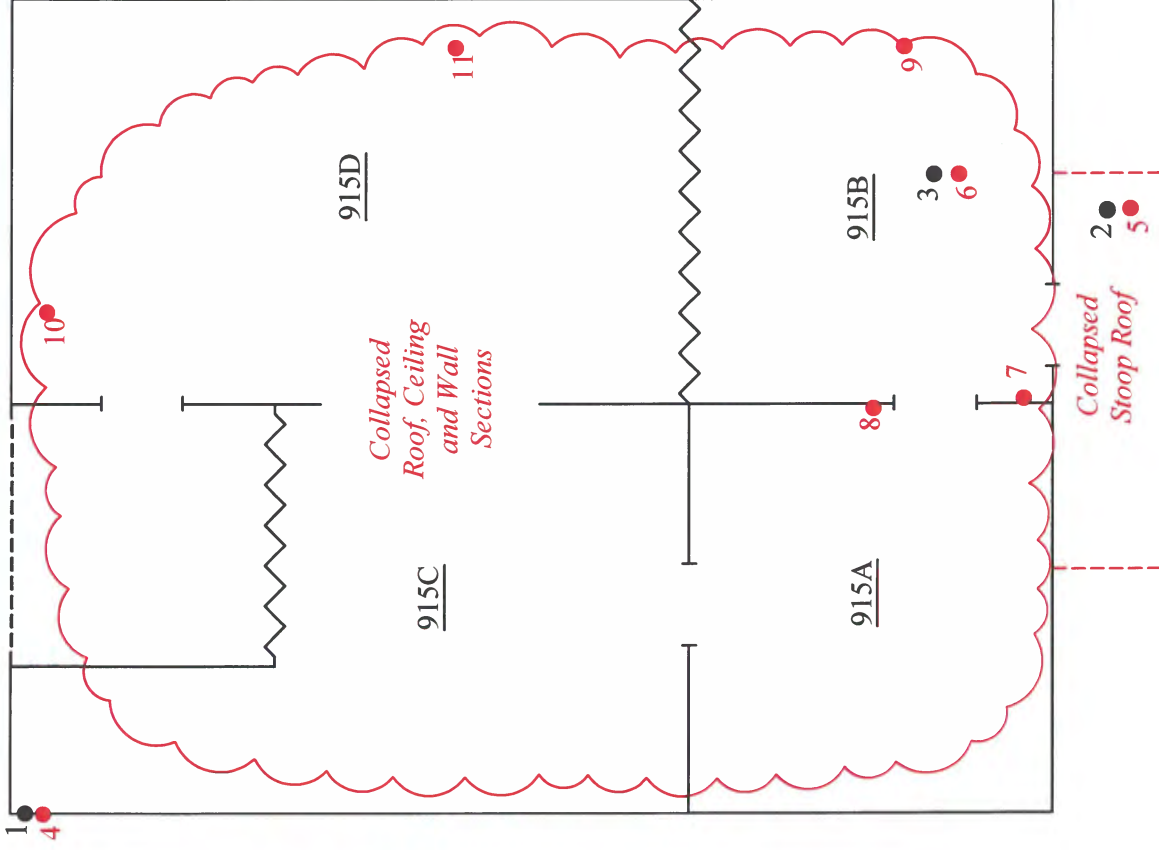
APPENDIX D. Building Inspector Licenses

APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

**Sumter City/County Project
Dilapidated Residential Bldg.
915 Franklin Ln.
-Site Layout**





Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at >1%

Franklin Ln. _____

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
915 Franklin Ln.
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/14/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 915 Franklin Ln.
 ADDRESS: 915 Franklin Ln., Sumter, S.C.

DATE: 8/14/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/CF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
915-1		Remnant Roof Structure		Roofing Shingles	SD	M	F	1,250 SF or 313 CF	X										
915-2		Collapsed Stoop Structure																	
915-3		Scattered Debris on Ground																	
915-4		Remnant Roof Structure																	
915-5		Collapsed Stoop Structure		Roofing Felt (55% Chrysotile)	SD	M	F	1,250 SF or 313 CF	X										
915-6		Scattered Debris on Ground																	
915-7		Room 915B Wall		Sheetrock with Joint Compound System (3% Chrysotile in Joint Compound)															
915-8		Room 915A Wall																	
915-9	First	Room 915B Debris			SD	S	F	2,500 SF or 625 CF	X										
915-10		Room 915D Debris																	
915-11		Room 915D Debris																	

Notes: CF = Cubic Feet; Red characters indicate materials with asbestos detected at >1%.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TS= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404671
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 915 Franklin Ln. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/26/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
915-3 022404671-0010	Roof Shingle	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (1)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or < 1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/26/2024 17:21:53



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404671
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 915 Franklin Ln. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/15/2024 9:30 AM
Analysis Date: 08/20/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
915-1 022404671-0001	Roof Shingle	White/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
915-2 022404671-0002	Roof Shingle	Gray/White/Black Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
915-4 022404671-0003	Roofing Felt	Gray/Black Fibrous Homogeneous	5% Cellulose	40% Non-fibrous (Other)	55% Chrysotile
915-5 022404671-0004	Roofing Felt				Positive Stop (Not Analyzed)
915-7-Joint Compound 022404671-0005	Sheetrock System	Beige Non-Fibrous Homogeneous	<1% Cellulose	20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
915-7-Tape 022404671-0005A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
915-7-Sheetrock 022404671-0005B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
915-8-Joint Compound 022404671-0006	Sheetrock System				Positive Stop (Not Analyzed)
915-8-Tape 022404671-0006A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
915-8-Sheetrock 022404671-0006B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
915-9-Joint Compound 022404671-0007	Sheetrock System				Positive Stop (Not Analyzed)
915-9-Tape 022404671-0007A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
915-9-Sheetrock 022404671-0007B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
915-10-Joint Compound 022404671-0008	Sheetrock System				Positive Stop (Not Analyzed)
915-10-Tape 022404671-0008A	Sheetrock System	Gray/Beige Fibrous Homogeneous	100% Cellulose		None Detected
915-10-Sheetrock 022404671-0008B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 08/20/2024 13:17:46



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404671
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
915-11-Joint Compound	Sheetrock System				Positive Stop (Not Analyzed)
<i>022404671-0009</i>					
915-11-Tape	Sheetrock System	Gray/Beige Fibrous Homogeneous	100% Cellulose		None Detected
<i>022404671-0009A</i>					
915-11-Sheetrock	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
<i>022404671-0009B</i>					

Analyst(s)

Jurnee West (5)
Nicole MacDowell (9)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/20/2024 13:17:46



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody
EMSL Order Number (Lab Use Only)

022404671

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 915 Franklin Ln		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/14/2024
Client Sample # (s): 915-1 thru 915-11		Total # of Samples: 11	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/14/2024	Time: 1700	
Received (Lab): <i>Jen Sweet</i>	Date: 8/15/24	Time: 9:30	
Comments/Special Instructions: Note: Sumter County Project			

3 Fax 7968 7507 1583
Page 1 of 2 pages

9 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date:	09/18/24
CONSULTBI	BI-01497		09/18/24
SUPERAHERA	SA-00715		09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View from Franklin Ln. Depicting the Front of the
CMU Block Structure



Photo #2
View Depicting the Collapsed Roof Structure



Photo #3
Remnant, Asbestos-containing Sheetrock
Wall Section



Photo #4
View Depicting Remnant Sheetrock Pieces
on Wooden Ceiling Joists

Sumter City/County Project: 915 Franklin Ln., Sumter, S.C.

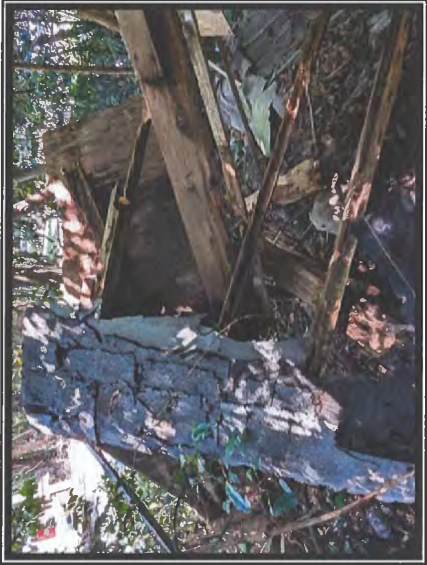


Photo #5

View Depicting Asbestos-containing Roofing Material on Collapsed Stoop Feature



Photo #6

View Depicting Debris Pile with Asbestos-containing Sheetrock and Roofing



Photo #7

View Depicting Wood-framed and Sided Section at the Rear of the Building

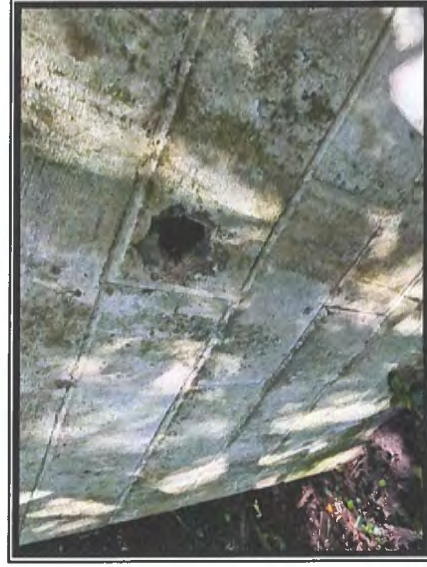


Photo #8

No Loose-fill Block Insulation Observed within CMU Block Walls

Sumter City/County Project: 915 Franklin Ln., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

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www.emeraldinc-us.com

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED MOBILE HOME
1005 BELMONT DRIVE
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 21, 2024
Date of Report: August 30, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated mobile home unit located at 1005 Belmont Dr. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



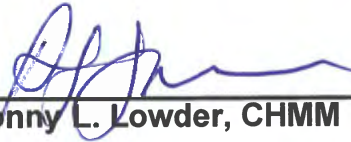
J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

TABLE OF CONTENTS

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2.0	SURVEY METHODOLOGY.....	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas.....	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
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6.0	ASSUMPTIONS AND LIMITATIONS	7
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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 1005 Belmont Dr. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 21, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been prefabricated circa 1990 for residential purposes, the single-story structure contains approximately 1,000 square feet of interior space. The basic building construction is as follows:

- Wood-framed Walls Built over a Metal Trailer Frame
 - Vinyl Exterior Cladding over Sheathing Felt and Original Wood-panel Exterior Walls
- Wooden A-framed Roof Structure
 - Covered with Shingles and Associated Felt
- Plywood and OSB Flooring Substrates
 - Resilient Sheet Flooring and Flooring Squares
 - Tacked Carpets

- Remnant Pieces of Sheet Flooring on Ground of Crawl Space Area are Asbestos-containing Materials
 - Note: Remnants of Sheet Flooring were Observed on the Ground within the Crawl Space; however, Subfloor Remnants or Layers May Have Been Obscured from View
- Wood-framed Interior Walls Covered with Gypsum Wallboard
 - Wood Furring Strips Cover the Seams (No Joint Compound)
- Wooden Ceiling Joists Covered with Gypsum Panels with Simulated Texture
 - Wood Furring Strips Cover the Seams
 - Small Repair Section with Spray-applied Texture
- Climate Control Equipment
 - Heating Furnace Staged in Utility Room
 - Non-suspect Ductwork in Crawl Space, Leading to Floor Vents

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-nine (39) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (1005-1 through 1005-39). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-one (31) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and nine (9) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log

kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human

occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, nine (9) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roofing shingles and felt, wall sheathing felt, window caulk, tan carpet backing, brown medium-pile carpet backing, brown plush-pile carpet backing, 12 x 12 flooring squares and tan square-design sheet flooring were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED MOBILE HOME
1005 BELMONT DRIVE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Remnant Pieces of Tan-color, Rustic-design Sheet Flooring ⁽¹⁾	Scattered along the Ground in the Crawl Space Area; Particularly at the West End	F – Due to Damaged Condition	75 SF of Crawl Space Area Observed

Note: F - Friable

NF - Non-Friable

(1) - Asbestos-containing sheet flooring remnants were observed on the ground of the western crawl space area; however, subfloor remnants or sheet sections may have been obscured from view.

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 21, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the crawl space area of the dilapidated mobile home unit located at 1005 Belmont Dr. in Sumter, S.C., does contain friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 21, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

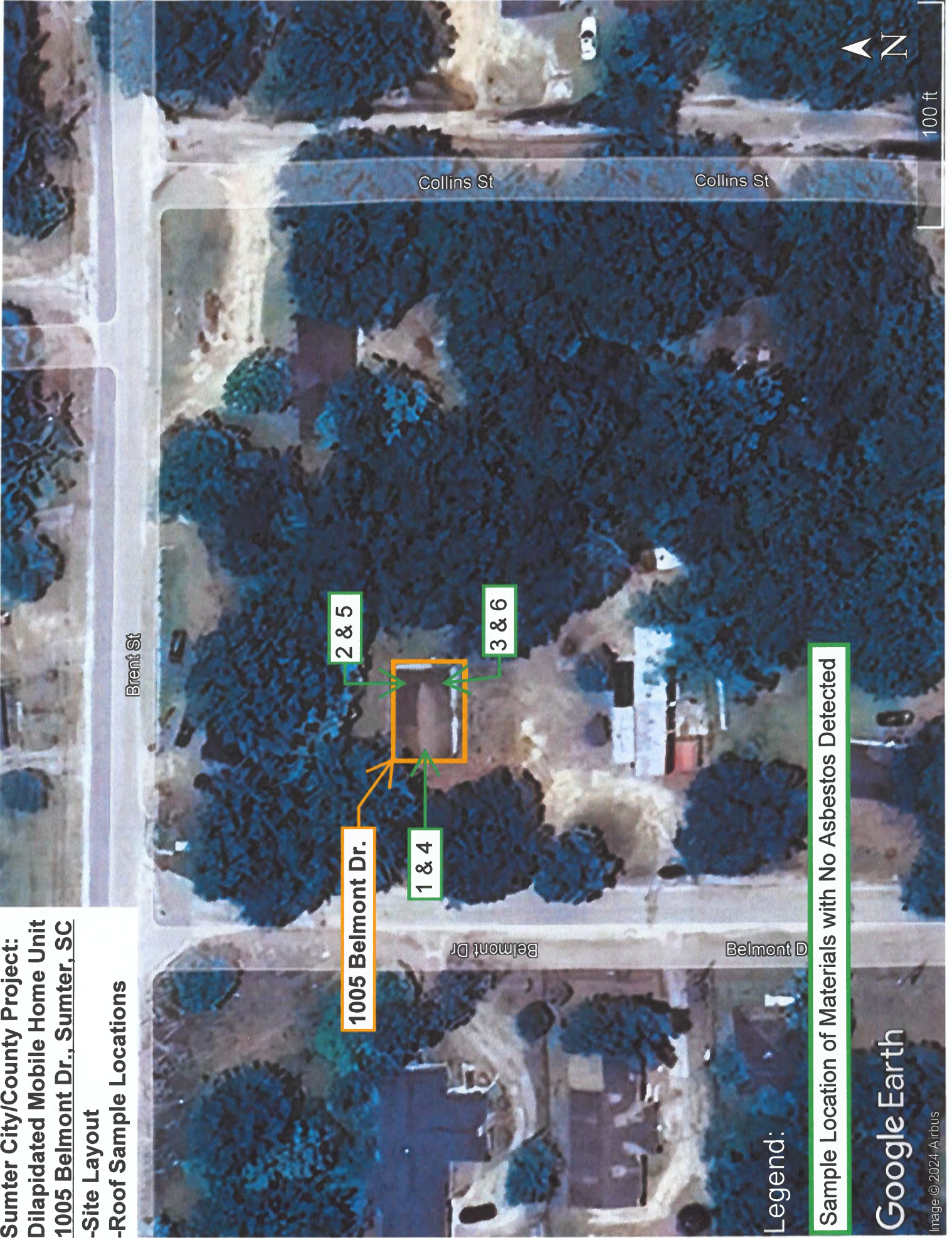
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

**Sumter City/County Project:
Dilapidated Mobile Home Unit
1005 Belmont Dr., Sumter, SC**

**-Site Layout
-Roof Sample Locations**



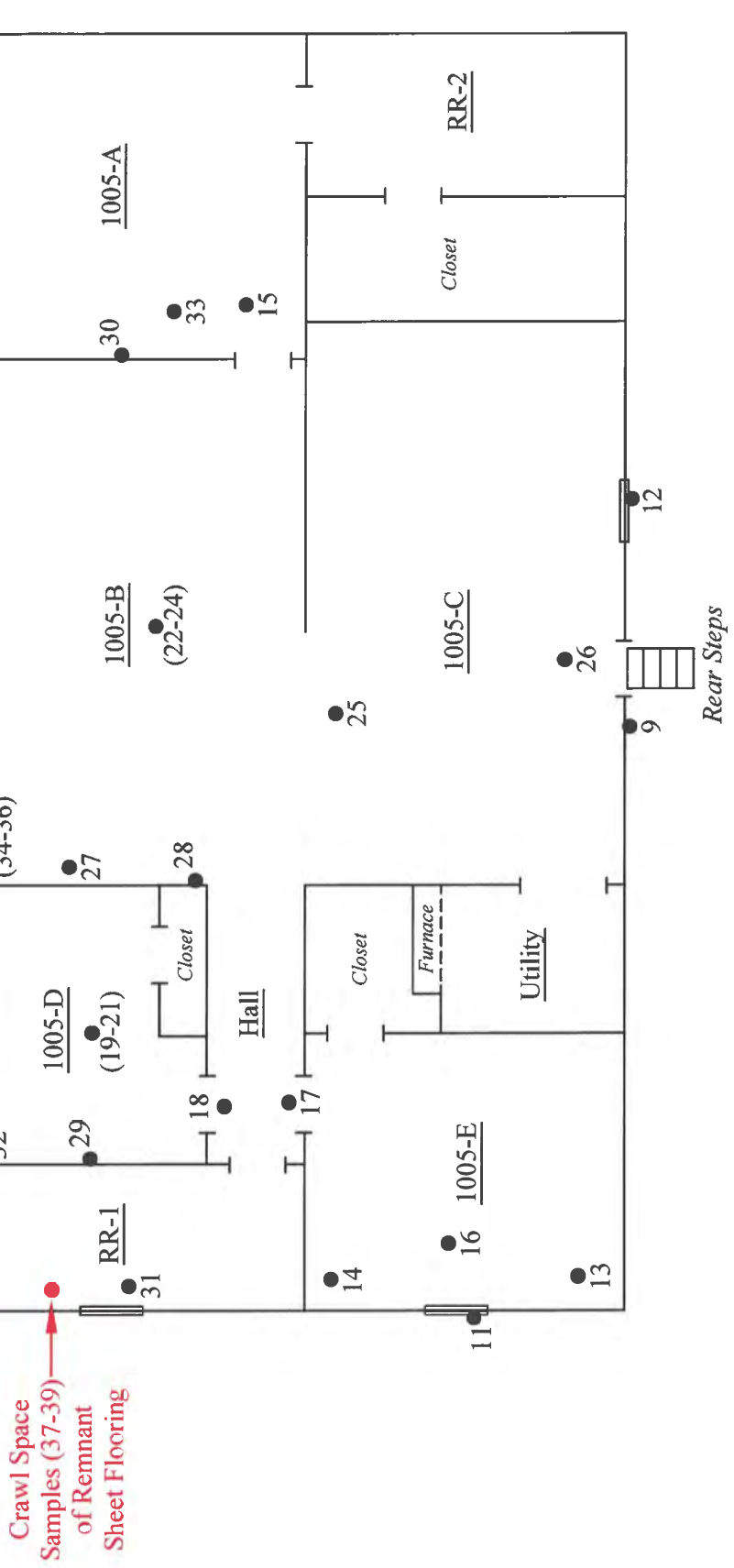
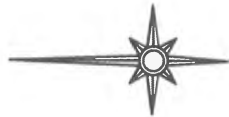
Legend:

Sample Location of Materials with No Asbestos Detected

Google Earth

Image © 2024 Airbus

~N



Belmont Dr.

Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at 18%

PROJECT:

Dilapidated Mobile Home
 1005 Belmont Dr.
 Sumter, SC

SHEET TITLE:

Floor Plan
 Sample Locations

DATE:

8/21/2024

Not to Scale

EMERALD, INC.
 Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 1005 Belmont Dr.
 ADDRESS: 1005 Belmont Dr., Sumter, S.C.

DATE: 8/21/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE												
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION						
									H	M	L	H	M	L	H	M	L				
1005-1				Reddish Brown Roof Shingles	G	M	NF	1,100 SF	X			X									
1005-2																					
1005-3																					
1005-4				Roofing Felt	G	M	NF	1,100 SF	X			X									
1005-5																					
1005-6																					
1005-7				Exterior Walls: Behind Vinyl Cladding and over Original Wood Siding Sections	G	M	NF	1,170 SF	X			X									
1005-8																					
1005-9																					
1005-10				Exterior Window Caulk	G	M	NF	84 LF	X			X									
1005-11																					
1005-12																					
1005-13			1005-E	Backing of Tan Carpet	G	M	NF	218 SF	X			X									
1005-14			1005-E																		
1005-15			1005-A																		
1005-16			1005-E	Backing of Brown-colored, Medium-pile Carpet	G	M	NF	120 SF	X			X									
1005-17			Hall																		
1005-18			Hall																		
1005-19				Backing of Brown Plush Carpet	G	M	NF	80 SF	X			X									
1005-20			1005-D																		
1005-21																					

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSJ= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 1005 Belmont Dr.
 ADDRESS: 1005 Belmont Dr., Sumter, S.C.

DATE: 8/21/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																			
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION													
									H	M	L	H	M	L	H	M	L											
1005-22	First	1005-B	Floor	Brown Geometric-design 12x12 Flooring Squares	G	M	NF	174	X			X																
1005-23																												
1005-24																												
1005-25	First	1005-C	Floor	Mottled Tan, Square-design Sheet Flooring	G	M	NF	197 SF	X			X																
1005-26																												
1005-27																												
1005-28	First	1005-B	Floor	Gypsum Wallboard Panels (No Joint/Seam Compound)	G	M	F	2,880 SF	X			X																
1005-29																												
1005-30																												
1005-31	First	RR-1	Ceiling	Prefabricated Gypsum Ceiling Panels with Simulated Texture	G	M	F	975 SF	X			X																
1005-32																												
1005-33																												
1005-34	First	1005-A	Ceiling at Front Entrance Only	Spray-applied Ceiling Texture	G	S	F	36 SF	X			X																
1005-35																												
1005-36																												
1005-37	Scattered on Dirt in Crawl Space Area; Particularly at the West End of the Mobile Home Unit			Remnant Pieces of Tan-colored, Rustic-design Sheet Flooring (18% Chrysotile-type Asbestos)	D	M	F	75 SF*	X			X																
1005-38																												
1005-39																												

Note: *Pieces of sheet flooring were observed on the ground in the crawl space; however, sub-floor remnants may have been obscured from view.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TS= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404856
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1005 Belmont Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/22/2024 10:10 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
1005-3 022404856-0030	Roof Shingle	Brown/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1005-6 022404856-0031	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1005-9 022404856-0032	Wall Sheathing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1005-12 022404856-0033	Window Caulk	White/Clear Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1005-15 022404856-0034	Tan Carpet - Backing	Gray/Beige/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1005-18 022404856-0035	Brown Medium Carpet - Backing	Tan/Beige/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1005-21 022404856-0036	Brown Plush Carpet - Backing	Brown/Beige/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1005-24 022404856-0037	12x12 Flooring Squares	Brown/Gray Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1005-27 022404856-0038	Tan Square Sheet Flooring	Tan/White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (9)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or < 1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/29/2024 17:25:55



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404856
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1005 Belmont Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/22/2024 10:10 AM
Analysis Date: 08/26/2024 - 08/27/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1005-1 <small>022404856-0001</small>	Roof Shingle	Red/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
1005-2 <small>022404856-0002</small>	Roof Shingle	Brown/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
1005-4 <small>022404856-0003</small>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
1005-5 <small>022404856-0004</small>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
1005-7 <small>022404856-0005</small>	Wall Sheathing Felt	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
1005-8 <small>022404856-0006</small>	Wall Sheathing Felt	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
1005-10 <small>022404856-0007</small>	Window Caulk	White/Clear Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
1005-11 <small>022404856-0008</small>	Window Caulk	White/Clear Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
1005-13 <small>022404856-0009</small>	Tan Carpet - Backing	Beige Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-14 <small>022404856-0010</small>	Tan Carpet - Backing	Beige Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-16 <small>022404856-0011</small>	Brown Medium Carpet - Backing	Brown/Tan Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-17 <small>022404856-0012</small>	Brown Medium Carpet - Backing	Brown/Tan Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-19 <small>022404856-0013</small>	Brown Plush Carpet - Backing	Brown/Tan Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-20 <small>022404856-0014</small>	Brown Plush Carpet - Backing	Brown/Tan Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
1005-22 <small>022404856-0015</small>	12x12 Flooring Squares	Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected
1005-23 <small>022404856-0016</small>	12x12 Flooring Squares	Brown/Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (Other)	None Detected

Initial report from: 08/27/2024 10:12:54



EMSL Analytical, Inc.

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 http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404856
 Customer ID: EMER51
 Customer PO:
 Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1005-25 022404856-0017	Tan Square Sheet Flooring	White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
1005-26 022404856-0018	Tan Square Sheet Flooring	Tan/White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
1005-28 022404856-0019	Gypsum Wallboard	Gray/White Fibrous Heterogeneous	8% Cellulose 2% Glass	90% Non-fibrous (Other)	None Detected
1005-29 022404856-0020	Gypsum Wallboard	Gray Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
1005-30 022404856-0021	Gypsum Wallboard	Brown/Gray Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
1005-31-Texture 022404856-0022	Pre-fab Ceiling Panels w/ Texture	Gray/Tan Non-Fibrous Homogeneous		10% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
1005-31-Panel 022404856-0022A	Pre-fab Ceiling Panels w/ Texture	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1005-32-Texture 022404856-0023	Pre-fab Ceiling Panels w/ Texture	Gray/Tan Non-Fibrous Homogeneous		10% Quartz 5% Ca Carbonate 85% Non-fibrous (Other)	None Detected
1005-32-Panel 022404856-0023A	Pre-fab Ceiling Panels w/ Texture	Gray Fibrous Heterogeneous	8% Cellulose 2% Glass	90% Non-fibrous (Other)	None Detected
1005-33-Texture 022404856-0024	Pre-fab Ceiling Panels w/ Texture	White Non-Fibrous Homogeneous		10% Quartz 10% Ca Carbonate 80% Non-fibrous (Other)	None Detected
1005-33-Panel 022404856-0024A	Pre-fab Ceiling Panels w/ Texture	Brown/Gray Fibrous Homogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
1005-34 022404856-0025	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
1005-35 022404856-0026	Spray-applied Ceiling Texture	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
1005-36 022404856-0027	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
1005-37 022404856-0028	Rustic Tan Sheet Flooring	Tan Fibrous Heterogeneous		82% Non-fibrous (Other)	18% Chrysotile
1005-38 022404856-0029	Rustic Tan Sheet Flooring				Positive Stop (Not Analyzed)

Initial report from: 08/27/2024 10:12:54



EMSL Analytical, Inc.

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EMSL Order: 022404856

Customer ID: EMER51

Customer PO:

Project ID: Sumter County

Analyst(s)

Cameron Evans (18)

Jurnee West (13)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/27/2024 10:12:54



EMSL ANALYTICAL INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody EMSL Order Number (Lab Use Only):

022404856

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 1005 Belmont Dr.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - if Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5	Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/21/2024
Client Sample # (s): 1005-1 thru 1005-39		Total # of Samples: 39	
Relinquished (Client): <i>Dalton Reames</i>	Date: 8/21/2024	Time: 1630	
Received (Lab): <i>Jon Sweet</i>	Date: 8/22/24	Time: 10:10	
Comments/Special Instructions: Note: Sumter County Project			

@EPA 7968 7527
7414

29

1

4856



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Gralin Street
Kernersville, NC 27284

Client Sample # (s) 1005-1 thru 1005-39 Total Samples #: 39

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
1005-1	Roof Shingle	
1005-2	"	
████████	"	
1005-4	Roofing Felt	
1005-5	"	
████████	"	
1005-7	Wall Sheathing Felt	
1005-8	"	
████████	"	
1005-10	Window Caulk	
1005-11	"	
████████	"	
1005-13	Tan Carpet - Backing	
1005-14	"	
████████	"	
1005-16	Brown Medium Carpet - Backing	
1005-17	"	
████████	"	
1005-19	Brown Plush Carpet - Backing	
1005-20	"	
████████	"	
1005-22	12x12 Flooring Squares	
1005-23	"	
████████	"	
1005-25	Tan Square Sheet Flooring	
1005-26	"	
████████	"	
1005-28	Gypsum Wallboard	} sample All layers
1005-29	"	
1005-30	"	
1005-31	Pre-fab Ceiling Panels w/ Texture	} sample All layers
1005-32	"	
1005-33	"	
1005-34	Spray-applied Ceiling Texture	
1005-35	"	
1005-36	"	
1005-37	Rustic Tan Sheet Flooring	
1005-38	"	
████████	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting the Front of the Mobile Home Unit



Photo #2
View Depicting Asbestos-containing Sheet Flooring Remnant on Ground in Crawl Space



Photo #3
No Asbestos Detected in Roofing Shingles or Felt Layer



Photo #4
View Depicting Vinyl Wall Cladding over Sheathing Felt and Original Wood Panels

Sumter City/County Project: 1005 Belmont Dr., Sumter, S.C.



Photo #5
No Asbestos Detected in Any Resilient Flooring
or Carpet Layers

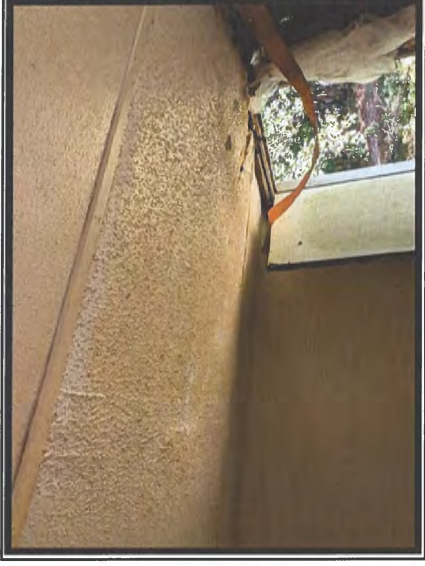


Photo #6
No Asbestos Detected in Spray-applied Ceiling
Texture at Front Entrance to Mobile Home



Photo #7
No Asbestos Detected in Gypsum Ceiling
Panels with Simulated Texture



Photo #8
No Asbestos Detected in Gypsum Wallboard
Panels

Sumter City/County Project: 1005 Belmont Dr., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
1531 ILLERY ROAD
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 15, 2024
Date of Report: August 28, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 1531 Illery Rd. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25



SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24

SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 1531 Illery Rd. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 15, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1963 for residential purposes, the single-story residential structure contains approximately 840 square feet of interior space. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
 - Wood Slat and Wood Panel Exterior Wall Sections
- Wooden A-framed Roof Structure
 - Covered with Shingles and Associated Felt
- Uncovered Hardwood Flooring
- Wood-framed Interior Walls Covered with Sheetrock
- Wooden Ceiling Joists Covered with Sheetrock
- No HVAC Equipment – Floor-mounted Electric Heating Unit Observed

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of seventeen (17) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (1531-1 through 1531-17). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, eighteen (18) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and three (3) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be

handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, three (3) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of window glaze, roof shingles and roofing felt were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
1531 ILLERY ROAD
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock with Joint Compound Ceiling and Wall System	Ceilings and Walls throughout the Structure	F – Good Condition	2,300 SF

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 15, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 1531 Illery Rd. in Sumter, S.C., does contain friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 15, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

Sumter City/County Project:
Dilapidated Residential Bldg.
1531 Illery Rd., Sumter, S.C.
-Site Layout
-Roof Sample Locations



Legend:

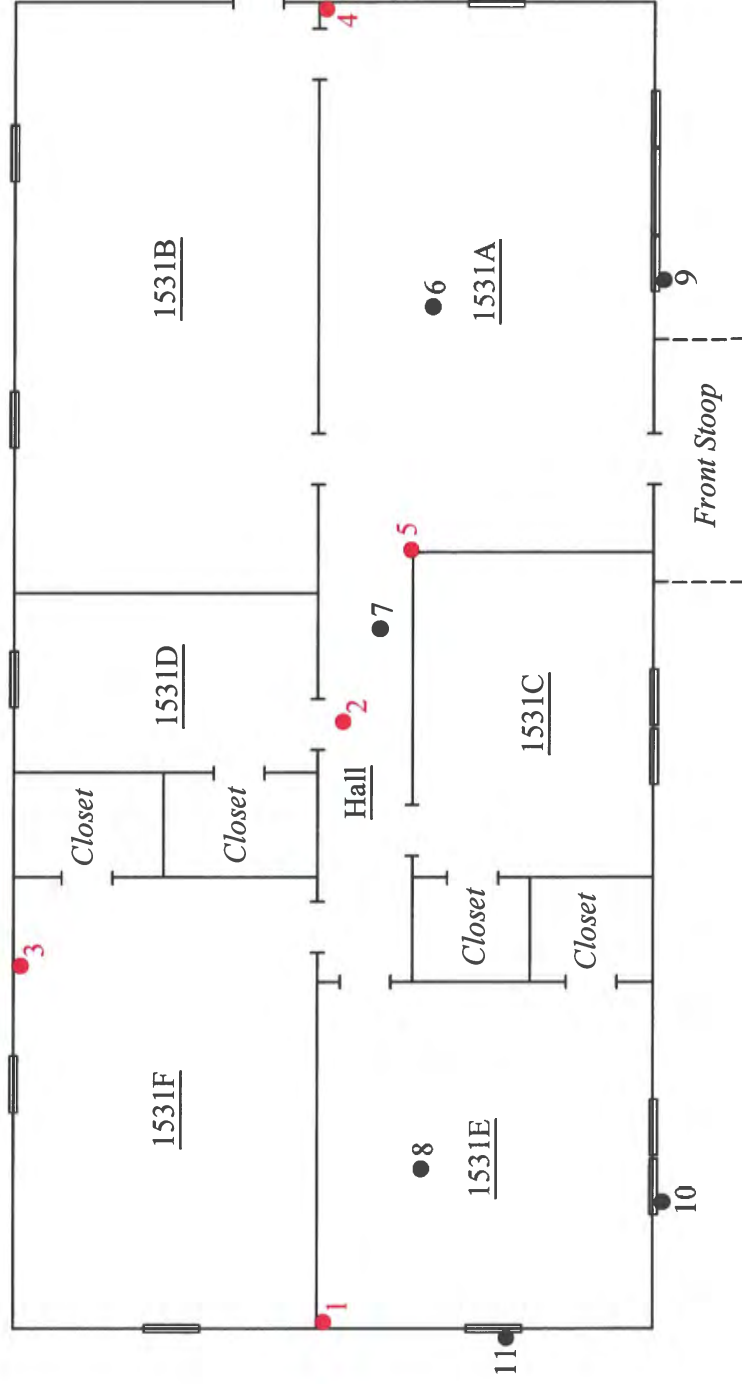
Sample Location of Materials with No Asbestos Detected

Google Earth

Image © 2024 Airbus

100 ft

Illery Rd



Illery Road

Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at >1%

Not to Scale

PROJECT:

Dilapidated Residential Bldg.
1531 Illery Road
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/15/2024

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 1531 Illery Rd.
 ADDRESS: 1531 Illery Rd., Sumter, S.C.

DATE: 8/15/2024
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																					
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION															
									H	M	L	H	M	L	H	M	L													
1531-1	First	1531E	Wall	Sheetrock Ceiling and Wall System	G	S	F	2,300 SF	X																					
1531-2		Hall	Ceiling																											
1531-3		1531F	Wall												X															
1531-4		1531A	Wall																											
1531-5		1531A	Wall																											
1531-6	First	1531A	Ceiling	Spray-applied Ceiling Texture	G	S	F	840 SF	X																					
1531-7		Hall																												
1531-8		1531E																												
1531-9	Exterior	Window Units		Exterior Window Glaze	G	S	F	336 LF	X																					
1531-10																														
1531-11																														
1531-12	Roof	Roof		Brick-colored Roof Shingles	G	S	F	1,100 SF	X																					
1531-13																														
1531-14																														
1531-15	Roof	Roof		Roofing Felt	G	S	F	1,100 SF	X																					
1531-16																														
1531-17																														

Note: Red characters indicate material with asbestos detected at 3%.

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

Type
 S= Surface
 TSI= Thermal Systems Insulation
 M= Miscellaneous

F/NF
 F= Friable
 NF= Non Friable

Potential for Future Disturbance
 H= High
 M= Moderate
 L= Low

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404736
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1531 Illery Rd (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
1531-11 022404736-0015	Window Glaze	Gray/Beige Non-Fibrous Homogeneous	99.81 Other Talc fibers present.	0.19 Fibrous_Other	No Asbestos Detected
1531-14 022404736-0016	Roof Shingles	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1531-17 022404736-0017	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (3)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/28/2024 17:11:31



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404736
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1531 Illery Rd (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/21/2024 - 08/22/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1531-1-Joint Compound <i>022404736-0001</i>	Sheetrock System	Tan Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
1531-1-Tape <i>022404736-0001A</i>	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
1531-1-Sheetrock <i>022404736-0001B</i>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1531-2-Joint Compound <i>022404736-0002</i>	Sheetrock System				Positive Stop (Not Analyzed)
1531-2-Sheetrock <i>022404736-0002A</i>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1531-3-Joint Compound <i>022404736-0003</i>	Sheetrock System				Positive Stop (Not Analyzed)
1531-3-Sheetrock <i>022404736-0003A</i>	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1531-4-Joint Compound <i>022404736-0004</i>	Sheetrock System				Positive Stop (Not Analyzed)
1531-4-Tape <i>022404736-0004A</i>	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
1531-4-Sheetrock <i>022404736-0004B</i>	Sheetrock System	Brown/Gray Fibrous Heterogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
1531-5-Joint Compound <i>022404736-0005</i>	Sheetrock System				Positive Stop (Not Analyzed)
1531-5-Tape <i>022404736-0005A</i>	Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
1531-5-Sheetrock <i>022404736-0005B</i>	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1531-6 <i>022404736-0006</i>	Spray-applied Ceiling Texture	Gray/White Non-Fibrous Heterogeneous		20% Ca Carbonate 10% Mica 70% Non-fibrous (Other)	None Detected
1531-7 <i>022404736-0007</i>	Spray-applied Ceiling Texture	White Non-Fibrous Heterogeneous		20% Ca Carbonate 10% Mica 70% Non-fibrous (Other)	None Detected
1531-8 <i>022404736-0008</i>	Spray-applied Ceiling Texture	Tan/White Non-Fibrous Heterogeneous		20% Ca Carbonate 20% Mica 60% Non-fibrous (Other)	None Detected

Initial report from: 08/22/2024 10:55:09



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404736
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1531-9 022404736-0009	Window Glaze	Gray/White Non-Fibrous Homogeneous	<1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
1531-10 022404736-0010	Window Glaze	Gray/White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
1531-12 022404736-0011	Roof Shingles	Red/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
1531-13 022404736-0012	Roof Shingles	Red/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
1531-15 022404736-0013	Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
1531-16 022404736-0014	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected

Analyst(s)

Bobby Wheatley (12)
Cameron Evans (6)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/22/2024 10:55:09



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022404736

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 1531 Illey Rd		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5	Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/15/2024
Client Sample # (s): 1531-1 thru 1531-17		Total # of Samples: 17	
Relinquished (Client): <i>Dalton Reames</i>		Date: 8/16/2024	Time: 0900
Received (Lab):		Date:	Time:
Comments/Special Instructions: Note. Sumter County Project			

14

3

4736



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Gralin Street
Kernersville, NC 27284

Client Sample # (s) 1531-1 thru 1531-17 Total Samples # 17
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
1531-1	Sheetrock System	
1531-2	"	
1531-3	"	
1531-4	"	
1531-5	"	
1531-6	Spray-applied Ceiling Texture	
1531-7	"	
1531-8	"	
1531-9	Window Glaze	
1531-10	"	
██████████	"	
1531-12	Roof Shingles	
1531-13	"	
██████████	"	
1531-15	Roofing Felt	
1531-16	"	
██████████	"	

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED

Asbestos ID Card



John Dalton Reames, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/07/24
CONSULTBI	BI-00945	11/06/24
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-01252	11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
North-facing View of the Residential Structure

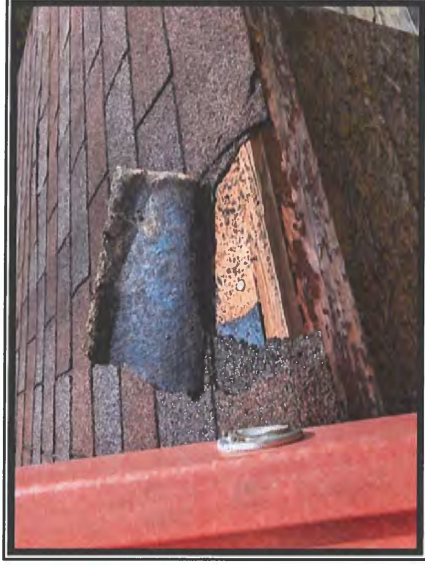


Photo #2
No Asbestos Detected in Roofing Shingles or Felt Layer

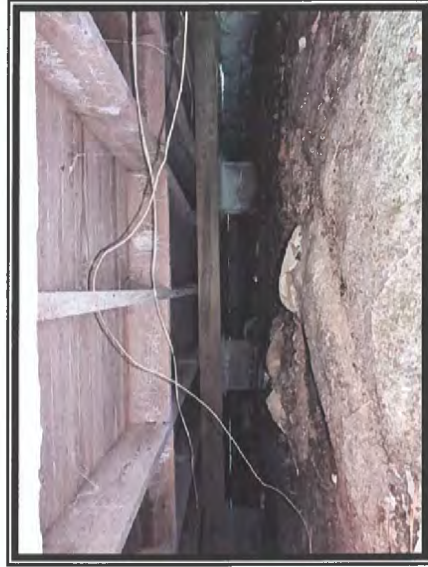


Photo #3
No Suspect Materials in Crawl Space Area



Photo #4
No Asbestos Detected in Window Glaze

Sumter City/County Project: 1531 Illery Rd., Sumter, S.C.



Photo #5
View Depicting Uncovered, Hardwood Floors

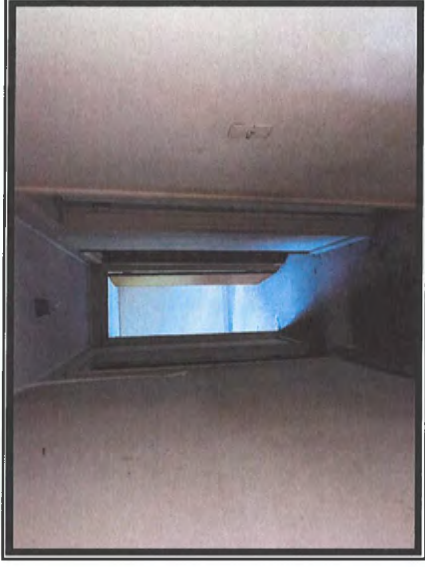


Photo #6
Asbestos Detected at 3% in Sheetrock Wall System

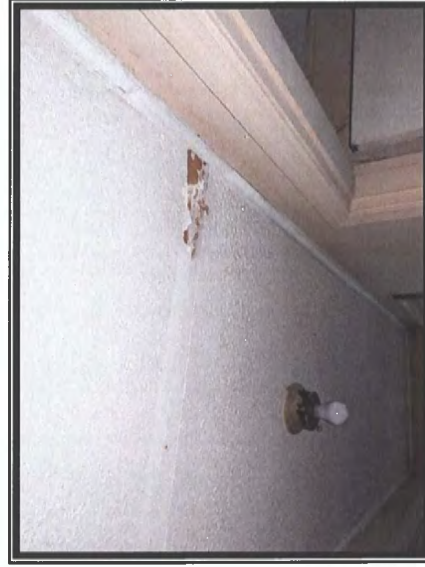


Photo #7
View Depicting Asbestos-containing Sheetrock Ceiling System



Photo #8
No Asbestos Detected in Spray-applied Ceiling Texture

Sumter City/County Project: 1531 Illery Rd., Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

2520 TAHOE DRIVE · POST OFFICE BOX 3050 · SUMTER, SOUTH CAROLINA 29151

WEBSITE:
www.emeraldinc-us.com

TELEPHONE (803) 469-5454
FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED MOBILE HOME STRUCTURE
1561 ILLERY ROAD
SUMTER, SOUTH CAROLINA**



Prepared for:

**City of Sumter
P.O. Box 1449
Sumter, South Carolina 29151**

Prepared by:

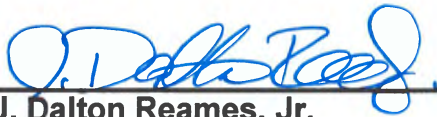
**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: August 15, 2024
Date of Report: August 28, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated mobile home structure located at 1561 Illery Rd. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection, and Ronny L. Lowder, S.C. Licensed Building Inspector and Management Planner, prepared this report. Any questions or comments concerning this report should be directed to Ronny L. Lowder at either (803) 469-5454 or via email at rlowder@emeraldinc-us.com.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/06/24**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/07/24**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/07/24**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 08/07/25**



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/18/24**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/17/24**

**SC Licensed Mgmt Planner
License Number ASB-32201
Expiration Date: 09/18/24**

TABLE OF CONTENTS

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1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant mobile home unit located at 1561 Illery Rd. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

This report is a compilation of the inspection and its results.

2.0 SURVEY METHODOLOGY

On August 15, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been prefabricated circa 1990 for residential purposes, the single-story mobile home structure contains approximately 1,081 square feet of interior space. The basic building construction is as follows:

- Wood Framing Built on a Metal Trailer Frame
 - Sheet Metal Exterior Siding
- Curved Wood-framed Roof Structure
 - Sheet Metal Roofing Panels with Silver Sealant
- Wood Floor Substrate
 - Resilient Sheet Flooring Layers
 - 12 x 12 Floor Tiles with Yellow Mastic
- Wood-framed Interior Walls
 - Sheetrock with Joint Compound Sections in Room 1561F

- Wood Paneling over Framing in Most of Unit
- Wooden Ceiling Components Covered with Sheetrock Sections
 - Stippled Texture over Sheetrock and Wood-panel Patch Sections
- Climate Control Equipment
 - Furnace Heating Unit
 - Foil-wrapped, Fiberglass-insulated Floor Ducts in Crawl Space
 - Window-mounted Air Conditioning Units

Future use of the property, following demolition activities, is unknown.

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty (40) samples were collected during the survey for laboratory analysis, based upon the required EPA and SC DHEC sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (1561-1 through 1561-40). Per SC DHEC Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-six (36) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

The sample collection was typically conducted by homogeneous materials, i.e., any materials of the same type regarding uniformity throughout in structure or make-up and appearance (color, texture, and/or date of construction/application). Homogeneous materials can be further classified as surfacing materials, thermal system insulation and miscellaneous materials. Miscellaneous materials include ceiling tiles, floor tiles, roofing, caulking, and glazing, etc.

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

Bulk samples were analyzed by EMSL Analytical, Inc. using Polarized Light Microscopy (PLM) with Dispersion Staining Techniques (EPA Bulk Analysis Method 600/R-93/116). This method utilizes part of the bulk sample which is mounted on a slide and exposed to an oil of specific refractive index. This prepared slide is then subjected to a variety of optical tests.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of 12 x 12 floor tiles and associated yellow mastic, cream-colored sheet flooring and green stylized sheet flooring were verified as negative, via TEM analysis.

Appendix C contains a copy of the analytical results from the laboratory.
of the analytical results from the laboratory.

**TABLE 1
DILAPIDATED MOBILE HOME STRUCTURE
1561 ILLERY ROAD
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock Wall System	Sheetrock Walls of Room 1561F	F – Good Condition	320 SF
Sheetrock Ceiling System	Sheetrock Ceilings throughout the Structure, as well as in Piles of Floor Debris	F – Significantly Damaged Condition	1,081 SF
Stippled Ceiling Texture <i>(Applied to Sheetrock Ceiling System)</i>	Surface of Sheetrock Ceilings throughout the Structure, as well as in Piles of Floor Debris	F – Damaged Condition	1,081 SF
Silver Roof Sealant	Surface of Metal Roof Sections	NF – Cat. I – Good Condition	1,085 SF of Metal Panels/Sections
Exterior Window Frame Caulk	Exterior Frame Seams of Window Units	NF – Cat. II – Good Condition	256 LF

Note: F - Friable
NF - Non-Friable

EMERALD, INC., CONDUCTED THE SURVEY TO THE BEST OF ITS ABILITY, ADHERING TO INDUSTRY STANDARDS. THE QUANTITIES PROVIDED IN THIS REPORT ARE APPROXIMATE AND SHALL SERVE AS A BASIS FOR ABATEMENT BID SUBMITTALS. IF ADDITIONAL SUSPECT MATERIALS ARE IDENTIFIED DURING RENOVATION OR DEMOLITION ACTIVITY, THE CONTRACTOR SHALL CEASE WORK AND NOTIFY THE BUILDING OWNER'S REPRESENTATIVE.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of August 15, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated mobile home structure located at 1561 Illery Rd. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SC DHEC Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of August 15, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts may be taken to typify the findings of this survey. Emerald, Inc. shall not be liable for any special, consequential and/or exemplary damages resulting, in whole or in part, from the customer's use of the data provided. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials that lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same are homogeneous.

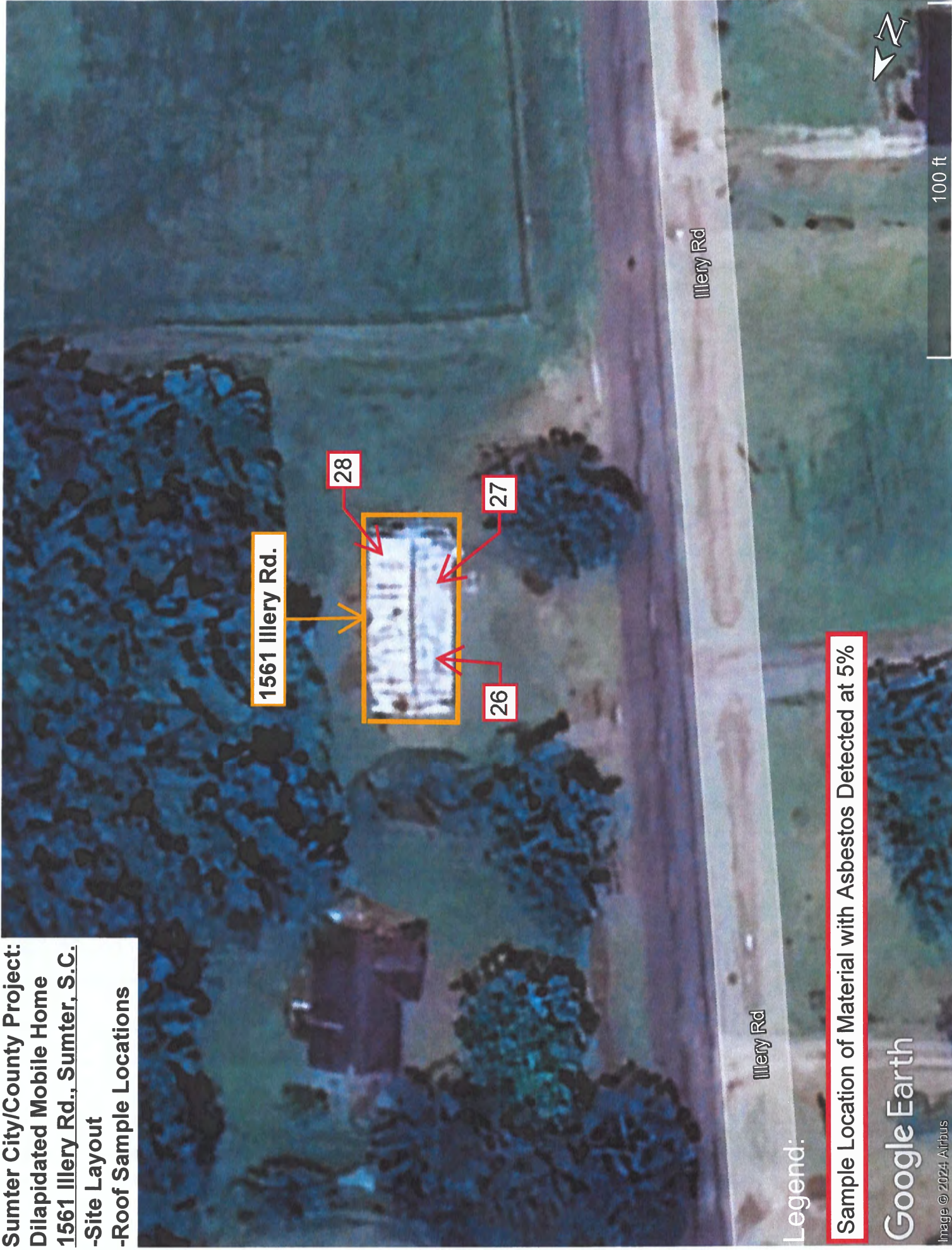
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

Sumter City/County Project:
Dilapidated Mobile Home
1561 Illery Rd., Sumter, S.C.
-Site Layout
-Roof Sample Locations



Legend:

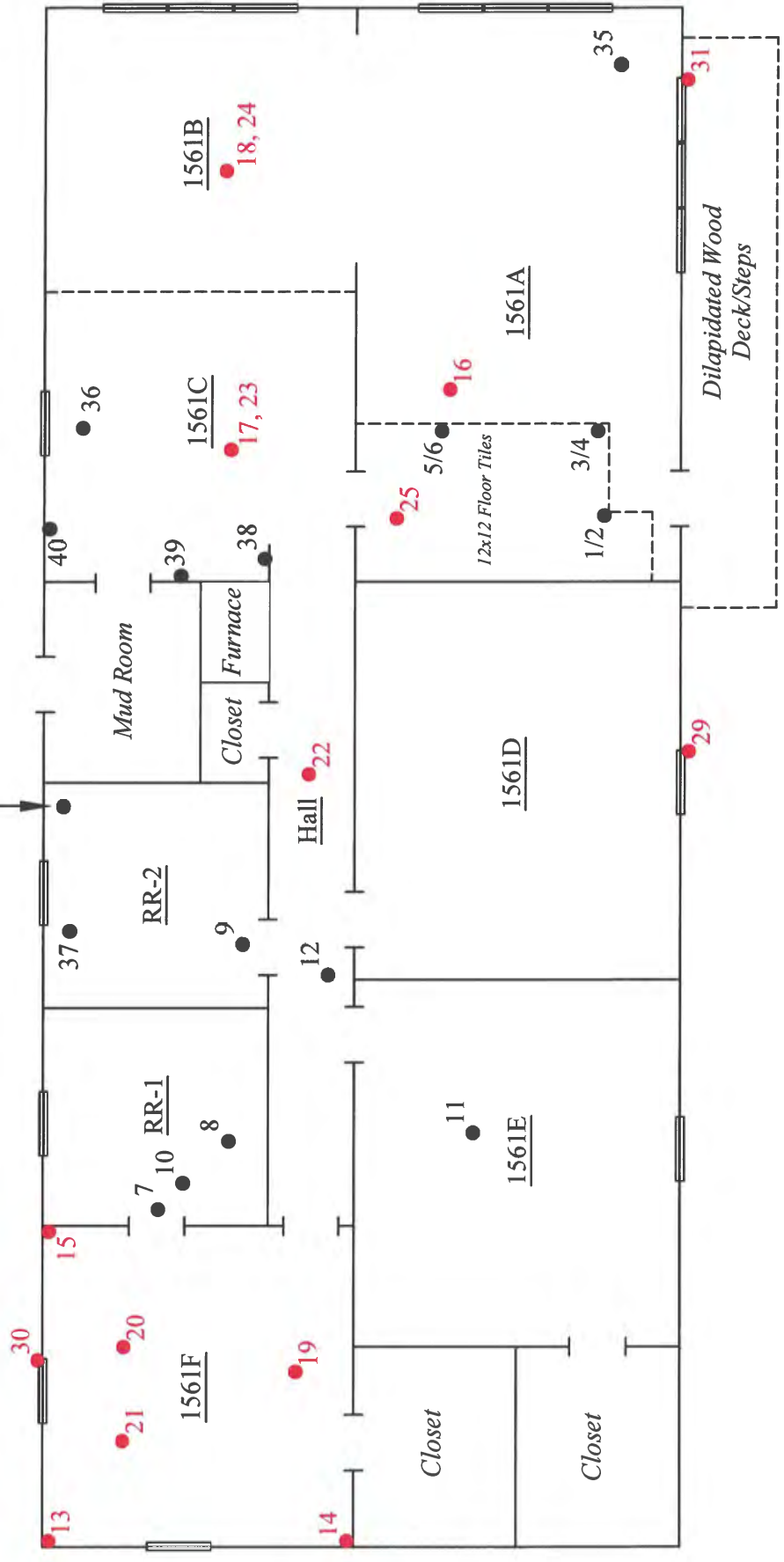
Sample Location of Material with Asbestos Detected at 5%

Google Earth

Image © 2024, Airbus



Crawl Space Sheathing Samples (32-34)



Illery Road

Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at > 1%

PROJECT:

Dilapidated Mobile Home
1561 Illery Road
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

8/15/2024

Not to Scale

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/Project: 1561 Illery Rd.
ADDRESS: 1561 Illery Rd., Sumter, S.C.

DATE: 8/15/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION		DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM						EXACT	CONTACT		VIBRATION		AIR EROSION			
								H	M	L	H	M	L	H	M	L
1561-1			Cream 12x12 Floor Tile													
1561-2			Yellow Mastic													
1561-3	First	1561A	Cream 12x12 Floor Tile	G	M	NF	50 SF	X			X					
1561-4			Yellow Mastic													
1561-5			Cream 12x12 Floor Tile													
1561-6			Yellow Mastic													
1561-7			Over Green Sheet Flooring													
1561-8	First	RR-1	Cream Square-design Sheet Flooring	G	M	NF	105 SF	X			X				X	
1561-9																
1561-10																
1561-11	First	1561E	Green and Cream Stylized-design Sheet Flooring	G	M	NF	894 SF	X			X				X	
1561-12																
1561-13																
1561-14	First	1561F	Sheetrock Wall System -- Room 1561F	G	S	F	320 SF	X			X				X	
1561-15																
1561-16																
1561-17																
1561-18	First	1561B	Sheetrock Ceiling System	SD	S	F	1,081 SF	X			X				X	
1561-19																
1561-20																

Note: Red characters indicate materials with asbestos detected at >1%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/Project: 1561 Illery Rd.
ADDRESS: 1561 Illery Rd., Sumter, S.C.

DATE: 8/15/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE																
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION										
									H	M	L	H	M	L	H	M	L								
1561-21	First	1561F	Ceiling	Stippled Ceiling Texture	D	S	F	1,081 SF	X																
1561-22		Hall																							
1561-23		1561C														X									
1561-24		1561B																							
1561-25		1561A																							
1561-26	Metal Roof Surface			Silver Roof Sealant	G	M	NF	1,085 SF of Metal Roof Sections	X																
1561-27																									
1561-28																									
1561-29	Exterior			Window Frame Caulk	G	M	NF	256 LF	X																
1561-30																									
1561-31																									
1561-32	Underside of Floor Substrate in Crawl Space Area				D	M	F	1,081 SF	X																
1561-33																									
1561-34																									
1561-35	Floor-mounted Climate Control Vents			HVAC Duct Tape	G	M	NF	100 LF	X																
1561-36																									
1561-37																									
1561-38	First	1561C	Walls	Simulated Brick Wall System	G	M	F	80 SF	X																
1561-39																									
1561-40																									

Note: Red characters indicate materials with asbestos detected at >1%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
TSI= Thermal Systems Insulation
M= Miscellaneous

F/NF
F= Friable
NF= Non Friable

Potential for Future Disturbance
H= High
M= Moderate
L= Low

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404735
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1561 Illery Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/28/2024
Collected Date:

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
1561-5 022404735-0035	Broken-design 12x12 Floor Tile	Tan/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1561-6 022404735-0036	Yellow Mastic	Tan/Yellow Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1561-9 022404735-0037	Cream Sheet Floorng	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1561-12 022404735-0038	Green Stylized Sheet Floorng	Brown/Tan/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (4)

Stephen Bennett, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 08/28/2024 17:09:02



EMSL Analytical, Inc.

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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022404735
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1561 Illery Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 08/19/2024 10:40 AM
Analysis Date: 08/21/2024 - 08/22/2024
Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1561-1 022404735-0001	Broken-design 12x12 Floor Tile	Beige Non-Fibrous Homogeneous	2% Synthetic	20% Ca Carbonate 78% Non-fibrous (Other)	None Detected
1561-2 022404735-0002	Yellow Mastic	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1561-3 022404735-0003	Broken-desig 12x12 Floor Tile	White/Beige Non-Fibrous Homogeneous	2% Synthetic	20% Quartz 78% Non-fibrous (Other)	None Detected
1561-4 022404735-0004	Yellow Mastic	Yellow/Gold Non-Fibrous Homogeneous	1% Cellulose	99% Non-fibrous (Other)	None Detected
1561-7 022404735-0005	Cream Sheet Flooring	Beige Fibrous Heterogeneous	20% Cellulose <1% Glass	80% Non-fibrous (Other)	None Detected
1561-8 022404735-0006	Cream Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	5% Cellulose 1% Glass	94% Non-fibrous (Other)	None Detected
1561-10 022404735-0007	Green Stylized Sheet Flooring	Gray/Yellow/Green Fibrous Heterogeneous	25% Cellulose 2% Synthetic	73% Non-fibrous (Other)	None Detected
1561-11 022404735-0008	Green Stylized Sheet Flooring	Tan/Yellow/Green Fibrous Heterogeneous	20% Cellulose 8% Synthetic	72% Non-fibrous (Other)	None Detected
1561-13-Joint Compound 022404735-0009	Sheetrock Wall System	White Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
1561-13-Tape 022404735-0009A	Sheetrock Wall System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
1561-13-Sheetrock 022404735-0009B	Sheetrock Wall System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-14-Joint Compound 022404735-0010	Sheetrock Wall System				Positive Stop (Not Analyzed)
1561-14-Tape 022404735-0010A	Sheetrock Wall System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
1561-14-Sheetrock 022404735-0010B	Sheetrock Wall System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-15-Joint Compound 022404735-0011	Sheetrock Wall System				Positive Stop (Not Analyzed)

Initial report from: 08/22/2024 10:56:07



EMSL Analytical, Inc.

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EMSL Order: 022404735
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1561-15-Tape 022404735-0011A	Sheetrock Wall System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
1561-15-Sheetrock 022404735-0011B	Sheetrock Wall System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
1561-16-Joint Compound 022404735-0012	Sheetrock Ceiling System	White Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
1561-16-Sheetrock 022404735-0012A	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-17-Joint Compound 022404735-0013	Sheetrock Ceiling System				Positive Stop (Not Analyzed)
1561-17-Sheetrock 022404735-0013A	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-18-Joint Compound 022404735-0014	Sheetrock Ceiling System				Positive Stop (Not Analyzed)
1561-18-Sheetrock 022404735-0014A	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-19-Joint Compound 022404735-0015	Sheetrock Ceiling System				Positive Stop (Not Analyzed)
1561-19-Sheetrock 022404735-0015A	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1561-20-Joint Compound 022404735-0016	Sheetrock Ceiling System				Positive Stop (Not Analyzed)
1561-20-Sheetrock 022404735-0016A	Sheetrock Ceiling System	Brown/Gray Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
1561-21 022404735-0017	Stippled Ceiling Texture	Tan/White Non-Fibrous Heterogeneous		20% Ca Carbonate 78% Non-fibrous (Other)	2% Chrysotile
1561-22 022404735-0018	Stippled Ceiling Texture				Positive Stop (Not Analyzed)
1561-23 022404735-0019	Stippled Ceiling Texture				Positive Stop (Not Analyzed)
1561-24 022404735-0020	Stippled Ceiling Texture				Positive Stop (Not Analyzed)
1561-25 022404735-0021	Stippled Ceiling Texture				Positive Stop (Not Analyzed)
1561-26 022404735-0022	Silver Roof Sealant	Black/Silver Non-Fibrous Heterogeneous		95% Non-fibrous (Other)	5% Chrysotile

Initial report from: 08/22/2024 10:56:07



EMSL Analytical, Inc.

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EMSL Order: 022404735
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1561-27	Silver Roof Sealant				Positive Stop (Not Analyzed)
022404735-0023					
1561-29	Window Caulk	Tan Non-Fibrous Homogeneous		10% Ca Carbonate 85% Non-fibrous (Other)	5% Chrysotile
022404735-0024					
1561-30	Window Caulk				Positive Stop (Not Analyzed)
022404735-0025					
1561-32	Sub-floor Sheathing	Brown/Green Fibrous Homogeneous	100% Cellulose		None Detected
022404735-0026					
1561-33	Sub-floor Sheathing	Brown/Green Fibrous Homogeneous	100% Cellulose		None Detected
022404735-0027					
1561-34	Sub-floor Sheathing	Gray/Tan/Green Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
022404735-0028					
1561-35	Register Duct Tape	White/Black/Clear Fibrous Heterogeneous	50% Synthetic	50% Non-fibrous (Other)	None Detected
022404735-0029					
1561-36	Register Duct Tape	White/Silver/Clear Fibrous Heterogeneous	50% Synthetic	50% Non-fibrous (Other)	None Detected
022404735-0030					
1561-37	Register Duct Tape	Gray/Black/Rust Fibrous Heterogeneous	<1% Cellulose 60% Synthetic	40% Non-fibrous (Other)	None Detected
022404735-0031					
1561-38-Faux Brick	Faux Brick System	Red Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
022404735-0032					
1561-38-Thinset	Faux Brick System	Gray Non-Fibrous Heterogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
022404735-0032A					
1561-39-Faux Brick	Faux Brick System	Red Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
022404735-0033					
1561-39-Thinset	Faux Brick System	Gray Non-Fibrous Heterogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
022404735-0033A					
1561-40-Faux Brick	Faux Brick System	Orange Non-Fibrous Homogeneous	1% Glass	15% Ca Carbonate 84% Non-fibrous (Other)	None Detected
022404735-0034					
1561-40-Thinset	Faux Brick System	Gray/Tan Non-Fibrous Heterogeneous	1% Cellulose	65% Quartz 10% Ca Carbonate 24% Non-fibrous (Other)	None Detected
022404735-0034A					

Initial report from: 08/22/2024 10:56:07



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EMSL Order: 022404735
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Analyst(s)

Bobby Wheatley (25)

Scott Combs (11)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 08/22/2024 10:56:07



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody
EMSL Order Number (Lab Use Only):

022404735

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 1561 Illey Rd		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
<small>*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.</small>			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		8/15/2024
Client Sample # (s): 1561-1 thru 1561-40		Total # of Samples: 40	
Relinquished (Client): <i>Dalton Reames</i>		Date: 8/16/2024	Time: 0900
Received (Lab):		Date:	Time:
Comments/Special Instructions: Note: Sumter County Project			

34 2

4735



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
706 Gralin Street
Kernersville, NC 27284

Client Sample # (s) 1561-1 thru 1561-40 Total Samples #. 40
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

Phone: (336) 992-1025
 Fax: (336) 992-4175
<http://www.emsl.com>

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
1561-1	Broken-design 12x12 Floor Tile	
1561-2	Yellow Mastic	
1561-3	Broken-design 12x12 Floor Tile	
1561-4	Yellow Mastic	
[REDACTED]	Broken-design 12x12 Floor Tile	
[REDACTED]	Yellow Mastic	
1561-7	Cream Sheet Flooring	
1561-8	"	
[REDACTED]	"	
1561-10	Green Stylized Sheet Flooring	
1561-11	"	
[REDACTED]	"	
1561-13	Sheetrock Wall System	} Sample All Layers
1561-14	"	
1561-15	"	
1561-16	Sheetrock Ceiling System	} Sample All Layers
1561-17	"	
1561-18	"	
1561-19	"	
1561-20	"	
1561-21	Stippled Ceiling Texture	
1561-22	"	
1561-23	"	
1561-24	"	
1561-25	"	
1561-26	Silver Roof Sealant	
1561-27	"	
[REDACTED]	"	
1561-29	Window Caulk	
1561-30	"	
[REDACTED]	"	
1561-32	Sub-floor Sheathing	
1561-33	"	
1561-34	"	
1561-35	Register Duct Tape	
1561-36	"	
1561-37	"	
1561-38	Faux Brick System	} Sample All Layers
1561-39	"	
1561-40	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES

SCDHEC ISSUED

Asbestos ID Card

RONNY LOWDER



CONSULTMP	ASB-32201	Expiration Date: 09/18/24
CONSULTBI	BI-01497	09/18/24
SUPERAHERA	SA-00715	09/17/24



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-01252

Expiration Date:

11/07/24
11/06/24
08/07/25
11/07/24

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
North-facing View Depicting the Damaged
Condition of the Mobile Home

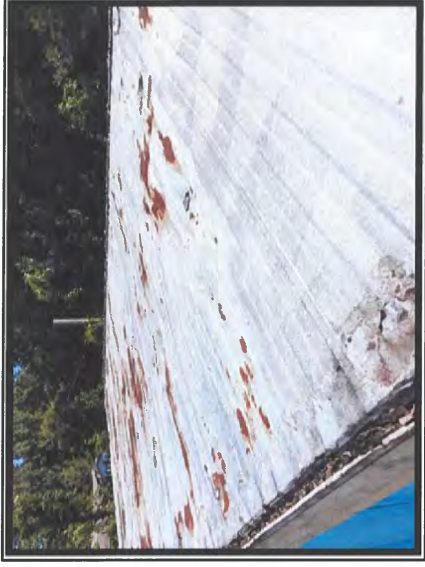


Photo #2
Asbestos Detected at 5% in Silver Roof
Sealant Material



Photo #3
Asbestos Detected at 5% in Caulking
Associated with Exterior Window Frames



Photo #4
No Asbestos Detected in Duct Tape Associated
with Climate Control Ductwork

Sumter City/County Project: 1561 Illery Rd., Sumter, S.C.



Photo #5

Asbestos Detected at 3% in Ceiling Sheet-rock System & at 2% in Stippled Texture



Photo #6

View Depicting Asbestos-containing Sheet-rock w/ Stippled Texture on the Floor



Photo #7

Asbestos Detected at 3% in Sheetrock Wall System of Room 1561F



Photo #8

No Asbestos Detected in Any Flooring Layers

Sumter City/County Project: 1561 Illery Rd., Sumter, S.C.