

Comprehensive Asbestos Survey

**Residential Structure
220 North 5th Street
Easley, South Carolina 29640
September 8, 2025**

**Prepared for:
Mr. Tor Ellstrom
The City of Easley**

Prepared by:



UPSTATE ENVIRONMENTAL

**194 Evans Road
Easley, South Carolina 29640
(864) 884-4284**

Comprehensive Asbestos Survey Upstate Environmental, LLC

Foreword

This pre-demolition comprehensive asbestos survey has been prepared by Upstate Environmental LLC (Upstate) of Easley, South Carolina for the residential structure located at 220 North 5th Street in Easley, South Carolina. Demolition by a contractor is being considered, so it is subject to inspection and abatement (if necessary) by the requirements of the South Carolina Department of Environmental Services (SCDES) regulation R.61-86.1.

This survey has been done at the request of Mr. Tor Ellstrom of The City of Easley. It has been prepared for Mr. Ellstrom and is intended for their expressed purposes only. This survey should not be relied upon or made use of by any party other than the aforementioned. Any questions or comments concerning this survey should be directed to Johnny Satterfield at the offices of Upstate Environmental LLC located at 194 Evans Road, Easley, South Carolina 29640 or 864-884-4284.

Executive Summary

Mr. Tor Ellstrom of The City of Easley retained Upstate to perform a comprehensive asbestos survey for the residential structure located at 220 North 5th Street in Easley, South Carolina.

On August 27, 2025, Johnny Satterfield performed the site survey. During this time, asbestos bulk samples were collected of suspect asbestos containing materials throughout the subject property that were readily accessible. A total of thirty-five (35) bulk samples from ten (10) homogeneous areas were collected at the subject property for polarized light microscopy (PLM) and transmission electron microscopy (TEM) analysis.

*The analytical results indicate **the following** sampled suspect asbestos materials sampled tested **POSTIVE** for asbestos containing over 1%.*

Homogeneous area "B"- Green sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

Homogeneous area "C"- Brown/ multicolored sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

Homogeneous area "H"- Red/ Multiple layers sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

Signature

I hereby attest that the information contained herein is true, accurate, and complete to the best of my ability.
This report has been prepared by the undersigned.



Date: 9-8-2025

Johnny Satterfield
SCDES Asbestos Building Inspector (License BI-01674)
Upstate Environmental, LLC

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Residential Structure in Easley, South Carolina

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Section 1.0 - Introduction

This comprehensive asbestos survey has been conducted for the residential structure located at 220 North 5th Street located in Easley, South Carolina. Samples of suspect asbestos containing materials (ACM) were collected from the building on August 27, 2025. Johnny Satterfield of Upstate conducted the property walk through and survey. The purpose of this survey was to identify the presence of ACM's and determine the physical condition (friability) and potential disturbance of positive materials. The building is scheduled for demolition.

Asbestos is a general name for a group of silicate minerals, which have the form of crystalline fibers. These materials resist fire and attack by chemicals, fungi, and bacteria. Asbestos was widely used before 1978 as a major component in fireproofing, pipe insulation, flooring, and roofing materials. It was also commonly used as reinforcement in plaster, gypsum board, floor tile, and cements (tile and roofing).

The Environmental Protection Agency (EPA) has not accepted any exposure to asbestos fibers as safe. The long latency period (10 to 40 years) and high fatality rate of asbestos related diseases have led to regulations which apply to public and commercial buildings.

Section 2.0 - Sample Collection Procedures

Samples were collected and placed into individual “Ziploc” bags and were clearly labeled with a unique identifier that corresponded to the analytical labs Chain of Custody (COC). PLM samples were then delivered to SEEML Labs located in Greenville, South Carolina while the TEM samples were overnighted to Eurofins Laboratories in Fort Mill, South Carolina. SEEML and Eurofins are asbestos accredited laboratories under the National Voluntary Laboratory Accreditation Program (NVLAP).

The building inspector has conducted the survey and sampling protocol using the Asbestos Hazard Emergency Response Act (AHERA) methodology.

Activities conducted by the building inspector consist of the following:

- A walkover of the property including all accessible areas.
- Identification of homogeneous areas of suspect asbestos materials.
- Assessment of the physical condition and potential for disturbance of suspect materials
- Collection of bulk samples from suspect materials
- Provide recommendations for the removal of present ACMs.

Every attempt has been made to sample all suspect ACM’s in and on the structure. However, if a suspect material that has not been previously analyzed is encountered during the demolition activities, the suspect ACM should be sampled prior to disturbance.

Section 3.0 - Laboratory Analysis Methods

Thirty-five (30 PLM, 5 TEM) samples were collected from the residential structure and submitted to SEEML Labs in Greenville, South Carolina and Eurofins in Fort Mill, South Carolina. SEEML is accredited for bulk asbestos analysis by the National Institute of Standards and Technology (NIST) under NVLAP lab code 201031-0 and Eurofins is accredited for bulk asbestos analysis by the National Institute of Standards and Technology (NIST) under NVLAP lab code 600323-0. All suspect materials were analyzed using PLM methodology using the EPA Method 600/R93/116 and 600/M4-82/020 for analysis of asbestos in building materials and TEM methodology using the EPA Method 600/R-93/116 Sec 2.5.5.1.

Per SCDES regulation R.61-86.1, the definition of ACM is “material containing asbestos of any type either alone or mixed in with other materials, in an amount greater than one percent (1%) as determined by using the method specified in 40 CFR 763, Appendix A, Subpart F, Section 1 as amended or an acceptable equivalent.” Please see Appendix B for copies of the analytical results provided to Upstate by SEEML and Eurofins labs.

Section 4.0 - State Asbestos Regulations

SCDES regulation 61-86.1 “Standards of Performance for Asbestos Projects” is more specific than the federal regulation, National Emission Standards for Hazardous Air Pollutants (NESHAP). Two of the most notable differences are that notification is required for any ACM prior to renovation or demolition (no limits) and a strict licensing program for all areas of inspection and abatement. In addition, the abatement air monitoring requirements are generally more stringent for SCDES.

SCDES must be notified in writing at least 10 days prior to a friable asbestos stripping or removal operation (removal in a commercial or public structure) that is greater than or equal to 260 linear feet on pipes, 160 square feet on other facility components, or 35 cubic feet of facility components where the area or length could not be measured prior to abatement. A 4-day notification to SCDES is required for a nonfriable abatement that is greater than or equal to 260 linear feet on pipes, 160 square feet on other facility components, or 35 cubic feet of facility components where the area or length could not be measured prior to abatement. Any quantity of ACMs (friable or nonfriable) requires permitting through SCDES prior to removal and the asbestos-containing waste must be disposed of at a landfill(s) licensed by SCDES to accept these materials. SCDES must also be notified in writing at least 10 days prior to demolition of a structure.

Section 5.0 – Building Description

The intent of this survey was to determine the presence and general locations of asbestos containing building materials that will be disturbed during demolition of the structure.

The following building components were observed.

1. Structural: Wood framing.
2. Mechanical: Window units for air conditioning. Electric water heater and flex duct observed in crawl space.
3. Interior/Exterior Finishes: Drywall and joint compound with multiple layers in some rooms. Floor coverings also include sheet flooring and carpet flooring. Exterior of the structure is metal siding on wood sheathing. Typical roofing shingles and felt make up roof layers.

Suspect Materials Observed in Scope of Survey

Non-friable suspect ACM

Roofing materials

Friable suspect ACM

Drywall and joint compound

Window glazing

Various sheet flooring in poor condition

Ceiling texture

The scope of this survey/inspection is to identify materials that will be disturbed during demolition. If any unsampled suspect material is exposed during renovation, work should stop until proper sampling can be done.

The residential structure is generally in poor condition due to cat urine, feces, and overall poor upkeep. The residential structure is estimated to be at least 60 years old.

Section 6.0 – Summary of Results

The scope of the comprehensive asbestos survey included the residential structure located at 220 North 5th Street in Easley, South Carolina. The structure is to be demolished, therefore an asbestos survey by an SCDES-licensed Building Inspector is required (prior to demolition) to determine the presence and friability of ACMs to comply with the requirements of South Carolina regulation R.61-86.1 and 40 CFR Part 61 (National Emission Standards for Hazardous Air Pollutants - "NESHAP") as administered by the SCDES.

*The analytical results indicate **the following** sampled suspect asbestos materials sampled tested **POSTIVE** for asbestos containing over 1%.*

Homogeneous area "B"- Green sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

Homogeneous area "C"- Brown/ multicolored sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

Homogeneous area "H"- Red/ Multiple layers sheet flooring. 15% Chrysotile. Approximately 155 Square Feet

The number and location of samples collected during this inspection was based on the type of material, the manner of application, and the homogeneity of the suspect ACM (similarity of color, texture, and type). The table below is provided to show which group bulk samples were collected by Upstate and to indicate the results of PLM and TEM analysis conducted by Eurofins Laboratories. Photos from the area are provided to depict the approximate amounts of the suspect asbestos-containing materials (ACMs). A total of ten suspect (homogeneous) ACMs were observed.



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Table 1
Asbestos Results Summary
220 North 5th Street
Easley, South Carolina

Sample Number	Sample Description and type (TSI, Miscellaneous, Surfacing)	Location	Analytical Results	Friable / Non-Friable	Current Condition	Potential for Disturbance	Estimated Quantity
A01-A03	Window glazing Miscellaneous material	Exterior windows	NAD	Friable	Damaged	HPD	200 LF
B01-B03	Green sheet flooring Miscellaneous material	Kitchen	15% Chrysotile	Friable	Damaged	HPD	155 SF
C01-C03	Brown/red sheet flooring Miscellaneous material	Front left bedroom and door sill facing house	15% Chrysotile	Friable	Damaged	HPD	155 SF
D01-D07	Drywall and joint compound Surfacing materials	Throughout	NAD	Non-friable	Good	HPD	3120 SF
E01-E03	Ceiling texture Surfacing material	Kitchen	NAD	Friable	Damaged	HPD	155 SF
F01-F03	Roofing layers Surfacing material	Roof	NAD	Non-friable	Good	HPD	2000 SF
G01-G03	Bathroom sheet flooring Miscellaneous material	Bathroom	NAD	Friable	Damaged	HPD	25 SF
H01-H03	Bedroom sheet flooring Miscellaneous material	Front right bedroom facing house	15% Chrysotile	Friable	Damaged	HPD	155 SF
I01-I03	Drywall under wood panel Miscellaneous material	Middle bedroom on driveway side	NAD	Friable	Good	HPD	350 SF
J01-J03	Ceiling texture Miscellaneous material	Bedrooms	NAD	Friable	Significantly Damaged	HPD	475 SF
1) Quantities listed above are estimates to be used for inspection purposes only. NOTES: 2) Samples shown in bold are designated as asbestos-containing materials (ACMs). 3) Sampled by Johnny Satterfield, SCDES License Number BI-01674.							
NAD - No Asbestos Detected Samples analyzed by PLM Microscopy and NOBS analyzed by TEM Microscopy. PACM - Presumed Asbestos Containing Material						SF - square feet LF - linear feet CF - cubic feet	

Section 7.0 – Conclusion and Recommendation

On August 27, 2025, Johnny Satterfield of Upstate conducted a comprehensive asbestos survey of the residential structure located at 220 North 5th Street in Easley, South Carolina. The area surveyed is limited to approximately 1600 square feet of residential structure. Thirty-five (35) samples were collected during this survey represent ten (10) suspect ACMs.

Every attempt has been made to sample all the suspect ACMs in/on the building that are in the work area scope. However, if suspect material that has not been analyzed previously is encountered during demolition activities, the suspect ACM should be sampled prior to disturbance. The area of asbestos containing material shall be abated before any work being performed that could cause disturbance. This abatement should be performed by persons licensed by South Carolina Department of Environmental Services (SCDES).

Appendix A – Photographs of Suspect Materials



1

Homogeneous Area "A":
Window glazing



2

Homogeneous Area "B":
Green sheet flooring



3

Homogeneous Area "C":
Multicolored sheet flooring



4

Homogeneous Area "D":
Drywall and joint compound

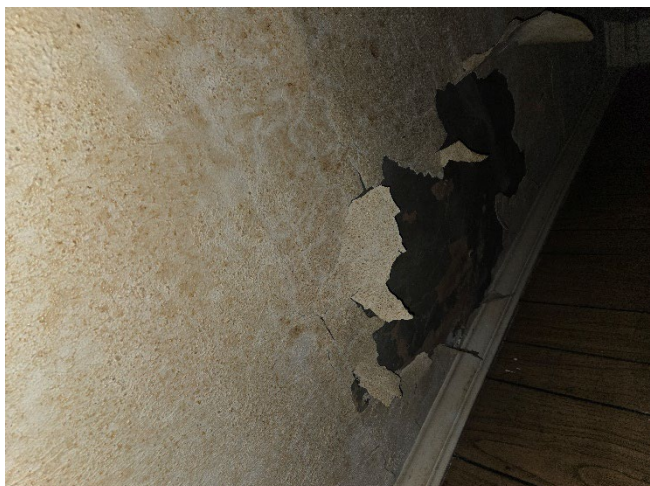


UPSTATE ENVIRONMENTAL

**Asbestos Assessment
220 North 5th Street
Easley, South Carolina**

Taken by: Johnny Satterfield

Date Taken: 8-27-
25



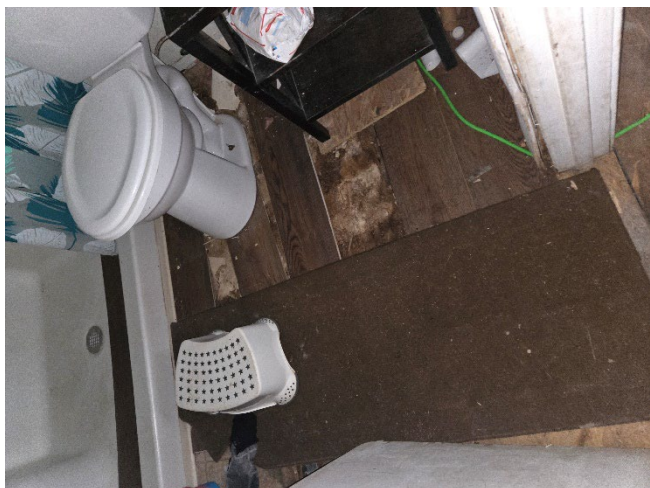
5

Homogeneous Area "E":
Ceiling texture in kitchen



6

Homogeneous Area "F":
Roofing layers



7

Homogeneous Area "G":
Bathroom sheet flooring



8

Homogeneous Area "H":
Red multicolored sheet flooring



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**Asbestos Assessment
220 North 5th Street
Easley, South Carolina**

Taken by: Johnny Satterfield

Date Taken: 8-27-
25



9

Homogeneous Area "I":
Drywall under wood paneling

Intentionally left blank



10

Homogeneous Area "J":
Ceiling texture in bedrooms

Intentionally left blank



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**Asbestos Assessment
220 North 5th Street
Easley, South Carolina**

Taken by: Johnny Satterfield

Date Taken: 8-27-
25

Appendix B – Laboratory Analysis



Southeast Environmental Microbiology Laboratories

102 Edinburgh Court
Greenville, SC 29607
Phone: (864) 233-3770
Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

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

Client Project Name: 220 North 5th Street

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

EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR

- ☒ Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
- ☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- ☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- ☐ PLM Carb 435 Level A Reporting Limit (<0.25%)
- ☐ PLM Carb 435 Level B (Reporting limit <0.1%)
- ☐ PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- ☐ PLM Vermiculite Initial Screening EPA 600R-93/116
- ☐ PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : *Andrea Berrios* 

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



Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Upstate Environmental 194 Evans Rd Easley, SC 29640 864-884-4284		Date Sampled:	08/28/2025		
		Date Received:	08/28/2025		
		Date Analyzed:	08/29/2025		
		Date Reported:	08/29/2025		
		Date Revised:	08/29/2025		
		Project Name:	220 North 5th Street		
		Project No:			
Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street	
			City, State, ZIP:	Easley, SC 29640	
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096	
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	
A1 G-250828096-343A	(White) Window Glazing/N/A	None Detected	None Detected	100% Binder/Filler	
A2 G-250828096-344A	(White) Window Glazing/N/A	None Detected	None Detected	100% Binder/Filler	
B1 G-250828096-345A	(Green) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix	
B1 G-250828096-345B	(Tan) Mastic/N/A	None Detected	None Detected	100% Organic Matrix	
B2 G-250828096-346A	(Green) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix	
C1 G-250828096-347A	(Multicolored) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix	
C1 G-250828096-347B	(Brown) Mastic/N/A	None Detected	None Detected	100% Organic Matrix	
C2 G-250828096-348A	(Multicolored) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix	
C2 G-250828096-348B	(Brown) Mastic/N/A	None Detected	None Detected	100% Organic Matrix	

Approved By: Andrea Berrios

Disclaimer:

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NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

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

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Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Upstate Environmental Consultants 194 Evans Rd Easley, SC 29640 864-884-4284			Date Sampled:	08/28/2025
			Date Received:	08/28/2025
			Date Analyzed:	08/29/2025
			Date Reported:	08/29/2025
			Date Revised:	08/29/2025
			Project Name:	220 North 5th Street
			Project No:	
Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street
			City, State, ZIP:	Easley, SC 29640
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
D1 G-250828096-349A	(White) Texture/N/A	None Detected	None Detected	100% Binder/Filler
D1 G-250828096-349B	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
D2 G-250828096-350A	(White) Texture/N/A	None Detected	None Detected	100% Binder/Filler
D2 G-250828096-350B	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
D3 G-250828096-351A	(White) Joint Compound/N/A	None Detected	None Detected	100% Binder/Filler
D3 G-250828096-351B	(White) Drywall/N/A	None Detected	20% Cellulose	80% Gypsum
D4 G-250828096-352A	(White) Joint Compound/N/A	None Detected	None Detected	100% Binder/Filler
D4 G-250828096-352B	(White) Drywall/N/A	None Detected	20% Cellulose	80% Gypsum
D5 G-250828096-353A	(White) Joint Compound/N/A	None Detected	None Detected	100% Binder/Filler

Approved By: Andrea Berrios

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NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

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Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street
			City, State, ZIP:	Easley, SC 29640
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
D5 G-250828096-353B	(White) Drywall/N/A	None Detected	20% Cellulose	80% Gypsum
D6 G-250828096-354A	(White) Joint Compound/N/A	None Detected	None Detected	100% Binder/Filler
D6 G-250828096-354B	(White) Drywall/N/A	None Detected	20% Cellulose	80% Gypsum
D7 G-250828096-355A	(White) Joint Compound/N/A	None Detected	None Detected	100% Binder/Filler
D7 G-250828096-355B	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
E1 G-250828096-356A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler
E2 G-250828096-357A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler
E3 G-250828096-358A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler
F1 G-250828096-359A	(Black) Shingle/N/A	None Detected	10% Fiberglass	5% Carbon/Quartz,85% Organic Matrix

Approved By: Andrea Berrios

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NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Upstate Environmental 194 Evans Rd Easley, SC 29640 864-884-4284			Date Sampled:	08/28/2025
			Date Received:	08/28/2025
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			Project Name:	220 North 5th Street
			Project No:	
Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street
			City, State, ZIP:	Easley, SC 29640
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
F1 G-250828096-359C	(Black) Felt/N/A	None Detected	80% Cellulose	20% Organic Matrix
F2 G-250828096-360A	(Black) Shingle/N/A	None Detected	10% Fiberglass	5% Carbon/Quartz,85% Organic Matrix
F2 G-250828096-360C	(Black) Felt/N/A	None Detected	80% Cellulose	20% Organic Matrix
G1 G-250828096-361A	(Brown) Sheet Vinyl/N/A	None Detected	20% Cellulose	80% Organic Matrix
G2 G-250828096-362A	(Brown) Sheet Vinyl/N/A	None Detected	20% Cellulose	80% Organic Matrix
H1 G-250828096-363A	(Brown) Sheet Vinyl/N/A	None Detected	15% Fiberglass	85% Organic Matrix
H1 G-250828096-363B	(Multicolored) Sheet Vinyl/N/A	None Detected	20% Cellulose	80% Organic Matrix
H1 G-250828096-363C	(Red) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix
H1 G-250828096-363D	(Multicolored) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix

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Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Upstate Environmental 194 Evans Rd Easley, SC 29640 864-884-4284			Date Sampled:	08/28/2025
			Date Received:	08/28/2025
			Date Analyzed:	08/29/2025
			Date Reported:	08/29/2025
			Date Revised:	08/29/2025
			Project Name:	220 North 5th Street
			Project No:	
Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street
			City, State, ZIP:	Easley, SC 29640
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
H2 G-250828096-364A	(Brown) Sheet Vinyl/N/A	None Detected	10% Fiberglass, 2% Cellulose	88% Organic Matrix
H2 G-250828096-364B	(Multicolored) Sheet Vinyl/N/A	None Detected	20% Cellulose	80% Organic Matrix
H2 G-250828096-364D	(Multicolored) Sheet Vinyl/N/A	15 % Chrysotile	5% Cellulose	80% Organic Matrix
I1 G-250828096-365A	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
I2 G-250828096-366A	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
I3 G-250828096-367A	(White) Drywall/N/A	None Detected	15% Cellulose	85% Gypsum
J1 G-250828096-368A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler
J2 G-250828096-369A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler
J3 G-250828096-370A	(White) Ceiling Texture/N/A	None Detected	None Detected	100% Binder/Filler

Approved By: Andrea Berrios

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PLM Asbestos Bulk Sample Summary

Upstate Environmental 194 Evans Rd Easley, SC 29640 864-884-4284			Date Sampled:	08/28/2025
			Date Received:	08/28/2025
			Date Analyzed:	08/29/2025
			Date Reported:	08/29/2025
			Date Revised:	08/29/2025
			Project Name:	220 North 5th Street
			Project No:	
Analyzed by:	Trent Bucich		Project Address:	220 North 5th Street
			City, State, ZIP:	Easley, SC 29640
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-250828096
Client No.: Lab No:	Description / Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
A3 G-250828096-371A	(Tan) Window Glazing/N/A	None Detected	None Detected	100% Binder/Filler

Approved By: Andrea Berrios

Disclaimer:

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September 05, 2025

Johnny Satterfield
Upstate Environmental, LLC
194 Evans Rd
Easley, SC 29640-7978

CLIENT PROJECT: 220 North 5th Street
LAB CODE: 686968-1

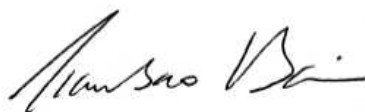
Dear Johnny,

Enclosed are asbestos analysis results for TEM bulk samples received at our laboratory on September 3, 2025. The samples were analyzed for asbestos using transmission electron microscopy (TEM) per Chatfield/EPA 600/R-93/116 Sec. 2.5.5.1 method.

Sample results containing > 1% asbestos are considered asbestos-containing materials (ACMs) per the EPA regulatory requirements. The detection limit for the TEM Chatfield/EPA 600/R-93/116 Sec. 2.5.5.1 method is <1% depending on the processed weight and constituents of the sample.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director

NVLAP 600323-0

ASBESTOS ANALYTICAL REPORT
By: Transmission Electron Microscopy

Prepared for

Upstate Environmental, Llc

CLIENT PROJECT:	220 North 5th Street
LAB CODE:	686968-1
TEST METHOD:	Bulk Chatfield EPA 600 / R93 / 116 Sec. 2.5.5.1
REPORT DATE:	09/05/25

Client: Upstate Environmental, Llc
194 Evans Rd
Easley, SC 29640-7978

Lab Code: 686968-1
Date Received: 09/03/25
Date Analyzed: 09/05/25
Date Reported: 09/05/25

Project: 220 North 5th Street

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

Client ID Lab ID	Material Description	Sample Weight (g)	Organic Material (%)	Acid Soluble Material (%)	Acid Insoluble Material (%)	ASBESTOS %
F03 3686560 Layer A	Black/white roofing	0.3	29.61	57.72	12.67	None Detected
Layer B	Black felt	0.4	95.39	1.56	3.05	None Detected
G03 3686561	Beige sheet vinyl	0.09	91.48	5.32	3.19	None Detected

LEGEND: None

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

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

REGULATORY LIMIT: 1%

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC.. Estimated measurement of uncertainty is available on request. Samples were received in acceptable condition unless otherwise noted.

Information provided by customer includes customer sample ID, location, volume and area as well as date and time of sampling. Eurofins Built Environment Testing East, LLC recommends between 0.500 and 0.200 grams of sample material. Any weight below 0.100 grams is considered below protocol guidelines.



Hannah Mills
Analyst

DATA QA:



Raegan Brown
9/5/2025

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director



Built Environment Testing

RES Job #: 686968

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: Upstate Environmental, Llc	Company: Upstate Environmental, Llc	Contact: Johnny Satterfield	-1 TEM Priority 48
Address: 194 Evans Rd	Address: 194 Evans Rd	Phone: (864) 884-4284	
		Fax:	
Easley, SC 29640-7978	Easley, SC 29640-7978	Cell: (864) 884-4284	
Project Number and/or P.O. #: 220 North 5th Street	Project Zip Code:	Final Data Deliverable Email Address:	
Project Description/Location: 220 North 5th Street		johnny@upstateenvironmental.com	

ASBESTOS LABORATORY					REQUESTED ANALYSIS										VALID MATRIX CODES				LAB NOTES			
PLM / PCM / TEM DTL RUSH PRIORITY STANDARD					PLM	TEM - Semi-Quantitative (EPA-600-R-93-116 - "Chatfield")	PCM	DUST	METALS	ORGANICS	VIALS	MEDICAL	MOLD		Air = A		Bulk = B					
															Dust = D		Food = F					
CHEMISTRY LABORATORY															Paint = P		Soil = S					
Dust RUSH PRIORITY STANDARD															Surface = SU		Swab = SW					
Metals RUSH PRIORITY STANDARD															Tape = T		Wipe = W					
															Drinking Water = DW							
															Waste Water = WW							
															ASTM E1792 approved wipe media only							
Organics* SAME DAY RUSH PRIORITY STANDARD															Sample Volume (L) / Area	Sample Temperature (°C)	Length (or Aliquots) x Width (or Area) (Aliquot)	Matrix Code		# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm
MICROBIOLOGY LABORATORY																						
Viable Analysis** PRIORITY STANDARD																						
Medical Device Analysis RUSH STANDARD																						
Mold Analysis RUSH PRIORITY STANDARD																						
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.																						
Special Instructions: SC samples, SC 2 day TEM																						
Client Sample ID Number (Sample ID's must be unique)					ASBESTOS	CHEMISTRY	MICROBIOLOGY	ICO										Laboratory Analysis Instructions				
1 F03						X										B						
2 G03						X										B						

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.

Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days. Failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By:	Date/Time: 09/03/2025 9:31:06	Sample Condition: Acceptable
Received By:  Candice Wilkins	Date/Time: 09/03/2025 10:49:32	Carrier: Fed-Ex



CEI

CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:

6869108-1

CEI Lab Code:

CEI Lab I.D. Range:

COMPANY INFORMATION		PROJECT INFORMATION	
CEI CLIENT #:		Job Contact: Johnny Satterfield	
Company: Upstate Environmental		Email / Tel: 864-884-4284	
Address: 194 Evans Road		Project Name: 220 North 5th Street	
Easley, SC 29640		Project ID#:	
Email: johnny@upstateenvironmental.com		PO #:	
Tel: 864-884-4284 Fax:		STATE SAMPLES COLLECTED IN: South Carolina	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	☐	☐	☐	☒	☐	☐
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600	☐	☐	☐	☐	☐	☐
PLM BULK	CFR 3 435	☐	☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☒	☒	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16	☐	☐	☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:

☒ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
<i>Johnny Satterfield</i>	9/11/25 0900	<i>CEI</i>	9/13/2025 9:31am

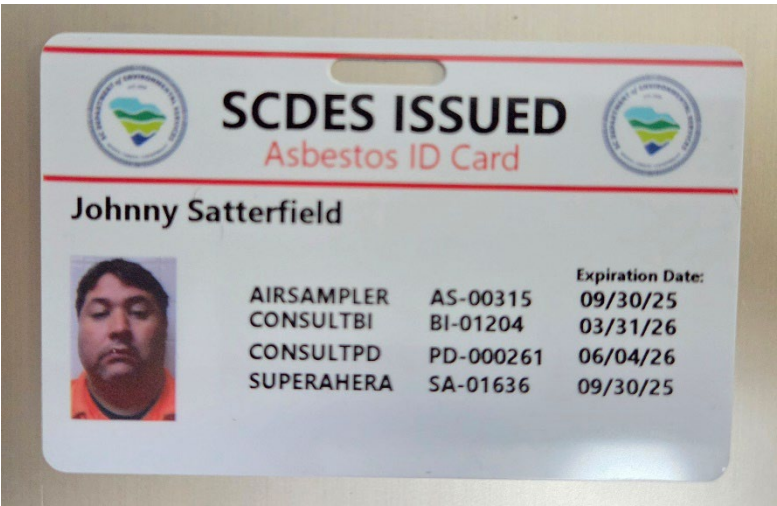
Samples will be disposed of 30 days after analysis

**COMPANY CONTACT INFORMATION**

Company: Upstate Environmental	Job Contact: Johnny Satterfield
Project Name: 220 North 5th Street, Easley, SC	
Project ID #:	Tel: 864-884-4284

[illegible]

Appendix C – Inspector Credentials



Johnny Satterfield



AIRSAMPLER	AS-00315	Expiration Date:
CONSULTBI	BI-01204	09/30/25
CONSULTPD	PD-000261	03/31/26
SUPERAHERA	SA-01636	06/04/26
		09/30/25