

# **Comprehensive Asbestos Survey**

**Residential Structure  
143 West C Avenue Extension  
Easley, South Carolina 29640  
October 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

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This pre-demolition comprehensive asbestos survey has been prepared by Upstate Environmental LLC (Upstate) of Easley, South Carolina for the mobile home located at 143 West C Avenue Extension 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

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Mr. Tor Ellstrom of The City of Easley retained Upstate to perform a comprehensive asbestos survey for the mobile home located at 143 West C Avenue Extension in Easley, South Carolina.

On October 5, 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 twenty-one (21) bulk samples from seven (7) 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 "A"- Roofing paint and flashing. 2% Chrysotile. Approximately 900 Square Feet  
Homogeneous area "G"- Window and door caulk. 2% Chrysotile. Approximately 300 Linear Feet*

## Signature

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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: 10-13-2025

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

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143 West C Avenue Extension  
Mobile Home in Easley, South Carolina

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## **Section 1.0 - Introduction**

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This comprehensive asbestos survey has been conducted for the mobile home located at 143 West C Avenue Extension located in Easley, South Carolina. Samples of suspect asbestos containing materials (ACM) were collected from the building on October 5, 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 mobile home 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

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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**

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Twenty-one (16 PLM, 5 TEM) samples were collected from the building 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**

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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

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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 and metal framing
2. Mechanical: Window units for air conditioning
3. Interior/Exterior Finishes: Drywall and joint compound is in some areas.. Floor coverings also include floor tile and sheet flooring. There is ceiling texture present on the ceiling tile board. Exterior of the structure metal roofing and siding.

### **Suspect Materials Observed in Scope of Survey**

#### **Non-friable suspect ACM**

Floor covering  
Roofing materials  
Window and door caulking

#### **Friable suspect ACM**

Drywall and joint compound  
Ceiling texture on ceiling tile

*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 mobile home is generally in poor condition. The mobile home is estimated to be at least 50 years old.

## Section 6.0 – Summary of Results

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The scope of the comprehensive asbestos survey included the mobile home located at 143 West C Avenue Extension 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 "A"- Roofing paint and flashing. 2% Chrysotile. Approximately 900 Square Feet  
Homogeneous area "G"- Window and door caulk. 2% Chrysotile. Approximately 300 Linear 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 seven suspect (homogeneous) ACMs were observed.



Table 1  
Asbestos Results Summary  
143 West C Avenue Extension  
Easley, South Carolina

**UPSTATE ENVIRONMENTAL**

| Sample Number                                                                                                                                                                                                                                                          | Sample Description and type (TSI, Miscellaneous, Surfacing) | Location                 | Analytical Results   | Friable / Non-Friable | Current Condition     | Potential for Disturbance                                              | Estimated Quantity |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------|----------------------|-----------------------|-----------------------|------------------------------------------------------------------------|--------------------|
| A1-A3                                                                                                                                                                                                                                                                  | Silver paint and flashing<br>Miscellaneous material         | Roof                     | <b>2% Chrysotile</b> | Non-friable           | Damaged               | PD                                                                     | 900 SF             |
| B1-B3                                                                                                                                                                                                                                                                  | Sheet flooring<br>Miscellaneous material                    | 2 <sup>nd</sup> Restroom | NAD                  | Non-friable           | Damaged               | PD                                                                     | 130 SF             |
| C1-C3                                                                                                                                                                                                                                                                  | Ceiling texture on tile<br>Surfacing material               | Throughout               | NAD                  | Friable               | Significantly Damaged | PD                                                                     | 900 SF             |
| D1-D3                                                                                                                                                                                                                                                                  | Floor tile throughout<br>Miscellaneous materials            | Stack in storage         | NAD                  | Friable               | Damaged               | PD                                                                     | 600 SF             |
| E1-E3                                                                                                                                                                                                                                                                  | Drywall and joint compound<br>Surfacing material            | Stack in storage         | NAD                  | Friable               | Significantly Damaged | PD                                                                     | 2 Piles            |
| F1-F3                                                                                                                                                                                                                                                                  | Sheet flooring<br>Miscellaneous material                    | 1st Restroom             | NAD                  | Non-friable           | Damaged               | PD                                                                     | 130 SF             |
| G1-G3                                                                                                                                                                                                                                                                  | Door and window caulk<br>Miscellaneous material             | Exterior                 | <b>2% Chrysotile</b> | Non-friable           | Damaged               | PD                                                                     | 300 LF             |
| <p>1) Quantities listed above are estimates to be used for inspection purposes only.</p> <p><b>NOTES:</b> 2) Samples shown in bold are designated as asbestos-containing materials (ACMs).</p> <p>3) Sampled by Johnny Satterfield, SCDES License Number BI-01674.</p> |                                                             |                          |                      |                       |                       |                                                                        |                    |
| <p>NAD - No Asbestos Detected</p> <p>Samples analyzed by PLM Microscopy and NOBS analyzed by TEM Microscopy.</p> <p><b>PACM</b> - Presumed Asbestos Containing Material</p>                                                                                            |                                                             |                          |                      |                       |                       | <p>SF - square feet</p> <p>LF - linear feet</p> <p>CF - cubic feet</p> |                    |

## **Section 7.0 – Conclusion and Recommendation**

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On October 5, 2025, Johnny Satterfield of Upstate conducted a comprehensive asbestos survey of the mobile home located at 143 West C Avenue Extension in Easley, South Carolina. The area surveyed is limited to approximately 900 square feet of the damaged mobile home. Twenty-one (21) samples were collected during this survey represent seven (7) suspect ACMs.

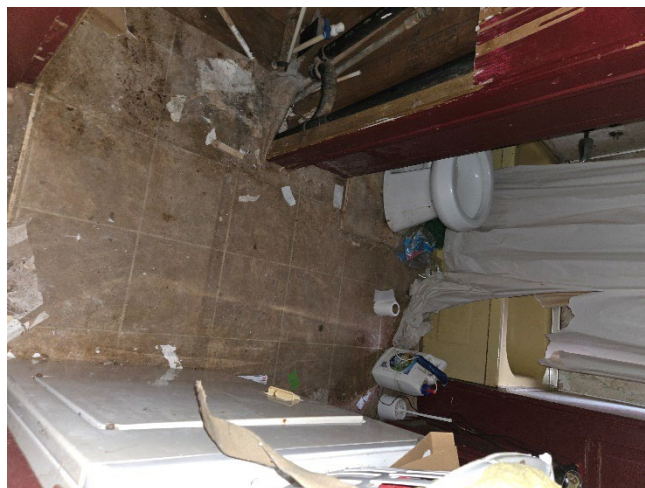
Every attempt has been made to sample all the suspect ACMs in/on the building that are in the work area scope. However, if suspect material that has not been analyzed previously is encountered during demolition activities, the suspect ACM should be sampled prior to disturbance. The area of asbestos containing 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**

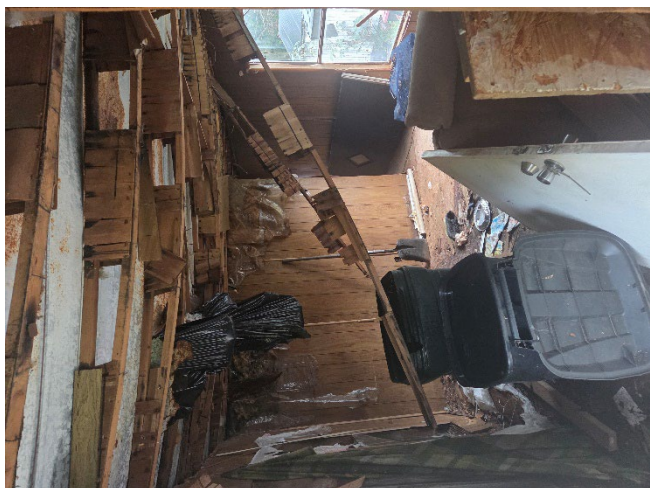
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**1** Homogeneous Area "A":  
Roofing paint and flashing



**2** Homogeneous Area "B":  
2<sup>nd</sup> Bathroom sheet flooring



**3** Homogeneous Area "C":  
Ceiling tile with texture



**4** Homogeneous Area "D":  
Floor tile throughout



UPSTATE ENVIRONMENTAL

**Asbestos Assessment  
143 West C Avenue Extension  
Easley, South Carolina**

Taken by: Johnny Satterfield

Date Taken: 10-5-25



5

Homogeneous Area "E":  
Drywall and joint compound



6

Homogeneous Area "F":  
1<sup>st</sup> Bathroom sheet flooring



7

Homogeneous Area "G":  
Window and door caulking



Exterior Photo



UPSTATE ENVIRONMENTAL

**Asbestos Assessment  
143 West C Avenue Extension  
Easley, South Carolina**

Taken by: Johnny Satterfield

Date Taken: 10-5-25

## **Appendix B – Laboratory Analysis**

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**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, LLC** 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: 143 West C Ave Ext

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 Cinnati 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, LLC<br>194 Evans Rd<br>Easley, SC, 29640<br>864-884-4284 |                                                                                                                                                                                                                | Date Sampled:   | 10/04/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Received:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Analyzed:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Reported:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Revised:   |                                      |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Project Name:   | 143 West C Ave Ext                   |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Project No:     |                                      |                        |  |
| Analyzed by:                                                                    | Trent Bucich                                                                                                                                                                                                   |                 | Project Address:                     | 143 West C Ave Ext     |  |
|                                                                                 |                                                                                                                                                                                                                |                 | 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-251007148            |  |
| Client No.:<br>Lab No:                                                          | Description / Location                                                                                                                                                                                         | % Asbestos Type | % Fibrous Non-Asbestos Material Type | % Non-Fibrous Material |  |
| A1<br>G-251007148-475A                                                          | (Silver) Paint/Roof                                                                                                                                                                                            | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |  |
| A1<br>G-251007148-475B                                                          | (Black) Flashing/Roof                                                                                                                                                                                          | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |  |
| A2<br>G-251007148-476A                                                          | (Silver) Paint/Roof                                                                                                                                                                                            | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |  |
| A2<br>G-251007148-476B                                                          | (Black) Flashing/Roof                                                                                                                                                                                          | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |  |
| B1<br>G-251007148-477A                                                          | (Gray) Sheet Vinyl/2nd RR                                                                                                                                                                                      | None Detected   | 10% Fiberglass,5% Cellulose          | 85% Organic Matrix     |  |
| B2<br>G-251007148-478A                                                          | (Gray) Sheet Vinyl/2nd RR                                                                                                                                                                                      | None Detected   | 10% Fiberglass,5% Cellulose          | 85% Organic Matrix     |  |
| C1<br>G-251007148-479A                                                          | (Brown) Ceiling Tile/Ceiling                                                                                                                                                                                   | None Detected   | 100% Cellulose                       | None Detected          |  |
| C2<br>G-251007148-480A                                                          | (Brown) Ceiling Tile/Ceiling                                                                                                                                                                                   | None Detected   | 100% Cellulose                       | None Detected          |  |
| C3<br>G-251007148-481A                                                          | (Brown) Ceiling Tile/Ceiling                                                                                                                                                                                   | None Detected   | 100% Cellulose                       | None Detected          |  |

Approved By: Andrea Berrios

**Disclaimer:**

The results in this report only apply to the samples as received.

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

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

**Guidelines for Interpretation:**

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.



## 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, LLC<br>194 Evans Rd<br>Easley, SC, 29640<br>864-884-4284 |                                                                                                                                                                                                                | Date Sampled:   | 10/04/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Received:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Analyzed:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Reported:  | 10/07/2025                           |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Date Revised:   |                                      |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Project Name:   | 143 West C Ave Ext                   |                        |  |
|                                                                                 |                                                                                                                                                                                                                | Project No:     |                                      |                        |  |
| Analyzed by:                                                                    | Trent Bucich                                                                                                                                                                                                   |                 | Project Address:                     | 143 West C Ave Ext     |  |
|                                                                                 |                                                                                                                                                                                                                |                 | 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-251007148            |  |
| Client No.:<br>Lab No:                                                          | Description / Location                                                                                                                                                                                         | % Asbestos Type | % Fibrous Non-Asbestos Material Type | % Non-Fibrous Material |  |
| D1<br>G-251007148-482A                                                          | (Brown) Floor Tile/Floor                                                                                                                                                                                       | None Detected   | None Detected                        | 100% Organic Matrix    |  |
| D2<br>G-251007148-483A                                                          | (Brown) Floor Tile/Floor                                                                                                                                                                                       | None Detected   | None Detected                        | 100% Organic Matrix    |  |
| E1<br>G-251007148-484A                                                          | (White) Joint Compound/N/A                                                                                                                                                                                     | None Detected   | None Detected                        | 100% Binder/Filler     |  |
| E1<br>G-251007148-484B                                                          | (White) Drywall/N/A                                                                                                                                                                                            | None Detected   | 15% Cellulose                        | 85% Gypsum             |  |
| E2<br>G-251007148-485A                                                          | (White) Joint Compound/N/A                                                                                                                                                                                     | None Detected   | None Detected                        | 100% Binder/Filler     |  |
| E2<br>G-251007148-485B                                                          | (White) Drywall/N/A                                                                                                                                                                                            | None Detected   | 15% Cellulose                        | 85% Gypsum             |  |
| E3<br>G-251007148-486A                                                          | (White) Joint Compound/N/A                                                                                                                                                                                     | None Detected   | None Detected                        | 100% Binder/Filler     |  |
| E3<br>G-251007148-486B                                                          | (White) Drywall/N/A                                                                                                                                                                                            | None Detected   | 15% Cellulose                        | 85% Gypsum             |  |
| F1<br>G-251007148-487A                                                          | (Tan) Sheet Vinyl/1st RR                                                                                                                                                                                       | None Detected   | 15% Fiberglass, 5% Cellulose         | 80% Organic Matrix     |  |

Approved By: Andrea Berrios

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# Southeast Environmental Microbiology Laboratories - Asbestos Division

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NVLAP Lab ID:201031-0

## PLM Asbestos Bulk Sample Summary

|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------|------------------------|
| Upstate Environmental, LLC<br>194 Evans Rd<br>Easley, SC, 29640<br>864-884-4284 |                                                                                                                                                                                                                |                 | Date Sampled:                        | 10/04/2025             |
|                                                                                 |                                                                                                                                                                                                                |                 | Date Received:                       | 10/07/2025             |
|                                                                                 |                                                                                                                                                                                                                |                 | Date Analyzed:                       | 10/07/2025             |
|                                                                                 |                                                                                                                                                                                                                |                 | Date Reported:                       | 10/07/2025             |
|                                                                                 |                                                                                                                                                                                                                |                 | Date Revised:                        |                        |
|                                                                                 |                                                                                                                                                                                                                |                 | Project Name:                        | 143 West C Ave Ext     |
|                                                                                 |                                                                                                                                                                                                                |                 | Project No:                          |                        |
| Analyzed by:                                                                    | Trent Bucich                                                                                                                                                                                                   |                 | Project Address:                     | 143 West C Ave Ext     |
|                                                                                 |                                                                                                                                                                                                                |                 | 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-251007148            |
| Client No.:<br>Lab No:                                                          | Description / Location                                                                                                                                                                                         | % Asbestos Type | % Fibrous Non-Asbestos Material Type | % Non-Fibrous Material |
| F2<br>G-251007148-488A                                                          | (Tan) Sheet Vinyl/1st RR                                                                                                                                                                                       | None Detected   | 15% Fiberglass,5% Cellulose          | 80% Organic Matrix     |
| G1<br>G-251007148-489A                                                          | (White) Caulk/Window/Door                                                                                                                                                                                      | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |
| G2<br>G-251007148-490A                                                          | (White) Caulk/Window/Door                                                                                                                                                                                      | 2 % Chrysotile  | None Detected                        | 98% Organic Matrix     |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |
|                                                                                 |                                                                                                                                                                                                                |                 |                                      |                        |

Approved By: Andrea Berrios

### Disclaimer:

The results in this report only apply to the samples as received.

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

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

### Guidelines for Interpretation:

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.

October 13, 2025

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

**CLIENT PROJECT:** 143 West C Ave Extension  
**LAB CODE:** 696402-1

Dear Johnny,

Enclosed are asbestos analysis results for TEM bulk samples received at our laboratory on October 9, 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,



Kamila Reichert,  
Laboratory Director

NVLAP 600323-0

**ASBESTOS ANALYTICAL REPORT**  
**By: Transmission Electron Microscopy**

Prepared for

**Upstate Environmental, Llc**

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|                 |                                                 |
|-----------------|-------------------------------------------------|
| CLIENT PROJECT: | 143 West C Ave Extension                        |
| LAB CODE:       | 696402-1                                        |
| TEST METHOD:    | Bulk Chatfield EPA 600 / R93 / 116 Sec. 2.5.5.1 |
| REPORT DATE:    | 10/13/25                                        |

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

**Lab Code:** 696402-1  
**Date Received:** 10/09/25  
**Date Analyzed:** 10/13/25  
**Date Reported:** 10/13/25

**Project:** 143 West C Ave Extension

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

| Client ID<br>Lab ID  | Material<br>Description | Sample<br>Weight (g) | Organic<br>Material (%) | Acid Soluble<br>Material (%) | Acid Insoluble<br>Material (%) | ASBESTOS<br>% |
|----------------------|-------------------------|----------------------|-------------------------|------------------------------|--------------------------------|---------------|
| <b>B3</b><br>3785578 | Brown/beige sheet vinyl | 0.23                 | 57.61                   | 37.92                        | 4.47                           | None Detected |
| <b>D3</b><br>3785579 | Gray floor tile         | 0.31                 | 22.84                   | 71.85                        | 5.31                           | None Detected |
| Layer A              |                         |                      |                         |                              |                                |               |
| Layer B              | Brown sheet vinyl       | 0.07                 | 78.21                   | 13.56                        | 8.23                           | None Detected |
| <b>F3</b><br>3785580 | Beige sheet vinyl       | 0.21                 | 62.23                   | 13.09                        | 24.69                          | None Detected |

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**LEGEND:** None

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

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

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**REGULATORY LIMIT:** 1%

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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:**

Madelyn Schmidt  
10/13/2025

**APPROVED BY:**

Kamila Reichert,  
Laboratory Director



Built Environment Testing

RES Job #: 696402

| SUBMITTED BY                                                  | INVOICE TO                                 | CONTACT INFORMATION                    | SERIES                    |
|---------------------------------------------------------------|--------------------------------------------|----------------------------------------|---------------------------|
| Company: <b>Upstate Environmental, Llc</b>                    | Company: <b>Upstate Environmental, Llc</b> | Contact: <b>Johnny Satterfield</b>     | <b>-1 TEM Priority 48</b> |
| Address: <b>194 Evans Rd</b>                                  | Address: <b>194 Evans Rd</b>               | Phone: <b>(864) 884-4284</b>           |                           |
|                                                               |                                            | Fax:                                   |                           |
| <b>Easley, SC 29640-7978</b>                                  | <b>Easley, SC 29640-7978</b>               | Cell: <b>(864) 884-4284</b>            |                           |
| Project Number and/or P.O. #: <b>143 West C Ave Extension</b> | Project Zip Code:                          | Final Data Deliverable Email Address:  |                           |
| Project Description/Location: <b>143 West C Ave Extension</b> |                                            | <b>johnny@upstateenvironmental.com</b> |                           |

| ASBESTOS LABORATORY                                                                                                                                                            | REQUESTED ANALYSIS |           |              |     |  |  |  |  |  |  | VALID MATRIX CODES                      | LAB NOTES                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|--------------|-----|--|--|--|--|--|--|-----------------------------------------|----------------------------------|
| PLM / PCM / <b>TEM</b> / NYS DTL RUSH <b>PRIORITY</b> STANDARD                                                                                                                 |                    |           |              |     |  |  |  |  |  |  | Air = A<br>Bulk = B                     |                                  |
|                                                                                                                                                                                |                    |           |              |     |  |  |  |  |  |  | Dust = D<br>Food = F                    |                                  |
| CHEMISTRY LABORATORY                                                                                                                                                           |                    |           |              |     |  |  |  |  |  |  | Paint = P<br>Soil = S                   |                                  |
| Dust RUSH PRIORITY STANDARD                                                                                                                                                    |                    |           |              |     |  |  |  |  |  |  | Surface = SU<br>Swab = SW               |                                  |
| Metals RUSH PRIORITY STANDARD                                                                                                                                                  |                    |           |              |     |  |  |  |  |  |  | Tape = T<br>Wipe = W                    |                                  |
| Organics* SAME DAY RUSH PRIORITY STANDARD                                                                                                                                      |                    |           |              |     |  |  |  |  |  |  | Drinking Water = DW                     |                                  |
| MICROBIOLOGY LABORATORY                                                                                                                                                        |                    |           |              |     |  |  |  |  |  |  | Waste Water = WW                        |                                  |
| Viable Analysis** PRIORITY STANDARD                                                                                                                                            |                    |           |              |     |  |  |  |  |  |  | **ASTM E1792 approved wipe media only** |                                  |
| Medical Device Analysis RUSH STANDARD                                                                                                                                          |                    |           |              |     |  |  |  |  |  |  |                                         |                                  |
| Mold Analysis RUSH PRIORITY STANDARD                                                                                                                                           |                    |           |              |     |  |  |  |  |  |  |                                         |                                  |
| <b>**Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.**</b> |                    |           |              |     |  |  |  |  |  |  |                                         |                                  |
| Special Instructions:<br><b>SC samples</b>                                                                                                                                     |                    |           |              |     |  |  |  |  |  |  |                                         |                                  |
| Client Sample ID Number (Sample ID's must be unique)                                                                                                                           | ASBESTOS           | CHEMISTRY | MICROBIOLOGY | ICO |  |  |  |  |  |  |                                         | Laboratory Analysis Instructions |
| 1 <b>B3</b>                                                                                                                                                                    | X                  |           |              |     |  |  |  |  |  |  |                                         |                                  |
| 2 <b>D3</b>                                                                                                                                                                    | X                  |           |              |     |  |  |  |  |  |  |                                         |                                  |
| 3 <b>F3</b>                                                                                                                                                                    | X                  |           |              |     |  |  |  |  |  |  |                                         |                                  |

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 NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

|                                                                                                                         |                                       |                                     |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------|
| Relinquished By:                                                                                                        | Date/Time: <b>10/09/2025 9:34:40</b>  | Sample Condition: <b>Acceptable</b> |
| Received By:  <b>Candice Wilkins</b> | Date/Time: <b>10/09/2025 11:37:41</b> | Carrier: <b>Fed-Ex</b>              |



CEI

## CHAIN OF CUSTODY

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

|                     |           |
|---------------------|-----------|
| LAB USE ONLY:       | 696 402-1 |
| CEI Lab Code:       |           |
| CEI Lab I.D. Range: |           |

| COMPANY INFORMATION                    | PROJECT INFORMATION                          |
|----------------------------------------|----------------------------------------------|
| CEI CLIENT #:                          | Job Contact: Johnny Satterfield              |
| Company: Upstate Environmental         | Email / Tel: johnny@upstateenvironmental.com |
| Address: 194 Evans Road                | Project Name: 143 West C Ave Extension       |
| 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              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| PLM POINT COUNT (400)  | EPA 600              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| PLM POINT COUNT (1000) | EPA 600              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| PLM GRAV w POINT COUNT | EPA 600              |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| PLM BULK               | CARB 435             |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| PCM AIR                | NIOSH 7400           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM AIR                | EPA AHERA            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM AIR                | NIOSH 7402           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM AIR (PCME)         | ISO 10312            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM AIR                | ASTM 6281-15         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM BULK               | CHATFIELD            |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM DUST WIPE          | ASTM D6480-05 (2010) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM DUST MICROVAC      | ASTM D5755-09 (2014) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM SOIL               | ASTM D7521-16        |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM VERMICULITE        | CINCINNATI METHOD    |                          |                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| TEM QUALITATIVE        | IN-HOUSE METHOD      |                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| OTHER:                 |                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

REMARKS / SPECIAL INSTRUCTIONS:

☒ Accept Samples  
☐ Reject Samples

| Relinquished By: | Date/Time      | Received By: | Date/Time        |
|------------------|----------------|--------------|------------------|
|                  | 10/9/2025 1200 |              | 10/9/2025 9:34am |

Samples will be disposed of 30 days after analysis



## **Appendix C – Inspector Credentials**

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