

REQUEST FOR BIDS
ASBESTOS PROJECT DESIGN, AIR MONITORING & ABATEMENT
ITB #16-25/26
January 9, 2026

BACKGROUND:

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

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

SCOPE OF WORK:

ABATEMENT PLAN (PROJECT DESIGN)

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

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

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

AIR MONITORING:

This request for bids also includes the procurement of air monitoring services to be provided by SCDHEC certified and licensed Asbestos Air Samplers to perform air sampling in accordance with SCDHEC Regulation #61-86.1 during asbestos abatement activities at each project site. This includes a visual clearance and Transmission Electron Microscopy (TEM) clearance with a possible variance for Phase Contrast Microscopy (PCM) monitoring since the

structures are to be demolished. The quotes shall be based on a per day rate assuming a 40-hour week and no work on weekends.

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

ABATEMENT:

Remove and properly dispose of all asbestos containing materials per SCDHEC regulations. (Abatement by demolition, if indicated, per SCDHEC guidelines.)

ATTACHMENT A (PAGES 3 and 4)

Mail or Overnight Sealed Bids:

John Macloskie C/O Tony Butts
City of Sumter
12 W. Liberty Street
Sumter, SC 29150

Hand Deliver Sealed Bids:

Tony Butts
City of Sumter Opera House (BACK ENTRANCE)
21 N. Main Street (8:30 am – 4:30 pm)
Sumter, SC 29150

BIDS:

Bids are due no later than Thursday, February 12, 2026 at 2:00 PM

Bids will be opened on Thursday, February 12, 2026 at 2:00 PM., at the **City of Sumter Liberty Center, 12 W. Liberty S St., Sumter, SC.** A tabulation of offers (bid tab) will be made available for public record.

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

ATTACHMENT A - REQUEST FOR BIDS

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

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

16 Nevada Ct.	Total for address:	\$ _____
22 Monroe St.	Total for address:	\$ _____
12 Kelly Ave.	Total for address:	\$ _____
33 S. Blanding St.	Total for address:	\$ _____
1551 Illery Rd.	Total for address:	\$ _____
106 G St.	Total for address:	\$ _____
110 G St.	Total for address:	\$ _____
434 Council St.	Total for address:	\$ _____
830 Webb St.	Total for address:	\$ _____
724 Olice St.	Total for address:	\$ _____
125 Lawson St.- ABATEMENT BY DEMOLITION	Total for address:	\$ _____
548 S Main St. – ABATEMENT BY DEMOLITION	Total for address:	\$ _____
534 S Main St. – ABATEMENT BY DEMOLITION	Total for address:	\$ _____
396 Albert Dr. – ABATEMENT BY DEMOLITION	Total for address:	\$ _____
208 W Oakland Ave. – ABATEMENT BY DEMOLITION	Total for address:	\$ _____

TOTAL BID: \$ _____

TOTAL BID (WRITTEN): _____ Dollars

Bid Submitted by:

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip: _____

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

Name of person submitting this Quotation: _____

Signature of person submitting this Quotation: _____

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

Email address of person submitting this Quotation: _____

Name of Air Monitoring Company: _____

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

VENDOR AGREEMENTS – FORMAL INVITATIONS-TO-BID

Submittal of Sealed (Formal) Bids On the date set and at the time designated for the opening of the sealed bid, each prospective bidder is required to submit the bid deposit in the amount and form specified herein. Outside of envelope containing the **sealed** bid must be clearly marked: **Invitation-to Bid # 16-25/26, ASBESTOS PROJECT DESIGN, AIR MONITORING & ABATEMENT**. Each prospective bidder is required to complete and execute the bid form attached in this Invitation to Bid, and all information and certifications called for thereon must be furnished. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.

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

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

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

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

Responders must clearly mark as "Confidential" each part of their offer which they consider proprietary information that could be exempt from disclosure under Section 30-4-40, Code of Laws of South Carolina, 1976 as amended (Freedom of Information Act). If any part is designated as "confidential", there must be attached to that part an explanation of how this information fits within one or more categories listed in Section 30-4-40.

City of Sumter reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against City of Sumter or its agents for its determination in this regard. Should any responder fail to perform or comply with any provision or terms and conditions of any documents referenced and made part hereof, City of Sumter may terminate this contract, in whole or in part, and may consider such failure or non compliance a breach/default of contract.

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

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

INSURANCE REQUIREMENTS:

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

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

If the Contractor fails to procure or maintain required insurance coverages, Owner shall have the right, but not the obligation, to procure and maintain the required insurance for and in the name of the Contractor, and Contractor shall pay the cost thereof and furnish all necessary information to make effective and maintain such insurance. Contractor shall not commence work until all insurance requirements are met.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Contractual Certifications and Assurances

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

WHEREAS, this Contract/Agreement between _____
("Contractor"), and City of Sumter, (the "City") for ITB #16-25/26.

WHEREAS, the City issued ITB #16-25/26 which is hereby incorporated into this Contract/Agreement in its entirety by reference;

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

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

WHEREAS, this Contract/Agreement is hereby expressly incorporated into the Contract/Agreement between the City of Sumter and the Contractor. The Contractor agrees to include the above clause in each third party subcontract financed in whole or in part with Federal assistance provided by HUD. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions. To the extent that the terms of the ITB #16-25/26 and if this Contract/Agreement conflict, the terms of this Contract/Agreement shall control;

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

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

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

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

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

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

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

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

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

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

1. Contractor fails or refuses to perform or observe any other term, covenant or condition contained in this Contract/Agreement, and such default continues for a period of ten days after written notice thereof from City to Contractor.

2. Contractor (a) is generally not paying its debts as they become due, (b) files, or consents by answer or otherwise to the filing against it of a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction, (c) makes an assignment for the benefit of its creditors, (d) consents to the appointment of a custodian, receiver, trustee or other officer with similar powers of Contractor or of any substantial part of Contractor's property or (e) takes action for the purpose of any of the foregoing.

3. A court or government authority enters an order (a) appointing a custodian, receiver, trustee or other officer with similar powers with respect to Contractor or with respect to any substantial part of Contractor's property, (b) constituting an order for relief or approving a petition for relief or reorganization or arrangement or any other petition in bankruptcy or for liquidation or to take advantage

of any bankruptcy, insolvency or other debtors' relief law of any jurisdiction or (c) ordering the dissolution, winding-up or liquidation of Contractor.

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

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

III. SOCIO-ECONOMIC ENGAGEMENT

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

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

IV. ACCESS TO RECORDS

- A. Contractor agrees to provide the City, HUD, the Comptroller General of the United States or any their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this *Contract/Agreement* for the purposes of making audits, examinations, excerpts and transcriptions.
- B. Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.
- C. Contractor agrees to maintain all books, records, accounts and reports required under this *Contract/Agreement* for a period of not less than three years after the later of: (a) the date of termination or expiration of this Contract/Agreement or (b) the date City makes final payment under this Contract/Agreement, except in the event of litigation or settlement of claims arising from the performance of this Contract/Agreement, in which case, Contractor agrees to maintain same until the City, HUD, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto.

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

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

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

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

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

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

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

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

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

A. Contractor agrees to comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR Part 15).

B. Contractor acknowledges that the Clean Air Act (CAA) is the comprehensive federal law regulating air emissions from stationary and mobile sources. Among other things, this law authorizes EPA to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants.

C. Contractor acknowledges that the Federal Water Pollution Control Act, popularly known as the Clean Water Act, is a comprehensive law aimed at restoring and maintaining the chemical,

physical and biological integrity of the nation's waters. The Act authorizes water quality programs, requires federal effluent limitations and state water quality standards, requires permits for the discharge of pollutants into navigable waters, provides enforcement mechanisms, and authorizes funding for wastewater treatment construction grants and state revolving loan programs, as well as funding to states and tribes for their water quality programs.

- D. Contractor agrees to report each violation of these requirements to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to HUD and the appropriate EPA regional office.
- E. Contractor agrees to include paragraph a) and d) above in each third party subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by HUD.

IX. BYRD ANTI-LOBBYING AMENDMENT

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

X. DEBARMENT AND SUSPENSION

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

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

Accepted by: _____ date: _____

By: _____ Title: _____

Signature: _____

Accepted by: the **CITY OF SUMTER** date: _____

Signature: _____

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

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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www.emeraldinc-us.com

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

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
VACANT COMMERCIAL BUILDING
12 KELLY AVENUE
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: November 14, 2024
Date of Report: December 5, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the vacant commercial building located at 12 Kelly Ave. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

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



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant commercial structure located at 12 Kelly Ave. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

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

With original construction dating to the 1950's, as well as subsequent additions and improvements, the single-story commercial structure contains approximately 800 total square feet of interior space and was most recently utilized for office and business purposes. A wood-framed building section and a concrete masonry unit (CMU) section comprise the structure. The basic construction of each section is as follows:

- Wood-framed Office Section (Approximately 35' x 20')
 - Wood Floor Substrate Built Over Bare Earth
 - 9x9 Floor Tile in Area B (See Appendix A, Site Plan)
 - Uncovered Wood in Area A
 - Interior Walls
 - Some Paneling over Gypsum in Area B

- Uncovered Wood Framework
 - Wooden, A-framed Roof Structure Serves as Ceiling
- CMU Restroom Section (Approximately 10' x 10')
 - Uncovered Concrete Slab Floors
 - Uncovered CMU Interior Walls
 - Roof and Ceiling Are Homogeneous with the Office Section

No climate control equipment was present in either building section.

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-one (21) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (12-1 through 12-21). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, fourteen (14) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roof shingles, roofing felt, black floor tile mastic, window caulk and exterior wall felt were verified as negative, via TEM analysis.

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

**TABLE 1
 VACANT COMMERCIAL BUILDING
 12 KELLY AVENUE
 SUMTER, SOUTH CAROLINA
 ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Tan-colored 9x9 Floor Tiles	Over Wood Floor of Area B	Cat. I – NF – Good Condition	320 SF

Note: F - Friable
 NF - Non-Friable

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of November 14, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the vacant commercial building located at 12 Kelly Ave. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

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

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

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

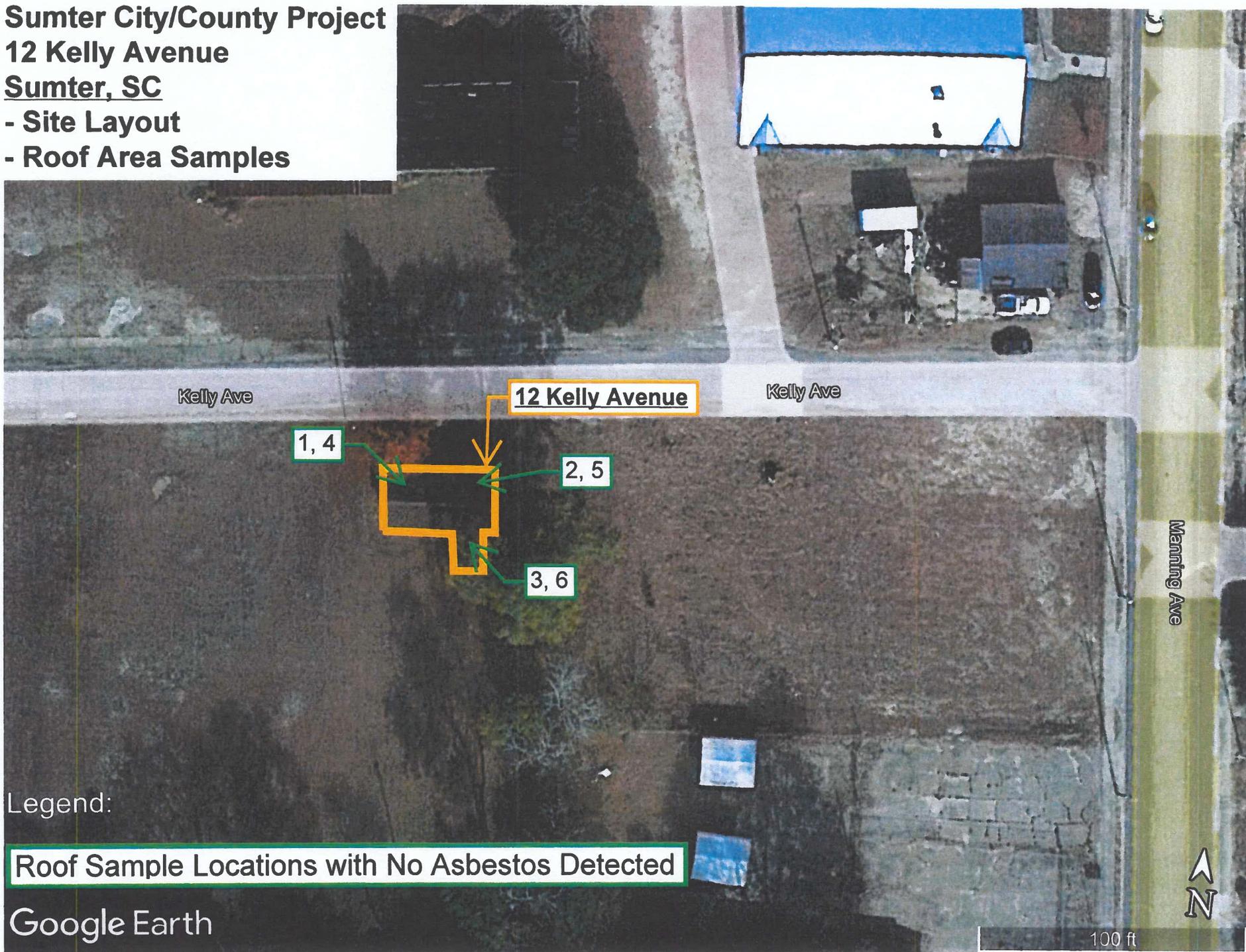
7.0 APPENDICES

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

APPENDIX A

SITE PLAN

Sumter City/County Project
12 Kelly Avenue
Sumter, SC
- Site Layout
- Roof Area Samples

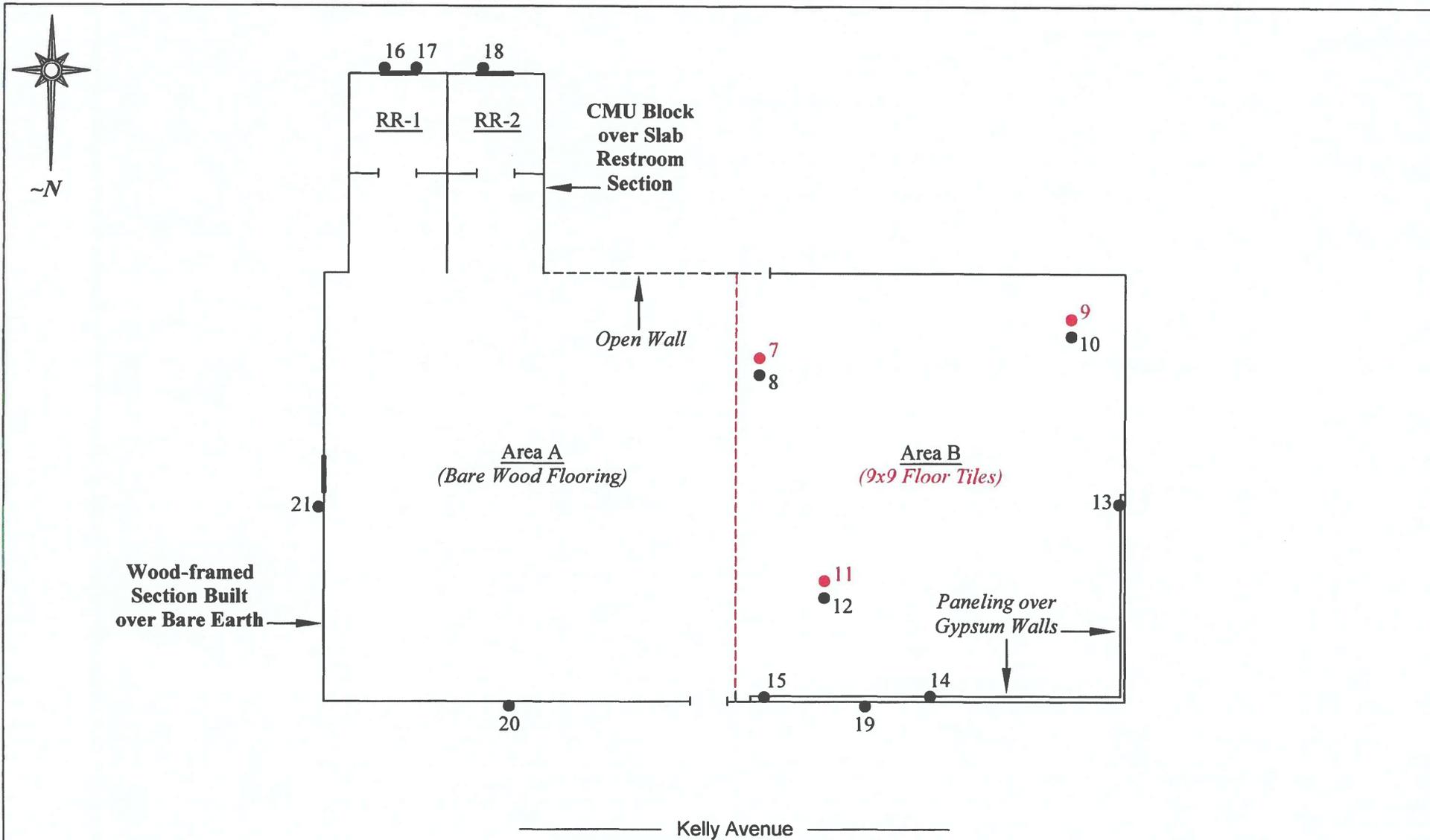


Legend:

Roof Sample Locations with No Asbestos Detected

Google Earth

100 ft



Legend

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

Not to Scale

<p>PROJECT: Vacant Commercial Bldg. 12 Kelly Avenue Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 11/14/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 12 Kelly Ave.
ADDRESS: 12 Kelly Ave., Sumter, S.C.

DATE: 11/14/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
12-1	Roof			Mottled Gray and Brown Roof Shingles	G	M	NF	1,055 SF	X			X			X		
12-2																	
12-3																	
12-4	Roof			Roofing Felt	G	M	NF	1,055 SF	X			X			X		
12-5																	
12-6																	
12-7	First	Area B	Over Wood Flooring	9x9 Floor Tile	G	M	NF	320 SF	X			X			X		
12-8				Black Mastic													
12-9				9x9 Floor Tile													
12-10				Black Mastic													
12-11				9x9 Floor Tile													
12-12				Black Mastic													
12-13	First	Area B	NW Wall	Gypsum Wallboard Panels (No Joint Compound)	G	M	F	200 SF	X			X			X		
12-14			N. Wall														
12-15			N. Wall														
12-16	Exterior Restroom Windows			Window Pane Caulk	G	M	NF	2 Window Units	X			X			X		
12-17																	
12-18																	
12-19	Exterior Walls			Remnant Exterior Sheathing Felt	G	M	NF	600 SF	X			X			X		
12-20																	
12-21																	

Note: Red characters indicate material with asbestos detected at 8%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022406499
Customer ID: EMER51
Customer PO:
Project ID:

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 12 Kelly Ave.

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/15/2024 9:00 AM
Analysis Date: 11/20/2024
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
12-3 022406499-0016	Roof Shingles	Tan/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
12-6 022406499-0017	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
12-12 022406499-0018	Black Mastic	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
12-18 022406499-0019	Window Caulk	Gray/White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
12-21 022406499-0020	Exterior Wall Felt	Brown/Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 11/26/2024 10:07:12



EMSL Analytical, Inc.

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

EMSL Order: 022406499
Customer ID: EMER51
Customer PO:
Project ID:

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 12 Kelly Ave.

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/15/2024 9:00 AM
Analysis Date: 11/19/2024 - 11/20/2024
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
12-1 022406499-0001	Roof Shingles	Tan/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
12-2 022406499-0002	Roof Shingles	Tan/Black/Green Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
12-4 022406499-0003	Roofing Felt	Black Fibrous Homogeneous	80% Cellulose <1% Glass	20% Non-fibrous (Other)	None Detected
12-5 022406499-0004	Roofing Felt	Black Fibrous Homogeneous	80% Cellulose <1% Glass	20% Non-fibrous (Other)	None Detected
12-7 022406499-0005	9x9 Floor Tile	Tan Fibrous Homogeneous		15% Quartz 77% Non-fibrous (Other)	8% Chrysotile
12-8 022406499-0006	Black Mastic	Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
12-9 022406499-0007	9x9 Floor Tile				Positive Stop (Not Analyzed)
12-10 022406499-0008	Black Mastic	Black Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
12-13 022406499-0009	Gypsum Wallboard	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
12-14 022406499-0010	Gypsum Wallboard	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
12-15 022406499-0011	Gypsum Wallboard	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
12-16 022406499-0012	Window Caulk	White/Beige Non-Fibrous Homogeneous	2% Cellulose	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
12-17 022406499-0013	Window Caulk	White/Beige Non-Fibrous Homogeneous	2% Cellulose	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
12-19 022406499-0014	Exterior Wall Felt	Brown/Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
12-20 022406499-0015	Exterior Wall Felt	Brown/Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected

Initial report from: 11/20/2024 08:55:58



EMSL Analytical, Inc.

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

EMSL Order: 022406499
Customer ID: EMER51
Customer PO:
Project ID:

Analyst(s)

Nicole MacDowell (6)
Scott Combs (8)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 11/20/2024 08:55:58



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

022406499

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 12 Kelly Ave		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5	Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		11/14/2024
Client Sample # (s): 12-1 thru 12-21		Total # of Samples: 21	
Relinquished (Client): <i>Dalton Reames</i>	Date: 11/14/2024	Time: 1500	
Received (Lab): <i>Jen Sweet</i>	Date: 11/15/24	Time: 9am	
Comments/Special Instructions: Note: Sumter County Project			

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP	ASB-32201
CONSULTBI	BI-01497
SUPERAHERA	SA-00715

Expiration Date:

09/18/24

09/02/25

09/03/25



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER AS-00287
CONSULTBI BI-00945
CONSULTPD PD-00200

Expiration Date:
11/05/25
11/03/25
08/07/25

APPENDIX E
SITE PHOTOGRAPHS

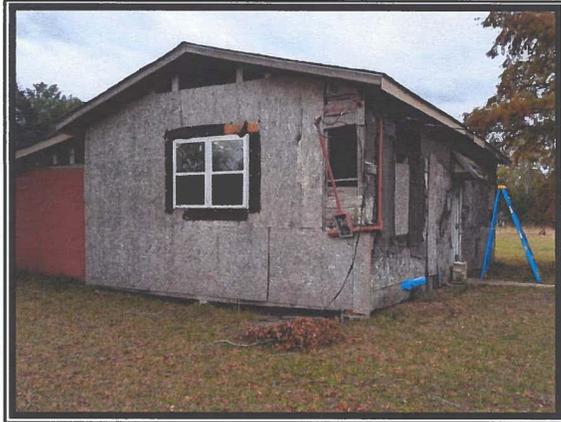


Photo #1
Southwest-facing View of the Structure



Photo #2
No Asbestos Detected in Window Pane Caulk of Restroom Windows



Photo #3
No Asbestos Detected in Roofing Shingles or Felt



Photo #4
No Asbestos Detected in Remnant Felt Sheathing on Exterior Walls

Sumter City/County Project: 12 Kelly Ave., Sumter, S.C.



Photo #5
North-facing View of Area B (Left) w/ 9x9 Floor
Tile and Area A (Right) w/ Bare Wood Floor



Photo #6
Asbestos Detected at 8% in 9x9 Floor Tiles
of Area B

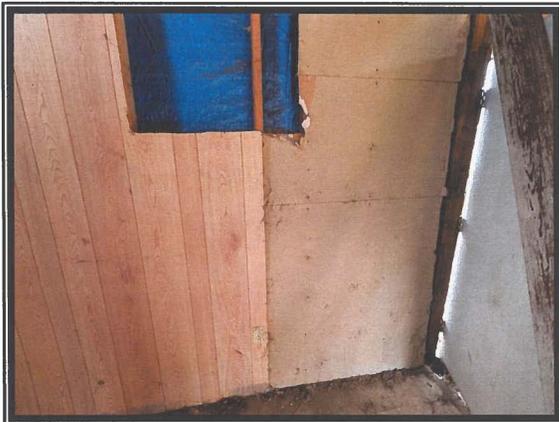


Photo #7
No Asbestos Detected in Gypsum Wall Panels
Located in Area B

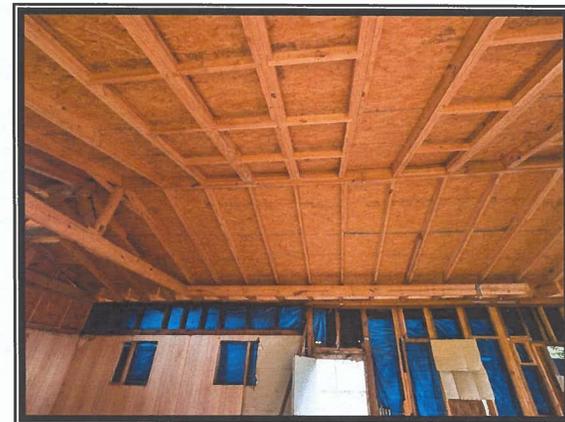


Photo #8
View Depicting Uncovered, Wood-framed
Ceiling/Roof Structure

Sumter City/County Project: 12 Kelly Ave., Sumter, S.C.

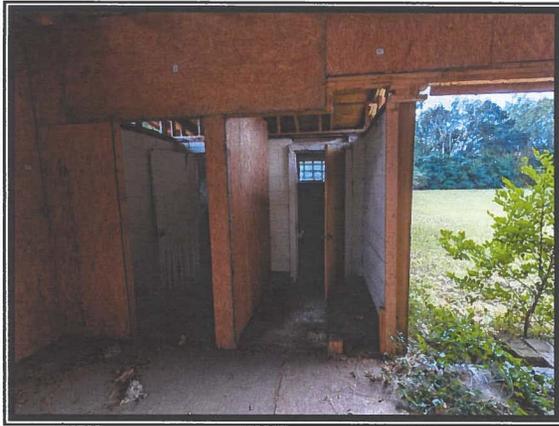


Photo #9
South-facing View Depicting the Entrance to the Restrooms

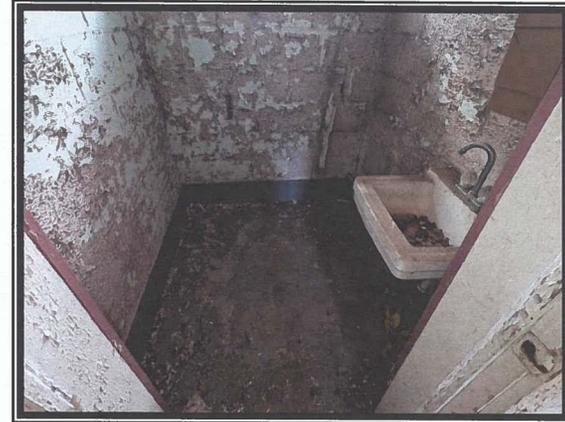


Photo #10
View Depicting CMU Block Walls and Concrete Slab of the Restroom Area

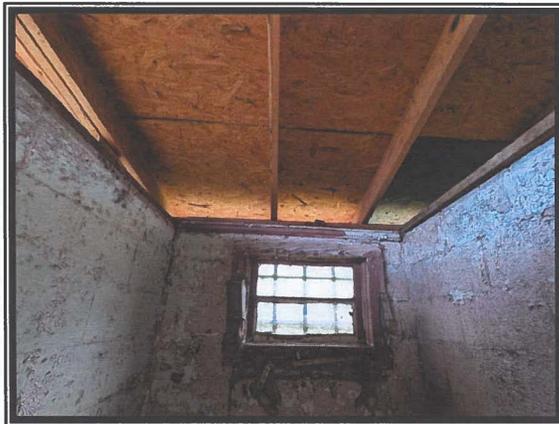


Photo #11
Ceiling Structure of the Restroom Area is Homogeneous with the Wood-framed Main Section



Photo #12
Northeast-facing View Depicting the Rear of the Building

Sumter City/County Project: 12 Kelly Ave., Sumter, S.C.

Emerald, Inc.

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**ASBESTOS SURVEY
REGARDING
DILAPIDATED RESIDENTIAL BUILDING
22 MONROE STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 22, 2025
Date of Report: November 11, 2025**

FOREWORD

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

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25***

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26**

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 22, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

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

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

2.0 SURVEY METHODOLOGY

On October 22, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1947 for residential purposes, the single-story structure has wood-framed exterior walls built over an earthen crawlspace and contains approximately 800 square feet of interior space. The basic building materials are as follows:

- Wood plank exterior walls attached to wood framework
- Wooden, A-framed roof structure covered with shingles and felt
- Wood floor substrate attached to wood joists
 - Resilient sheet floor layers
 - Tacked carpeting
- Interior Walls
 - Sheetrock with joint compound attached to wood framework
 - Wood paneling attached to wood framework

- Ceiling Materials
 - Sheetrock with joint compound attached to wood joists on interior areas
 - Stippled texture and paint over interior ceilings
 - Painted wood slats attached to wood joists on porch areas
- Climate control equipment was not observed

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-five (35) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (22-1 through 22-35). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. sheetrock with joint compound and texture surface layers) thirty-nine (39) samples were analyzed by the lab, via Polarized Light Microscopy (PLM), and eight (8) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each medium; therefore, eight (8) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roof shingles, roofing felt, window caulk, wall slat caulk, tan sheet flooring, yellowish sheet flooring, basketweave sheet flooring and carpet backing were verified as negative, via TEM analysis.

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

**TABLE 1
DILAPIDATED RESIDENTIAL BUILDING
22 MONROE STREET
SUMTER, SOUTH CAROLINA
PRESUMED ASBESTOS-CONTAINING MATERIAL (PACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Chimney Flashing Sealant Material ⁽¹⁾	Base of Chimney at Roof Penetration	Presumed to Contain Asbestos – NF – Good Condition	8 LF

Note: F - Friable
NF - Non-Friable

(1) - The chimney could not be accessed, due to the compromised structural integrity of the roof; therefore, the flashing sealant is presumed to be asbestos containing material. The material appeared to be in good condition.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 22, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 22 Monroe St. in Sumter, S.C., does contain intact chimney-flashing sealant material that is presumed to contain asbestos, as per Table 1. The material will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing sealant.

The roof structure is compromised in places; therefore, Emerald, Inc. recommends that an abatement contractor utilize a man-lift apparatus to access the chimney component at the ridge of the roof.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 22, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

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

APPENDIX A

SITE PLAN

Dilapidated Residential Building
22 Monroe Street
Sumter, SC
- Site Layout
- Roof Sample Areas



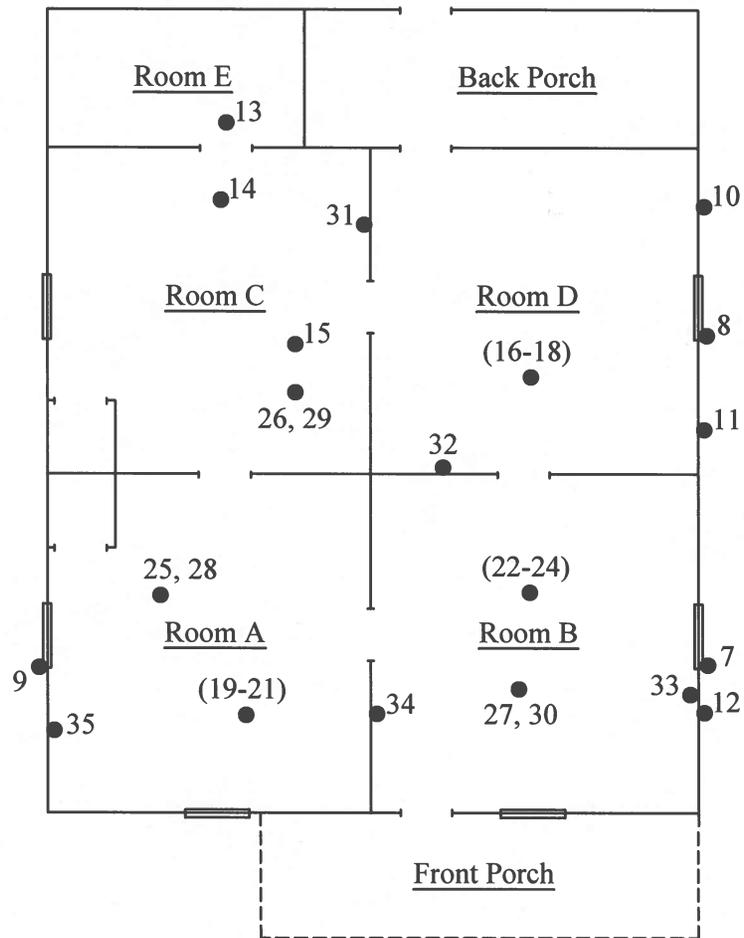
Legend:

Roof Sample Area with No Asbestos Detected

Chimney Sealant Presumed to Contain Asbestos

Google Earth

100 ft



Legend

● - Sample Location of Material with No Asbestos Detected

Not to Scale

PROJECT: Dilapidated Residential Bldg. 22 Monroe St. Sumter, SC	SHEET TITLE: Floor Plan Sample Locations	DATE: 10/22/2025	EMERALD, INC. Sumter, SC
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 22 Monroe St.

ADDRESS: 22 Monroe St., Sumter, S.C.

DATE: 10/22/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
22-1	Roof			Reddish Brown Roof Shingles	G	M	NF	1,225 SF	X			X			X		
22-2																	
22-3																	
22-4	Roof			Roofing Felt	G	M	NF	1,225 SF	X			X			X		
22-5																	
22-6																	
22-7	Exterior	Window Frames		Window Frame Caulk	D	M	F	96 LF	X			X			X		
22-8																	
22-9																	
22-10	Exterior	Wood Wall Slats on West Side of Building		Seam Caulk of Exterior Wood Slats	D	M	F	540 SF of Wall Slats	X			X			X		
22-11																	
22-12																	
22-13	First	Room E	Floor	Tan-colored, Rough Square-designed Sheet Flooring	G	M	NF	180 SF	X			X			X		
22-14		Room C															
22-15		Room C															
22-16	First	Room D	Floor	Yellowish Tan Sheet Flooring	G	M	NF	156 SF	X			X			X		
22-17																	
22-18																	
22-19	First	Room A	Floor	Brown Basketweave Sheet Flooring	G	M	NF	156 SF	X			X			X		
22-20																	
22-21																	

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 22 Monroe St.

ADDRESS: 22 Monroe St., Sumter, S.C.

DATE: 10/22/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
22-22	First	Room B	Floor	Backing of Brown Carpet	G	M	NF	156 SF	X			X			X				
22-23																			
22-24																			
22-25	First	Room A	Remnant Ceilings & Debris Piles	Ceiling Sheetrock with Joint Compound	SD	S	F	675 SF	X			X			X				
22-26		Room C																	
22-27		Room B																	
22-28	First	Room A	Remnant Ceilings & Debris Piles	Stippled Ceiling Texture	SD	S	F	675 SF	X			X			X				
22-29		Room C																	
22-30		Room B																	
22-31	First	Room C	Walls	Wall Sheetrock with Joint Compound	SD	S	F	1,700 SF	X			X			X				
22-32		Room D																	
22-33		Room B																	
22-34		Room B																	
22-35		Room A																	
Base of Chimney at Roof Penetration				Chimney Flashing Sealant Material	Presumed to Contain Asbestos - Good Condition			8 Linear Feet	X			X			X				

Note: The chimney component could not be accessed, due to structural issues of the roof; therefore, the sealant is presumed to contain asbestos.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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EMSL Order: 022504913
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 22 Monore St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025 - 10/31/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
22-3 022504913-0028	Roof Shingles	Brown/Red/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22-6 022504913-0029	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
22-9 022504913-0030	Window Caulk	Gray/White Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22-12 022504913-0031	Wall Slat Seam Caulk	White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
22-15 022504913-0032	Tan Square Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22-18 022504913-0033	Yellowish Sheet Flooring	Gray/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22-21 022504913-0034	Basketweave Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
22-24 022504913-0035	Carpet Backing	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (8)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/29/2025 08:07:11



EMSL Analytical, Inc.

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Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 22 Monore St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22-1 022504913-0001	Roof Shingles	Red/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
22-2 022504913-0002	Roof Shingles	Red/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
22-4 022504913-0003	Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
22-5 022504913-0004	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
22-7 022504913-0005	Window Caulk	Gray/White/Beige Non-Fibrous Heterogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
22-8 022504913-0006	Window Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
22-10 022504913-0007	Wall Slat Seam Caulk	White Non-Fibrous Homogeneous	<1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
22-11 022504913-0008	Wall Slat Seam Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
22-13 022504913-0009	Tan Square Sheet Flooring	Tan Fibrous Heterogeneous	15% Cellulose <1% Glass	85% Non-fibrous (Other)	None Detected
22-14 022504913-0010	Tan Square Sheet Flooring	Tan Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
22-16 022504913-0011	Yellowish Sheet Flooring	Beige Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
22-17 022504913-0012	Yellowish Sheet Flooring	Tan Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
22-19 022504913-0013	Basketweave Sheet Flooring	Brown Fibrous Heterogeneous	20% Cellulose 1% Glass	79% Non-fibrous (Other)	None Detected
22-20 022504913-0014	Basketweave Sheet Flooring	Brown/Tan Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
22-22 022504913-0015	Carpet Backing	Tan Fibrous Homogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected
22-23 022504913-0016	Carpet Backing	Tan Fibrous Heterogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected

Initial report from: 10/29/2025 08:07:08



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EMSL Order: 022504913
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22-25-Joint Compound 022504913-0017	Ceiling Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-25-Sheetrock 022504913-0017A	Ceiling Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
22-26-Joint Compound 022504913-0018	Ceiling Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-26-Sheetrock 022504913-0018A	Ceiling Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
22-27-Joint Compound 022504913-0019	Ceiling Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-27-Sheetrock 022504913-0019A	Ceiling Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
22-28 022504913-0020	Stippled Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-29 022504913-0021	Stippled Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-30 022504913-0022	Stippled Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-31-Joint Compound 022504913-0023	Wall Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-31-Sheetrock 022504913-0023A	Wall Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
22-32-Joint Compound 022504913-0024	Wall Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-32-Tape 022504913-0024A	Wall Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
22-32-Sheetrock 022504913-0024B	Wall Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
22-33-Joint Compound 022504913-0025	Wall Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-33-Tape 022504913-0025A	Wall Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
22-33-Sheetrock 022504913-0025B	Wall Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
22-34-Joint Compound 022504913-0026	Wall Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
22-34-Tape 022504913-0026A	Wall Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 10/29/2025 08:07:08



EMSL Analytical, Inc.

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

EMSL Order: 022504913
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
22-34-Sheetrock <i>022504913-0026B</i>	Wall Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
22-35-Joint Compound <i>022504913-0027</i>	Wall Sheetrock System	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
22-35-Tape <i>022504913-0027A</i>	Wall Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
22-35-Sheetrock <i>022504913-0027B</i>	Wall Sheetrock System	Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Analyst(s) _____
Bobby Wheatley (25)
Cameron Evans (14)



Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.
Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 10/29/2025 08:07:08



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

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

022504913

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmccclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 22 Monroe St		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input checked="" type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0 1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		10/22/2025
Client Sample # (s): 22-1 thru 22-35		Total # of Samples: 35	
Relinquished (Client): <i>Dalton Reames</i>	Date: 10/22/2025	Time: 7:15	
Received (Lab): <i>Jen Sweet</i>	Date: 10/23/25	Time: 8:45	
Comments/Special Instructions: Sumter County Project			

398

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



John Dalton Reames Jr.



AIRSAMPLER	AS-00287	Expiration Date: 11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	09/03/26
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS

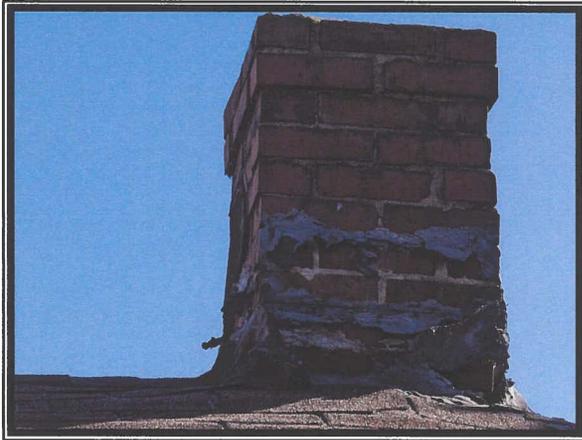


Photo #1
Chimney Flashing Sealant Material is
Presumed to Contain Asbestos



Photo #2
No Asbestos Detected in Roof Shingles or
Roofing Felt



Photo #3
No Asbestos Detected in Window Frame Caulk



Photo #4
No Asbestos Detected in Caulk Associated with
Wood Exterior Siding Planks



Photo #5
View Depicting the Significantly Damaged
Interior Area of Room B



Photo #6
No Asbestos Detected in Any Sheet Flooring
Layers or Carpet Backing



Photo #7
No Asbestos Detected in Stippled Ceiling
Texture Material

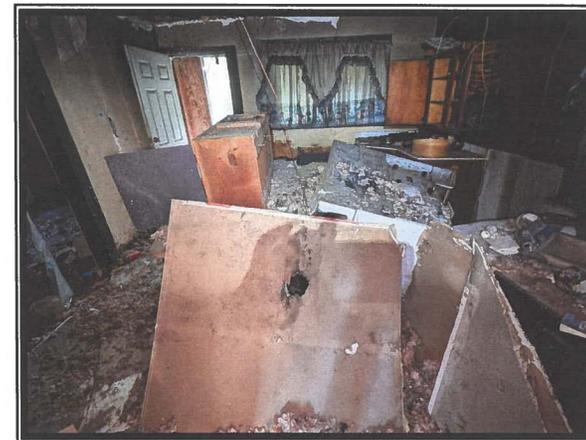


Photo #8
No Asbestos Detected in Sheetrock Systems
Associated with Ceilings or Walls

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

WEBSITE:
www.emeraldinc-us.com

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

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



Prepared for:

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

Prepared by:

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

Date of Inspection: November 12, 2024

Date of Report: December 4, 2024

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 33 S. Blanding St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25**

**SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

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



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY.....	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas.....	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 33 S. Blanding St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On November 12, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1940 for residential purposes, the single-story residential structure contains approximately 1,600 square feet of interior space and was in a dilapidated state at the time of the survey. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
- Wood Plank Exterior Walls
- Hipped, Wooden Roof Structure
 - Covered with Sheet Metal Panels
- Wood-slat Flooring Substrate
 - Tacked Carpet Coverings
 - Sheet Flooring Coverings

- Interior Walls
 - Plaster over Wood Lath (Original Walls)
 - Sheetrock with Joint Compound over Plaster
 - Sheetrock Attached to Wood Framework
- Ceiling Materials
 - Sheetrock with Joint Compound over and Dropped below Wood Slats
 - Cellulose-based Tiles Attached to Sheetrock
 - Stippled and Spray-applied Textures over Sheetrock
- No Climate-control Equipment Was Present

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of fifty (50) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (33-S-1 through 33-S-50). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, forty-six (46) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and six (6) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of window caulk, square-design sheet flooring, stylized-design sheet flooring, Room B carpet backing and padding, and Hallway carpet backing were verified as negative, via TEM analysis.

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

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

Description	Location	Category (F/NF)	Approx. SF/LF
Silver and Black-colored Roof Panel Sealant Materials	Sheet Metal Roofing Panels	Cat. I – NF – Good Condition	2,240 SF of Sheet Metal Roofing Panels
Window Glaze	Window Units	Cat. II – NF – Good Condition	576 LF
Stippled Ceiling Texture ⁽¹⁾	Ceiling in Room F	F – Good Condition	225 SF
Sheetrock with Joint Compound Ceiling and Wall System ⁽¹⁾	Ceilings and Interior Walls throughout the Structure	F – Damaged Condition	5,000 SF
Plaster Wall System ⁽¹⁾	<ul style="list-style-type: none"> - Behind Sheetrock Walls in Room Areas A, B, C, E, F, G and H - Standalone wall Surfacing in Closet Areas of Hallway E 	F – Damaged Condition	3,500 SF

Note: F - Friable

NF - Non-Friable

(1) - The Sheetrock with Joint Compound System and Plaster Wall Surfacing System are interconnected and fall within the same construction footprint within most of the structure. The Stippled Ceiling Texture in Room F is applied to an asbestos-containing sheetrock ceiling.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of November 12, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 33 S. Blanding St. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of November 12, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

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

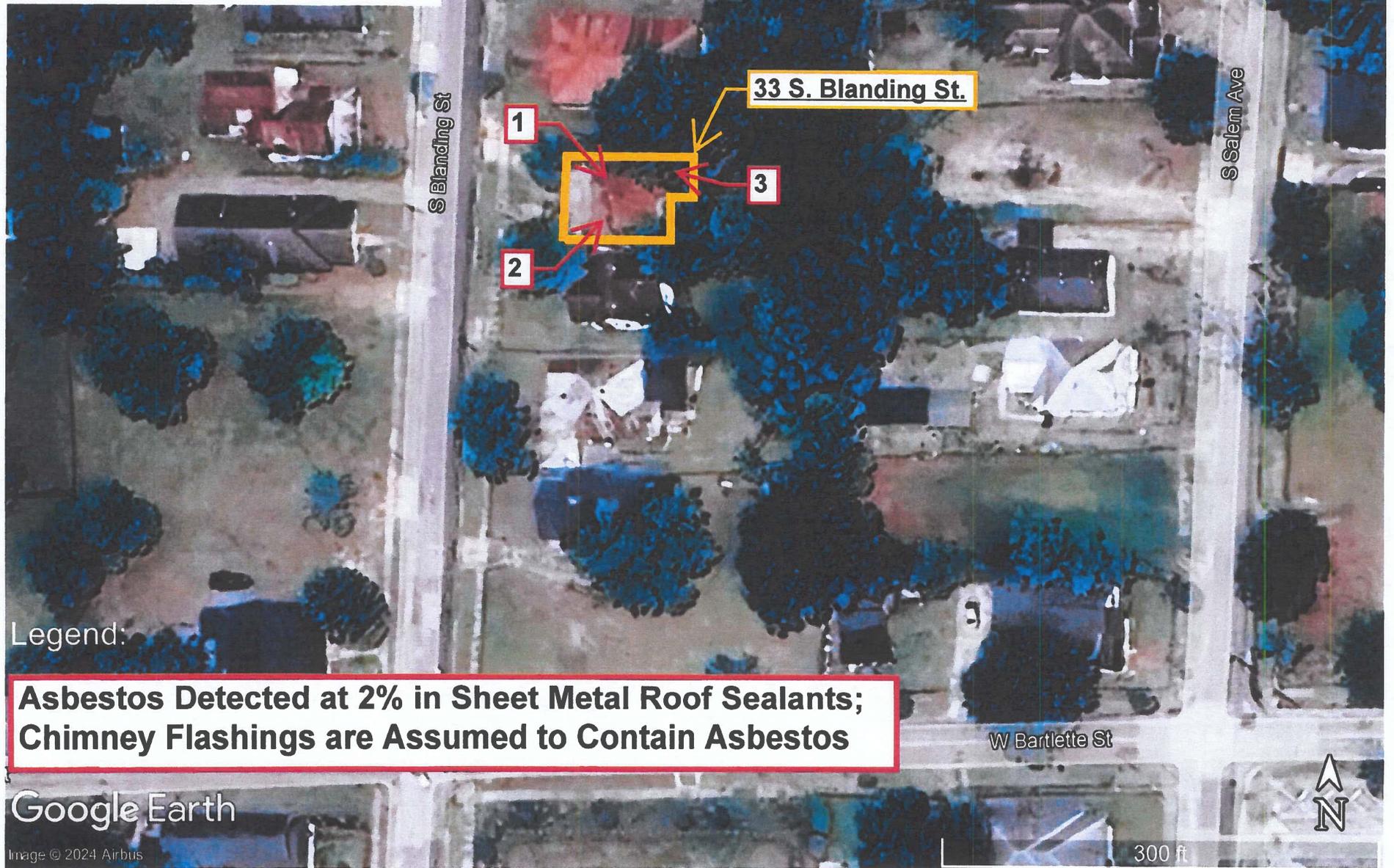
APPENDIX A

SITE PLAN

Sumter City/County Project
33 S. Blanding St.

Sumter, SC

- Site Layout
- Roof Samples' Location



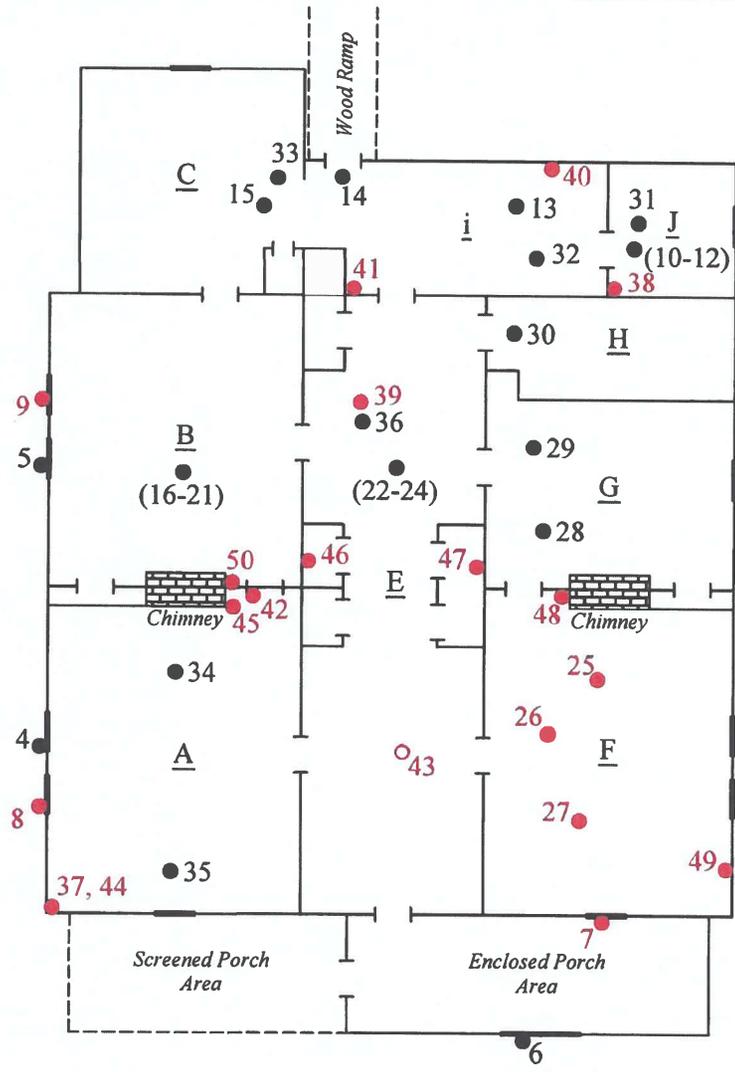
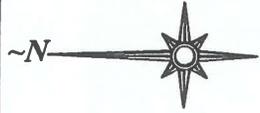
Legend:

**Asbestos Detected at 2% in Sheet Metal Roof Sealants;
Chimney Flashings are Assumed to Contain Asbestos**

Google Earth

Image © 2024 Airbus

300 ft



————— S. Blanding St. —————

Legend

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

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 33 S. Blanding St. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 11/12/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B

ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 33 S. Blanding St.
ADDRESS: 33 S. Blanding St., Sumter, S.C.

DATE: 11/12/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
33-S-1	Roof	Sheet Metal Roof Panels		Sliver and Black-colored Sheet Metal Roof Sealant System (2% Chrysotile)	G	M	NF	2,240 SF of Sheet Metal Panels	X			X			X		
33-S-2									X			X			X		
33-S-3									X			X			X		
33-S-4	Exterior	Panels of Window Units; Repairs of Missing Glaze Material		Window Glass Caulk	G	M	NF	240 LF	X			X			X		
33-S-5									X			X			X		
33-S-6									X			X			X		
33-S-7	Exterior	Panels of Window Units		Window Glaze (2% Chrysotile)	G	M	NF	576 LF	X			X			X		
33-S-8									X			X			X		
33-S-9									X			X			X		
33-S-10	First	J	Floor	Room J Yellowish Tan, Small Square-design Sheet Flooring	G	M	NF	48 SF	X			X			X		
33-S-11									X			X			X		
33-S-12									X			X			X		
33-S-13	First	i	Floor	Rooms C and I Tan and Brown, Stylized-design Sheet Flooring	G	M	NF	280 SF	X			X			X		
33-S-14		i							X			X			X		
33-S-15		C							X			X			X		
33-S-16	First	B	Floor	Backing of Room B Brownish Gold Carpet	G	M	NF	180 SF	X			X			X		
33-S-17									X			X			X		
33-S-18									X			X			X		
33-S-19	First	B	Floor	Room B Carpet Padding	G	M	NF	180 SF	X			X			X		
33-S-20									X			X			X		
33-S-21									X			X			X		

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 33 S. Blanding St.
ADDRESS: 33 S. Blanding St., Sumter, S.C.

DATE: 11/12/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
33-S-22	First	E	Floor	Backing of Room E Garnet and Black-colored Carpet	G	M	NF	120 SF	X			X			X		
33-S-23																	
33-S-24																	
33-S-25	First	F	Ceiling	Room F: Stippled Ceiling Texture (2% Chrysotile)	G	S	F	225 SF	X			X			X		
33-S-26																	
33-S-27																	
33-S-28	First	G	Ceiling	Thick-textured Ceiling Material of Rooms G and H	D	S	F	195 SF	X			X			X		
33-S-29		G															
33-S-30		H															
33-S-31	First	J	Ceiling	Light-textured Ceiling Material of Rooms C, i and J	G	S	F	320 SF	X			X			X		
33-S-32		i															
33-S-33		C															
33-S-34	First	A	Ceiling	Cellulose-based/Fiberboard Ceiling Tiles	D	M	F	700 SF	X			X			X		
33-S-35		A															
33-S-36		E															
Continued on Next Page																	

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

Type
S= Surface
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M= Miscellaneous

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

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 33 S. Blanding St.

ADDRESS: 33 S. Blanding St., Sumter, S.C.

DATE: 11/12/2024

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE												
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION						
									H	M	L	H	M	L	H	M	L				
33-S-37	First	A	Wall	Sheetrock with Joint Compound Ceiling and Wall System (2% Chrysotile)	D	S	F	5,000 SF	X				X				X				
33-S-38		J	Wall																		
33-S-39		E	Ceiling																		
33-S-40		i	Wall																		
33-S-41		i	Wall																		
33-S-42		A	Wall																		
33-S-43		E	Ceiling																		
33-S-44	First	A: Behind Sheetrock		Plaster Surfacing System (2% Chrysotile)	D	S	F	3,500 SF	X				X				X				
33-S-45		A: Behind Sheetrock																			
33-S-46		E: North Closet Wall																			
33-S-47		E: South Closet Wall																			
33-S-48		F: Wall at Chimney																			
33-S-49		F: Behind Sheetrock																			
33-S-50		B: at Chimney																			

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

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

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

EMSL Order: 022406442
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 33 S. Blanding St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/13/2024 9:30 AM
Analysis Date: 11/15/2024
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
33-S-6 022406442-0043	Window Panel Caulk	Gray/White/Green Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
33-S-12 022406442-0044	Square-design Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
33-S-15 022406442-0045	Stylized-design Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
33-S-18 022406442-0046	Room B Carpet Backing	Brown/Tan/Yellow Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
33-S-21 022406442-0047	Room B Carpet Padding	Tan/Yellow Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
33-S-24 022406442-0048	Hallway Carpet Backing	Brown/Tan/Yellow Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (6)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 11/22/2024 09:48:15



EMSL Analytical, Inc.

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

EMSL Order: 022406442
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 33 S. Blanding St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/13/2024 9:30 AM
Analysis Date: 11/14/2024
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
33-S-1 022406442-0001	Silver Roof Sealant	Black/Silver Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
33-S-2 022406442-0002	Silver Roof Sealant				Positive Stop (Not Analyzed)
33-S-4 022406442-0003	Window Panel Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
33-S-5 022406442-0004	Window Panel Caulk	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
33-S-7 022406442-0005	Window Glaze	Gray/Green Non-Fibrous Homogeneous		10% Ca Carbonate 88% Non-fibrous (Other)	2% Chrysotile
33-S-8 022406442-0006	Window Glaze				Positive Stop (Not Analyzed)
33-S-10 022406442-0007	Square-design Sheet Flooring	Gray/Tan Fibrous Homogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
33-S-11 022406442-0008	Square-design Sheet Flooring	White/Yellow/Orange Fibrous Heterogeneous	10% Cellulose 1% Glass	89% Non-fibrous (Other)	None Detected
33-S-13 022406442-0009	Stylized-design Sheet Flooring	Gray Fibrous Heterogeneous	20% Cellulose <1% Glass	80% Non-fibrous (Other)	None Detected
33-S-14 022406442-0010	Stylized-design Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
33-S-16 022406442-0011	Room B Carpet Backing	Yellow Fibrous Homogeneous	95% Synthetic	5% Non-fibrous (Other)	None Detected
33-S-17 022406442-0012	Room B Carpet Backing	Brown/Tan/Yellow Fibrous Heterogeneous	95% Cellulose 1% Synthetic	4% Non-fibrous (Other)	None Detected
33-S-19 022406442-0013	Room B Carpet Padding	Yellow Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
33-S-20 022406442-0014	Room B Carpet Padding	Yellow Non-Fibrous Homogeneous	<1% Cellulose 1% Synthetic	99% Non-fibrous (Other)	None Detected
33-S-22 022406442-0015	Hallway Carpet Backing	Red/Black Fibrous Homogeneous	85% Synthetic	15% Non-fibrous (Other)	None Detected
33-S-23 022406442-0016	Hallway Carpet Backing	Brown/Tan/Yellow Fibrous Heterogeneous	95% Cellulose 1% Synthetic	4% Non-fibrous (Other)	None Detected

Initial report from: 11/18/2024 08:54:45



EMSL Analytical, Inc.

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

EMSL Order: 022406442
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
33-S-25 <i>022406442-0017</i>	Stippled Ceiling Material	Tan Non-Fibrous Homogeneous		30% Ca Carbonate 68% Non-fibrous (Other)	2% Chrysotile
33-S-26 <i>022406442-0018</i>	Stippled Ceiling Material				Positive Stop (Not Analyzed)
33-S-27 <i>022406442-0019</i>	Stippled Ceiling Material				Positive Stop (Not Analyzed)
33-S-28 <i>022406442-0020</i>	Thick-textured Ceiling Material	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
33-S-29 <i>022406442-0021</i>	Thick-textured Ceiling Material	White Non-Fibrous Heterogeneous		30% Ca Carbonate 20% Perlite 50% Non-fibrous (Other)	None Detected
33-S-30 <i>022406442-0022</i>	Thick-textured Ceiling Material	Gray/White/Beige Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 10% Mica 60% Non-fibrous (Other)	None Detected
33-S-31 <i>022406442-0023</i>	Thin-textured Ceiling Material	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
33-S-32 <i>022406442-0024</i>	Thin-textured Ceiling Material	White Non-Fibrous Heterogeneous		30% Ca Carbonate 10% Mica 60% Non-fibrous (Other)	None Detected
33-S-33 <i>022406442-0025</i>	Thin-textured Ceiling Material	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 10% Perlite 60% Non-fibrous (Other)	None Detected
33-S-34 <i>022406442-0026</i>	Fiberboard Ceiling Tiles	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
33-S-35 <i>022406442-0027</i>	Fiberboard Ceiling Tiles	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
33-S-36 <i>022406442-0028</i>	Fiberboard Ceiling Tiles	Brown/Gray/Tan Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
33-S-37-Joint Compound <i>022406442-0029</i>	Sheetrock w/ Joint Compound System	Tan Non-Fibrous Homogeneous		30% Ca Carbonate 68% Non-fibrous (Other)	2% Chrysotile
33-S-37-Caulk <i>022406442-0029A</i>	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
33-S-37-Sheetrock <i>022406442-0029B</i>	Sheetrock w/ Joint Compound System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
33-S-38-Joint Compound <i>022406442-0030</i>	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
33-S-38-Tape <i>022406442-0030A</i>	Sheetrock w/ Joint Compound System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
33-S-38-Sheetrock <i>022406442-0030B</i>	Sheetrock w/ Joint Compound System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 11/18/2024 08:54:45



EMSL Analytical, Inc.

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

EMSL Order: 022406442
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
33-S-39-Joint Compound	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
022406442-0031					
33-S-39-Sheetrock	Sheetrock w/ Joint Compound System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
022406442-0031A					
33-S-40-Joint Compound	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
022406442-0032					
33-S-40-Tape	Sheetrock w/ Joint Compound System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
022406442-0032A					
33-S-40-Sheetrock	Sheetrock w/ Joint Compound System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
022406442-0032B					
33-S-41-Texture	Sheetrock w/ Joint Compound System	White/Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
022406442-0033					
33-S-41-Sheetrock	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
022406442-0033A					
33-S-42-Joint Compound	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
022406442-0034					
33-S-42-Tape	Sheetrock w/ Joint Compound System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
022406442-0034A					
33-S-42-Sheetrock	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
022406442-0034B					
33-S-43-Texture	Sheetrock w/ Joint Compound System	White/Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
022406442-0035					
33-S-43-Sheetrock	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
022406442-0035A					
33-S-44-Skim Coat	Plaster System	Tan/White Fibrous Heterogeneous		20% Ca Carbonate 78% Non-fibrous (Other)	2% Chrysotile
022406442-0036					
33-S-44-Rough Coat	Plaster System	Tan Non-Fibrous Heterogeneous		35% Quartz 5% Ca Carbonate 60% Non-fibrous (Other)	None Detected
022406442-0036A					
33-S-45-Skim Coat	Plaster System				Positive Stop (Not Analyzed)
022406442-0037					
33-S-45-Rough Coat	Plaster System	Tan Non-Fibrous Heterogeneous	<1% Cellulose	35% Quartz 5% Ca Carbonate 60% Non-fibrous (Other)	None Detected
022406442-0037A					
33-S-46-Skim Coat	Plaster System				Positive Stop (Not Analyzed)
022406442-0038					
33-S-46-Rough Coat	Plaster System	Tan Non-Fibrous Heterogeneous	<1% Cellulose	35% Quartz 5% Ca Carbonate 60% Non-fibrous (Other)	None Detected
022406442-0038A					

Initial report from: 11/18/2024 08:54:45



EMSL Analytical, Inc.

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

EMSL Order: 022406442
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
33-S-47-Skim Coat	Plaster System				Positive Stop (Not Analyzed)
<i>022406442-0039</i>					
33-S-47-Rough Coat	Plaster System	Tan Non-Fibrous Heterogeneous	<1% Cellulose	35% Quartz 5% Ca Carbonate 60% Non-fibrous (Other)	None Detected
<i>022406442-0039A</i>					
33-S-48-Skim Coat	Plaster System				Positive Stop (Not Analyzed)
<i>022406442-0040</i>					
33-S-48-Rough Coat	Plaster System	Gray/Tan/Beige Non-Fibrous Heterogeneous	<1% Cellulose	45% Quartz 10% Ca Carbonate 45% Non-fibrous (Other)	None Detected
<i>022406442-0040A</i>					
33-S-49	Plaster System	Gray/Tan/Beige Non-Fibrous Heterogeneous	<1% Cellulose	45% Quartz 10% Ca Carbonate 45% Non-fibrous (Other)	None Detected
<i>022406442-0041</i> <i>No Skim Coat Present.</i>					
33-S-50-Skim Coat	Plaster System				Positive Stop (Not Analyzed)
<i>022406442-0042</i>					
33-S-50-Rough Coat	Plaster System	Gray/Tan/Beige Non-Fibrous Heterogeneous	<1% Cellulose	45% Quartz 10% Ca Carbonate 45% Non-fibrous (Other)	None Detected
<i>022406442-0042A</i>					

Analyst(s)

Cameron Evans (28)
Scott Combs (18)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 11/18/2024 08:54:45



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS DIVISION

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only)

022406442

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project. 33 S Blanding St		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour
<input type="checkbox"/> 72 Hour	<input checked="" type="checkbox"/> 96 Hour	<input type="checkbox"/> 1 Week	<input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. **There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Pages		11/12/2024
Client Sample # (s): 33-S-1 thru 33-S-50		Total # of Samples: 50	
Relinquished (Client): <i>Dalton Reames</i>	Date: 11/12/2024	Time: 1600	
Received (Lab): <i>Jenswient</i>	Date: 11/13/24	Time: 9:30	
Comments/Special Instructions: <small>Note: Sumter County Project</small>			

2 EPA 7108 7527

7285

6442



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

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

Client Sample # (s) 33-S-1 thru 33-S-50 Total Samples #: 50
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

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

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
33-S-1	Silver Roof Sealant	
33-S-2	"	
33-S-3	"	
33-S-4	Window Pane Caulk	
33-S-5	"	
33-S-6	"	
33-S-7	Window Glaze	
33-S-8	"	
33-S-9	"	
33-S-10	Square-design Sheet Flooring	
33-S-11	"	
33-S-12	"	
33-S-13	Stylized-design Sheet Flooring	
33-S-14	"	
33-S-15	"	
33-S-16	Room B Carpet Backing	
33-S-17	"	
33-S-18	"	
33-S-19	Room B Carpet Padding	
33-S-20	"	
33-S-21	"	
33-S-22	Hallway Carpet Backing	
33-S-23	"	
33-S-24	"	
33-S-25	Stippled Ceiling Material	
33-S-26	"	
33-S-27	"	
33-S-28	Thick-textured Ceiling Material	
33-S-29	"	
33-S-30	"	
33-S-31	Thin-textured Ceiling Material	
33-S-32	"	
33-S-33	"	
33-S-34	Fiberboard Ceiling Tiles	
33-S-35	"	
33-S-36	"	
33-S-37	Sheetrock w/ Joint Compound System	
33-S-38	"	
33-S-39	"	
33-S-40	"	} Sample All Layers
33-S-41	"	
33-S-42	"	
33-S-43	"	

2 of 3

APPENDIX D

BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP	ASB-32201
CONSULTBI	BI-01497
SUPERAHERA	SA-00715

Expiration Date:
09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200

Expiration Date:
11/05/25
11/03/25
08/07/25

APPENDIX E
SITE PHOTOGRAPHS

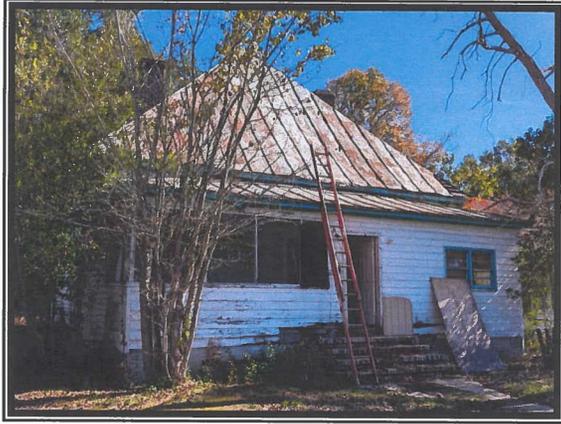


Photo #1
View Depicting the Front of the Residential
Structure

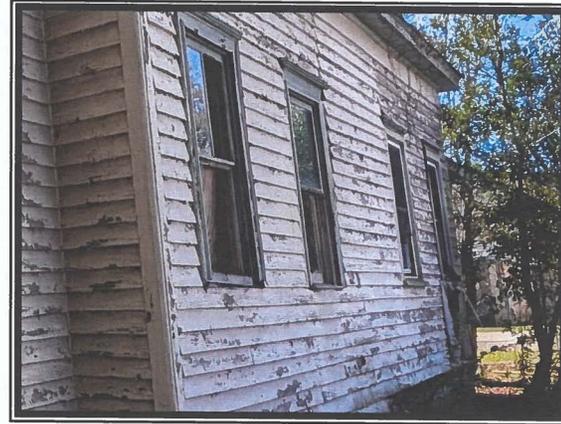


Photo #2
Asbestos Detected at 2% in Window Glaze
Material

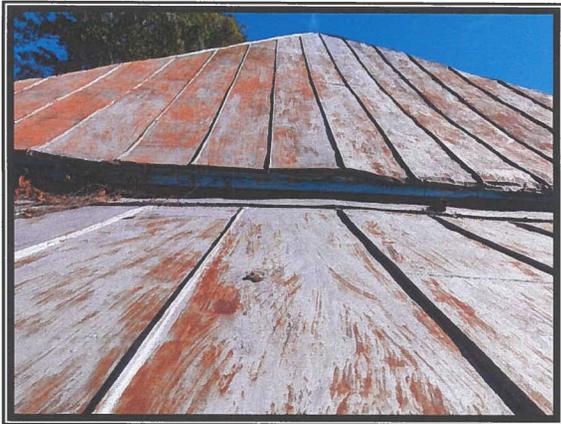


Photo #3
Asbestos Detected at 2% in Silver Sealant
Associated with Sheet Metal Roof Panels

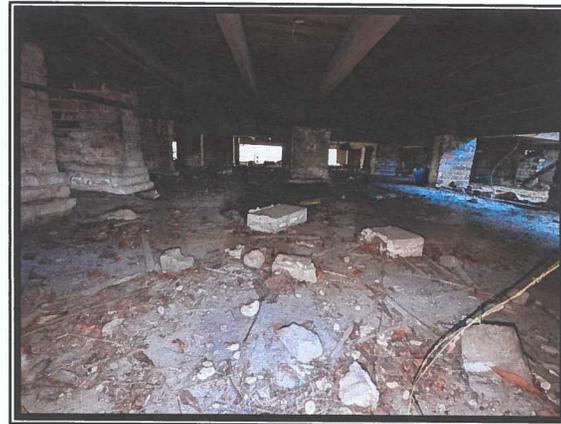


Photo #4
No Suspect Materials Observed in Crawl Space

Sumter City/County Project: 33 S. Blanding St.

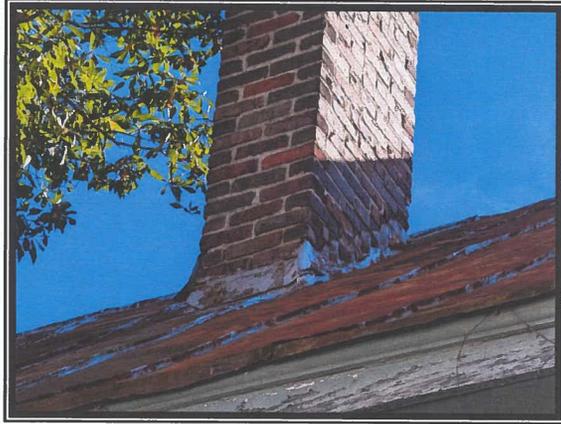


Photo #5
Chimney Flashing Material is Assumed to Contain Asbestos

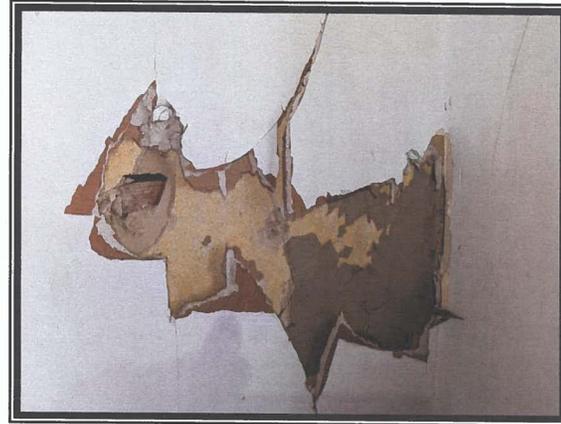


Photo #6
Asbestos-containing Sheetrock Wall over Asbestos-containing Plaster System



Photo #7
Fiberboard Ceiling Tiles attached to Asbestos-containing Sheetrock Ceiling System

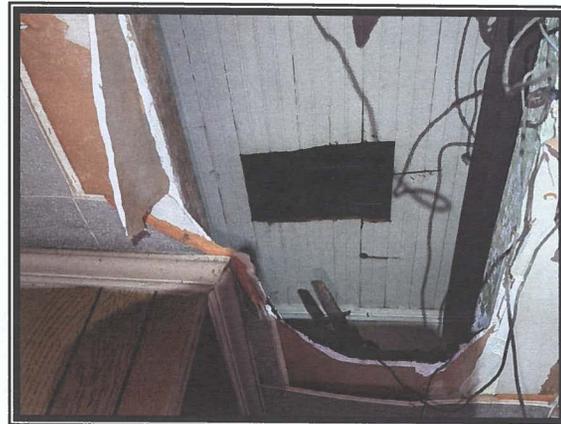


Photo #8
Original Wood-slat Ceiling above Asbestos-containing Sheetrock Ceiling

Sumter City/County Project: 33 S. Blanding St.



Photo #9
Asbestos-containing Stippled Ceiling
Material in Room F

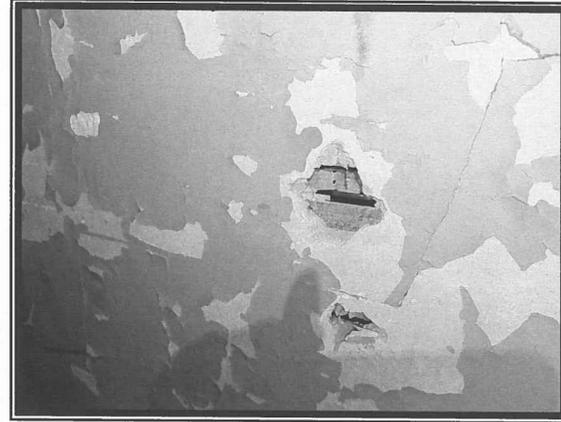


Photo #10
Asbestos-containing Plaster Wall over Wood
Lath in Closet of Area (Hall) E



Photo #11
No Asbestos Detected in Any Carpet-related
Materials



Photo #12
No Asbestos Detected in Any Resilient Sheet
Flooring Layers

Sumter City/County Project: 33 S. Blanding St.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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



Prepared for:

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

Prepared by:

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

**Date of Inspection: November 11, 2024
Date of Report: December 2, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building and associated storage structure located at 106 G St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/05/25

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25

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



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 106 G St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On November 11, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1942 for residential purposes, the single-story residential structure contains approximately 490 square feet of interior space and was in a dilapidated state at the time of the survey. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
- Cellulose-based Panels over Wood Slat Exterior Walls
- Wooden A-framed Roof Structure
 - Covered with Sheet Metal Panels
- Slanted Wooden Roof Section over Restroom
 - Covered with Rolled Shingles and Associated Felt
- Uncovered Hardwood Flooring
- Interior Walls have Wood Paneling, Wood Slats and Cellulose-based Panels

- Wooden Ceiling Joists Covered with Wood Slats and Fiberboard Panels
- No Climate-control Equipment Was Present
- Standalone Storage Shed Constructed of Wood with Shingled A-frame Roof

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-four (24) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (106G-1 through 106G-24). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, seventeen (17) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of residential structure rolled shingles and associated felt, window glaze⁽¹⁾ and shed roof shingles were verified as negative, via TEM analysis.

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

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

Description	Location	Category (F/NF)	Approx. SF/LF
Silver Roof Panel Sealant and Tar-based Roof Panel Sealant	Sheet Metal Roofing Panels	Cat. I – NF – Good Condition	637 SF of Sheet Metal Roofing Panels
Chimney Base and Roof Ridge Sealant Material	Roof Penetration of Two Chimney Structures and Roof Ridge of Residential Building	Cat. I – NF – Good Condition	55 LF

Note: F - Friable
 NF - Non-Friable
 (1) - Asbestos detected at <1%, via PLM Analysis, in one sample of window glaze; however, the material was verified as negative, via TEM Analysis.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of November 11, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 106 G St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of November 11, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

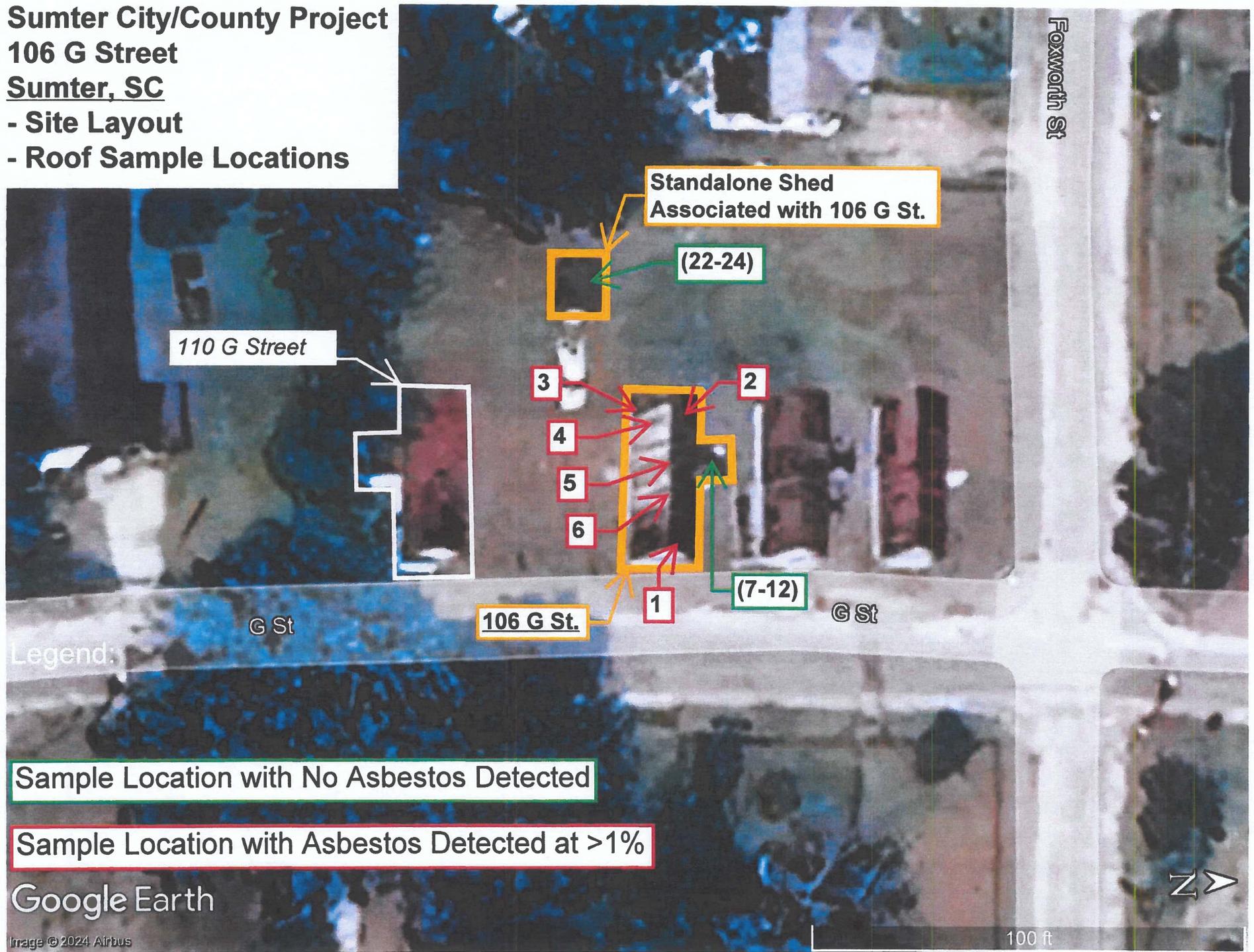
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

Sumter City/County Project
106 G Street
Sumter, SC

- Site Layout
- Roof Sample Locations



Standalone Shed
Associated with 106 G St.

(22-24)

110 G Street

3

2

4

5

6

(7-12)

1

106 G St.

G St

G St

Foxworth St

Legend:

Sample Location with No Asbestos Detected

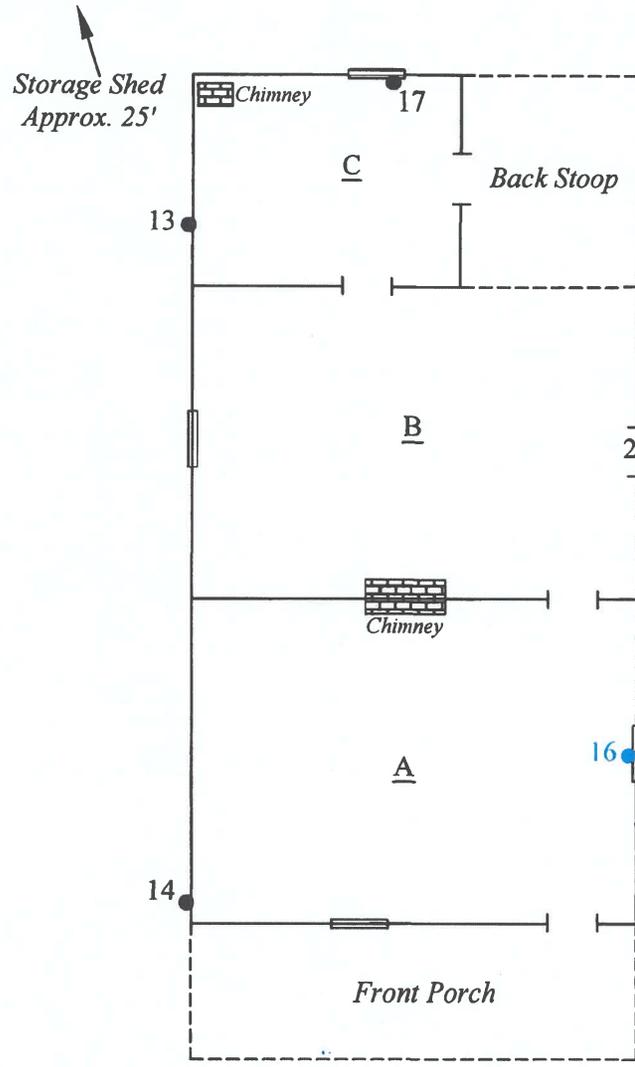
Sample Location with Asbestos Detected at >1%

Google Earth

Image © 2024 Airbus

100 ft





————— G Street —————

Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location with Asbestos Detected at <1%, via PLM Analysis; however Material Verified as Negative, via TEM Analysis

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 106 G Street Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 11/11/2024</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter County Project: 106 G Street
ADDRESS: 106 G St., Sumter, S.C.

DATE: 11/11/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
106G-1	Sheet Metal Roof	Sheet Metal Panels		Silver and Tar-based Roof Sealant Layers <i>(5% Chrysotile Detected in Both)</i>	G	M	NF	637 SF of Sheet Metal Panels	X			X			X		
106G-2																	
106G-3																	
106G-4	Sheet Metal Roof	West Rear Chimney		Chimney Base and Roof Ridge Sealant <i>(8% Chrysotile)</i>	G	M	NF	55 LF	X			X			X		
106G-5		Central Chimney															
106G-6		Roof Ridge															
106G-7	Roof of North Addition (Restroom)			Gray-colored Rolled Roof Shingles	G	M	NF	50 SF	X			X			X		
106G-8																	
106G-9																	
106G-10	Roof of North Addition (Restroom)			Roofing Felt	G	M	NF	50 SF	X			X			X		
106G-11																	
106G-12																	
106G-13	Exterior Siding	W. End of S. Wall		Cellulose-based Exterior Siding	G	M	F	860 SF	X			X			X		
106G-14		E. End of S. Wall															
106G-15		North Wall															
106G-16	Window Units			Window Glaze	G	M	NF	5 Units or 240 LF	X			X			X		
106G-17																	
106G-18																	
106G-19	First	D	Wall	Fiberboard Ceiling and Wall Panels of Room D	G	M	F	228 SF	X			X			X		
106G-20			Ceiling														
106G-21			Wall														

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022406413
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 106 G Street (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/12/2024 9:15 AM
Analysis Date: 11/15/2024
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
106G-9 022406413-0019	Rolled Roof Shingle	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
106G-12 022406413-0020	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
106G-18 022406413-0021	Window Glaze	White/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
106G-24 022406413-0022	Storage Shed Roof Shingle	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (4)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 11/21/2024 08:34:21



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
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EMSL Order: 022406413
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 106 G Street (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/12/2024 9:15 AM
Analysis Date: 11/13/2024
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
106G-1-Silver Paint <small>022406413-0001</small>	Roof Panels' Sealants	Silver Fibrous Homogeneous	1% Cellulose	94% Non-fibrous (Other)	5% Chrysotile
106G-1-Tar <small>022406413-0001A</small>	Roof Panels' Sealants	Black Fibrous Homogeneous	1% Cellulose	94% Non-fibrous (Other)	5% Chrysotile
106G-2 <small>022406413-0002</small>	Roof Panels' Sealants				Positive Stop (Not Analyzed)
106G-4 <small>022406413-0003</small>	Chimney & Ridge Sealant	Gray/Black/Rust Fibrous Heterogeneous	2% Cellulose	90% Non-fibrous (Other)	8% Chrysotile
106G-5 <small>022406413-0004</small>	Chimney & Ridge Sealant				Positive Stop (Not Analyzed)
106G-7 <small>022406413-0005</small>	Rolled Roof Shingle	Gray/Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
106G-8 <small>022406413-0006</small>	Rolled Roof Shingle	Gray/Black Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
106G-10 <small>022406413-0007</small>	Roofing Felt	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
106G-11 <small>022406413-0008</small>	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
106G-13 <small>022406413-0009</small>	Exterior Wall Siding	Brown/Gray Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
106G-14 <small>022406413-0010</small>	Exterior Wall Siding	Brown/Gray Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
106G-15 <small>022406413-0011</small>	Exterior Wall Siding	Brown/Gray Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
106G-16 <small>022406413-0012</small>	Window Glaze	Tan/White/Black Non-Fibrous Heterogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	<1% Chrysotile
106G-17 <small>022406413-0013</small>	Window Glaze	Gray/Tan/White Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
106G-19 <small>022406413-0014</small>	Addition Room Fiberboard Panel	Brown/Gray/Black Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
106G-20 <small>022406413-0015</small>	Addition Room Fiberboard Panel	Brown/Gray/Black Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected

Initial report from: 11/15/2024 10:20:53



EMSL Analytical, Inc.

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EMSL Order: 022406413
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
106G-21 <i>022406413-0018</i>	Addition Room Fiberboard Panel	Brown/Gray/Black Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
106G-22 <i>022406413-0017</i>	Storage Shed Roof Shingle	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
106G-23 <i>022406413-0018</i>	Storage Shed Roof Shingle	Gray/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected

Analyst(s)

Nicole MacDowell (6)
Scott Combs (11)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 11/15/2024 10:20:53



EMSL ANALYTICAL INC.
LABORATORY PRODUCTS TRAINING

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

022406413

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 106 G Street		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - if Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. **There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
		Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		11/11/2024
Client Sample # (s): 106G-1 thru 106G-24		Total # of Samples: 24	
Relinquished (Client): <i>[Signature]</i>	Date: 11/11/2024	Time: 1545	
Received (Lab): <i>[Signature]</i>	Date: 11/20/24	Time: 9:15	
Comments/Special Instructions: Note: Sumter County Project			

2024 2948 7527 7399

18

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP ASB-32201
CONSULTBI BI-01497
SUPERAHERA SA-00715

Expiration Date:

09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRSAMPLER AS-00287
CONSULTBI BI-00945
CONSULTPD PD-00200

Expiration Date:
11/05/25
11/03/25
08/07/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting the Residential Structure at
106 G Street

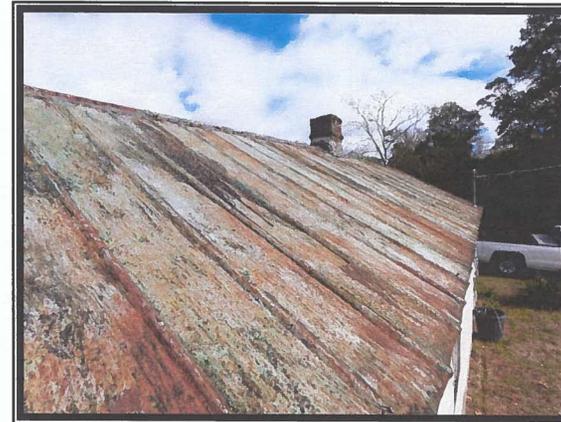


Photo #2
Asbestos Detected at >1% in Silver and Tar-
based Sealants on Sheet Metal Panels

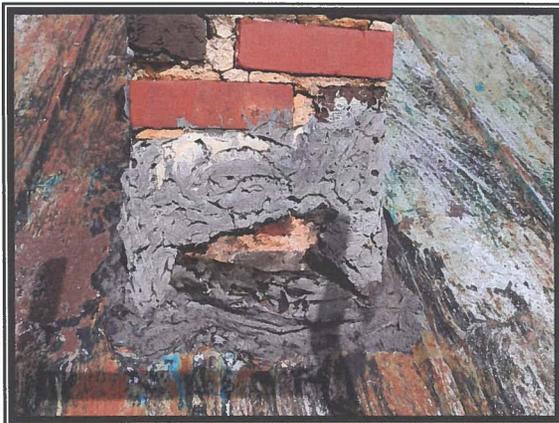


Photo #3
Asbestos Detected at >1% in Chimney and
Roof Ridge Sealant Material



Photo #4
No Asbestos Detected in Roof Shingle Rolls or
Associated Felt Paper

Sumter City/County Project: 106 G Street, Sumter, S.C.

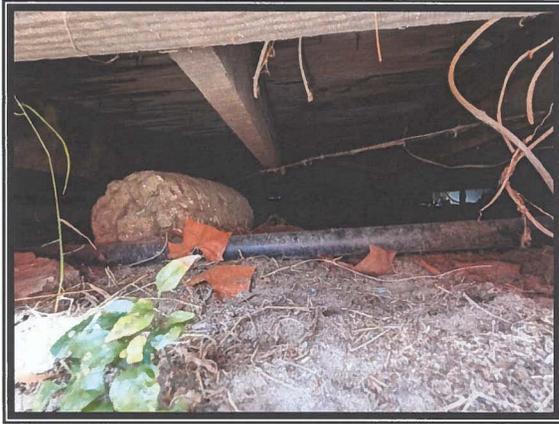


Photo #5
No Suspect Materials Observed in Crawl Space



Photo #6
No Asbestos Detected in Cellulose-based
Exterior Siding Material

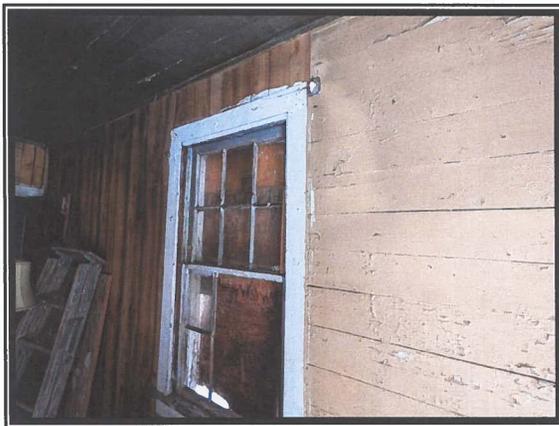


Photo #7
View Depicting Wood Paneling over Wood Slat
Interior Walls

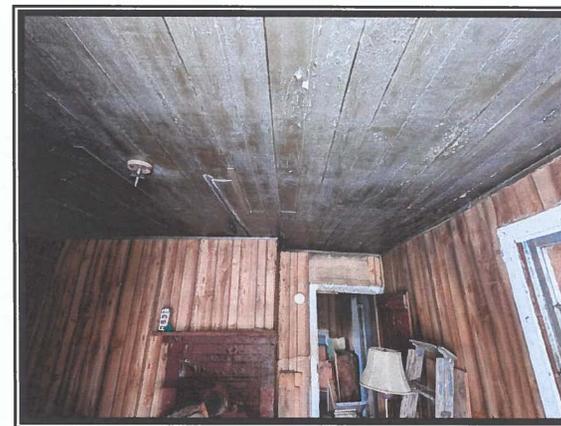


Photo #8
View Depicting uncovered Wood Slat Ceilings

Sumter City/County Project: 106 G Street, Sumter, S.C.



Photo #9
View Depicting uncovered Wood Slat Flooring



Photo #10
No Asbestos Detected in Cellulose-based
Ceiling and Wall Panels in Room D



Photo #11
View Depicting Wooden, Standalone Storage
Shed Staged in Backyard of Property



Photo #12
No Asbestos Detected in Roof Shingles of
Storage Shed

Sumter City/County Project: 106 G Street, Sumter, S.C.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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



Prepared for:

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

Prepared by:

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

**Date of Inspection: November 11, 2024
Date of Report: November 27, 2024**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 110 G St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25

SC Licensed AHERA Supervisor
License Number SA-01252
Expiration Date: 11/05/25

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25

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



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 110 G St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On November 11, 2024, Emerald, Inc. conducted an Asbestos Survey on the building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1942 for residential purposes, the single-story residential structure contains approximately 490 square feet of interior space and was in a dilapidated state, at the time of the survey. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
- Vinyl Cladding Covers Wood Slat Exterior Walls
- Wooden A-framed Roof Structure
 - Covered with Sheet Metal Panels
- Slanted Wooden Roof Section over Restroom
 - Covered with Shingles and Associated Felt
- Uncovered Hardwood Flooring
 - Rolled-up Carpeting Staged on Floor

- Wood Paneling, Wood Slats and Cellulose-based Panels cover Wood-framed Interior Walls
- Wooden Ceiling Joists Covered with Sheetrock, Fiberboard Panels and Wood Slats
- No Climate-control Equipment Was Present

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty (30) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (110G-1 through 110G-30). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty-six (26) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

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

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

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

Description	Location	Category (F/NF)	Approx. SF/LF
Silver Roof Panel Sealant, Tar-based Roof Panel Sealant and Tar-based Sheet Metal Seam Sealant	Sheet Metal Roofing Panels	Cat. I – NF – Good Condition	560 SF of Sheet Metal Roofing Panels
Window Glaze	Window Units	Cat. II – NF – Good Condition	240 LF

Note: F - Friable
 NF - Non-Friable
 (1) - Asbestos Detected in Silicon-based Roof Caulk at <0.42%
 (2) - Asbestos Detected in Roofing Felt Paper at <0.1%

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of November 11, 2024, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 110 G St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of November 11, 2024. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

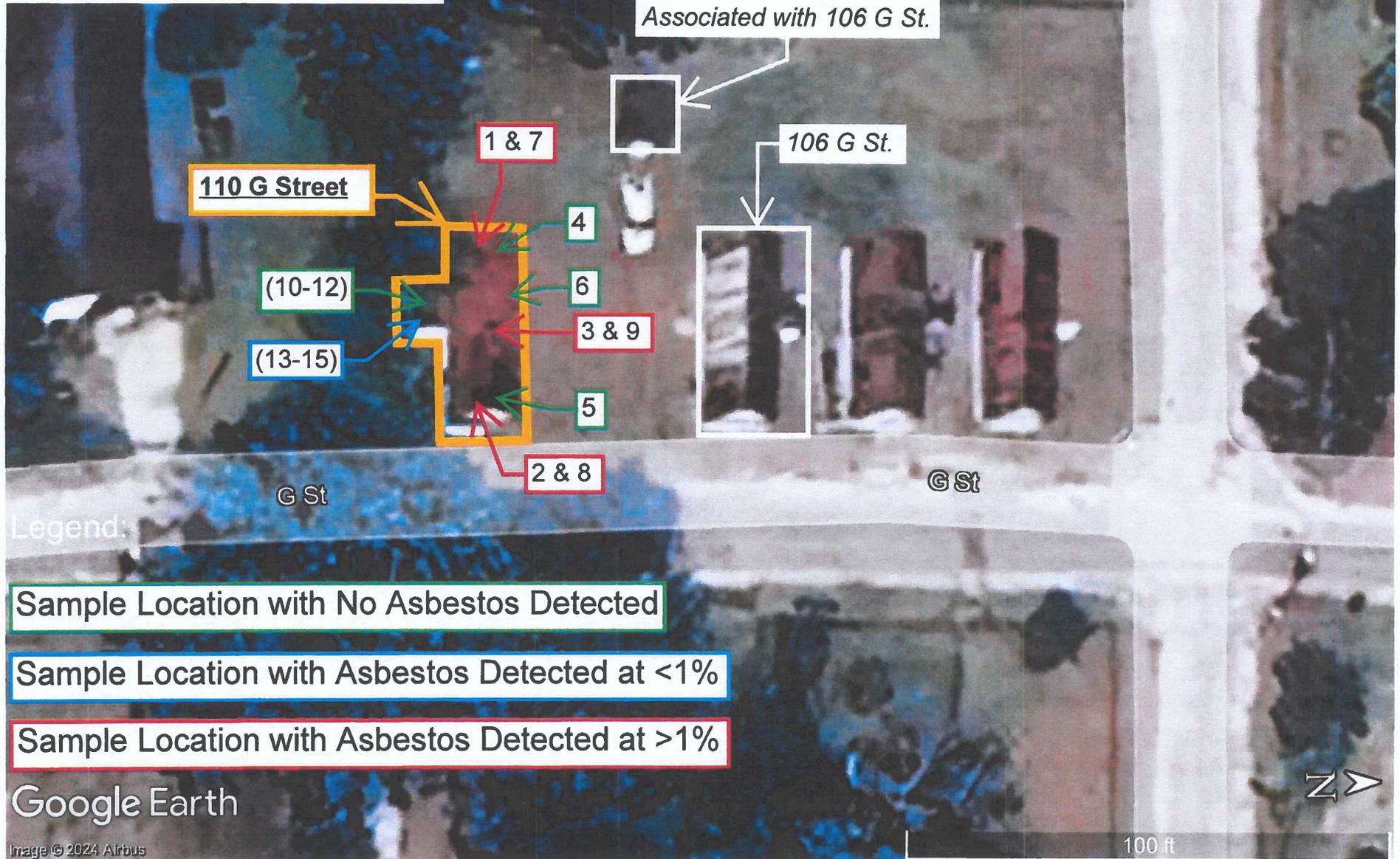
7.0 APPENDICES

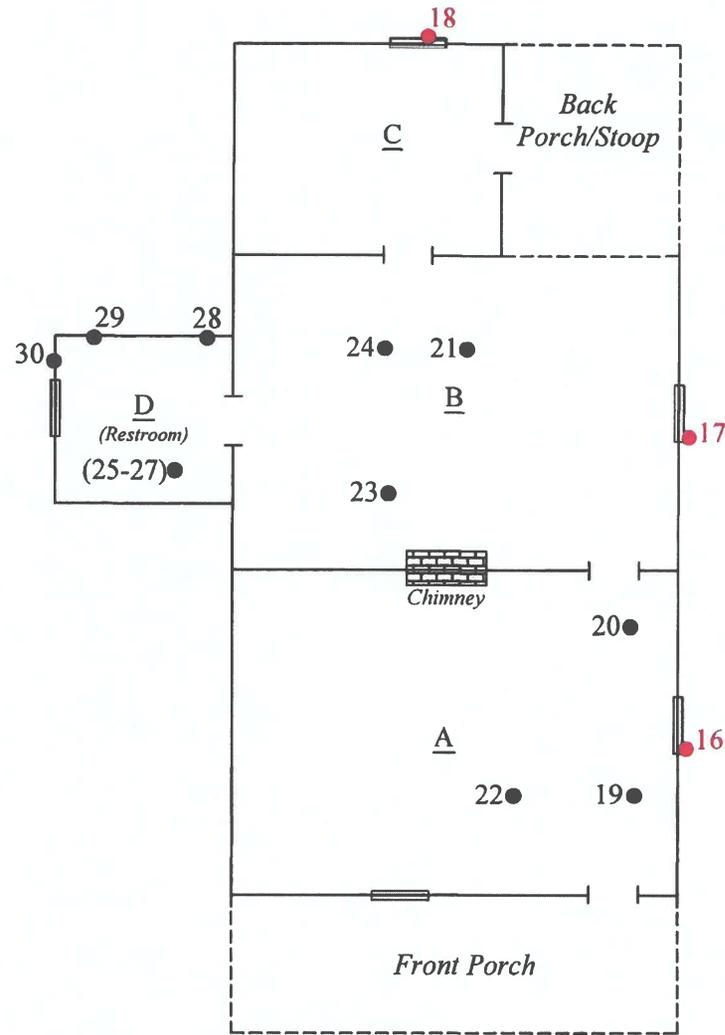
- APPENDIX A. Site Plan
- APPENDIX B. Asbestos Sample Log
- APPENDIX C. Chain of Custody & Analytical Results
- APPENDIX D. Building Inspector Licenses
- APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

Sumter City/County Project
110 G Street
Sumter, SC
- Site Layout
- Roof Sample Locations





Legend

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

Not to Scale

PROJECT: Dilapidated Residential Bldg. 110 G Street Sumter, SC	SHEET TITLE: Floor Plan Sample Locations	DATE: 11/11/2024	EMERALD, INC. Sumter, SC
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter County Project: 110 G Street
ADDRESS: 110 G St., Sumter, S.C.

DATE: 11/11/2024
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
110G-1	Surface of Sheet Metal Roof Panels			Silver and Tar-based Roof Sealants <i>(3% & 5% Chrysotile)</i>	G	M	NF	560 SF of Sheet Metal Panels	X			X			X		
110G-2																	
110G-3																	
110G-4	Seams of Sheet Metal Roof Panels			Silicone-based Roof Panels' Seam Sealant <i>(<0.42% Chrysotile)</i>	G	M	NF	560 SF of Sheet Metal Panels	X			X			X		
110G-5																	
110G-6																	
110G-7	Seams of Sheet Metal Roof Panels			Black, Tar-based Roof Panels' Seam Sealant <i>(8% Chrysotile)</i>	G	M	NF	560 SF of Sheet Metal Panels	X			X			X		
110G-8																	
110G-9																	
110G-10	Slanted Roof above Restroom Area			Charcoal-colored Roof Shingles	G	M	NF	90 SF	X			X			X		
110G-11																	
110G-12																	
110G-13	Slanted Roof above Restroom Area			Roofing Felt Paper <i>(<0.1% Chrysotile)</i>	G	M	NF	90 SF	X			X			X		
110G-14																	
110G-15																	
110G-16	Window Units			Window Glaze <i>(2% Chrysotile)</i>	G	M	NF	240 LF	X			X			X		
110G-17																	
110G-18																	
110G-19	First	A	Rolled-up Carpet Sections	Backing of Tan-colored, Rolled-up Carpet Sections	G	M	NF	325 SF	X			X			X		
110G-20		A															
110G-21		B															

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022406412
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 110 G Street (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/12/2024 9:15 AM
Analysis Date: 11/15/2024
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
110G-6 022406412-0024	Silicone-based Roof	Black/Clear Non-Fibrous Heterogeneous	100.0 Other	None	<0.42% Chrysotile
110G-12 022406412-0025	Roof Shingles	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
110G-15 022406412-0026	Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	<0.1% Chrysotile
110G-21 022406412-0027	Carpet Backing	White/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)
Stephen Bennett (4)


Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 11/20/2024 14:39:13



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
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EMSL Order: 022406412
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 110 G Street (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 11/12/2024 9:15 AM
Analysis Date: 11/13/2024 - 11/14/2024
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
110G-1-Silver Paint <small>022406412-0001</small>	Roof Panels' Sealants	Brown/Silver/Green Non-Fibrous Homogeneous	<1% Cellulose	97% Non-fibrous (Other)	3% Chrysotile
110G-1-Tar <small>022406412-0001A</small>	Roof Panels' Sealants	Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
110G-2 <small>022406412-0002</small>	Roof Panels' Sealants				Positive Stop (Not Analyzed)
110G-4 <small>022406412-0003</small>	Silicone-based Roof Caulk	Brown/Black/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
110G-5 <small>022406412-0004</small>	Silicone-based Roof Caulk	Gray/Black/Rust Non-Fibrous Heterogeneous	<1% Cellulose	100% Non-fibrous (Other)	<1% Chrysotile
110G-7 <small>022406412-0005</small> <i>No layers present</i>	Tar-based Roof Sealant	Black Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
110G-8 <small>022406412-0006</small>	Tar-based Roof Sealant				Positive Stop (Not Analyzed)
110G-10 <small>022406412-0007</small>	Roof Shingles	Gray/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
110G-11 <small>022406412-0008</small>	Roof Shingles	Gray/White/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
110G-13 <small>022406412-0009</small>	Roof Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
110G-14 <small>022406412-0010</small>	Roof Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
110G-16 <small>022406412-0011</small>	Window Glaze	Gray/White Non-Fibrous Homogeneous	<1% Cellulose 2% Fibrous (Other)	10% Ca Carbonate 86% Non-fibrous (Other)	2% Chrysotile
110G-17 <small>022406412-0012</small>	Window Glaze				Positive Stop (Not Analyzed)
110G-19 <small>022406412-0013</small>	Carpet Backing	Beige/Clear Fibrous Homogeneous	90% Synthetic	10% Non-fibrous (Other)	None Detected
110G-20 <small>022406412-0014</small>	Carpet Backing	White/Beige/Clear Fibrous Heterogeneous	<1% Cellulose 90% Synthetic	10% Non-fibrous (Other)	None Detected

Initial report from: 11/15/2024 10:19:59



EMSL Analytical, Inc.

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

EMSL Order: 022406412
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
110G-22-Joint Compound	Sheetrock Ceiling System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
022406412-0015					
110G-22-Sheetrock	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
022406412-0015A					
110G-23-Joint Compound	Sheetrock Ceiling System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
022406412-0016					
110G-23-Tape	Sheetrock Ceiling System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
022406412-0016A					
110G-23-Sheetrock	Sheetrock Ceiling System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
022406412-0016B					
110G-24-Joint Compound	Sheetrock Ceiling System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
022406412-0017					
110G-24-Tape	Sheetrock Ceiling System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
022406412-0017A					
110G-24-Sheetrock	Sheetrock Ceiling System	White Non-Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
022406412-0017B					
110G-25	Textured Panels' Surface	Brown/Blue Fibrous Heterogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
022406412-0018					
110G-26	Textured Panels' Surface	Brown/Blue Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
022406412-0019					
110G-27	Textured Panels' Surface	Brown/White Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
022406412-0020					
110G-28	Addition Room Panels	Brown/White/Green Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
022406412-0021					
110G-29	Addition Room Panels	Brown/White/Green Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
022406412-0022					
110G-30	Addition Room Panels	Brown/White Fibrous Heterogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
022406412-0023					

Initial report from: 11/15/2024 10:19:59



EMSL Analytical, Inc.

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Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022406412
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Analyst(s)

Nicole MacDowell (17)
Scott Combs (9)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 11/15/2024 10:19:59



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

002406412

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 110 G Street		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: s.c.		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>
---	--	--

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames Samplers Signature: *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		11/11/2024

Client Sample # (s): 110G-1 thru 110G-30	Total # of Samples: 30
Relinquished (Client): <i>Dalton Reames</i> Date: 11/11/2024 Time: 1545	
Received (Lab): <i>Jen Sweet</i> Date: 11-22-24 Time: 9:15	
Comments/Special Instructions: Note: Sumter County Project	

2024 11/11/2024 7507 7399

23

1

Controlled Document - Asbestos COC - R10 - 05/09/2016

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:

09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



John Dalton Reames, Jr.



AIRAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200

Expiration Date:
11/05/25
11/03/25
08/07/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
View Depicting the Residential Structure

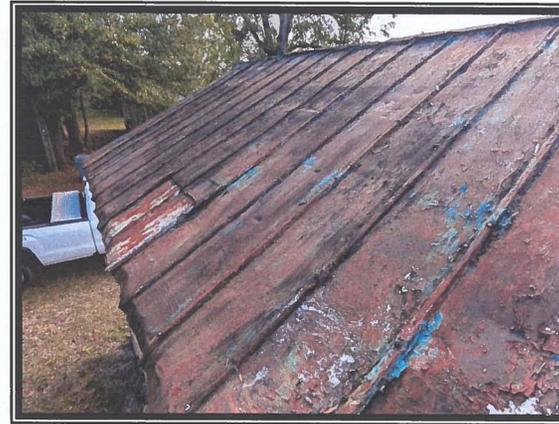


Photo #2
Asbestos Detected at >1% in Silver and
Black-colored Metal Roof Sealants

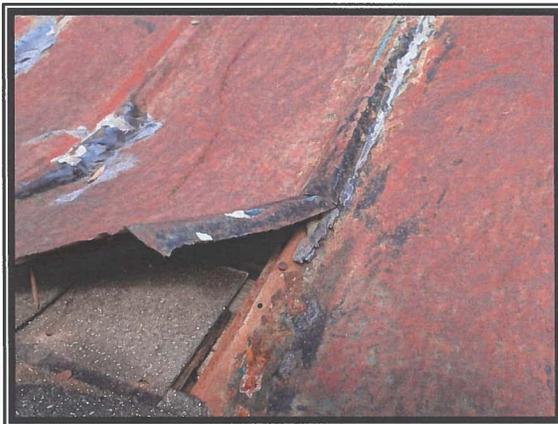


Photo #3
Asbestos Detected at >1% in Tar Roof-seam
Sealant and <1% in Silicone-based Sealant



Photo #4
Asbestos Detected at <1% in Felt Paper
Associated with Shingled Roof Area

Sumter City/County Project: 110 G Street, Sumter, S.C.



Photo #5
View Depicting Window Unit with Asbestos
Detected in Glaze Material at >1%

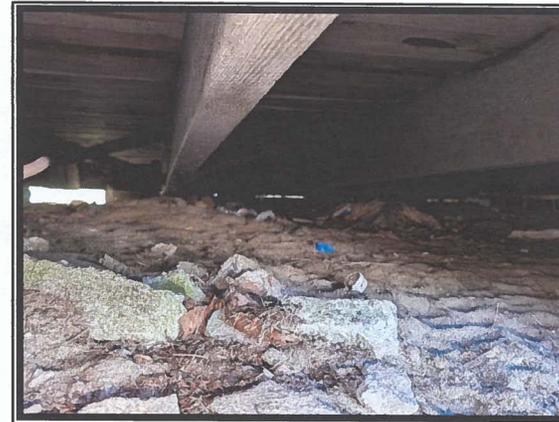


Photo #6
No Suspect Materials Observed in Crawl Space
Area



Photo #7
No Asbestos Detected in Sheetrock Ceiling
System



Photo #8
No Asbestos Detected in Cellulose-based
Ceiling and Wall Panels of the Restroom Area

Sumter City/County Project: 110 G Street, Sumter, S.C.



Photo #9
No Asbestos Detected in Carpet Rolls



Photo #10
No Suspect Materials Observed in Debris Pile in
the Backyard

ADRIAN ST. DEIRO

Emerald, Inc.

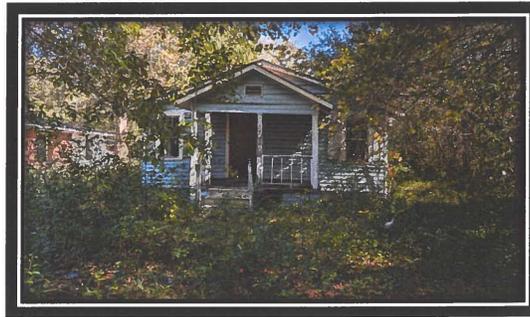
CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
DILAPIDATED RESIDENTIAL BUILDING
125 LAWSON STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 22, 2025
Date of Report: November 11, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated residential structure located at 125 Lawson St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25*

SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 22, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY.....	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas.....	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 125 Lawson St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 22, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1950 for residential purposes, the single-story structure contains approximately 660 square feet of interior space and was in dilapidated condition, at the time of the survey. Wood-framed walls and floors are built over an earthen crawlspace. The basic building components are as follows:

- Exterior Walls
 - Vinyl veneer over foam sheathing panels and wood planks
- Wooden, A-framed roof covered with shingles and felt
- Wood floor substrate attached to wood joists
 - Sheet flooring layers in Room D
- Wood-framed Interior Walls
 - Wood strips attached to wood framework

- Sheetrock system attached to wood framework
- Wood paneling over wood strips and sheetrock sections
- Ceilings
 - Wood strips attached to wooden joists
 - Cellulose-based ceiling tiles attached to wood joists
 - Sheetrock attached to wooden joists in Room E
- Climate control equipment was not present

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-one (21) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (125-1 through 125-21). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. sheetrock with joint compound and tape layers) eighteen (18) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each medium; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roof shingles, roofing felt, window units' caulk, and parquet-designed sheet flooring were verified as negative, via TEM analysis.

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

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
125 LAWSON STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIAL (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Tan-colored, Bottom-layer Resilient Sheet Flooring	Bottom Layer of Sheet Flooring in Room D	F – Damaged Condition	144 SF
Sheetrock with Joint Compound System	<ul style="list-style-type: none"> - East Walls in Rooms A and B - West Walls in Rooms C and D - Ceiling and Walls in Room E 	F – Damaged Condition	610 SF
Chimney Flashing Sealant ⁽¹⁾	Base of the Rooftop Penetration	Presumed Asbestos-containing Material – Cat. I – Good Condition	8 LF

Note: F - Friable

NF - Non-Friable

(1) - The chimney flashing material at the upper roof chimney penetration could not be accessed for assessment and sample collection purposes; therefore, the sealant material is presumed to contain asbestos. The material was in good condition.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 22, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential structure located at 125 Lawson St. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

While portions of the residential structure are dilapidated, Mr. Reames was able to traverse the interior areas of the building that have asbestos-containing sheet flooring and sheetrock wall sections without difficulty; however, the chimney flashing material could not be accessed, due to the compromised state of the roof structure. Emerald, Inc., recommends that a licensed codes enforcement officer representing the City or County of Sumter, or a professional engineer, inspect the structure and, subsequently, generate an official letter that addresses any hazardous issues related to abatement or demolition personnel entering the building.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 22, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

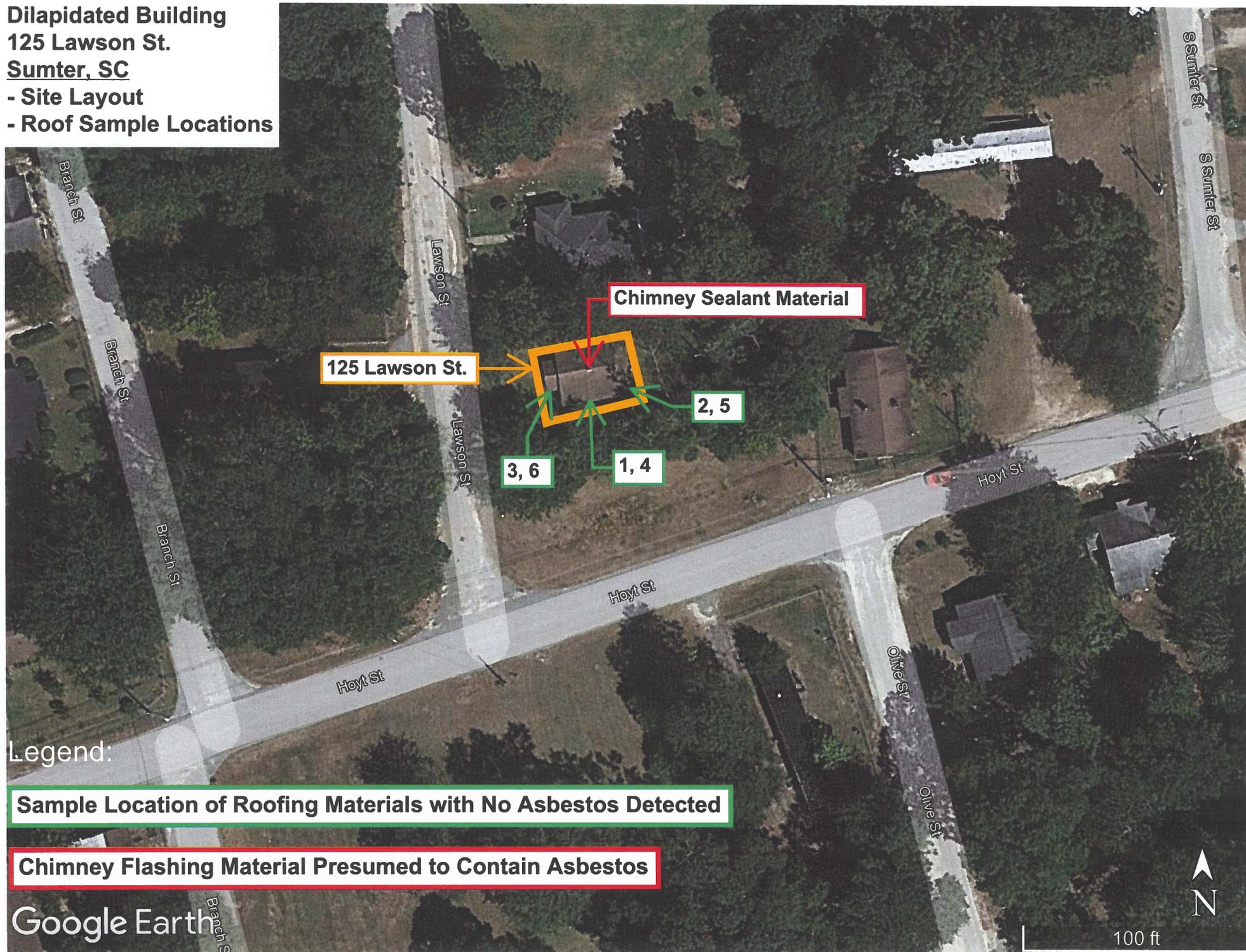
7.0 APPENDICES

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

APPENDIX A

SITE PLAN

Dilapidated Building
125 Lawson St.
Sumter, SC
- Site Layout
- Roof Sample Locations



Legend:

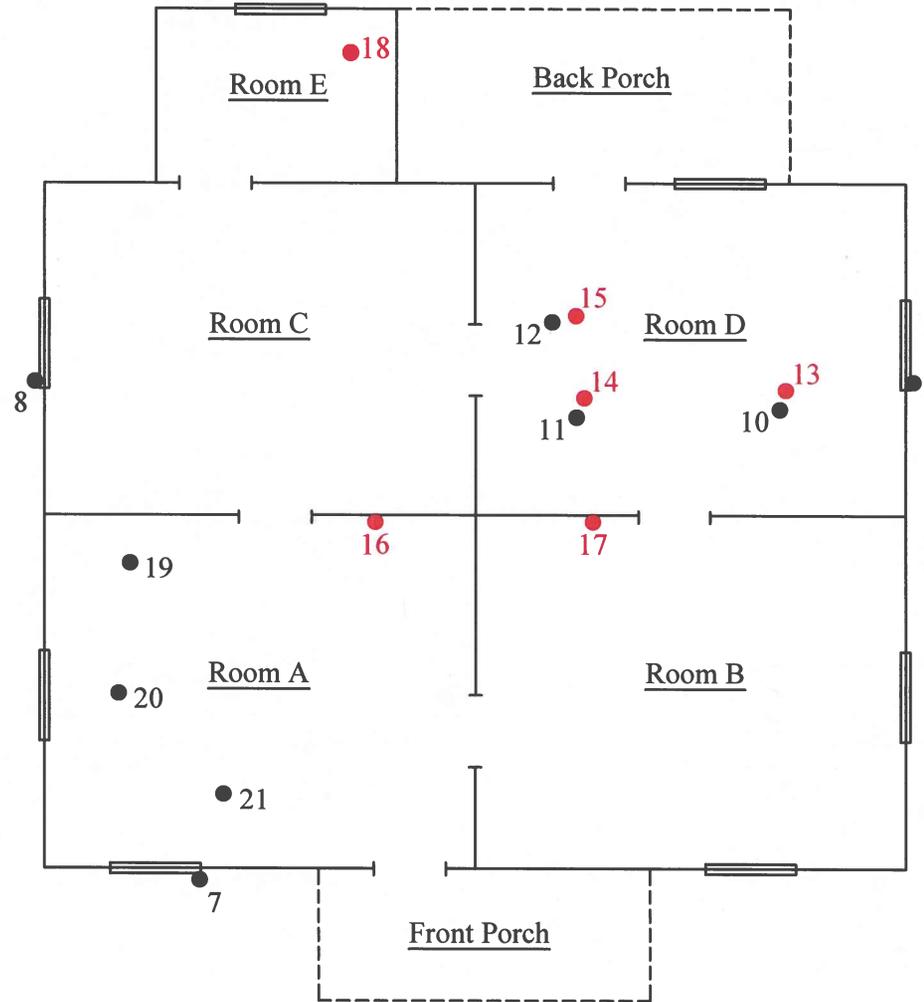
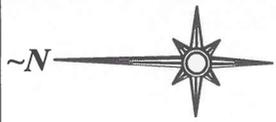
Sample Location of Roofing Materials with No Asbestos Detected

Chimney Flashing Material Presumed to Contain Asbestos

Google Earth

100 ft

N



Legend

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

Not to Scale

PROJECT: Dilapidated Building 125 Lawson St. Sumter, SC	SHEET TITLE: Floor Plan Sample Locations	DATE: 10/22/2025	EMERALD, INC. Sumter, SC
--	--	---------------------	-----------------------------

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 125 Lawson St.

ADDRESS: 125 Lawson St., Sumter, S.C.

DATE: 10/22/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
125-1	Roof			Reddish Brown Roof Shingles	G	M	NF	870 SF	X			X			X		
125-2																	
125-3																	
125-4	Roof			Roofing Shingles	G	M	NF	870 SF	X			X			X		
125-5																	
125-6																	
125-7	Exterior	Window Units		Window Pane and Frame Caulk	G	M	NF	420 LF on 7 Window Units	X			X			X		
125-8																	
125-9																	
125-10	First	Room D	Top Layer of Sheet Flooring	Parquet-designed Sheet Flooring	D	M	F	144 SF	X			X			X		
125-11																	
125-12																	
125-13	First	Room D	Bottom Layer of Sheet Flooring	Rough-design, Tan-colored Sheet Flooring (15% Chrysotile)	D	M	F	144 SF	X			X			X		
125-14																	
125-15																	
125-16	First	Room A	Wall	Sheetrock with Joint Compound Wall and Ceiling System (2% Chrysotile)	D	S	F	610 SF	X			X			X		
125-17		Room B	Wall														
125-18		Room E	Ceiling														
125-19	First	Room A	Ceiling	32"x16" Fiberboard Ceiling Tiles	D	M	F	144 SF	X			X			X		
125-20																	
125-21																	

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022504914
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 125 Lawson St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025 - 10/31/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
125-3 022504914-0017	Roof Shingles	Brown/Tan/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
125-6 022504914-0018	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
125-9 022504914-0019	Window Caulk	Gray/White Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
125-12 022504914-0020	Parquet Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (4)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kenersville, NC
Initial report from: 10/28/2025 16:48:56



EMSL Analytical, Inc.

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

EMSL Order: 022504914
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 125 Lawson St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
125-1 022504914-0001	Roof Shingles	Tan/Black Fibrous Heterogeneous	8% Glass	92% Non-fibrous (Other)	None Detected
125-2 022504914-0002	Roof Shingles	Brown/Tan/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
125-4 022504914-0003	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
125-5 022504914-0004	Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
125-7 022504914-0005	Window Caulk	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
125-8 022504914-0006	Window Caulk	Gray/White/Beige Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
125-10 022504914-0007	Parquet Sheet Flooring	Tan Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
125-11 022504914-0008	Parquet Sheet Flooring	Brown/Gray/Tan Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
125-13 022504914-0009	Tan Sheet Flooring	Gray Fibrous Heterogeneous		85% Non-fibrous (Other)	15% Chrysotile
125-14 022504914-0010	Tan Sheet Flooring				Positive Stop (Not Analyzed)
125-16-Joint Compound 022504914-0011	Sheetrock System	Tan/Blue Non-Fibrous Homogeneous		20% Ca Carbonate 78% Non-fibrous (Other)	2% Chrysotile
125-16-Sheetrock 022504914-0011A	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
125-17-Joint Compound 022504914-0012	Sheetrock System				Positive Stop (Not Analyzed)
125-17-Tape 022504914-0012A	Sheetrock System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
125-17-Sheetrock 022504914-0012B	Sheetrock System	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
125-18-Joint Compound 022504914-0013	Sheetrock System				Positive Stop (Not Analyzed)

Initial report from: 10/28/2025 16:48:51



EMSL Analytical, Inc.

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

EMSL Order: 022504914
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
125-18-Tape 022504914-0013A	Sheetrock System	Beige Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
125-18-Sheetrock 022504914-0013B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
125-19 022504914-0014	Fiberboard Ceiling Tiles	Brown/White Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
125-20 022504914-0015	Fiberboard Ceiling Tiles	Brown/White Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
125-21 022504914-0016	Fiberboard Ceiling Tiles	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected

Analyst(s)

Cameron Evans (11)
Scott Combs (7)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 10/28/2025 16:48:51



Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022504914

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmcclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 125 Lawson St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198 1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100 2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
		Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		10/22/2025
Client Sample # (s): 125-1 thru 125-21 125-21		Total # of Samples: 21	
Relinquished (Client): <i>[Signature]</i>	Date: 10/22/2025	Time: 1715	
Received (Lab): <i>[Signature]</i>	Date: 10-23-25	Time: 8:45	
Comments/Special Instructions: Sumter County Project Note: Sumter County Project			

[Handwritten initials]

110

2

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



John Dalton Reames Jr.



**AIRSAMPLER
CONSULTBI
CONSULTPD
SUPERAHERA**

**AS-00287
BI-00945
PD-00200
SA-004199**

**Expiration Date:
11/05/25
11/03/25
09/03/26
11/05/25**

APPENDIX E
SITE PHOTOGRAPHS

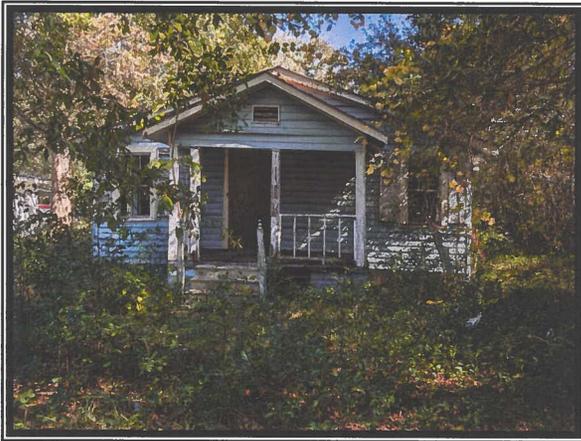


Photo #1
East-facing View of the Structure



Photo #2
Chimney Flashing Sealant is Presumed to
Contain Asbestos



Photo #3
View Depicting Foam Sheathing & Original
Wood Planks behind Vinyl Exterior Cladding

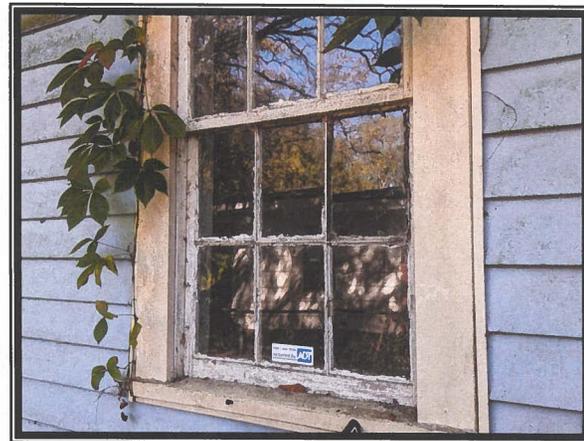


Photo #4
No Asbestos Detected in Window Units' Sealant
Caulk

Dilapidated Residential Building: 125 Lawson St., Sumter, S.C.



Photo #5
**Asbestos Detected at 15% in Tan-colored,
Bottom-layer Sheet Flooring in Room D**



Photo #6
**Asbestos-containing Sheetrock Wall Section
in Room B**

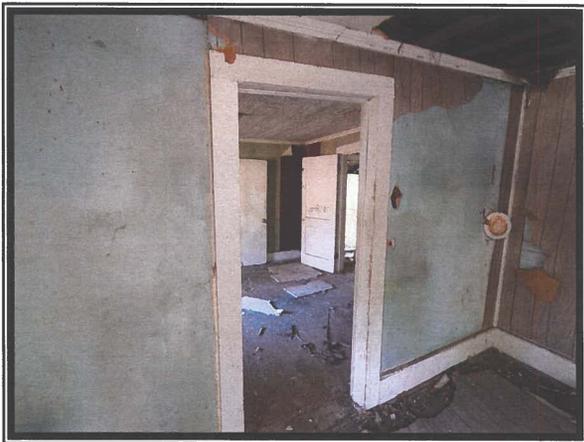


Photo #7
**Asbestos-containing Sheetrock Behind Wall
Paneling in Room A**

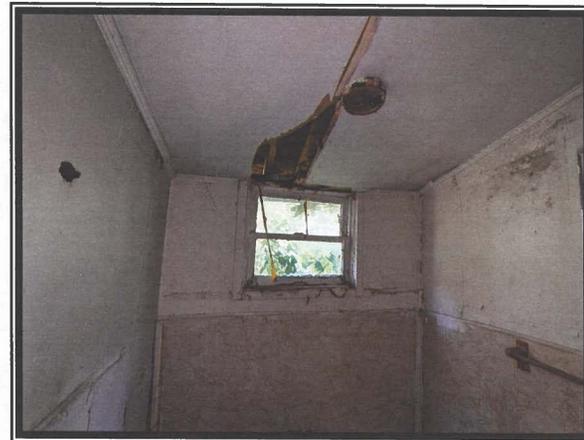
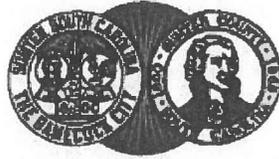


Photo #8
**Asbestos-containing Sheetrock Ceiling and
Walls in Room E**

Dilapidated Residential Building: 125 Lawson St., Sumter, S.C.



Sumter City-County

Building Inspections Department

DERON L. MCCORMICK
CITY MANAGER

STEVE CAMPBELL
BUILDING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Jan. 6, 2026

Re: 125 Lawson St.

Parcel # 227-12-07-018

The structure identified above is structurally compromised and unsafe to enter.

The asbestos will need to be abated through demolition.

Respectfully,

Woody Avins

Building Official

License #2320

Emerald, Inc.

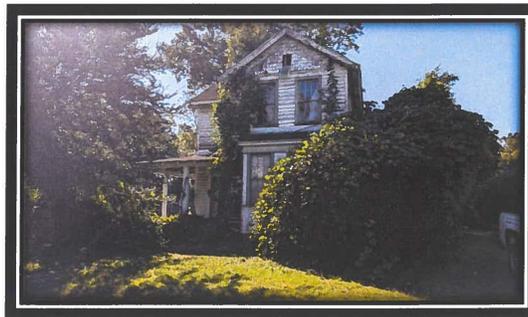
CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

WEBSITE:
www.emeraldinc-us.com

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

**ASBESTOS SURVEY
REGARDING
RESIDENTIAL STRUCTURE AND STANDALONE GARAGE BUILDING
208 WEST OAKLAND AVENUE
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 21, 2025
Date of Report: November 7, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated residential structure and associated garage building located at 208 W. Oakland Ave. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25***

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26**

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 21, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure and standalone garage building located 208 W. Oakland Ave. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 21, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1900 for residential purposes, the two-story structure contains approximately 1,475 square feet of interior space and was in dilapidated condition, at the time of the survey. Wood-framed walls and floors are built over an earthen crawlspace. The basic building components of the residential structure and garage building are as follows:

Residential Structure

- Wood plank exterior walls
- Wooden gable-design and hipped-design roof structures covered with asphaltic shingles and felt
- Wood floor substrate attached to wood joists
 - Floating sheet flooring layers

- Uncovered wood plank areas
- Wood-framed Interior Walls
 - Plaster surfacing system over wooden lathwork
- Wood ceiling joists covered with wood strips
- Climate Control Equipment
 - Brick chimney structure penetrates the roof above the second floor

Standalone Garage Building

- Wood-framed and wood-sided structure measuring approximately 20' x 10'
- Built over bare earth
- Wood-framed roof covered with crimped sheet metal panels

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty-six (46) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (208-1 through 208-46). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. plaster material with skim coats and rough coats) forty-two (42) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and eight (8) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number,

sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each medium; therefore, eight (8) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of tan geometric sheet flooring, dark floral sheet flooring, red floral sheet flooring, green floral sheet flooring, mottled tan sheet flooring, window glaze, roofing shingles and roofing felt were verified as negative, via TEM analysis.

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

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
208 WEST OAKLAND AVENUE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIAL (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Tan with Stylized Red Design Sheet Flooring	Over Wood Floor Substrate in Second Floor Room 2C	NF – Cat. I – Good Condition	120 SF
Red-colored, Small Brick-design Sheet Flooring	Top Layer of Sheet Flooring in Second Floor Restroom RR-2	NF – Cat. I – Good Condition	55 SF
Mottled Yellowish Tan Sheet Flooring	Over Wood Floor Substrate in First Floor Room 1C	NF – Cat. I – Good Condition	165 SF
Roof Flashing Sealant	Junctions of Shingled Roof Areas with Exterior Walls	NF – Cat. I – Good Condition	110 LF
Chimney Flashing Sealant ⁽¹⁾	Penetration at the Upper Roof Area	Presumed to Contain Asbestos	10 LF

Note: F - Friable

NF - Non-Friable

(1) - The chimney flashing material at the upper roof chimney penetration could not be accessed for assessment and sample collection purposes; therefore, the sealant material is presumed to contain asbestos.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 21, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential structure located at 208 W. Oakland Ave. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

While portions of the residential structure are dilapidated, Mr. Reames was able to traverse the interior areas of the building that have asbestos-containing sheet flooring, as well as the roof areas with asbestos-containing flashing, without difficulty. Emerald, Inc., recommends that a licensed codes enforcement officer representing the City or County of Sumter, or a professional engineer, inspect the structure and, subsequently, generate an official letter that addresses any hazardous issues related to abatement or demolition personnel entering the building.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 21, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

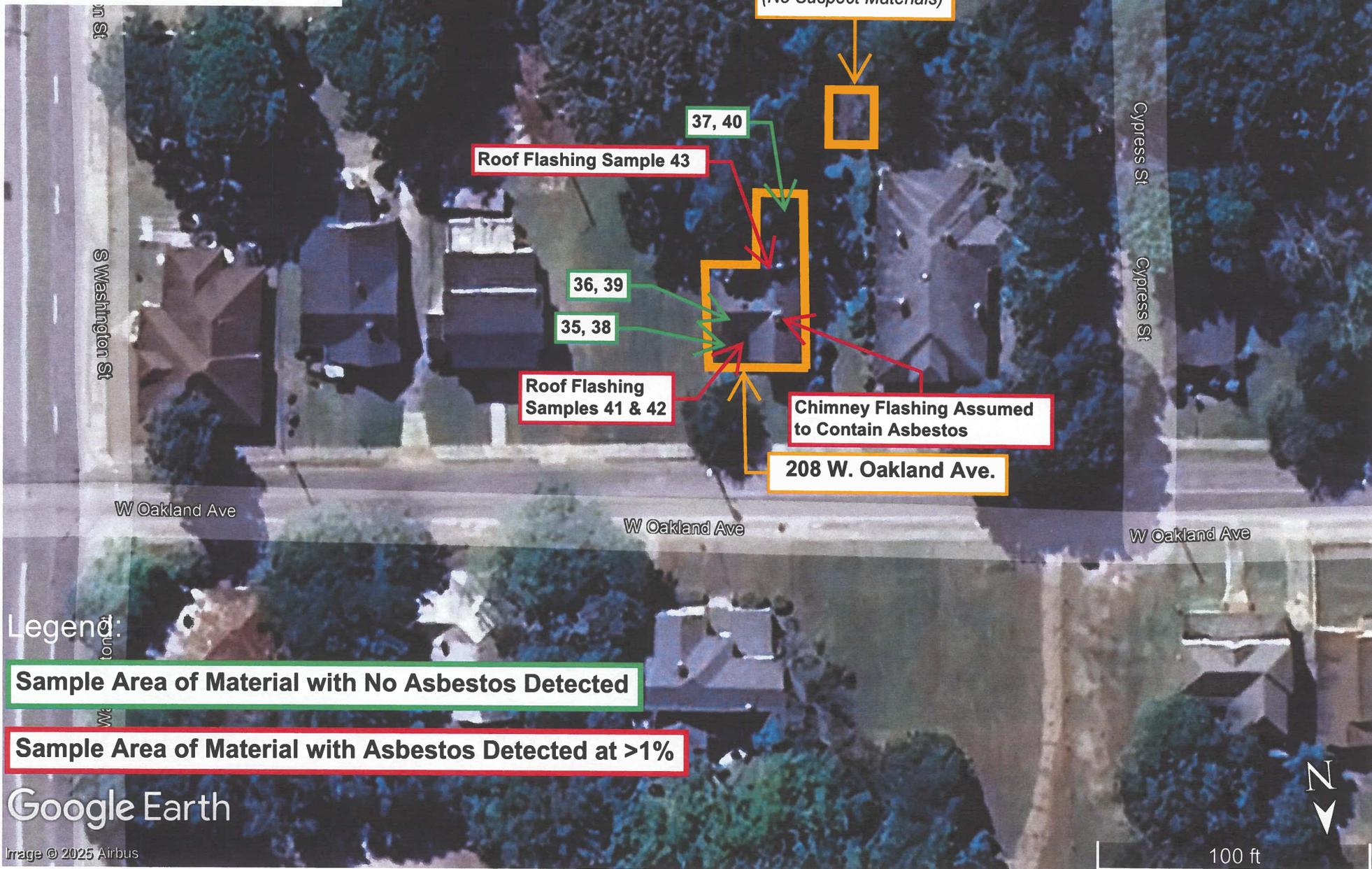
7.0 APPENDICES

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

APPENDIX A
SITE PLAN

**Residential Structure &
Standalone Garage Bldg.
208 W. Oakland Ave.
Sumter, SC**

- Site Layout
- Roof Sample Areas



Legend:

Sample Area of Material with No Asbestos Detected

Sample Area of Material with Asbestos Detected at >1%

Google Earth

APPENDIX B

ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 208 W. Oakland Ave.

ADDRESS: 208 W. Oakland Ave., Sumter, S.C.

DATE: 10/21/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
208-1	First	Foyer	Floor	Tan, Geometric-design Sheet Flooring	G	M	NF	60 SF	X			X			X		
208-2																	
208-3																	
208-4	Second	Room 2B	Floor	Dark, Floral-design Sheet Flooring	G	M	NF	100 SF	X			X			X		
208-5																	
208-6																	
208-7	Second	2-Hall	Floor	Red, Floral-design Sheet Flooring	G	M	NF	50 SF	X			X			X		
208-8																	
208-9																	
208-10	Second	Room 2A	Floor	Green, Floral-design Sheet Flooring	G	M	NF	100 SF	X			X			X		
208-11																	
208-12																	
208-13	Second	Room 2C	Floor	Tan with Stylized Reddish Design Sheet Flooring (15% Chrysotile)	G	M	NF	120 SF	X			X			X		
208-14																	
208-15																	
208-16	Second	RR-2	Top Layer of Sheet Flooring	Small Brick-design Sheet Flooring (20% Chrysotile)	G	M	NF	55 SF	X			X			X		
208-17																	
208-18																	
208-19	Second	RR-2	Bottom Layer of Sheet Flooring	Mottled Tan and Green Sheet Flooring	G	M	NF	55 SF	X			X			X		
208-20																	
208-21																	

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 208 W. Oakland Ave.

ADDRESS: 208 W. Oakland Ave., Sumter, S.C.

DATE: 10/21/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
208-22	Second	RR-2	Walls	Plaster Wall System	D	S	F	5,000 SF	X			X			X		
208-23	Second	Room 2B															
208-24	Second	Room 2C															
208-25	Mid Stairwell																
208-26	First	Room 1A															
208-27	First	1B Closet															
208-28	First	Foyer															
208-29	Second	Tub Room (RR-2)	South Wall	Joint Compound and Tape Seam Patch over Plaster Wall	D	S	F	30 SF	X			X			X		
208-30																	
208-31																	
208-32	Exterior	Window Units		Window Glaze	G	M	NF	960 LF	X			X			X		
208-33																	
208-34																	
208-35	Northwest Porch Roof			Gray Roof Shingles	G	M	NF	1,200 SF	X			X			X		
208-36	Upper Roof																
208-37	South Roof																
208-38	Northwest Porch Roof			Roofing Felt	G	M	NF	1,200 SF	X			X			X		
208-39	Upper Roof																
208-40	South Roof																

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022504884
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 208 W. Oakland Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/22/2025 9:00 AM
Analysis Date: 10/30/2025
Collected Date: 10/21/2025

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
208-3 022504884-0036	Tan W/ Geometric Sheet Flooring	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-6 022504884-0037	Dark W/ Floral Sheet Flooring	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-9 022504884-0038	Red W/ Floral Sheet Flooring	Brown/Black/Rust Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-12 022504884-0039	Green W/ Floral Sheet Flooring	White/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-21 022504884-0040	Mottled Tan/Green Sheet Flooring	Brown/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-34 022504884-0041	Window Glaze	Gray/Tan/Green Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
208-37 022504884-0042	Roof Shingles	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
208-40 022504884-0043	Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Nicole MacDowell (8)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/30/2025 10:54:12



EMSL Analytical, Inc.

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

EMSL Order: 022504884
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 208 W. Oakland Ave. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/22/2025 9:00 AM
Analysis Date: 10/27/2025
Collected Date: 10/21/2025

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
208-1 022504884-0001	Tan W/ Geometric Sheet Flooring	Red/Black Fibrous Heterogeneous	55% Cellulose 5% Synthetic	40% Non-fibrous (Other)	None Detected
208-2 022504884-0002	Tan W/ Geometric Sheet Flooring	Brown/Black/Beige Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
208-4 022504884-0003	Dark W/ Floral Sheet Flooring	Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
208-5 022504884-0004	Dark W/ Floral Sheet Flooring	Gray/Black/Orange Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
208-7 022504884-0005	Red W/ Floral Sheet Flooring	Red/Black Fibrous Heterogeneous	45% Cellulose 10% Synthetic	45% Non-fibrous (Other)	None Detected
208-8 022504884-0006	Red W/ Floral Sheet Flooring	Black/Rust/Orange Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
208-10 022504884-0007	Green W/ Floral Sheet Flooring	Various/Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
208-11 022504884-0008	Green W/ Floral Sheet Flooring	Black/Yellow/Green Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
208-13 022504884-0009	Tan Stylized Design Sheet Flooring	Gray Fibrous Heterogeneous		85% Non-fibrous (Other)	15% Chrysotile
208-14 022504884-0010	Tan Stylized Design Sheet Flooring				Positive Stop (Not Analyzed)
208-16 022504884-0011	Small Brick Sheet Flooring	Gray Fibrous Heterogeneous		80% Non-fibrous (Other)	20% Chrysotile
208-17 022504884-0012	Small Brick Sheet Flooring				Positive Stop (Not Analyzed)
208-19 022504884-0013	Mottled Tan/Green Sheet Flooring	Red/Black/Green Fibrous Homogeneous	45% Cellulose 10% Synthetic	45% Non-fibrous (Other)	None Detected
208-20 022504884-0014	Mottled Tan/Green Sheet Flooring	Brown/Tan/Black Fibrous Heterogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
208-22-Joint Compound 022504884-0015	Plaster System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
208-22-Skim Coat 022504884-0015A	Plaster System	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected

Initial report from: 10/28/2025 08:02:45



EMSL Analytical, Inc.

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

EMSL Order: 022504884
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
208-22-Rough Coat <i>022504884-0015B</i>	Plaster System	Gray Non-Fibrous Heterogeneous		10% Ca Carbonate 20% Perlite 70% Non-fibrous (Other)	None Detected
208-23-Skim Coat <i>022504884-0016</i>	Plaster System	White Non-Fibrous Homogeneous		15% Ca Carbonate 85% Non-fibrous (Other)	None Detected
208-23-Rough Coat <i>022504884-0016A</i>	Plaster System	Gray Non-Fibrous Heterogeneous		30% Quartz 10% Ca Carbonate 60% Non-fibrous (Other)	None Detected
208-24-Skim Coat <i>022504884-0017</i>	Plaster System	White Non-Fibrous Heterogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
208-24-Rough Coat <i>022504884-0017A</i>	Plaster System	Gray Non-Fibrous Heterogeneous		30% Quartz 5% Ca Carbonate 65% Non-fibrous (Other)	None Detected
208-25-Skim Coat <i>022504884-0018</i>	Plaster System Sample All Layers	White Non-Fibrous Homogeneous		15% Ca Carbonate 85% Non-fibrous (Other)	None Detected
208-25-Rough Coat <i>022504884-0018A</i>	Plaster System Sample All Layers	Gray Non-Fibrous Heterogeneous	<1% Cellulose	30% Quartz 5% Ca Carbonate 65% Non-fibrous (Other)	None Detected
208-26-Skim Coat <i>022504884-0019</i>	Plaster System Sample All Layers	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
208-26-Rough Coat <i>022504884-0019A</i>	Plaster System Sample All Layers	Gray/Tan Non-Fibrous Heterogeneous	1% Cellulose	45% Quartz 10% Ca Carbonate 44% Non-fibrous (Other)	None Detected
208-27-Skim Coat <i>022504884-0020</i>	Plaster System Sample All Layers	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
208-27-Rough Coat <i>022504884-0020A</i>	Plaster System Sample All Layers	Gray/Tan Non-Fibrous Heterogeneous	1% Cellulose	45% Quartz 10% Ca Carbonate 44% Non-fibrous (Other)	None Detected
208-28-Skim Coat <i>022504884-0021</i>	Plaster System Sample All Layers	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
208-28-Rough Coat <i>022504884-0021A</i>	Plaster System Sample All Layers	Gray/Tan Non-Fibrous Heterogeneous	1% Cellulose	45% Quartz 10% Ca Carbonate 44% Non-fibrous (Other)	None Detected
208-29-Joint Compound <i>022504884-0022</i>	Seam Tape & Joint Compound	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
208-29-Tape <i>022504884-0022A</i>	Seam Tape & Joint Compound	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
208-30-Joint Compound <i>022504884-0023</i>	Seam Tape & Joint Compound Sample Both	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
208-30-Tape <i>022504884-0023A</i>	Seam Tape & Joint Compound Sample Both	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
208-31-Joint Compound <i>022504884-0024</i>	Seam Tape & Joint Compound Sample Both	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
208-31-Tape <i>022504884-0024A</i>	Seam Tape & Joint Compound Sample Both	Beige Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 10/28/2025 08:02:45



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022504884
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
208-32 022504884-0025	Window Glaze	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
208-33 022504884-0026	Window Glaze	Tan/White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
208-34 022504884-0027	Window Glaze	Yellow/Green/Beige Non-Fibrous Heterogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
208-35 022504884-0028	Roof Shingles	Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
208-36 022504884-0029	Roof Shingles	Gray/Tan/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
208-38 022504884-0030	Roof Felt	Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
208-39 022504884-0031	Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
208-41 022504884-0032	Flashing Caulk	Black Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
208-42 022504884-0033	Flashing Caulk				Positive Stop (Not Analyzed)
208-44 022504884-0034	Yellowish Sheet Flooring	White Fibrous Heterogeneous		80% Non-fibrous (Other)	20% Chrysotile
208-45 022504884-0035	Yellowish Sheet Flooring				Positive Stop (Not Analyzed)

Analyst(s)

Cameron Evans (26)
Scott Combs (16)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M-4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.
Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 10/28/2025 08:02:45



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

022504884

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmcclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 208 W. Oakland Ave.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input checked="" type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>
---	---	--

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames Samplers Signature: *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Pages		10/21/2025

Client Sample # (s): 208-1 thru 208-46	Total # of Samples: 46
Relinquished (Client): <i>Dalton Reames</i> Date: <i>10/21/2025</i> Time: <i>1700</i>	
Received (Lab): <i>Jens Sweet</i> Date: <i>10/22/25</i> Time: <i>9am</i>	
Comments/Special Instructions: <i>Sumter County Project</i>	
Note: Sumter County Project	

③ 988 7973 0039
 9883

11884



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

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

Client Sample # (s) 208-1 thru 208-46 Total Samples #: 46
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

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

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
208-1	Tan w/ Geometric Sheet Flooring	
208-2	"	
208-3	"	
208-4	Dark w/ Floral Sheet Flooring	
208-5	"	
208-6	"	
208-7	Red w/ Floral Sheet Flooring	
208-8	"	
208-9	"	
208-10	Green w/ Floral Sheet Flooring	
208-11	"	
208-12	"	
208-13	Tan Stylized Design Sheet Flooring	
208-14	"	
208-15	"	
208-16	Small Brick Sheet Flooring	
208-17	"	
208-18	"	
208-19	Mottled Tan/Green Sheet Flooring	
208-20	"	
208-21	"	
208-22	Plaster System	
208-23	"	
208-24	"	
208-25	"	} Sample All Layers
208-26	"	
208-27	"	
208-28	"	
208-29	Seam Tape & Joint Compound	
208-30	"	} Sample Both
208-31	"	
208-32	Window Glaze	
208-33	"	
208-34	"	
208-35	Roof Shingles	
208-36	"	
208-37	"	
208-38	Roof Felt	
208-39	"	
208-40	"	
208-41	Flashing Caulk	
208-42	"	
208-43	"	

2 of 3

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



John Dalton Reames Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	09/03/26
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS

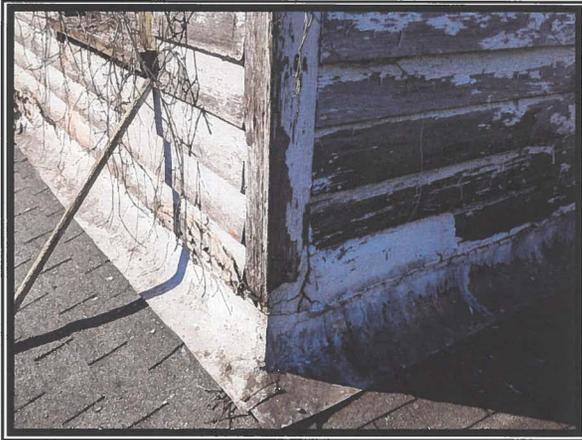


Photo #1
Asbestos Detected at 5% in Roof Flashing Sealant



Photo #2
Chimney Flashing Sealant is Presumed to Contain Asbestos



Photo #3
Asbestos Detected at 15% in Tan Sheet Flooring with Red Designs in Room 2C

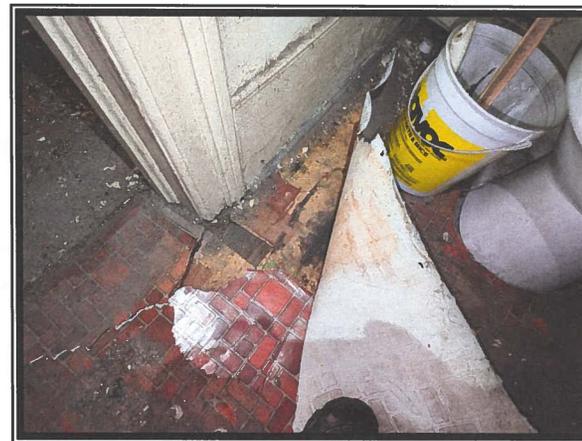


Photo #4
Asbestos Detected at 20% in Red, Small-brick Design Sheet Flooring in RR-2

Dilapidated Residential Building: 208 W. Oakland Ave., Sumter, S.C.



Photo #5
Asbestos Detected at 20% in Mottled Yellowish Tan Sheet Flooring in Room 1C



Photo #6
No Asbestos Detected in Plaster Wall System

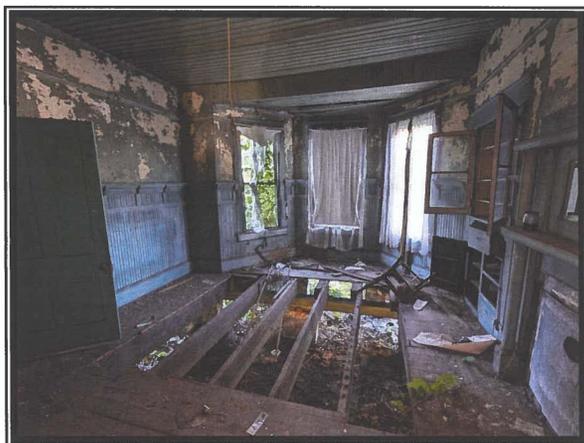


Photo #7
General View Depicting the Interior Building Materials and State of Room 1B

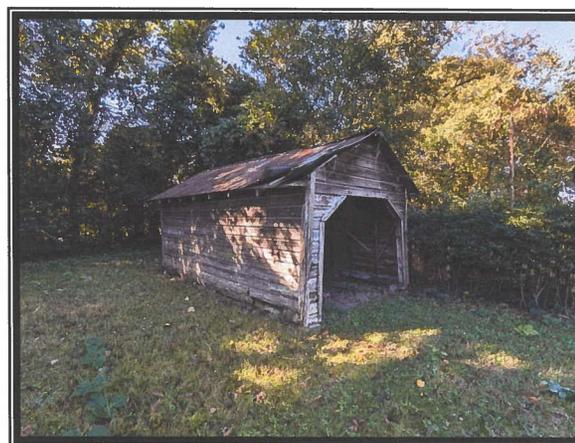
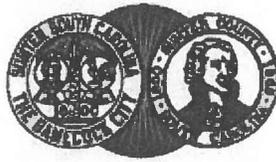


Photo #8
No Suspect Materials Associated with Standalone Garage Structure

Dilapidated Residential Building: 208 W. Oakland Ave., Sumter, S.C.



Sumter City-County

Building Inspections Department

DERON L. MCCORMICK
CITY MANAGER

STEVE CAMPBELL
BUILDING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Jan. 6, 2026

Re: 208 W Oakland Ave.

Parcel # 227-04-01-032

The structure identified above is structurally compromised and unsafe to enter.

The asbestos will need to be abated through demolition.

Respectfully,

A handwritten signature in black ink, appearing to read "Woody Avins", is written over a horizontal line.

Woody Avins

Building Official

License #2320

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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

**ASBESTOS SURVEY
REGARDING
DILAPIDATED RESIDENTIAL BUILDING
396 ALBERT DRIVE
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 28, 2025
Date of Report: November 12, 2025**

L

8

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated residential structure located at 396 Albert Dr. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25***

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26**

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 28, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY.....	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas.....	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 396 Albert Dr. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 28, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1956 for residential purposes, the single-story structure contains approximately 945 square feet of interior space and was in dilapidated condition, at the time of the survey. Wood-framed walls and floors are built over an earthen crawlspace. The basic building components are as follows:

- Exterior Walls
 - Transite siding and associated vapor felt over diagonal wood slats of the original structure
 - Wood panels over wood framework in the southeast Add-on Room
- Wooden, A-framed roof covered with shingles and felt
- Wood floor substrate attached to wood joists
 - Sheet flooring in Kitchen, otherwise uncovered

- Wood-framed Interior Walls (Significantly Damaged Condition)
 - Sheetrock system attached to wood framework of original structure
 - Wood paneling over wood framework in the Add-on Room
- Ceilings (Significantly Damaged Condition)
 - Sheetrock attached to wooden joists in original structure
 - Wood planks attached to wooden joists in the Add-on Room
- Climate Control Equipment
 - Dismantled, ground-mounted compressor
 - Foil-wrapped, fiberglass-insulated ductwork in crawlspace
 - Floor-mounted air handling equipment (former furnace space)

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-six (26) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (396-1 through 396-26). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. sheetrock with joint compound and tape layers) twenty-three (23) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by

sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

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

- <0.1% asbestos detected in exterior wall felt, via TEM analysis.
- <0.19% asbestos detected in window glaze, via TEM analysis.

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

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
396 ALBERT DRIVE
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIAL (ACM) ⁽¹⁾**

Description	Location	Category (F/NF)	Approx. SF/LF
Transite Exterior Siding	Exterior Walls of the Original Building Structure, including Former Exterior Wall inside the Add-on Room	NF – Cat. II – Good Condition	1,160 SF
Sheetrock with Joint Compound Wall and Ceiling System	Ceilings, Walls and Debris Piles of the Original Building Structure (Excluding Add-on Room)	F – Significantly Damaged Condition	3,200 SF

Note: F - Friable
NF - Non-Friable

(1) - "Asbestos-containing Material (ACM)" is defined by SCDES and the EPA as material containing asbestos of any type, either alone or mixed with other materials, in an amount greater than one percent (>1%).

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 28, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential structure located at 396 Albert Dr. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Whereas the residential structure is in dilapidated condition, and the significantly damaged sheetrock system is asbestos-containing, Emerald, Inc., concludes that the entire structure, with approximately 3,300 cubic feet of building materials, is contaminated with regulated asbestos-containing materials (RACM). It is recommended that a licensed codes enforcement officer representing the City or County of Sumter, or a professional engineer, inspect the structure and, subsequently, generate an official letter that states the dilapidated conditions, to facilitate SCDES licensing requirements regarding outdoor demolition activities with regulated asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 28, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

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

APPENDIX A
SITE PLAN

Residential Building
396 Albert Dr.
Sumter, SC
- Site Layout
- Roof Sample Locations

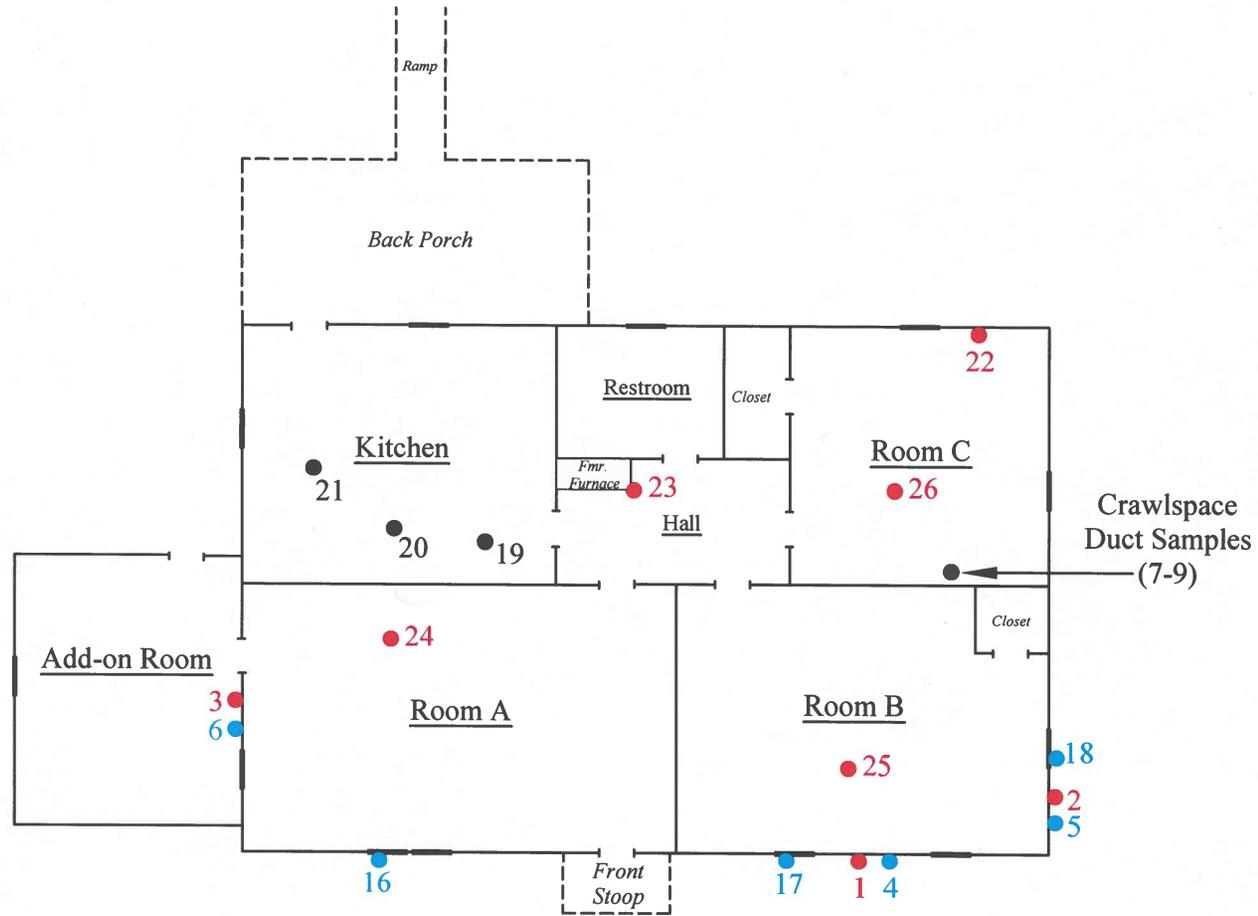


Legend:

Roof Sample Materials with No Asbestos Detected

Google Earth

200 ft



Legend

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

Not to Scale

<p>PROJECT: Dilapidated Building 396 Albert Dr. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 10/28/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 396 Albert Dr.

ADDRESS: 396 Albert Dr., Sumter, S.C.

DATE: 10/28/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE														
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION								
									H	M	L	H	M	L	H	M	L						
396-1	Front Exterior Wall			Transite Wall Siding (10% Chrysotile)	G	M	NF	1,160 SF	X			X			X								
396-2	NW Side Exterior Wall																						
396-3	Fmr. Ext. Wall inside Add-on Rm.																						
396-4	Front Exterior Wall			Exterior Wall Felt behind Transite Siding (<0.1% Chrysotile)	G	M	NF	1,160 SF	X			X			X								
396-5	NW Side Exterior Wall																						
396-6	Fmr. Ext. Wall inside Add-on Rm.																						
396-7	Crawlspace Area		HVAC Ducts	HVAC Duct Tape	G	M	NF	150 LF	X			X			X								
396-8																							
396-9																							
396-10	Roof			Gray/Greenish Gray Roof Shingles	G	M	NF	1,275 SF	X			X			X								
396-11																							
396-12																							
396-13	Roof			Roofing Felt	G	M	NF	1,275 SF	X			X			X								
396-14																							
396-15																							
396-16	Exterior	Window Units		Window Glaze (<0.19% Chrysotile)	G	M	NF	360 LF	X			X			X								
396-17																							
396-18																							
396-19	First	Kitchen	Floor	Tan, Square-designed Sheet Flooring	G	M	NF	170 SF	X			X			X								
396-20																							
396-21																							

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022504999
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 396 Albert Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/29/2025 10:00 AM
Analysis Date: 10/31/2025 - 11/05/2025
Collected Date: 10/28/2025

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
396-6 022504999-0022	Siding Felt	Black Fibrous Homogeneous	100.0 Other	None	<0.1% Chrysotile
396-12 022504999-0023	Roof Shingles	Gray/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
396-15 022504999-0024	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
396-18 022504999-0025	Window Glaze	Gray/Tan/White Non-Fibrous Homogeneous	99.44 Other Talc fibers present.	0.56 Fibrous_Other	<0.19% Chrysotile
396-21 022504999-0026	Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 11/03/2025 15:03:27



EMSL Analytical, Inc.

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

EMSL Order: 022504999
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 396 Albert Dr. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/29/2025 10:00 AM
Analysis Date: 10/31/2025 - 11/03/2025
Collected Date: 10/28/2025

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
396-1 022504999-0001	Transite Siding	Gray/White/Green Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
396-2 022504999-0002	Transite Siding				Positive Stop (Not Analyzed)
396-3 022504999-0003	Transite Siding				Positive Stop (Not Analyzed)
396-4 022504999-0004	Siding Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
396-5 022504999-0005	Siding Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
396-7 022504999-0006	Duct Tape	Gray/Silver Fibrous Homogeneous	1% Cellulose 45% Synthetic	54% Non-fibrous (Other)	None Detected
396-8 022504999-0007	Duct Tape	Gray/Silver Fibrous Homogeneous	1% Cellulose 45% Synthetic	54% Non-fibrous (Other)	None Detected
396-9 022504999-0008	Duct Tape	Gray Fibrous Heterogeneous	40% Synthetic	60% Non-fibrous (Other)	None Detected
396-10 022504999-0009	Roof Shingles	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
396-11 022504999-0010	Roof Shingles	Black Fibrous Heterogeneous	8% Glass	92% Non-fibrous (Other)	None Detected
396-13 022504999-0011	Roofing Felt	Black Fibrous Homogeneous	75% Cellulose 1% Synthetic <1% Glass	24% Non-fibrous (Other)	None Detected
396-14 022504999-0012	Roofing Felt	Black Fibrous Heterogeneous	45% Cellulose 3% Synthetic	52% Non-fibrous (Other)	None Detected
396-16 022504999-0013	Window Glaze	Tan/White Non-Fibrous Homogeneous	<1% Cellulose 1% Fibrous (Other)	10% Ca Carbonate 89% Non-fibrous (Other)	<1% Chrysotile
396-17 022504999-0014	Window Glaze	Gray Non-Fibrous Homogeneous	2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	<1% Chrysotile
396-19 022504999-0015	Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
396-20 022504999-0016	Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose <1% Glass	80% Non-fibrous (Other)	None Detected

Initial report from: 11/03/2025 15:03:22



EMSL Analytical, Inc.

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

EMSL Order: 022504999
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
396-22-Joint Compound <i>022504999-0017</i>	Sheetrock w/ Joint Compound System	Beige Non-Fibrous Homogeneous	2% Cellulose	25% Ca Carbonate 69% Non-fibrous (Other)	4% Chrysotile
396-22-Tape <i>022504999-0017A</i>	Sheetrock w/ Joint Compound System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
396-22-Sheetrock <i>022504999-0017B</i>	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
396-23-Joint Compound <i>022504999-0018</i>	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
396-23-Sheetrock <i>022504999-0018A</i>	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
396-24-Joint Compound <i>022504999-0019</i>	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
396-24-Tape <i>022504999-0019A</i>	Sheetrock w/ Joint Compound System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
396-24-Sheetrock <i>022504999-0019B</i>	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
396-25-Joint Compound <i>022504999-0020</i>	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
396-25-Sheetrock <i>022504999-0020A</i>	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
396-26-Joint Compound <i>022504999-0021</i>	Sheetrock w/ Joint Compound System				Positive Stop (Not Analyzed)
396-26-Tape <i>022504999-0021A</i>	Sheetrock w/ Joint Compound System	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
396-26-Sheetrock <i>022504999-0021B</i>	Sheetrock w/ Joint Compound System	Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected

Analyst(s)
Cameron Evans (8)
Scott Combs (15)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.
Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 11/03/2025 15:03:22



Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022504999

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmccclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 398 Albert Dr		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

- 3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air Check if samples are from NY

NIOSH 7400
 w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)

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

Point Count
 400 (<0.25%) 1000 (<0.1%)

Point Count w/Gravimetric
 400 (<0.25%) 1000 (<0.1%)

NYS 198.1 (friable in NY)
 NYS 198.6 NOB (non-friable-NY)
 NYS 198.8 SOF-V
 NIOSH 9002 (<1%)

TEM - Air 4-4.5hr TAT (AHERA only)

AHERA 40 CFR, Part 763
 NIOSH 7402
 EPA Level II
 ISO 10312

TEM - Bulk

NYS NOB 198.4 (non-friable-NY)
 Chatfield SOP
 TEM Mass Analysis-EPA 600 sec. 2.5

TEM - Water: EPA 100.2

Fibers >10µm Waste Drinking
All Fiber Sizes Waste Drinking

TEM - Dust

Microvac - ASTM D 5755
 Wipe - ASTM D6480
 Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite

PLM EPA 600/R-93/116 with milling prep (<1%)
 PLM EPA 600/R-93/116 with milling prep (<0.25%)
 TEM EPA 600/R-93/116 with milling prep (<0.1%)
 TEM Qualitative via Filtration Prep
 TEM Qualitative via Drop Mount Prep
 Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)

Other:

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames Samplers Signature: *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		10/28/2025

Client Sample # (s): 396-1 thru 396-26 Total # of Samples: 26

Relinquished (Client): *Dalton Reames* Date: 10/28/2025 Time: 1445

Received (Lab): *Jen Sweet* Date: 10/29/25 Time: 10am

Comments/Special Instructions: *Sumter County Project*
Note Sumter County Project

@ER 7973 0010 0067 Page 1 of 2 pages

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



John Dalton Reames Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	09/03/26
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
**Asbestos Detected in Transite Siding at 10%;
Asbestos Detected in Wall Felt at <0.1%**



Photo #2
**Asbestos Detected in Window Glaze Material at
<0.19%**



Photo #3
**Asbestos Detected at 4% in Sheetrock Wall
and Ceiling System**



Photo #4
**View Depicting Asbestos-containing
Sheetrock Debris on Floor of Room A**

Dilapidated Residential Building: 396 Albert Dr., Sumter, S.C.

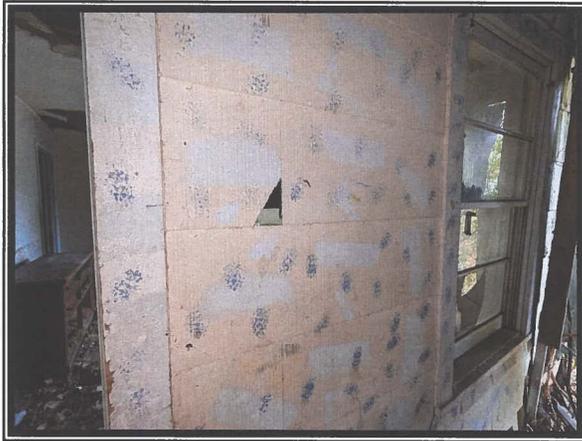


Photo #5
View Depicting Transite Siding on Former
Exterior Wall inside the Add-on Room



Photo #6
No Asbestos Detected in Sheet Flooring in
Kitchen Area

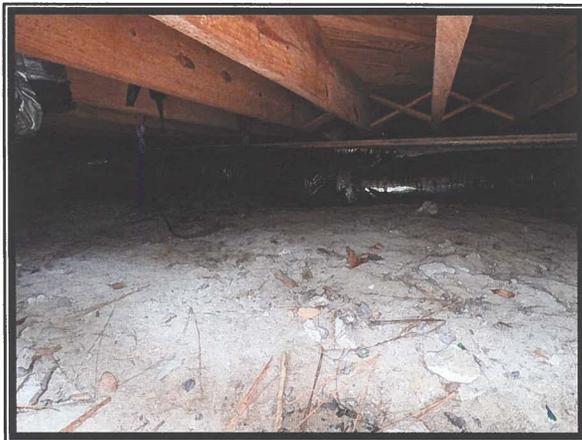


Photo #7
No Asbestos Detected in Duct Tape associated
with Foil-wrapped, Fiberglass-insulated Ducts

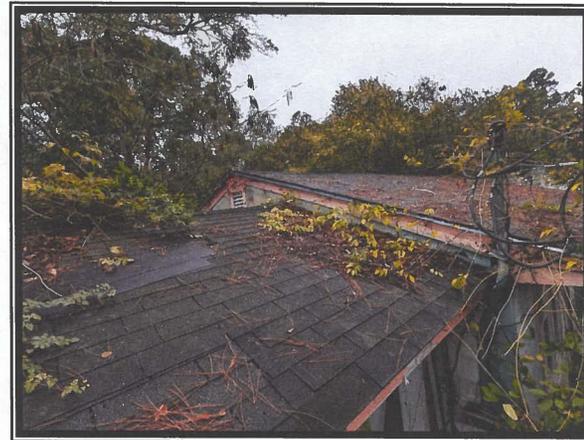
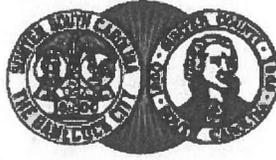


Photo #8
No Asbestos Detected in Roof Shingles or
Roofing Felt

Dilapidated Residential Building: 396 Albert Dr., Sumter, S.C.



Sumter City-County

Building Inspections Department

DERON L. MCCORMICK
CITY MANAGER

STEVE CAMPBELL
BUILDING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Jan. 6, 2026

Re: 396 Albert Dr.

Parcel # 229-11-05-003

The structure identified above is structurally compromised and unsafe to enter.

The asbestos will need to be abated through demolition.

Respectfully,

A handwritten signature in black ink, appearing to read "Woody Avins", is written over a horizontal line.

Woody Avins

Building Official

License #2320

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING AND STORAGE SHED
434 COUNCIL STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: January 14, 2025
Date of Report: January 27, 2025**

FOREWORD

This report was prepared by Emerald, Inc. of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building and associated storage building located at 434 Council St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25**

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

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



**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25**

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 434 Council St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On January 14, 2025, Emerald, Inc. conducted an Asbestos Survey on the residential building, as well as the standalone shed structure, at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Estimated to have been constructed circa 1945 for residential purposes, the single-story residential structure contains approximately 800 square feet of interior space and was in a dilapidated state, at the time of the survey. The basic building construction is as follows:

- Wood-framed Walls Built over an Earthen Crawl Space
- Wood Slat Exterior Walls
- Wooden A-framed Roof Structure
 - Covered with Sheet Metal Panels
- Hardwood Flooring Substrate
 - Resilient Sheeting and Floor Square Coverings

- Interior Walls Covered by Sheetrock with Joint Compound
- Wood Slat Ceilings
 - Sheetrock over Slats in Room C
- No Climate-control Equipment Was Present
- Standalone Storage Shed, measuring approximately 10' x 8', is Wood Framed
 - Plywood Flooring
 - Fiberboard Wall Panels
 - Shingles over A-framed Roof Structure

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-two (32) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (434-1 through 434-32). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty-seven (27) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of parquet-design flooring squares, marbled green flooring squares, window caulk and Shed roof shingles were verified as negative, via TEM analysis.

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

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

Description	Location	Category (F/NF)	Approx. SF/LF
Mottled Green Resilient Flooring Layer	Under Parquet-design Flooring Squares in Room B	Cat. I – NF – Good Condition	132 SF
Red with Black Designs Sheet Flooring	Bottom Layer of Flooring in Room C	Cat. I – NF – Good Condition	100 SF
Sheetrock with Joint Compound System	Sheetrock Walls throughout the Structure, as well as Sheetrock Ceiling in Room C	F – Damaged Condition	2,230 SF
Window Glaze	10 Window Units	Cat. II – NF – Good Condition	480 LF
Chimney Flashing Sealant	Base of Two Roof Area Chimney Structures	Cat. I – NF – Good Condition	16 LF

Note: F - Friable
NF - Non-Friable

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of January 14, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 434 Council St. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of January 14, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

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



EMSL Analytical, Inc.

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EMSL Order: 022500298
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Analyst(s)

Jumee West (18)
Scott Combs (14)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 01/21/2025 10:45:28

APPENDIX A

SITE PLAN

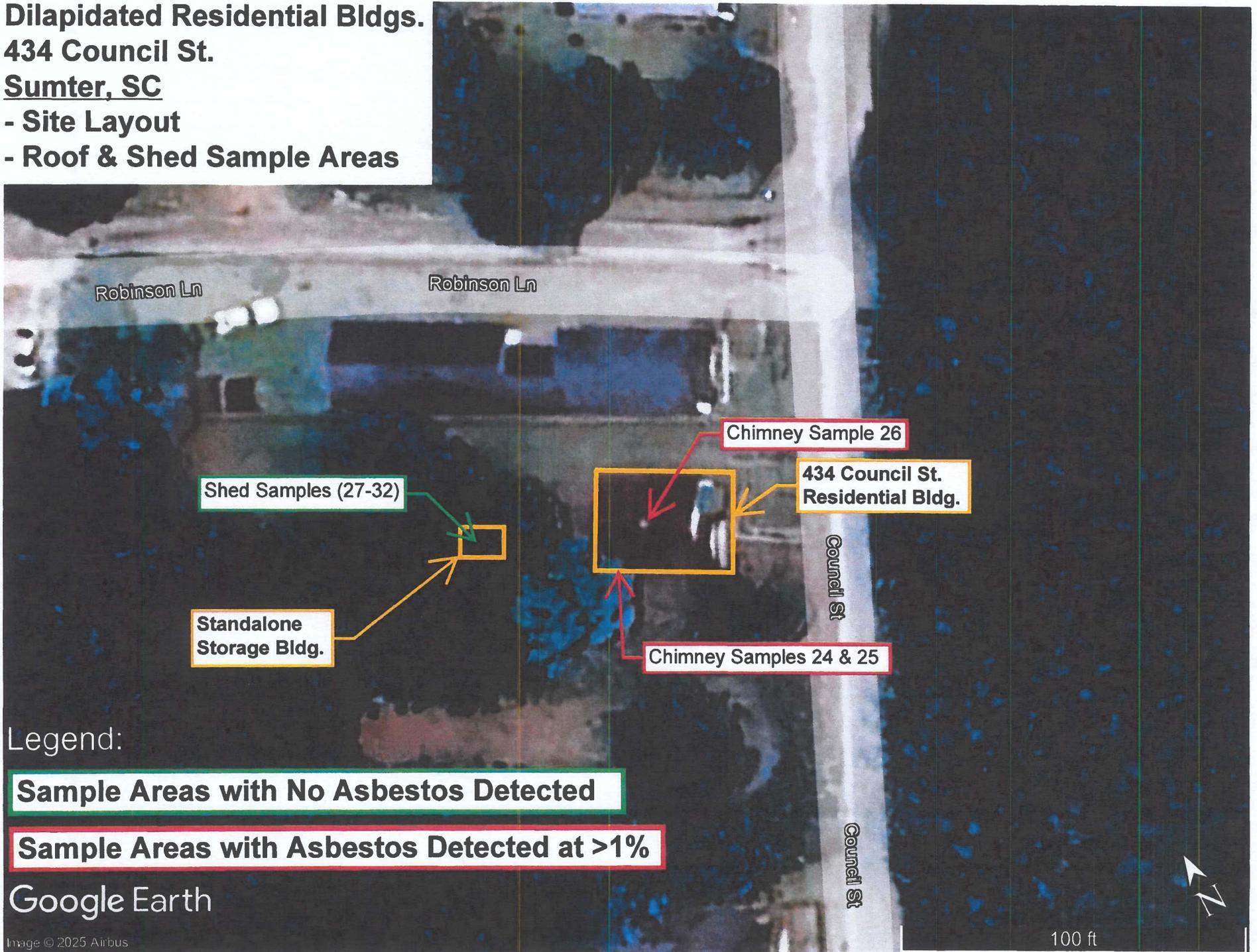
Dilapidated Residential Bldgs.

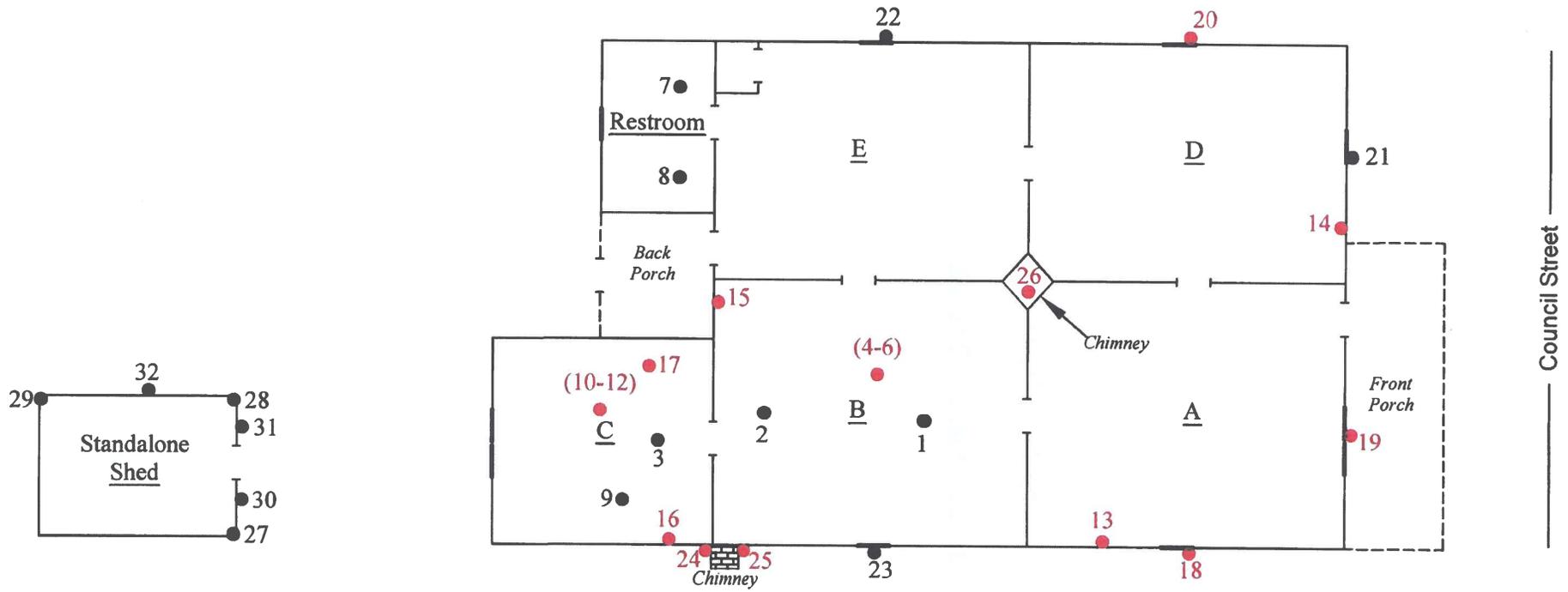
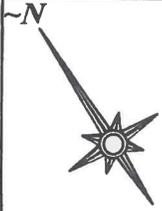
434 Council St.

Sumter, SC

- Site Layout

- Roof & Shed Sample Areas





Legend

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

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 434 Council St. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 1/14/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 434 Council St.
ADDRESS: 434 Council St., Sumter, S.C.

DATE: 1/14/2025
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
434-1	First	B	Top Layer of Flooring	Parquet-design Flooring Squares	G	M	NF	150 SF	X			X			X		
434-2		B															
434-3		C															
434-4	First	Room B Only	Bottom Layer of Flooring	Room B, Bottom-layer, Mottled Green Resilient Flooring	G	M	NF	132 SF	X			X			X		
434-5																	
434-6																	
434-7	First	Restroom	Floor	Marbled Green Flooring Squares	G	M	NF	50 SF	X			X			X		
434-8		Restroom															
434-9		C															
434-10	First	Room C Only	Bottom Layer of Flooring	Red with Black Accents Sheet Flooring	G	M	NF	100 SF	X			X			X		
434-11																	
434-12																	
434-13	First	A	Wall	Sheetrock with Joint Compound Wall and Ceiling System	D	S	F	2,230 SF	X			X			X		
434-14		D	Wall														
434-15		B	Wall														
434-16		C	Wall														
434-17		C	Ceiling														
434-18	Exterior	Window Units		Window Glaze	G	M	NF	480 LF	X			X			X		
434-19																	
434-20																	

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 434 Council St.
ADDRESS: 434 Council St., Sumter, S.C.

DATE: 1/14/2025
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE										
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION				
									H	M	L	H	M	L	H	M	L		
434-21	Exterior	Window Panes		Window Pane Caulk	G	M	NF	240 LF	X			X			X				
434-22																			
434-23																			
434-24	Roof	Base of Chimney Units		Chimney Flashing Sealant Material	G	M	NF	16 LF	X			X			X				
434-25																			
434-26																			
434-27	Standalone Shed Structure	Roof		Shed Roof, Gray Shingles	G	M	NF	100 SF	X			X			X				
434-28																			
434-29																			
434-30	Standalone Shed Structure	Exterior Walls		Shed Cellulose-based Exterior Wall Panels	G	M	F	250 SF	X			X			X				
434-31																			
434-32																			

<u>Condition</u> G= Good D= Damaged SD= Significantly Damaged	<u>Type</u> S= Surface TSI= Thermal Systems Insulation M= Miscellaneous	<u>F/NF</u> F= Friable NF= Non Friable	<u>Potential for Future Disturbance</u> H= High M= Moderate L= Low
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APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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EMSL Order: 022500297
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 434 Council St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 01/16/2025 9:00 AM
Analysis Date: 01/23/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
434-3 022500297-0025	Parquet-design Flooring Square	Brown/Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
434-9 022500297-0026	Green Flooring Square	Black/Green Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
434-23 022500297-0027	Window Caulk	Gray/White Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
434-29 022500297-0028	Shed Roof Shingles	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (4)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kenersville, NC

Initial report from: 01/24/2025 17:06:39



EMSL Analytical, Inc.

706 Gratin Street Kernersville, NC 27284
Tel/Fax: (336) 992-1025 / (336) 992-4175
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Attention: Ronny Lowder
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PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 434 Council St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 01/16/2025 9:00 AM
Analysis Date: 01/17/2025 - 01/20/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
434-1 022500297-0001	Parquet-design Flooring Square	Brown/Tan/Black Non-Fibrous Homogeneous	<1% Synthetic	10% Quartz 90% Non-fibrous (Other)	None Detected
434-2 022500297-0002	Parquet-design Flooring Square	Brown/Tan/Black Non-Fibrous Homogeneous	<1% Synthetic	10% Quartz 90% Non-fibrous (Other)	None Detected
434-4 022500297-0003 <i>Insufficient Mastic to Separate.</i>	Mottled Green Resilient Flooring	Brown/Gray/Gold Fibrous Heterogeneous	1% Cellulose	69% Non-fibrous (Other)	30% Chrysotile
434-5 022500297-0004	Mottled Green Resilient Flooring				Positive Stop (Not Analyzed)
434-7 022500297-0005	Green Flooring Square	White/Black/Green Non-Fibrous Homogeneous	2% Synthetic	10% Quartz 88% Non-fibrous (Other)	None Detected
434-8 022500297-0006	Green Flooring Square	White/Black/Green Non-Fibrous Homogeneous	2% Synthetic	10% Quartz 88% Non-fibrous (Other)	None Detected
434-10 022500297-0007 <i>Insufficient Mastic to Separate.</i>	Red Sheet Flooring	Gray/Red/Black Fibrous Heterogeneous	1% Cellulose	69% Non-fibrous (Other)	30% Chrysotile
434-11 022500297-0008	Red Sheet Flooring				Positive Stop (Not Analyzed)
434-13-Joint Compound 022500297-0009	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
434-13-Tape 022500297-0009A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
434-13-Drywall 022500297-0009B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
434-14-Joint Compound 022500297-0010	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
434-14-Tape 022500297-0010A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
434-14-Drywall 022500297-0010B <i>No Gypsum Portion Present, Paper Only.</i>	Sheetrock System	Brown Fibrous Homogeneous	100% Cellulose		None Detected
434-15-Joint Compound 022500297-0011	Sheetrock System	Beige Fibrous Homogeneous	3% Cellulose	25% Ca Carbonate 69% Non-fibrous (Other)	3% Chrysotile

Initial report from: 01/21/2025 10:41:14



EMSL Analytical, Inc.

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EMSL Order: 022500297
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
434-15-Drywall 022500297-0011A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
434-16-Joint Compound 022500297-0012	Sheetrock System				Positive Stop (Not Analyzed)
434-16-Tape 022500297-0012A	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
434-16-Drywall 022500297-0012B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
434-17-Joint Compound 022500297-0013	Sheetrock System				Positive Stop (Not Analyzed)
434-17-Tape 022500297-0013A	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
434-17-Drywall 022500297-0013B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
434-18 022500297-0014	Window Glaze	White/Beige Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 88% Non-fibrous (Other)	2% Chrysotile
434-19 022500297-0015	Window Glaze				Positive Stop (Not Analyzed)
434-21 022500297-0016	Window Caulk	Tan/White Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
434-22 022500297-0017	Window Caulk	Tan/White Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
434-24 022500297-0018	Chimney Sealant	Gray/Black Fibrous Homogeneous	1% Cellulose	84% Non-fibrous (Other)	15% Chrysotile
434-25 022500297-0019	Chimney Sealant				Positive Stop (Not Analyzed)
434-27 022500297-0020	Shed Roof Shingles	Gray/White/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
434-28 022500297-0021	Shed Roof Shingles	Gray/White/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
434-30 022500297-0022	Shed Wall Material	Brown/White/Green Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
434-31 022500297-0023	Shed Wall Material	Brown/White Fibrous Heterogeneous	75% Cellulose	25% Non-fibrous (Other)	None Detected
434-32 022500297-0024	Shed Wall Material	Brown/White/Green Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected

Initial report from: 01/21/2025 10:41:14



EMSL Analytical, Inc.

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EMSL Order: 022500297
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Project ID: Sumter County

Analyst(s)

Jurnee West (7)
Scott Combs (20)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

Initial report from: 01/21/2025 10:41:14



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

022500297

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 434 Council St		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input checked="" type="checkbox"/> AHERA <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		1/14/2025
Client Sample # (s): 434-1 thru 434-32		Total # of Samples: 32	
Relinquished (Client): <i>Dalton Reames</i>	Date: 1/15/2025	Time: 9:00	
Received (Lab): <i>Jenswert</i>	Date: 1/16/25	Time: 9:00	
Comments/Special Instructions: Note: Sumter County Project <i>Sumter County Project</i>			

ORA

①



EMSL Analytical, Inc.

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

EMSL Order: 022500298
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 310 Foxworth St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 01/16/2025 9:00 AM
Analysis Date: 01/17/2025 - 01/20/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
310-1 022500298-0001	Gray Roof Shingle	White/Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
310-2 022500298-0002	Gray Roof Shingle	White/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
310-4 022500298-0003	Green Roof Shingle	Black/Green Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
310-5 022500298-0004	Green Roof Shingle	Black/Green Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
310-7 022500298-0005	Roofing Felt	Black Fibrous Homogeneous	60% Cellulose 1% Synthetic	39% Non-fibrous (Other)	None Detected
310-8 022500298-0006	Roofing Felt	Black Fibrous Homogeneous	55% Cellulose 1% Synthetic	44% Non-fibrous (Other)	None Detected
310-10 022500298-0007	Window Glaze	Gray/White Non-Fibrous Homogeneous	2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	None Detected
310-11 022500298-0008	Window Glaze	White/Green/Beige Non-Fibrous Heterogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
310-13 022500298-0009	Carpet Backing	Brown/Gray/White Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
310-14 022500298-0010	Carpet Backing	Tan/White/Orange Fibrous Heterogeneous	<1% Cellulose 97% Synthetic	3% Non-fibrous (Other)	None Detected
310-16 022500298-0011	Green Flooring Square	Black/Blue Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
310-17 022500298-0012	Green Flooring Square	Black/Green Non-Fibrous Homogeneous	2% Synthetic	10% Quartz 88% Non-fibrous (Other)	None Detected
310-19 022500298-0013	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
310-20 022500298-0014	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
310-21 022500298-0015	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
310-22 022500298-0016	Spray-applied Ceiling Texture	Gray/White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 70% Non-fibrous (Other)	None Detected

Initial report from: 01/21/2025 10:45:28



EMSL Analytical, Inc.

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

EMSL Order: 022500298
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
310-23 022500298-0017	Spray-applied Ceiling Texture	White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
310-24-Joint Compound 022500298-0018	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
310-24-Sheetrock 022500298-0018A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
310-25-Joint Compound 022500298-0019	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
310-25-Sheetrock 022500298-0019A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
310-26-Joint Compound 022500298-0020	Sheetrock System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
310-26-Sheetrock 022500298-0020A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
310-27-Joint Compound 022500298-0021	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
310-27-Sheetrock 022500298-0021A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
310-28-Joint Compound 022500298-0022	Sheetrock System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
310-28-Sheetrock 022500298-0022A	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
310-29 022500298-0023 Rough Coat Only.	Plaster System	Gray Non-Fibrous Heterogeneous		50% Quartz 5% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-30 022500298-0024 Rough Coat Only.	Plaster System	Gray Non-Fibrous Heterogeneous		50% Quartz 5% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-31 022500298-0025 Rough Coat Only.	Plaster System	Gray Non-Fibrous Heterogeneous		50% Quartz 5% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-32 022500298-0026 Rough Coat Only.	Plaster System	Gray/Tan/Beige Non-Fibrous Heterogeneous	<1% Cellulose	45% Quartz 10% Ca Carbonate 45% Non-fibrous (Other)	None Detected
310-33 022500298-0027 Rough Coat Only.	Plaster System	Gray/Tan/Beige Non-Fibrous Heterogeneous	<1% Cellulose	45% Quartz 10% Ca Carbonate 45% Non-fibrous (Other)	None Detected

Initial report from: 01/21/2025 10:45:28

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:

09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



J DALTON REAMES, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS

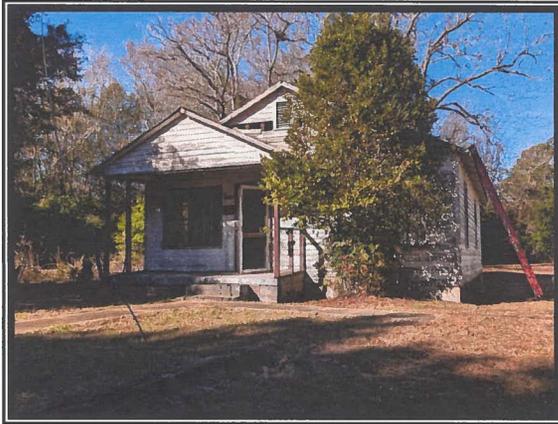


Photo #1
West-facing View Depicting the Front of the Residential Structure



Photo #2
Asbestos-containing, Mottled Green Flooring under Parquet-design Squares in Rm. B



Photo #3
Asbestos-containing, Red-colored Sheet Flooring in Room C

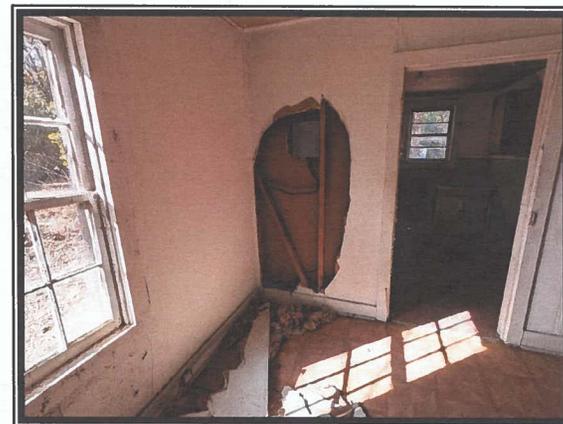


Photo #4
View Depicting Asbestos-containing Sheetrock System

Sumter City/County Project: 434 Council St., Sumter, S.C.

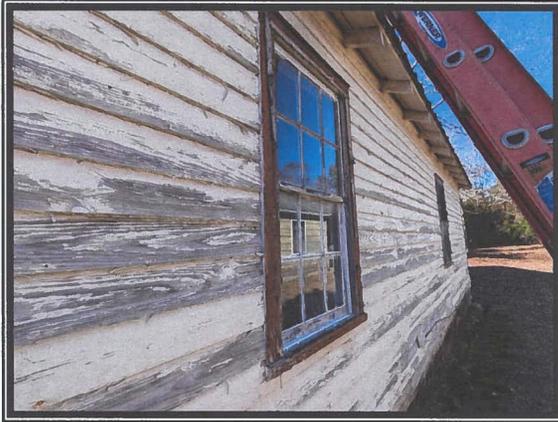


Photo #5
View Depicting Window Unit with
Asbestos-containing Glaze Material

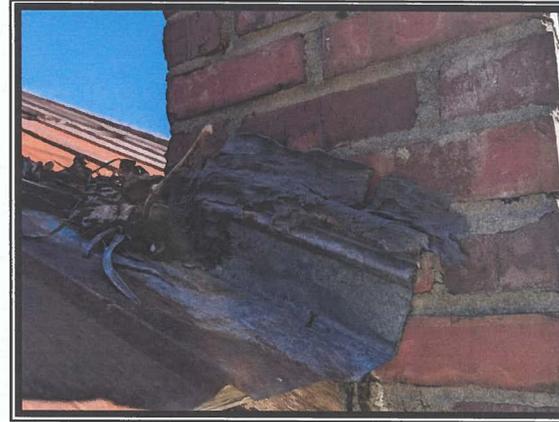


Photo #6
Asbestos-containing Chimney Flashing
Material

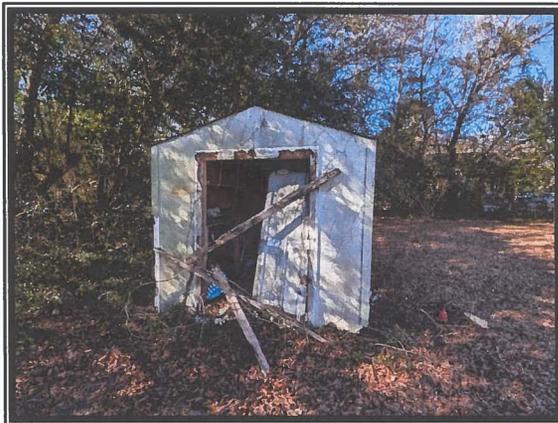


Photo #7
No Asbestos Detected in Fiberboard Wall
Panels of the Standalone Shed Structure

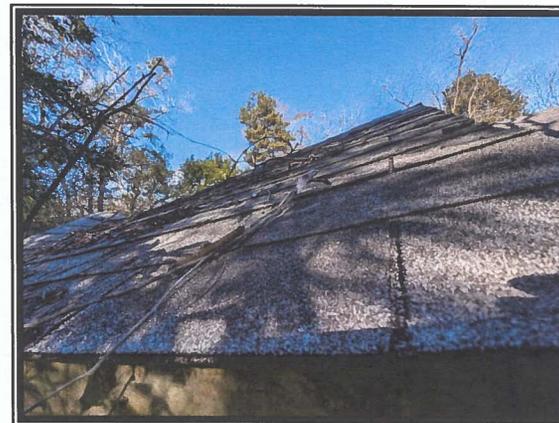


Photo #8
No Asbestos Detected in Roof Shingles of the
Standalone Shed Structure

Sumter City/County Project: 434 Council St., Sumter, S.C.

ASBESTOS BY DEMO

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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**ASBESTOS SURVEY
REGARDING
DILAPIDATED RESIDENTIAL STRUCTURE
534 SOUTH MAIN STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 20, 2025
Date of Report: November 6, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated residential structure located at 534 S. Main St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.


J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25***

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26**

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 20, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	5
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 534 S. Main St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 20, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1930 for residential purposes, the single-story structure contains approximately 1,204 square feet of interior space and was in hazardous condition, at the time of the survey. Wood-framed walls and floors are built over an earthen crawlspace. The basic building components are as follows:

- Wood-framed Exterior Walls
 - Aluminum and Vinyl Cladding over Wood Planks
 - Fiberboard Planks over Wood Framing
- Roofing Components in Dilapidated Condition
 - Wooden, A-framed Section Covered with Sheet Metal Panels and Associated Felt Paper
 - Wood-framed Sections with Asphaltic Shingles and Felt Paper

- Wood Floor Substrate attached to Wood Joists in Dilapidated Condition
 - Many Areas Contaminated with Asbestos-containing Ceiling Texture Debris Piles, Obscuring the View of the Entire Floor Area
 - Asbestos-containing 9 x 9 Floor Tiles
 - Asbestos-containing Sheet Flooring Scattered among Debris
- Wood-framed Interior Walls
 - Fiberboard Panel Sections
 - Sheetrock with Joint Compound Section
- Wood Ceiling Joists with Wood Slat Ceiling Substrate
 - Sheetrock Sections with Asbestos-containing, Spray-applied and Stippled Surfacing
 - Fiberboard Sections
 - Uncovered Wood Slat Sections
- Climate Control Equipment
 - Brick Chimney Observed; however, it was Inaccessible
 - Roof Flashing Sealant is Presumed to Contain Asbestos

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of thirty-nine (39) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (534-1 through 534-39). Per SCDES Asbestos Regulations, the independent laboratory is

required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. sheetrock with joint compound and multi-layered flooring materials), thirty-six (36) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and six (6) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

The samples of suspect material collected were classified as either friable (F) or non-friable (NF). Friable means the material can be crumbled, pulverized, or reduced to powder by ordinary hand pressure. Materials initially determined to be non-friable can receive a reclassification of friable if the material is damaged, thereby providing an avenue for release of asbestos fibers. Friable asbestos-containing material (ACM) has been determined by EPA and OSHA to be a greater hazard (health risk) than non-friable

ACM. In assessing the fiber release potential, the current condition of the suspect materials sampled was noted in the Asbestos Survey Log (Appendix B). The condition was denoted as good, damaged, or significantly damaged. Current condition is a factor used to assess the potential for fiber release. Other factors used to determine potential fiber release include air movement, surface type, and area activity as related to human occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roofing felts, mottled green and gray roof shingles, green roof shingles, window glaze, and brown mastic associated with asbestos-containing 9 x 9 floor tiles were verified as negative, via TEM analysis.

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
534 SOUTH MAIN STREET
SUMTER, SOUTH CAROLINA
REGULATED ASBESTOS-CONTAINING MATERIAL (RACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Silver Roof Sealant	Surface of Sheet Metal Roof Panels	F – Significantly Damaged Condition	905 SF
Black Roof Seam Sealant	Junction of Sheet Metal Roof System with Shingled Roof System	F – Damaged Condition	100 LF
9x9 Floor Tiles with Various Design Features	Interior Floor Areas – Extent Unknown, due to Debris Obscuring Floor Areas*	F – Damaged Condition	300 SF*
Tan, Stylized Sheet Flooring	Scattered among Floor Areas, Debris Piles and in the Crawlspace – Extent Unknown*	F – Damaged Condition	900 SF*
Spray-applied Ceiling Texture	Remnant Ceilings and Debris Piles – Exact Extent Unknown*	F – Significantly Damaged Condition	604 SF*
Stippled Ceiling Texture	Remnant Ceilings and Debris Piles – Exact Extent Unknown*	F – Significantly Damaged Condition	600 SF*
Chimney Roof Flashing (Inaccessible)	Penetration Base with Roof	F – Presumed to Contain Asbestos	12 LF

Note: F - Friable
NF - Non-Friable

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 20, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential structure located at 534 S. Main St. in Sumter, S.C., does contain friable RACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Whereas the residential structure is in hazardous condition with damaged and significantly damaged asbestos-containing components, Emerald, Inc., concludes that the entire structure, with approximately 4,870 cubic feet of building materials, is contaminated with regulated asbestos-containing material (RACM). It is recommended that a licensed codes enforcement officer representing the City or County of Sumter, or a professional engineer, inspect the structure and, subsequently, generate an official letter that states the hazardous conditions, to facilitate SCDES licensing requirements regarding outdoor demolition activities with regulated asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 20, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

APPENDIX A. Site Plan

APPENDIX B. Asbestos Sample Log

APPENDIX C. Chain of Custody & Analytical Results

APPENDIX D. Building Inspector Licenses

APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

Dilapidated Residential Structure
548 S. Main Street
Sumter, SC
- Site Layout
- Roof Sample Areas



Walsh Grove

548 S. Main St.

S Main St

S Main St

S Main St

534 S. Main St.

Davis St

Meahan St

Asphaltic Shingles & Associated Felt Samples (10-18)

Silver Roof Sealant Samples (1-3) & Black Roof Sealant Samples (4-6)

Chimney was Inaccessible; therefore, Sealant is Presumed to Contain Asbestos

Sheet Metal Felt Samples (7-9)

Legend:

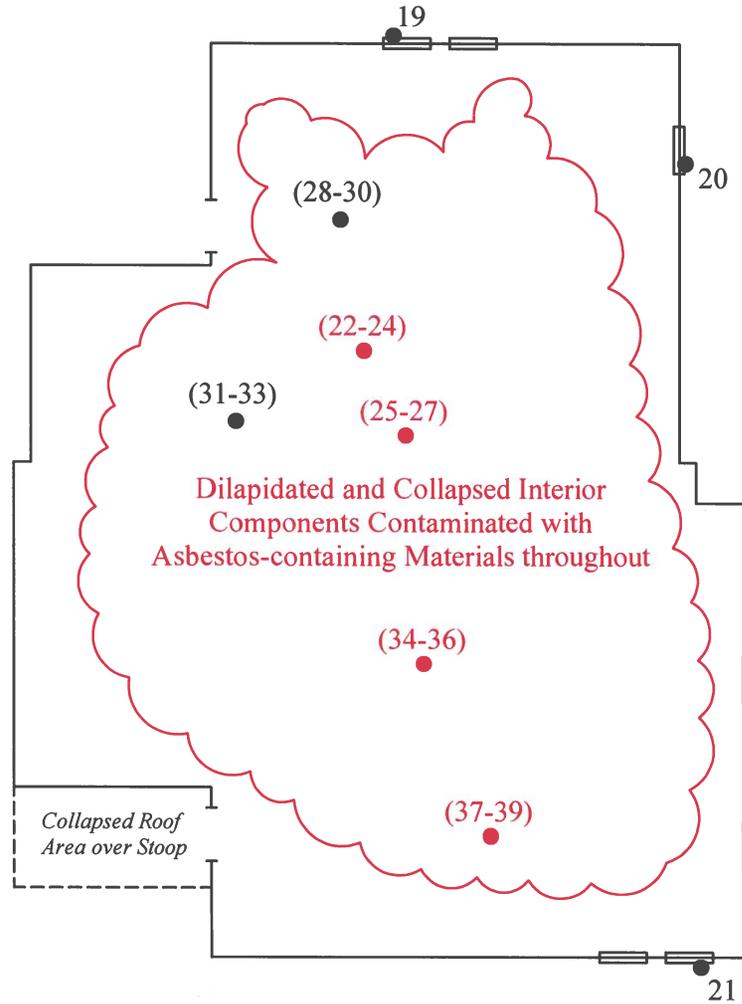
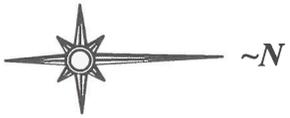
Roofing Materials with Asbestos Detected at >1%

Roofing Materials with No Asbestos Detected

Google Earth

200 ft





Legend

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

————— South Main St. —————

Not to Scale

<p>PROJECT: Dilapidated Building 534 S. Main St. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 10/20/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 534 S. Main St.
ADDRESS: 534 S. Main St., Sumter, S.C.

DATE: 10/20/2025
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
534-1	Sheet Metal Roof Section			Silver Roof Sealant (3% Chrysotile)	SD	M	F	905 SF	X			X			X		
534-2																	
534-3																	
534-4	Roof	Transition between Sheet Metal & Shingled Roof Sections		Black Roof Seam Sealant (2% Chrysotile)	D	M	F	100 LF	X			X			X		
534-5																	
534-6																	
534-7	Sheet Metal Roof Section	Under Sheet Metal Roof Panels		Roofing Felt Associated with Sheet Metal Panels	D	M	F	905 SF	X			X			X		
534-8																	
534-9																	
534-10	Shingled Roof Sections		Top Layer of Shingles	Green & Gray-mottled Roof Shingles	D	M	F	765 SF	X			X			X		
534-11																	
534-12																	
534-13	Shingled Roof Sections		Bottom Layer of Shingles	Green Roof Shingles	D	M	F	765 SF	X			X			X		
534-14																	
534-15																	
534-16	Shingled Roof Sections		Under bottom Layer of Shingles	Roofing Felt Associated with Shingled Roof Sections	D	M	F	765 SF	X			X			X		
534-17																	
534-18																	
534-19	Exterior	Window Units		Window Glaze	SD	M	F	480 LF	X			X			X		
534-20																	
534-21																	

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 534 S. Main St.
 ADDRESS: 534 S. Main St., Sumter, S.C.

DATE: 10/20/2025
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
534-22	First	Interior Rooms - Extent Unknown*		Mix of 9x9 Floor Tile Types and Brown Mastic <i>(5% Chrysotile)</i>	D	M	F	300 SF*	X			X			X		
534-23																	
534-24																	
534-25	First	Interior Rooms - Extent Unknown*		Tan Stylized Sheet Flooring <i>(20% Chrysotile)</i>	D	M	F	900 SF*	X			X			X		
534-26																	
534-27																	
534-28	First	Interior Rooms - Extent Unknown*		Fiberboard Wall Panels with Joint Compound at Seams	SD	M	F	950 SF*	X			X			X		
534-29																	
534-30																	
534-31	First	Interior Rooms - Extent Unknown*		Sheetrock Wall Sections with Joint Compound	SD	M	F	950 SF*	X			X			X		
534-32																	
534-33																	
534-34	First	Interior Ceilings and Debris Piles - Extent Unknown*		Ceiling Sheetrock with <i>Spray-applied Ceiling Texture (3% Chrysotile)</i>	SD	M	F	604 SF*	X			X			X		
534-35																	
534-36																	
534-37	First	Interior Ceilings and Debris Piles - Extent Unknown*		Stippled Ceiling Texture <i>(3% Chrysotile)</i>	SD	M	F	600 SF*	X			X			X		
534-38																	
534-39																	
Chimney Penetration at Roof was Inaccessible -- Sealant Material is Presumed to Contain Asbestos								12 LF	X			X			X		

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

APPENDIX C

CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022504858
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 534 S. Main St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/21/2025 9:00 AM
Analysis Date: 10/30/2025
Collected Date: 10/20/2025

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
534-9 022504858-0009	Sheet Metal Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
534-12 022504858-0012	Green & Gray Shingles	White/Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
534-15 022504858-0015	Green Shingles	Black/Green Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
534-18 022504858-0018	Shingled Roof Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
534-21 022504858-0021	Window Glaze	White/Beige Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
534-24-Mastic 022504858-0024	9x9 Floor Tiles & Brown Mastic	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Nicole MacDowell (6)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/30/2025 09:47:43



EMSL Analytical, Inc.

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

EMSL Order: 022504858
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 534 S. Main St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/21/2025 9:00 AM
Analysis Date: 10/24/2025 - 10/27/2025
Collected Date: 10/20/2025

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
534-1 022504858-0001	Silver Roof Sealant	Tan/Red/Silver Non-Fibrous Heterogeneous	1% Cellulose	96% Non-fibrous (Other)	3% Chrysotile
534-2 022504858-0002	Silver Roof Sealant				Positive Stop (Not Analyzed)
534-4 022504858-0004	Black Roof Sealant	Brown/Black Fibrous Homogeneous	5% Cellulose	93% Non-fibrous (Other)	2% Chrysotile
534-5 022504858-0005	Black Roof Sealant				Positive Stop (Not Analyzed)
534-7 022504858-0007	Sheet Metal Roof Felt	Black Fibrous Homogeneous	70% Cellulose <1% Synthetic	30% Non-fibrous (Other)	None Detected
534-8 022504858-0008	Sheet Metal Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
534-10 022504858-0010	Green & Gray Shingles	White/Black/Green Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
534-11 022504858-0011	Green & Gray Shingles	White/Black/Green Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
534-13 022504858-0013	Green Shingles	Black/Green Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
534-14 022504858-0014	Green Shingles	Black/Green Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
534-16 022504858-0016	Shingled Roof Felt	Black Fibrous Homogeneous	70% Cellulose <1% Synthetic	30% Non-fibrous (Other)	None Detected
534-17 022504858-0017	Shingled Roof Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
534-19 022504858-0019	Window Glaze	Tan/White/Beige Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
534-20 022504858-0020	Window Glaze	Gray Non-Fibrous Homogeneous	<1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
534-22-Floor Tile 022504858-0022	9x9 Floor Tiles & Brown Mastic	Beige Fibrous Homogeneous		20% Quartz 75% Non-fibrous (Other)	5% Chrysotile
534-22-Mastic 022504858-0022A	9x9 Floor Tiles & Brown Mastic	Brown Non-Fibrous Homogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected

Initial report from: 10/27/2025 11:19:27



EMSL Analytical, Inc.

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

EMSL Order: 022504858
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
534-23-Floor Tile <i>022504858-0023</i>	9x9 Floor Tiles & Brown Mastic Sample Both				Positive Stop (Not Analyzed)
534-23-Mastic <i>022504858-0023A</i>	9x9 Floor Tiles & Brown Mastic Sample Both	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
534-25 <i>022504858-0025</i>	Tan Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	3% Cellulose	77% Non-fibrous (Other)	20% Chrysotile
534-26 <i>022504858-0026</i>	Tan Sheet Flooring				Positive Stop (Not Analyzed)
534-28-Joint Compound <i>022504858-0028</i>	Fiberboard Panel with Joint Compound	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
534-28-Fiberboard Panel <i>022504858-0028A</i>	Fiberboard Panel with Joint Compound	Brown/Pink Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
534-29-Joint Compound <i>022504858-0029</i>	Fiberboard Panel with Joint Compound Sample All Layers	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
534-29-Fiberboard Panel <i>022504858-0029A</i>	Fiberboard Panel with Joint Compound Sample All Layers	Brown/Pink Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
534-30-Joint Compound <i>022504858-0030</i>	Fiberboard Panel with Joint Compound	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
534-30-Fiberboard Panel <i>022504858-0030A</i>	Fiberboard Panel with Joint Compound	Brown Fibrous Homogeneous	100% Cellulose		None Detected
534-31-Joint Compound <i>022504858-0031</i>	Sheetrock with Joint Compound	Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
534-31-Tape <i>022504858-0031A</i>	Sheetrock with Joint Compound	Tan Fibrous Homogeneous	100% Cellulose		None Detected
534-31-Sheetrock <i>022504858-0031B</i>	Sheetrock with Joint Compound	Brown/Gray/Yellow Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
534-32-Joint Compound <i>022504858-0032</i>	Sheetrock with Joint Compound Sample All Layers	Beige Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
534-32-Tape <i>022504858-0032A</i>	Sheetrock with Joint Compound Sample All Layers	Tan Fibrous Homogeneous	100% Cellulose		None Detected
534-32-Sheetrock <i>022504858-0032B</i>	Sheetrock with Joint Compound Sample All Layers	Brown/Gray/Yellow Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
534-33-Joint Compound <i>022504858-0033</i>	Sheetrock with Joint Compound	Tan Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
534-33-Tape <i>022504858-0033A</i>	Sheetrock with Joint Compound	Tan Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 10/27/2025 11:19:27



EMSL Analytical, Inc.

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

EMSL Order: 022504858
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
534-33-Sheetrock <i>022504858-0033B</i>	Sheetrock with Joint Compound	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
534-34-Texture <i>022504858-0034</i>	Sheetrock with Spray-Applied Texture	White/Beige Non-Fibrous Homogeneous	<1% Cellulose	20% Ca Carbonate 8% Mica 69% Non-fibrous (Other)	3% Chrysotile
534-34-Sheetrock <i>022504858-0034A</i>	Sheetrock with Spray-Applied Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
534-35-Texture <i>022504858-0035</i>	Sheetrock with Spray-Applied Texture				Positive Stop (Not Analyzed)
534-35-Sheetrock <i>022504858-0035A</i>	Sheetrock with Spray-Applied Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
534-36-Texture <i>022504858-0036</i>	Sheetrock with Spray-Applied Texture				Positive Stop (Not Analyzed)
534-36-Sheetrock <i>022504858-0036A</i>	Sheetrock with Spray-Applied Texture	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
534-37 <i>022504858-0037</i>	Stippled Ceiling Texture	Gray/Tan/Green Fibrous Homogeneous	3% Cellulose	25% Ca Carbonate 69% Non-fibrous (Other)	3% Chrysotile
534-38 <i>022504858-0038</i>	Stippled Ceiling Texture				Positive Stop (Not Analyzed)
534-39 <i>022504858-0039</i>	Stippled Ceiling Texture				Positive Stop (Not Analyzed)

Analyst(s)

Bobby Wheatley (12)
Scott Combs (24)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 10/27/2025 11:19:27



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

002504858

PHONE:
 FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmccclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 534 S. Main St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air Check if samples are from NY
 NIOSH 7400
 w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
 PLM EPA 600/R-93/116 (<1%)
 PLM EPA NOB (<1%)
 Point Count
 400 (<0.25%) 1000 (<0.1%)
 Point Count w/Gravimetric
 400 (<0.25%) 1000 (<0.1%)
 NYS 198.1 (friable in NY)
 NYS 198.6 NOB (non-friable-NY)
 NYS 198.8 SOF-V
 NIOSH 9002 (<1%)

TEM - Air 4-4.5hr TAT (AHERA only)
 AHERA 40 CFR, Part 763
 NIOSH 7402
 EPA Level II
 ISO 10312

TEM - Bulk
 NYS NOB 198.4 (non-friable-NY)
 Chatfield SOP
 TEM Mass Analysis-EPA 600 sec. 2.5

TEM - Water: EPA 100.2
 Fibers >10µm Waste Drinking
 All Fiber Sizes Waste Drinking

TEM - Dust
 Microvac - ASTM D 5755
 Wipe - ASTM D6480
 Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
 PLM EPA 600/R-93/116 with milling prep (<1%)
 PLM EPA 600/R-93/116 with milling prep (<0.25%)
 TEM EPA 600/R-93/116 with milling prep (<0.1%)
 TEM Qualitative via Filtration Prep
 TEM Qualitative via Drop Mount Prep
 Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)

Other:

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames **Samplers Signature:** *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Description on Following Page		10/20/2025

Client Sample # (s): 534-1 thru 534-39 **Total # of Samples:** 39

Relinquished (Client): *Dalton Reames* **Date:** 10/20/2025 **Time:** 1700

Received (Lab): *Jen Sweet* **Date:** 10/21/25 **Time:** 9am

Comments/Special Instructions: *Note: Sumter County Project*
Sumter County Project *Some samples were collected from debris piles due to dilapidated state of structure, so some materials within a HA may have different features*

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED

Asbestos ID Card



John Dalton Reames Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	09/03/26
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS

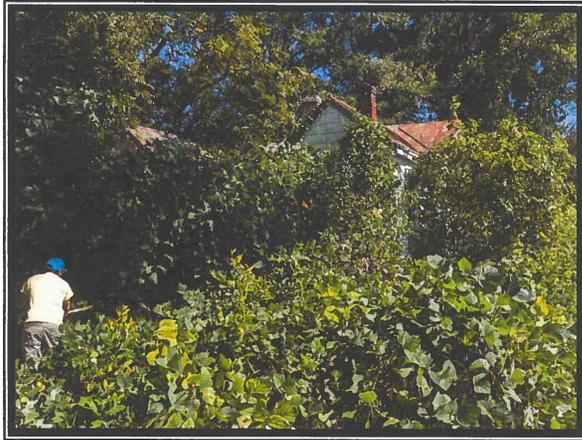


Photo #1
East Northeast-facing View Depicting Thick
Vegetation Surrounding the Structure

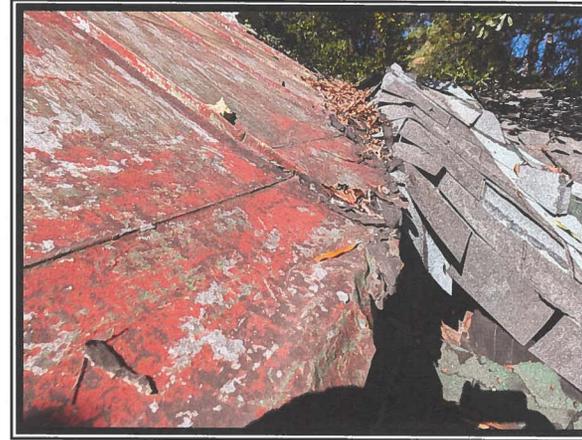


Photo #2
Asbestos-containing, Silver Metal Roof Sealant & Black Roof Transition Seam Sealant

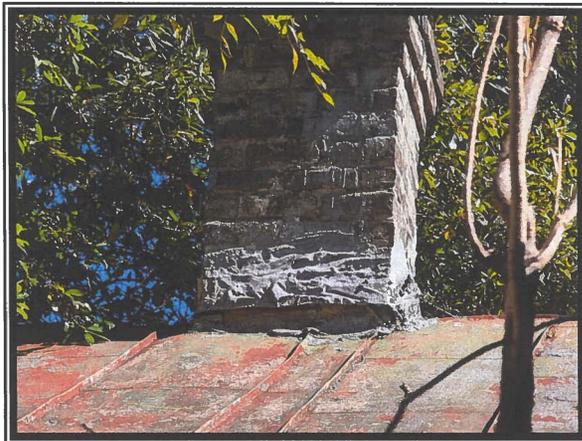


Photo #3
Chimney Roof Flashing Sealant is Presumed
to Contain Asbestos

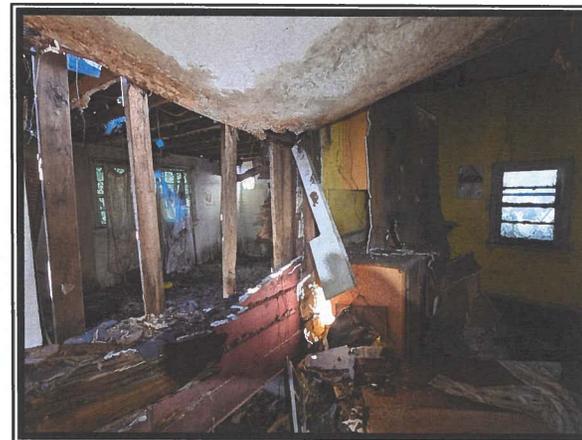


Photo #4
View Depicting Collapsed and Hazardous
Interior Conditions

Dilapidated Residential Structure: 534 S. Main St., Sumter, S.C.



Photo #5
Asbestos-containing Sheet Flooring
Observed under Collapsed Floor Area



Photo #6
Asbestos Detected at 5% in Various 9x9
Floor Tile Types

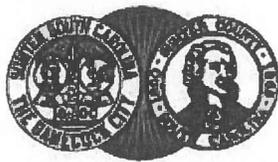


Photo #7
Asbestos-containing Stippled Ceiling
Texture on Remnant Ceiling Surface



Photo #8
Asbestos-containing, Spray-applied &
Stippled Ceiling Texture Scattered on Floors

Dilapidated Residential Structure: 534 S. Main St., Sumter, S.C.



Sumter City-County

Building Inspections Department

DERON L. MCCORMICK
CITY MANAGER

STEVE CAMPBELL
BUILDING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Jan. 6, 2026

Re: 534 S Main St.

Parcel # 227-05-01-074

The structure identified above is structurally compromised and unsafe to enter.

The asbestos will need to be abated through demolition.

Respectfully,

A handwritten signature in black ink, appearing to read 'Woody Avins', with a long horizontal stroke extending to the right.

Woody Avins

Building Official

License #2320

ADAPT BY DEMO

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

WEBSITE:
www.emeraldinc-us.com

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

**ASBESTOS SURVEY
REGARDING
DILAPIDATED RESIDENTIAL STRUCTURE
548 SOUTH MAIN STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 20, 2025
Date of Report: November 4, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated residential structure located at 548 S. Main St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25*

SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25

SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 20, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	7
6.0	ASSUMPTIONS AND LIMITATIONS	8
7.0	APPENDICES.....	9

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 548 S. Main St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 20, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1930 for residential purposes, the single-story structure contains approximately 1,086 square feet of interior space and was in dilapidated condition, at the time of the survey. Wood-framed walls and floors are built over an earthen crawlspace. The basic building components are as follows:

- Wood Plank Exterior Walls
- Crimped Sheet Metal Panels over Wooden, A-framed Roof
- Wood Floor Substrate attached to Wood Joists
 - Multiple Sheet Flooring Layers
 - Asbestos-containing Layers in Room D
 - Tacked Carpet Layers
- Wood-framed Interior Walls

- Asbestos-containing Sheetrock Sections attached to Wood Framing
- Fiberboard Panels attached to Wood Framing
- Wood Paneling over Fiberboard Panels and Wood Framing
- Wood Ceiling Joists
 - Asbestos-containing Sheetrock Sections attached to Joists
 - Spray-applied and Stippled Texture over Some Sections
 - Painted Wood Slats attached to Joists
- Climate Control Equipment
 - Former Brick Chimney, covered by Interior Wall Materials, Does Not Penetrate the Sheet Metal Roof
 - Metal Vent Pipe Observed at Roof; however, No Interior Attachment

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of fifty-three (53) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (548-1 through 548-53). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. sheetrock with joint compound and multi-layered flooring materials), sixty (60) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and eighteen (18) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B

contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

occupancy.

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each medium; therefore, eighteen (18) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of Room B carpet, Room A sheet flooring, Room C carpet layers, Room E sheet flooring, Room H sheet flooring, Room F sheet flooring layers, Room G sheet flooring layers, and interior/exterior window caulking were verified as negative, via TEM analysis.

- Asbestos was detected at less than one percent (<1%) in the stippled ceiling texture in Room H, via PLM analysis.

The South Carolina Department of Environmental Services (SCDES) and the Environmental Protection Agency (EPA) define “Asbestos-containing Material (ACM)” as material containing asbestos of any type, either alone or mixed with other materials, **in an amount greater than one percent (>1%)** as determined by using the method specified in 40 CFR Part 763, Appendix A, Subpart F, Section 1, as amended, or an accepted equivalent. Of note, the Occupational Safety and Health Administration (OSHA) has no such threshold and considers a material with any amount of asbestos as asbestos-containing material.

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

**TABLE 1
DILAPIDATED RESIDENTIAL STRUCTURE
548 SOUTH MAIN STREET
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIAL (ACM) AND
REGULATED ASBESTOS-CONTAINING MATERIAL (RACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Orange/Black and Tan Sheet Flooring Layers of Room D	Over Wood Floor Substrate in Room D ⁽¹⁾	NF – Cat. I – Good Condition	144 SF
Sheetrock with Joint Compound Wall and Ceiling System	Interior Rooms with Sheetrock-system Ceiling and Wall Components ⁽²⁾	F – Significantly Damaged Condition	1,450 SF

Note: F - Friable

NF - Non-Friable

(1) - At least six layers of sheet flooring are on the floor of Room D, with asbestos-containing layers being inseparable from layers with no asbestos detected

(2) - Abatement contractor should identify sections of walls and ceilings covered with the sheetrock with joint compound system, including ceiling areas surfaced with textured materials.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 20, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential structure located at 548 S. Main St. in Sumter, S.C., does contain friable RACM and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

Whereas the residential structure is in dilapidated condition, and the significantly damaged sheetrock system is asbestos-containing, Emerald, Inc., concludes that the entire structure, with approximately 3,800 cubic feet of building materials, is contaminated with regulated asbestos-containing materials (RACM). It is recommended that a licensed codes enforcement officer representing the City or County of Sumter, or a professional engineer, inspect the structure and, subsequently, generate an official letter that states the dilapidated conditions, to facilitate SCDES licensing requirements regarding outdoor demolition activities with regulated asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 20, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

APPENDIX A. Site Plan

APPENDIX B. Asbestos Sample Log

APPENDIX C. Chain of Custody & Analytical Results

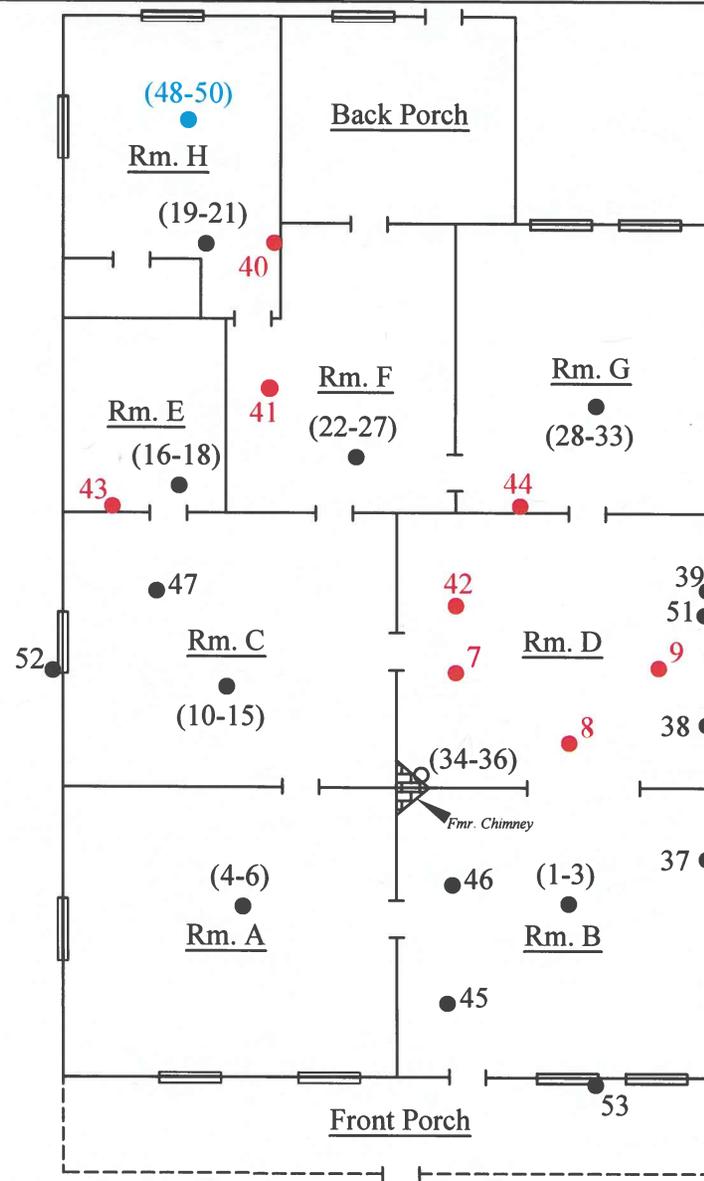
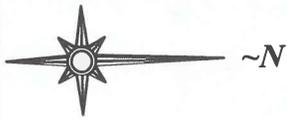
APPENDIX D. Building Inspector Licenses

APPENDIX E. Site Photographs

APPENDIX A
SITE PLAN

Dilapidated Residential Structure
548 S. Main Street
Sumter, SC
- Site Layout





Legend

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

————— South Main St. —————

Not to Scale

<p>PROJECT: Dilapidated Building 548 S. Main St. Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 10/20/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 548 S. Main St.

ADDRESS: 548 S. Main St., Sumter, S.C.

DATE: 10/20/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
548-1	First	Room B	Floor	Backing of Tacked, Blue Carpet	G	M	NF	132 SF	X			X			X		
548-2																	
548-3																	
548-4	First	Room A	Floor	Beige and Tan 12x12-designed Sheet Flooring	G	M	NF	144 SF	X			X			X		
548-5																	
548-6																	
548-7	First	Room D	Layers of Sheet Flooring	Multi-layered Sheet Flooring: - Orange/Black Layer - Tan Layers <i>(15% & 20% Chrysotile)</i>	G	M	NF	144 SF	X			X			X		
548-8																	
548-9																	
548-10	First	Room C	Top Layer of Carpet	Backing of Plush Green Carpet	G	M	NF	144 SF	X			X			X		
548-11																	
548-12																	
548-13	First	Room C	Bottom Layer of Carpet	Backing of Garnet and Black Carpet	G	M	NF	144 SF	X			X			X		
548-14																	
548-15																	
548-16	First	Room E	Floor	Tan, Rough-textured, 12x12-designed Sheet Flooring	G	M	NF	48 SF	X			X			X		
548-17																	
548-18																	
548-19	First	Room H	Floor	Tannish Brown, Stone-design Sheet Flooring	G	M	NF	110 SF	X			X			X		
548-20																	
548-21																	

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

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 548 S. Main St.
 ADDRESS: 548 S. Main St., Sumter, S.C.

DATE: 10/20/2025
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
548-22	First	Room F	Top Layer of Sheet Flooring	Green Sheet Flooring	G	M	NF	80 SF	X			X			X		
548-23																	
548-24																	
548-25	First	Room F	Bottom Layer of Sheet Flooring	Tan with Red Diamond Sheet Flooring	G	M	NF	80 SF	X			X			X		
548-26																	
548-27																	
548-28	First	Room G	Top Layer of Sheet Flooring	Reddish, Rough-design Sheet Flooring	G	M	NF	110 SF	X			X			X		
548-29																	
548-30																	
548-31	First	Room G	Bottom Layer of Sheet Flooring	Cream, Square-design Sheet Flooring	G	M	NF	110 SF	X			X			X		
548-32																	
548-33																	
548-34	First	Room D at Covered Chimney	Behind Wall Panels	Concrete Chimney Surfacing	G	S	F	500 SF	X			X			X		
548-35																	
548-36																	
548-37	First	Room B	Behind Wood Wall Panels	Fiberboard Wall Panels	G	M	NF	400 SF	X			X			X		
548-38		Room D															
548-39		Room D															

<p><u>Condition</u> G= Good D= Damaged SD= Significantly Damaged</p>	<p><u>Type</u> S= Surface TSI= Thermal Systems Insulation M= Miscellaneous</p>	<p><u>F/NF</u> F= Friable NF= Non Friable</p>	<p><u>Potential for Future Disturbance</u> H= High M= Moderate L= Low</p>
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EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 548 S. Main St.

ADDRESS: 548 S. Main St., Sumter, S.C.

DATE: 10/20/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE									
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION			
									H	M	L	H	M	L	H	M	L	
548-40	First	Room H	Wall	Sheetrock with Joint Compound Wall and Ceiling System (2% Chrysotile)	SD	S	F	1,450 SF	X				X			X		
548-41		Room F	Ceiling															
548-42		Room D	Ceiling															
548-43		Room E	Wall															
548-44		Room G	Wall															
548-45	First	Room B	Ceiling	Spray-applied Ceiling Texture	D	S	F	275 SF	X				X			X		
548-46		Room B																
548-47		Room C																
548-48	First	Room H	Ceiling	Stippled Ceiling Texture (<1% Chrysotile)	G	S	F	110 SF	X				X			X		
548-49																		
548-50																		
548-51	Interior Window Frame			Interior/Exterior Window Frame Caulk	G	M	NF	400 LF	X				X			X		
548-52	Exterior Window Frame																	
548-53	Exterior Window Frame																	

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

<p><u>Condition</u> G= Good D= Damaged SD= Significantly Damaged</p>	<p><u>Type</u> S= Surface TSI= Thermal Systems Insulation M= Miscellaneous</p>	<p><u>F/NF</u> F= Friable NF= Non Friable</p>	<p><u>Potential for Future Disturbance</u> H= High M= Moderate L= Low</p>
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APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022504859
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 548 S. Main St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/21/2025 9:00 AM
Analysis Date: 10/30/2025
Collected Date: 10/20/2025

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
548-3 022504859-0003	Blue Carpet - Backing	White/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-6 022504859-0006	Beige & Tan Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-Red/Brown Flooring 022504859-0009	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Red Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-Tan/Brown Flooring 022504859-0009A	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-Beige/Brown Flooring 022504859-0009B	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Beige/Rust Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-Brown/Gray Flooring 022504859-0009C	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Gray/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-White/Green Flooring 022504859-0009D	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	White/Green/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-9-Gray/Beige Flooring 022504859-0009E	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Gray/Green/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-12 022504859-0012	Green Carpet - Backing	White/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-15 022504859-0015	Garnet Carpet - Backing	Brown Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-18 022504859-0018	Tan Rough-Design Sheet Flooring	Brown/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-21 022504859-0021	Stone Design Sheet Flooring	Brown/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/30/2025 09:49:55



EMSL Analytical, Inc.

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

EMSL Order: 022504859
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 548 S. Main St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/21/2025 9:00 AM
Analysis Date: 10/30/2025
Collected Date: 10/20/2025

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
548-24 022504859-0024	Green Sheet Flooring	White/Green Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
548-27-Linoleum 022504859-0027	Tan With Diamond Sheet Flooring	Brown/White/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-27-Mastic 022504859-0027A	Tan With Diamond Sheet Flooring	Black Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
548-30 022504859-0030	Reddish Sheet Flooring	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-33 022504859-0033	Cream Square Sheet Flooring	White Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
548-53 022504859-0053	Window Frame Caulk	White Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Nicole MacDowell (18)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/30/2025 09:49:55



EMSL Analytical, Inc.

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

EMSL Order: 022504859
Customer ID: emer51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project: 548 S. Main St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/21/2025 9:00 AM
Analysis Date: 10/24/2025 - 10/27/2025
Collected Date: 10/20/2025

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
548-1 022504859-0001	Blue Carpet - Backing	Gray/Blue Fibrous Homogeneous	30% Synthetic	70% Non-fibrous (Other)	None Detected
548-2 022504859-0002	Blue Carpet - Backing	Blue Fibrous Homogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected
548-4 022504859-0004	Beige & Tan Sheet Flooring	Tan/Blue/Beige Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
548-5 022504859-0005	Beige & Tan Sheet Flooring	White Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
548-7-Red Flooring 022504859-0007	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Red Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
548-7-Tan/Brown Flooring 022504859-0007A	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Tan Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
548-7-Beige/Green Flooring 022504859-0007B	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Green/Beige Fibrous Heterogeneous	20% Cellulose 1% Glass	79% Non-fibrous (Other)	None Detected
548-7-Orange/Black Flooring 022504859-0007C	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Red/Black/Orange Fibrous Heterogeneous	10% Cellulose	75% Non-fibrous (Other)	15% Chrysotile
548-7-Beige/Brown Flooring 022504859-0007D	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Beige Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
548-7-Brown Flooring 022504859-0007E	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
548-7-Tan Flooring 022504859-0007F	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Tan Fibrous Homogeneous	5% Cellulose	75% Non-fibrous (Other)	20% Chrysotile
548-8-Red Flooring 022504859-0008	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Red Fibrous Heterogeneous	20% Cellulose <1% Glass	80% Non-fibrous (Other)	None Detected
548-8-Tan/Gray Flooring 022504859-0008A	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Gray/Tan Fibrous Heterogeneous	20% Cellulose 2% Glass	78% Non-fibrous (Other)	None Detected
548-8-Beige/Green Flooring 022504859-0008B	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Green/Beige Fibrous Heterogeneous	20% Cellulose 2% Glass	78% Non-fibrous (Other)	None Detected

Initial report from: 10/27/2025 10:58:57



EMSL Analytical, Inc.

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

EMSL Order: 022504859
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
548-8-Tan Flooring <i>022504859-0008C</i>	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Tan Fibrous Heterogeneous		85% Non-fibrous (Other)	15% Chrysotile
548-8-Blue/Tan Flooring <i>022504859-0008D</i>	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Tan/Blue Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
548-8-Red/Brown Flooring <i>022504859-0008E</i>	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Brown/Red Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
548-8-Tan/Red Flooring <i>022504859-0008F</i>	Room D: 6 Layers Of Sheet Flooring (Sample All Layers)	Tan/Red Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
548-10 <i>022504859-0010</i>	Green Carpet - Backing	Green/Beige Fibrous Homogeneous	10% Synthetic	90% Non-fibrous (Other)	None Detected
548-11 <i>022504859-0011</i>	Green Carpet - Backing	Green Fibrous Homogeneous	80% Synthetic	20% Non-fibrous (Other)	None Detected
548-13 <i>022504859-0013</i>	Garnet Carpet - Backing	Brown/Red/Black Fibrous Heterogeneous	30% Synthetic	70% Non-fibrous (Other)	None Detected
548-14 <i>022504859-0014</i>	Garnet Carpet - Backing	Red/Black Fibrous Heterogeneous	20% Cellulose 70% Synthetic	10% Non-fibrous (Other)	None Detected
548-16 <i>022504859-0016</i>	Tan Rough-Design Sheet Flooring	Tan Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
548-17 <i>022504859-0017</i>	Tan Rough-Design Sheet Flooring	Tan Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
548-19 <i>022504859-0019</i>	Stone Design Sheet Flooring	Brown/Beige Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
548-20 <i>022504859-0020</i>	Stone Design Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
548-22 <i>022504859-0022</i>	Green Sheet Flooring	Green Non-Fibrous Homogeneous		5% Ca Carbonate 95% Non-fibrous (Other)	None Detected
548-23 <i>022504859-0023</i>	Green Sheet Flooring	Green Non-Fibrous Heterogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
548-25 <i>022504859-0025</i>	Tan With Diamond Sheet Flooring	Tan/Black/Beige Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
548-26 <i>022504859-0026</i>	Tan With Diamond Sheet Flooring	Tan Non-Fibrous Homogeneous	4% Cellulose	96% Non-fibrous (Other)	None Detected
548-28 <i>022504859-0028</i>	Reddish Sheet Flooring	Brown/Red/Black Fibrous Heterogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
548-29 <i>022504859-0029</i>	Reddish Sheet Flooring	Gray/Red Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
548-31 <i>022504859-0031</i>	Cream Square Sheet Flooring	Beige Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected

Initial report from: 10/27/2025 10:58:57



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

EMSL Order: 022504859

Customer ID: emer51

Customer PO:

Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
548-32 022504859-0032	Cream Square Sheet Flooring	Tan Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
548-34 022504859-0034	Concrete Chimney Surfacing	Gray Non-Fibrous Heterogeneous		40% Quartz 10% Ca Carbonate 50% Non-fibrous (Other)	None Detected
548-35 022504859-0035	Concrete Chimney Surfacing	Gray Non-Fibrous Heterogeneous		40% Quartz 10% Ca Carbonate 50% Non-fibrous (Other)	None Detected
548-36 022504859-0036	Concrete Chimney Surfacing	Gray Fibrous Heterogeneous		35% Quartz 10% Ca Carbonate 55% Non-fibrous (Other)	None Detected
548-37 022504859-0037	Fiberboard Wall Panels	Brown/Beige Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
548-38 022504859-0038	Fiberboard Wall Panels	Brown/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
548-39 022504859-0039	Fiberboard Wall Panels	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
548-40-Joint Compound 022504859-0040	Sheetrock System (Sample All Layers)	Beige Non-Fibrous Homogeneous		20% Ca Carbonate 78% Non-fibrous (Other)	2% Chrysotile
548-40-Tape 022504859-0040A	Sheetrock System (Sample All Layers)	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
548-40-Sheetrock 022504859-0040B	Sheetrock System (Sample All Layers)	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
548-41-Joint Compound 022504859-0041	Sheetrock System (Sample All Layers)				Positive Stop (Not Analyzed)
548-41-Tape 022504859-0041A	Sheetrock System (Sample All Layers)	White Fibrous Homogeneous	99% Glass	1% Non-fibrous (Other)	None Detected
548-41-Sheetrock 022504859-0041B	Sheetrock System (Sample All Layers)	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
548-42-Joint Compound 022504859-0042	Sheetrock System (Sample All Layers)				Positive Stop (Not Analyzed)
548-42-Sheetrock 022504859-0042A	Sheetrock System (Sample All Layers)	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
548-43-Joint Compound 022504859-0043	Sheetrock System (Sample All Layers)	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
548-43-Tape 022504859-0043A	Sheetrock System (Sample All Layers)	Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
548-43-Sheetrock 022504859-0043B	Sheetrock System (Sample All Layers)	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
548-44-Joint Compound 022504859-0044	Sheetrock System (Sample All Layers)	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected

Initial report from: 10/27/2025 10:58:57



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

EMSL Order: 022504859
Customer ID: emer51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
548-44-Tape 022504859-0044A	Sheetrock System (Sample All Layers)	Clear Fibrous Homogeneous	99% Glass	1% Non-fibrous (Other)	None Detected
548-44-Sheetrock 022504859-0044B	Sheetrock System (Sample All Layers)	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
548-45 022504859-0045	Spray-Applied Ceiling Texture	White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
548-46 022504859-0046	Spray-Applied Ceiling Texture	White Non-Fibrous Homogeneous	<1% Cellulose	30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
548-47 022504859-0047	Spray-Applied Ceiling Texture	White Non-Fibrous Heterogeneous		30% Ca Carbonate 15% Mica 55% Non-fibrous (Other)	None Detected
548-48 022504859-0048	Stippled Ceiling Texture	Beige Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	<1% Chrysotile
548-49 022504859-0049	Stippled Ceiling Texture	Beige Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	<1% Chrysotile
548-50 022504859-0050	Stippled Ceiling Texture	Tan/White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	<1% Chrysotile
548-51 022504859-0051	Window Frame Caulk	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
548-52 022504859-0052	Window Frame Caulk	White Non-Fibrous Homogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected

Analyst(s)

Cameron Evans (28)
Jurnee West (32)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 10/27/2025 10:58:57



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

022504859

PHONE:
 FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmcclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 548 S. Main St		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - if Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air Check if samples are from NY
 NIOSH 7400
 w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
 PLM EPA 600/R-93/116 (<1%)
 PLM EPA NOB (<1%)
 Point Count
 400 (<0.25%) 1000 (<0.1%)
 Point Count w/Gravimetric
 400 (<0.25%) 1000 (<0.1%)
 NYS 198.1 (friable in NY)
 NYS 198.6 NOB (non-friable-NY)
 NYS 198.8 SOF-V
 NIOSH 9002 (<1%)

TEM - Air 4-4.5hr TAT (AHERA only)
 AHERA 40 CFR, Part 763
 NIOSH 7402
 EPA Level II
 ISO 10312

TEM - Bulk
 NYS NOB 198.4 (non-friable-NY)
 Chatfield SOP
 TEM Mass Analysis-EPA 600 sec. 2.5

TEM - Water: EPA 100.2
 Fibers >10µm Waste Drinking
 All Fiber Sizes Waste Drinking

TEM - Dust
 Microvac - ASTM D 5755
 Wipe - ASTM D6480
 Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
 PLM EPA 600/R-93/116 with milling prep (<1%)
 PLM EPA 600/R-93/116 with milling prep (<0.25%)
 TEM EPA 600/R-93/116 with milling prep (<0.1%)
 TEM Qualitative via Filtration Prep
 TEM Qualitative via Drop Mount Prep
 Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)

Other:

Check For Positive Stop - Clearly identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames Samplers Signature: *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Pages		10/20/2025

Client Sample # (s): 548-1 thru 548-53 Total # of Samples: 53

Relinquished (Client): *Dalton Reames* Date: 10/20/2025 Time: 1700

Received (Lab): *Jen Sweet* Date: 10/21/25 Time: 900

Comments/Special Instructions:
 Note: Sumter County Project Sumter County Project

294 7973 6039 9808

4859



CHAIN OF CUSTODY
ASBESTOS LAB SERVICES

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

Client Sample # (s) 548-1 thru 548-53 Total Samples #: 53
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

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

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
548-1	Blue Carpet - Backing	
548-2	"	
548-3	"	
548-4	Beige & Tan Sheet Flooring	
548-5	"	
548-6	"	
548-7	Room D: 6 Layers of Sheet Flooring	} Sample All Layers
548-8	"	
548-9	"	
548-10	Green Carpet - Backing	
548-11	"	
548-12	"	
548-13	Garnet Carpet - Backing	
548-14	"	
548-15	"	
548-16	Tan Rough-design Sheet Flooring	
548-17	"	
548-18	"	
548-19	Stone Design Sheet Flooring	
548-20	"	
548-21	"	
548-22	Green Sheet Flooring	
548-23	"	
548-24	"	
548-25	Tan with Diamond Sheet Flooring	
548-26	"	
548-27	"	
548-28	Reddish Sheet Flooring	
548-29	"	
548-30	"	
548-31	Cream Square Sheet Flooring	
548-32	"	
548-33	"	
548-34	Concrete Chimney Surfacing	
548-35	"	
548-36	"	
548-37	Fiberboard Wall Panels	
548-38	"	
548-39	"	
548-40	Sheetrock System	} Sample All Layers
548-41	"	
548-42	"	
548-43	"	
548-44	"	

2 of 3

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



John Dalton Reames Jr.



		Expiration Date:
AIRAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	09/03/26
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Northwest-facing View of the Residential Structure

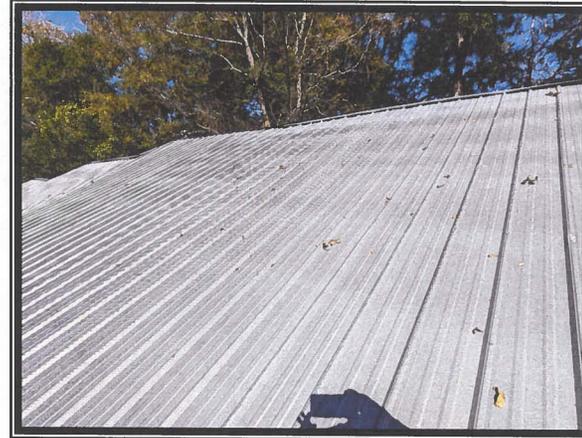


Photo #2
No Suspect Materials Associated with the Crimped Metal Roof System



Photo #3
View Depicting Multi-layered Sheet Flooring with Asbestos-containing Layers in Room D



Photo #4
Asbestos-containing Sheetrock Ceiling System in Room G

Sumter City/County Project: 548 S. Main St., Sumter, S.C.



Photo #5
No Asbestos Detected in Surfacing Material on
the Former Chimney Unit



Photo #6
Asbestos Detected at Less than 1% in Stippled
Ceiling Texture of Room H

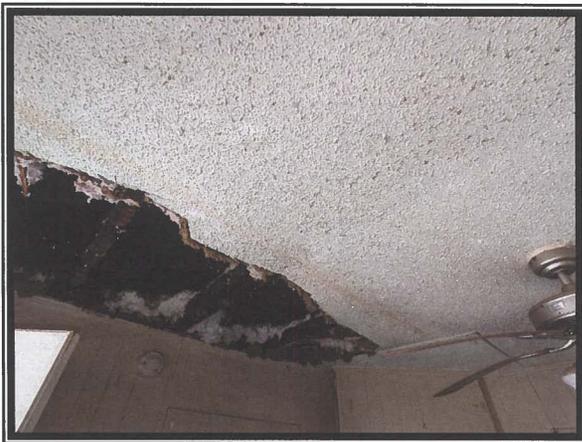


Photo #7
No Asbestos Detected in Spray-applied Ceiling
Texture



Photo #8
No Suspect Materials Observed in the Wooden,
A-framed Attic Area

Sumter City/County Project: 548 S. Main St., Sumter, S.C.



Photo #9
Asbestos-containing Sheetrock Materials
Scattered on Floor in Room G

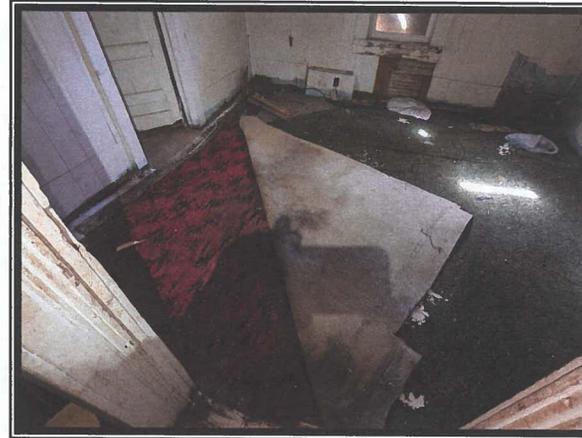


Photo #10
No Asbestos Detected in Any Carpet Materials

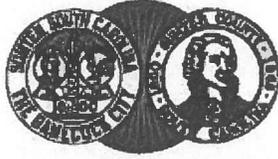


Photo #11
View Depicting Asbestos-containing
Sheetrock Ceiling System in Room D



Photo #12
View Depicting Asbestos-containing
Sheetrock Wall System in Room H

Sumter City/County Project: 548 S. Main St., Sumter, S.C.



Sumter City-County

Building Inspections Department

DERON L. MCCORMICK
CITY MANAGER

STEVE CAMPBELL
BUILDING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

Jan. 6, 2026

Re: 548 S. Main St.

Parcel # 227-05-05-025

The structure identified above is structurally compromised and unsafe to enter.

The asbestos will need to be abated through demolition.

Respectfully,

Woody Avins

Building Official

License #2320

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

WEBSITE:
www.emeraldinc-us.com

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

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



Prepared for:

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

Prepared by:

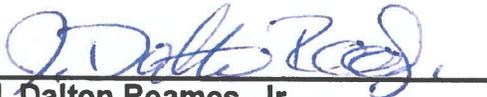
**Emerald, Inc.
P.O. Box 3050
Sumter, South Carolina 29151**

**Date of Inspection: March 20, 2025
Date of Report: April 1, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 724 Olive St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25**

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

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



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 724 Olive St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On March 20, 2025, Emerald, Inc. conducted an Asbestos Survey on the residential building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1953, the single-story residential structure, built over an earthen crawl space, contains approximately 820 square feet of interior space. The basic building construction is as follows:

- Exterior Walls
 - Aluminum and Vinyl Cladding over Wood Planks
 - Wood Planks attached to Wood Framework
- Wooden A-framed Roof Structure
 - Covered with Shingles and Felt Paper
- Hardwood Flooring Substrate
 - Several Types of Resilient Sheet Flooring over Wood Substrate
- Interior Walls

- Wood Paneling over Sheetrock System
 - Sheetrock attached to Wood Framework
- Sheetrock Ceiling System attached to Wooden Joists
 - Spray-applied Texture in Room A
- Climate Control Equipment
 - Two Chimney Units

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty-one (41) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (724-1 through 724-41). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-seven (37) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and eight (8) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each media; therefore, eight (8) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roof shingles, roofing felt, window glaze, Room A sheet flooring and felt, tan stylized sheet flooring, brown-square sheet flooring, and brown stylized sheet flooring were verified as negative, via TEM analysis.

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

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

Description	Location	Category (F/NF)	Approx. SF/LF
Chimney Flashing Sealant Material	At Roof Junction of Two Chimney Units	NF – Cat. I – Good Condition	24 LF
Yellowish Tan, Geometric-designed Sheet Flooring	Base Layer of Sheet Flooring in Room F (Under Stylized Layer)	NF – Cat. I – Good Condition	64 SF

Note: F - Friable
NF - Non-Friable

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of March 20, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 724 Olive St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of March 20, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

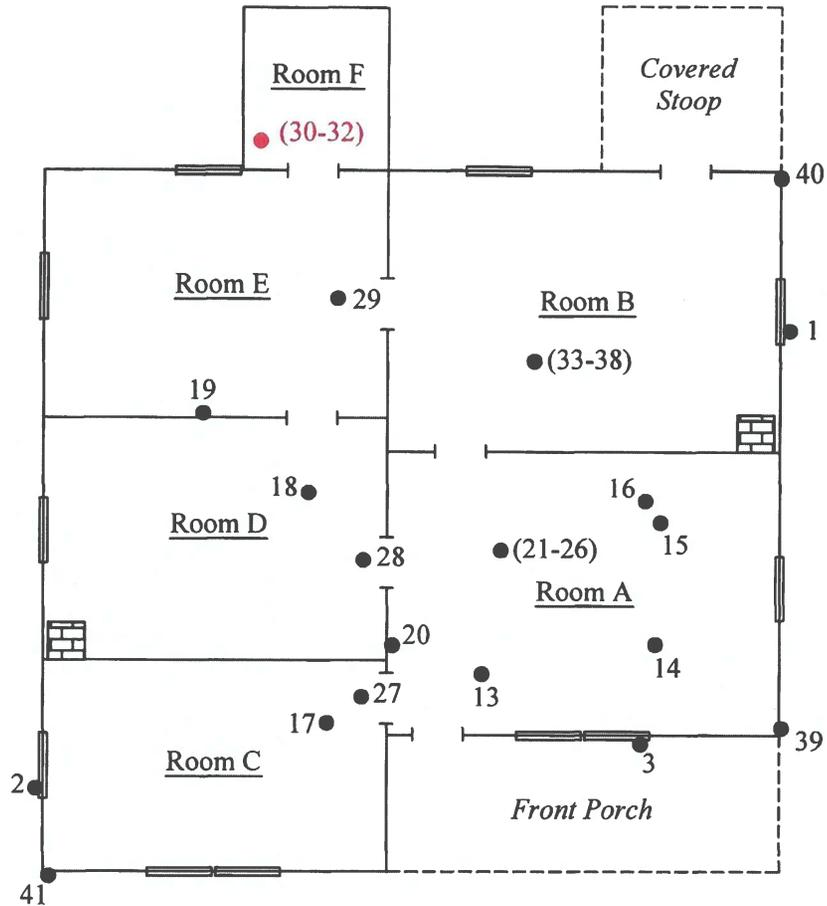
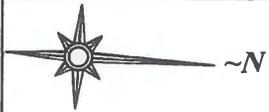
The information provided herein applies only to the subject property as it existed during Emerald, Inc.'s site visit. If this site's use and/or conditions change, information, observations and recommendations found herein would no longer apply. This report is intended to be used in its entirety. No excerpts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

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

7.0 APPENDICES

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

APPENDIX A
SITE PLAN



Olive St.

Legend

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

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 724 Olive Street Sumter, SC</p>	<p>SHEET TITLE: Floor Plan Sample Locations</p>	<p>DATE: 3/20/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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Vacant Residential Bldg.
724 Olive St.
Sumter, S.C.
- Site Layout
- Roof Sample Locations



APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 724 Olive St.
 ADDRESS: 724 Olive St., Sumter, S.C.

DATE: 3/20/2025
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
724-1	Exterior	Window Units		Exterior Window Glaze	G	M	NF	480 LF	X			X			X		
724-2																	
724-3																	
724-4	Roof			Dark Gray Roof Shingles	G	M	NF	1,075 SF	X			X			X		
724-5																	
724-6																	
724-7	Roof			Roofing Felt Paper	G	M	NF	1,075 SF	X			X			X		
724-8																	
724-9																	
724-10	Roof	North Chimney		Chimney Flashing Sealant Material (3% Chrysotile)	G	M	NF	24 LF	X			X			X		
724-11		North Chimney															
724-12		South Chimney															
724-13	First	Room A	Ceiling	Spray-applied Ceiling Texture	SD	S	F	180 SF	X			X			X		
724-14																	
724-15																	
724-16	First	Room A	Ceiling	Sheetrock with Joint Compound Ceiling and Wall System	SD	S	F	2,430 SF	X			X			X		
724-17		Room C	Ceiling														
724-18		Room D	Ceiling														
724-19		Room E	Wall														
724-20		Room A	Wall														

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

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

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 724 Olive St.

ADDRESS: 724 Olive St., Sumter, S.C.

DATE: 3/20/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
724-21	First	Room A	Top Flooring Layer	Gray-colored, Stylized Design Sheet Flooring	G	M	NF	180 SF	X			X			X		
724-22																	
724-23																	
724-24	First	Room A	Bottom Flooring Layer	Flooring Vapor Felt Material	G	M	NF	180 SF	X			X			X		
724-25																	
724-26																	
724-27	First	Room C	Floor	Tan-colored, Stylized Design Sheet Flooring	G	M	NF	435 SF	X			X			X		
724-28		Room D															
724-29		Room E															
724-30	First	Room F	Bottom Flooring Layer	Yellowish Tan-colored, Geometric Design Sheet Flooring (30% Chrysotile)	G	M	NF	64 SF	X			X			X		
724-31																	
724-32																	
724-33	First	Room B	Top Flooring Layer	Mottled Brown, Square-design Sheet Flooring	G	M	NF	180 SF	X			X			X		
724-34																	
724-35																	
724-36	First	Room B	Bottom Flooring Layer	Brown-colored, Stylized Design Sheet Flooring	G	M	NF	180 SF	X			X			X		
724-37																	
724-38																	
724-39	Exterior Walls	Behind Aluminum Cladding		Cellulose and Foil Sheathing Material	G	M	F	1,400 SF	X			X			X		
724-40																	
724-41																	

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

APPENDIX C

**CHAIN OF CUSTODY
&
ANALYTICAL RESULTS**



EMSL Analytical, Inc.

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EMSL Order: 022501411
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 724 Olive St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 03/21/2025 9:30 AM
Analysis Date: 03/27/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
724-3 022501411-0032	Window Glaze	Gray/White Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
724-6 022501411-0033	Roof Shingles	Brown/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
724-9 022501411-0034	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
724-23 022501411-0035	Room A Sheet Flooring	Gray/White/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
724-26 022501411-0036	Room A Flooring Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
724-29 022501411-0037	Tan Stylized Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
724-35 022501411-0038	Brown Square-design Sheet Flooring	Brown/Gray Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
724-38 022501411-0039	Brown Stylized Sheet Flooring	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (8)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 04/01/2025 12:10:52



EMSL Analytical, Inc.

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EMSL Order: 022501411
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 724 Olive St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 03/21/2025 9:30 AM
Analysis Date: 03/25/2025 - 03/26/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
724-1 022501411-0001	Window Glaze	Gray/White/Beige Non-Fibrous Homogeneous	<1% Cellulose	10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
724-2 022501411-0002	Window Glaze	Gray/Tan Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
724-4 022501411-0003	Roof Shingles	Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
724-5 022501411-0004	Roof Shingles	Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
724-7 022501411-0005	Roofing Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
724-8 022501411-0006	Roofing Felt	Black Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
724-10 022501411-0007	Chimney Flashing	Brown/Gray/Black Fibrous Heterogeneous	3% Cellulose	94% Non-fibrous (Other)	3% Chrysotile
724-11 022501411-0008	Chimney Flashing				Positive Stop (Not Analyzed)
724-13 022501411-0009	Ceiling Texture	Gray/White/Beige Non-Fibrous Homogeneous	1% Cellulose	15% Ca Carbonate 15% Mica 69% Non-fibrous (Other)	None Detected
724-14 022501411-0010	Ceiling Texture	Gray/White/Beige Non-Fibrous Homogeneous	1% Cellulose	15% Ca Carbonate 15% Mica 69% Non-fibrous (Other)	None Detected
724-15 022501411-0011	Ceiling Texture	Gray/White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
724-16-Joint Compound 022501411-0012	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
724-16-Tape 022501411-0012A	Sheetrock w/ Joint Compound System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
724-16-Sheetrock 022501411-0012B	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
724-17-Joint Compound 022501411-0013	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
724-17-Tape 022501411-0013A	Sheetrock w/ Joint Compound System	Beige Fibrous Homogeneous	100% Cellulose		None Detected

Initial report from: 03/26/2025 17:10:41



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EMSL Order: 022501411
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
724-17-Sheetrock 022501411-0013B	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
724-18-Joint Compound 022501411-0014	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
724-18-Tape 022501411-0014A	Sheetrock w/ Joint Compound System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
724-18-Sheetrock 022501411-0014B	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
724-19-Joint Compound 022501411-0015	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous	1% Cellulose	30% Ca Carbonate 69% Non-fibrous (Other)	None Detected
724-19-Sheetrock 022501411-0015A	Sheetrock w/ Joint Compound System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
724-20-Joint Compound 022501411-0016	Sheetrock w/ Joint Compound System	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
724-20-Sheetrock 022501411-0016A	Sheetrock w/ Joint Compound System	Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
724-21 022501411-0017	Room A Sheet Flooring	Brown/Gray/Black Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
724-22 022501411-0018	Room A Sheet Flooring	Gray Fibrous Heterogeneous	30% Cellulose <1% Glass	70% Non-fibrous (Other)	None Detected
724-24 022501411-0019	Room A Flooring Felt	Black Fibrous Homogeneous	70% Cellulose <1% Glass	30% Non-fibrous (Other)	None Detected
724-25 022501411-0020	Room A Flooring Felt	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
724-27 022501411-0021	Tan Stylized Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
724-28 022501411-0022	Tan Stylized Sheet Flooring	Gray Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
724-30 022501411-0023	Yellowish Geo-design Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	1% Cellulose	69% Non-fibrous (Other)	30% Chrysotile
724-31 022501411-0024	Yellowish Geo-design Sheet Flooring				Positive Stop (Not Analyzed)
724-33 022501411-0025	Brown Square-design Sheet Flooring	Brown/Gray Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
724-34 022501411-0026	Brown Square-design Sheet Flooring	Brown/Gray Fibrous Heterogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
724-36 022501411-0027	Brown Stylized Sheet Flooring	Brown/Tan/Black Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected

Initial report from: 03/26/2025 17:10:41



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EMSL Order: 022501411
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
724-37 022501411-0028	Brown Stylized Sheet Flooring	Gray Fibrous Heterogeneous	30% Cellulose 2% Glass	68% Non-fibrous (Other)	None Detected
724-39 022501411-0029	Cellulose/Foil Sheathing Layer	Tan/Silver/Blue Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
724-40 022501411-0030	Cellulose/Foil Sheathing Layer	Tan/Silver/Blue Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
724-41 022501411-0031	Cellulose/Foil Sheathing Layer	Brown/Silver Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected

Analyst(s)
Cameron Evans (12)
Scott Combs (25)


Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 03/26/2025 17:10:41



EMSL ANALYTICAL, INC.
LABORATORY PRODUCTS TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

022501411

PHONE
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 724 Olive St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: sc		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week			
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)	
		Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
		Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		3/20/2025
Client Sample # (s): 724-1 thru 724-41		Total # of Samples: 41	
Relinquished (Client): <i>[Signature]</i>	Date: 3/20/2025	Time: 1600	
Received (Lab): <i>[Signature]</i>	Date: 3/21/25	Time: 9:30	
Comments/Special Instructions: Sumter County Project			
Note: Sumter County Project			

① EPA 791609 3325 8595

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



J DALTON REAMES, Jr.



		Expiration Date:
AIRSAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	08/07/25
SUPERAHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Southwest-facing View of the Vacant Residential Building



Photo #2
Asbestos Detected at 3% in Chimney Flashing Sealant Material

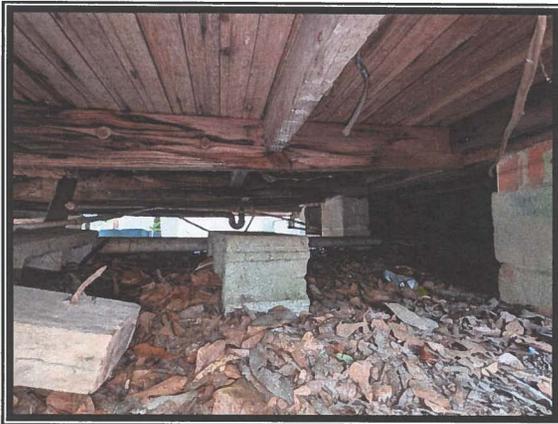


Photo #3
No Suspect Materials observed in Crawl Space



Photo #4
Spray-applied Texture over Sheetrock Ceiling in Room A - No Asbestos Detected

Sumter City/County Project: 724 Olive St., Sumter, S.C.



Photo #5
Two Layers of Sheet Flooring in Room B - No
Asbestos Detected



Photo #6
Asbestos Detected at 30% in Bottom-layer,
Yellowish Tan Sheet Flooring in Room F



Photo #7
Significantly Damaged Sheetrock Ceiling in
Room C - No Asbestos Detected

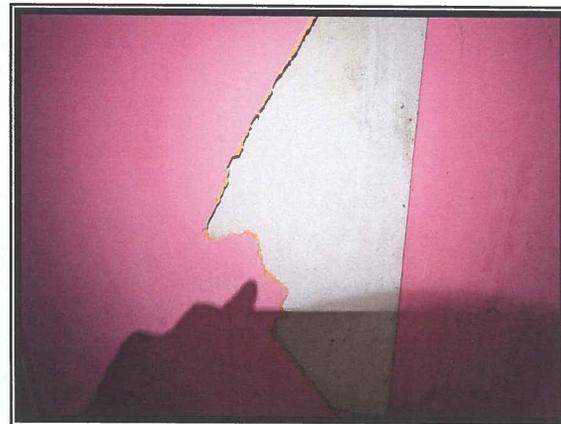


Photo #8
Sheetrock Wall behind Wood Paneling in
Room E - No Asbestos Detected

Sumter City/County Project: 724 Olive St., Sumter, S.C.

Emerald, Inc.

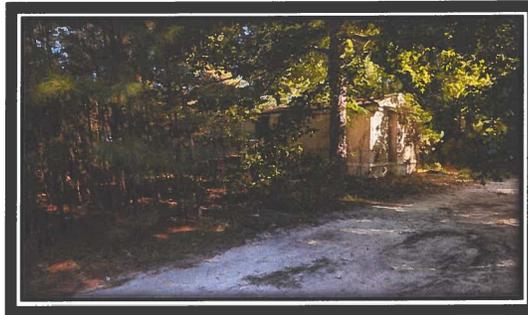
CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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FAX (803) 469-5465

**ASBESTOS SURVEY
REGARDING
DILAPIDATED MOBILE HOME UNIT
816 NEVADA COURT
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: October 22, 2025
Date of Report: November 10, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter regarding the dilapidated mobile home unit located at 816 Nevada Ct. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

J. Dalton Reames, Jr., S.C. Licensed Building Inspector, conducted the inspection and prepared this report. Any questions or comments concerning this report should be directed to Dalton Reames or Chad McClary, President, at either (803) 469-5454 or via email at dreames@emeraldinc-us.com or cmclary@emeraldinc-us.com, respectively.



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25***

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

**SC Licensed Project Designer
License Number PD-00200
Expiration Date: 09/03/26**

***An Asbestos Inspector Refresher Training Course was successfully completed on November 3, 2025, and Certificate Number 251-EVT502-145 was conferred by Greenville Technical College. Updated licensing, via the South Carolina Department of Environmental Services, was pending at the date of this report. The Inspector license was in effect at the date of the survey, October 22, 2025.**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY.....	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	2
3.1	Homogeneous Areas.....	2
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	3
4.1	Laboratory Analysis	3
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	5
6.0	ASSUMPTIONS AND LIMITATIONS	6
7.0	APPENDICES.....	7

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant mobile home unit located at 816 Nevada Ct. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On October 22, 2025, Emerald, Inc. conducted an Asbestos Survey of the building at the stated location. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Staged on the property circa 1995 for residential purposes, the single-story mobile home structure contains approximately 804 square feet of interior space. Wood-framed walls are attached to a metal trailer frame, which is supported by concrete block pilings.

The basic building materials of the unit are as follows:

- Sheet metal exterior wall panels attached to wood framework
- Metal roof sections attached to wood framework
- Wood floor substrate attached to metal trailer frame
 - Resilient sheet flooring
 - Tacked carpet
- Gypsum-based interior walls with furring strips covering the seams
- Gypsum-based ceiling panels with simulated texture surface
- Interior furnace unit with floor-mounted metal ductwork

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

The survey included a visual inspection to identify the presence of materials suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-one (21) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling scheme (816-1 through 816-21). Per SCDES Asbestos Regulations, the independent laboratory is required to analyze all layers of each sample. As a result of some sample materials containing multiple layers that were identified by the laboratory (e.g. gypsum ceiling panels with texture) eighteen (18) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and four (4) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

caulking, and glazing, etc.

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of asbestos content are then determined through visual estimating. Although this is an estimate, any material containing greater than one percent of any type

of asbestos is classified as ACM by the EPA. Any material classified as ACM must be handled accordingly.

Under the revised South Carolina Asbestos Regulation 61-86.1 effective June 27, 2008, any analysis of non-friable organically bound (NOB) material that is found to be negative via PLM testing, must have confirmation testing via Transmission Electron Microscopy (TEM) on one sample from each medium; therefore, four (4) samples were analyzed by the lab, via TEM testing.

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of roof surface sealant, roof flashing and seam sealant, tan sheet flooring, and carpet backing were verified as negative, via TEM analysis.

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

**TABLE 1
DILAPIDATED MOBILE HOME UNIT
816 NEVADA COURT
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIAL (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Window Frame Caulk	Exterior Window Frame Seams	NF – Cat. I – Good Condition	120 LF

Note: F - Friable
NF - Non-Friable

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of October 22, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated mobile home unit located at 816 Nevada Ct. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

While some interior building materials were in dilapidated condition, the exterior walls and window frames were accessible, with young-growth trees and vines acting as the only impediments, at the time of the survey.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of October 22, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

APPENDIX A. Site Plan

APPENDIX B. Asbestos Sample Log

APPENDIX C. Chain of Custody & Analytical Results

APPENDIX D. Building Inspector Licenses

APPENDIX E. Site Photographs

APPENDIX A

SITE PLAN

Dilapidated Mobile Home
816 Nevada Ct.
Sumter, SC
- Site Layout
- Roof Sample Areas



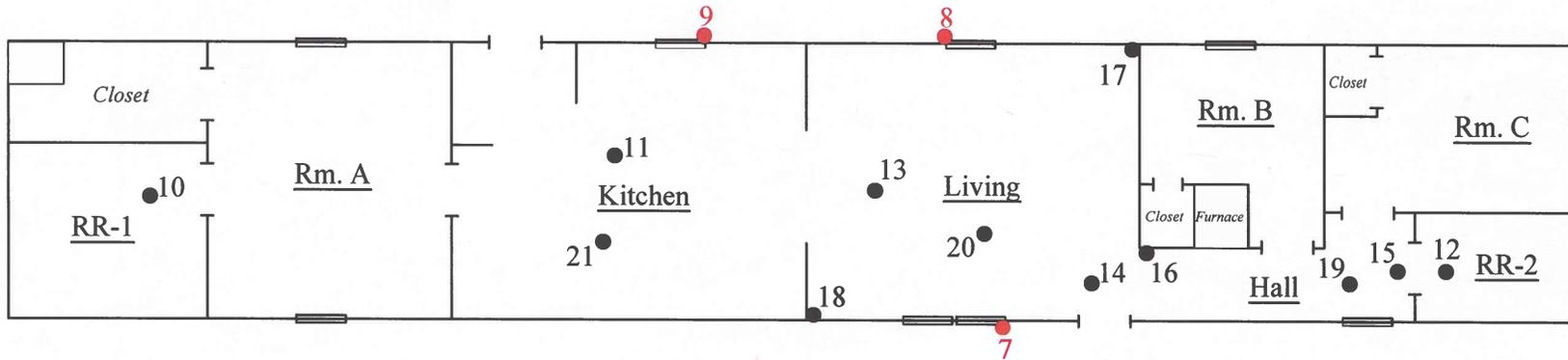
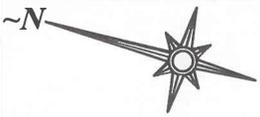
Legend:

Roof Sample Areas with No Asbestos Detected

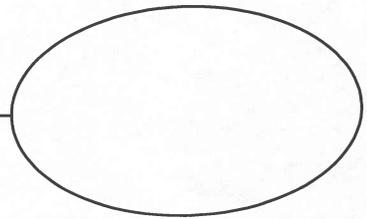
Google Earth

200 ft





Nevada Court



Legend

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

Not to Scale

PROJECT:

Dilapidated Mobile Home
816 Nevada Court
Sumter, SC

SHEET TITLE:

Floor Plan
Sample Locations

DATE:

10/22/2025

EMERALD, INC.
Sumter, SC

APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 816 Nevada Ct.
 ADDRESS: 816 Nevada Ct., Sumter, S.C.

DATE: 10/22/2025
 INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
816-1	Metal Roof Surface			Roof Sealant Material	G	M	NF	805 SF	X			X			X		
816-2																	
816-3																	
816-4	Sheet Metal Roof Seam			Gray-colored Roof Edge and Roof Seam Sealant	G	M	NF	170 LF	X			X			X		
816-5	Roof Edge Flashing																
816-6	Roof Edge Flashing																
816-7	Exterior	Window Frame Seams		Window Frame Caulk <i>(4% Chrysotile)</i>	G	M	NF	120 LF	X			X			X		
816-8																	
816-9																	
816-10	First	RR-1	Floor	Tan-colored, Stylized-designed Resilient Sheet Flooring	G	M	NF	270 SF	X			X			X		
816-11		Kitchen															
816-12		RR-2															
816-13	First	Living Rm.	Floor	Backing of Tacked, Brown Carpet	G	M	NF	230 SF	X			X			X		
816-14		Living Rm.															
816-15		Hall															
816-16	First	Hall	Walls	Wallboard with Wallpaper	G	M	F	2,035 SF	X			X			X		
816-17		Living Rm.															
816-18		Living Rm.															
816-19	First	Hall	Ceilings	Ceiling Gypsum with Simulated Texture Material	G	M	F	804 SF	X			X			X		
816-20		Living Rm.															
816-21		Kitchen															

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

706 Galin Street Kernersville, NC 27284
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http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022504915
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 816 Nevada Ct. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025 - 10/31/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
816-3 022504915-0017	Roof Surface Sealant	Gray/White Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
816-6 022504915-0018	Roof Seam & Flashing Sealant	Gray/Tan/Rust Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
816-12 022504915-0019	Tan Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
816-15 022504915-0020	Carpet Backing	Brown/Tan/Orange Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (4)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 10/29/2025 08:02:45



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284
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EMSL Order: 022504915
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Chad McClary
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 816 Nevada Ct. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 10/23/2025 8:45 AM
Analysis Date: 10/28/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
816-1 <small>022504915-0001</small>	Roof Surface Sealant	White Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
816-2 <small>022504915-0002</small>	Roof Surface Sealant	White/Black/Silver Non-Fibrous Heterogeneous	3% Cellulose	97% Non-fibrous (Other)	None Detected
816-4 <small>022504915-0003</small>	Roof Seam & Flashing Sealant	Clear Non-Fibrous Homogeneous		5% Ca Carbonate 95% Non-fibrous (Other)	None Detected
816-5 <small>022504915-0004</small>	Roof Seam & Flashing Sealant	Gray/Silver/Rust Non-Fibrous Heterogeneous	<1% Cellulose	100% Non-fibrous (Other)	None Detected
816-7 <small>022504915-0005</small>	Window Caulk	Gray Non-Fibrous Homogeneous		10% Ca Carbonate 86% Non-fibrous (Other)	4% Chrysotile
816-8 <small>022504915-0006</small>	Window Caulk				Positive Stop (Not Analyzed)
816-10 <small>022504915-0007</small>	Tan Sheet Flooring	Brown/Tan Fibrous Heterogeneous	15% Cellulose 4% Synthetic 2% Glass	79% Non-fibrous (Other)	None Detected
816-11 <small>022504915-0008</small>	Tan Sheet Flooring	Brown/Tan/Beige Fibrous Heterogeneous	25% Cellulose 4% Synthetic 2% Glass	69% Non-fibrous (Other)	None Detected
816-13 <small>022504915-0009</small>	Carpet Backing	Tan Fibrous Homogeneous	25% Cellulose 70% Synthetic	5% Non-fibrous (Other)	None Detected
816-14 <small>022504915-0010</small>	Carpet Backing	Brown/Tan/Orange Fibrous Heterogeneous	25% Cellulose 70% Synthetic	5% Non-fibrous (Other)	None Detected
816-16 <small>022504915-0011</small>	Wallboard w/ Wallpaper	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
816-17 <small>022504915-0012</small>	Wallboard w/ Wallpaper	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
816-18 <small>022504915-0013</small>	Wallboard w/ Wallpaper	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
816-19-Texture <small>022504915-0014</small>	Ceiling Gypsum w/ Simulated Texture	White Non-Fibrous Homogeneous		10% Quartz 5% Ca Carbonate 85% Non-fibrous (Other)	None Detected
816-19-Gypsum Wallboard <small>022504915-0014A</small>	Ceiling Gypsum w/ Simulated Texture	White Fibrous Heterogeneous	8% Cellulose	92% Non-fibrous (Other)	None Detected
816-20-Texture <small>022504915-0015</small>	Ceiling Gypsum w/ Simulated Texture	White Fibrous Homogeneous		20% Quartz 5% Ca Carbonate 75% Non-fibrous (Other)	None Detected

Initial report from: 10/29/2025 08:02:42



EMSL Analytical, Inc.

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Tel/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com / kernersvillelab@emsl.com

EMSL Order: 022504915
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
816-20-Gypsum Wallboard <i>022504915-0015A</i>	Ceiling Gypsum w/ Simulated Texture	Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
816-21-Texture <i>022504915-0016</i>	Ceiling Gypsum w/ Simulated Texture	White Non-Fibrous Homogeneous	1% Cellulose	20% Quartz 10% Ca Carbonate 69% Non-fibrous (Other)	None Detected
816-21-Gypsum Wallboard <i>022504915-0016A</i>	Ceiling Gypsum w/ Simulated Texture	Brown/Gray Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected

Analyst(s)
Cameron Evans (11)
Scott Combs (7)


Stephen Bennett, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.
Samples analyzed by EMSL Analytical, Inc. Kernersville, NC NVLAP Lab Code 102104-0, Virginia 3333-000228, West Virginia LT000321

Initial report from: 10/29/2025 08:02:42



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

02250 4915

PHONE
 FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Chad McClary		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: cmcclary@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 816 Nevada Ct.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to: Same Different - If Bill to is Different note instructions in Comments**
 Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

3 Hour 6 Hour 24 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

<p>PCM - Air <input type="checkbox"/> Check if samples are from NY</p> <p><input type="checkbox"/> NIOSH 7400</p> <p><input type="checkbox"/> w/ OSHA 8hr. TWA</p>	<p>TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only)</p> <p><input type="checkbox"/> AHERA 40 CFR, Part 763</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> EPA Level II</p> <p><input type="checkbox"/> ISO 10312</p>	<p>TEM- Dust</p> <p><input type="checkbox"/> Microvac - ASTM D 5755</p> <p><input type="checkbox"/> Wipe - ASTM D6480</p> <p><input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)</p>
<p>PLM - Bulk (reporting limit)</p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)</p> <p><input type="checkbox"/> PLM EPA NOB (<1%)</p> <p>Point Count</p> <p><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)</p> <p>Point Count w/Gravimetric</p> <p><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)</p> <p><input type="checkbox"/> NYS 198.1 (friable in NY)</p> <p><input type="checkbox"/> NYS 198.6 NOB (non-friable-NY)</p> <p><input type="checkbox"/> NYS 198.8 SOF-V</p> <p><input type="checkbox"/> NIOSH 9002 (<1%)</p>	<p>TEM - Bulk</p> <p><input type="checkbox"/> NYS NOB 198.4 (non-friable-NY)</p> <p><input type="checkbox"/> Chatfield SOP</p> <p><input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5</p> <p>TEM - Water: EPA 100.2</p> <p>Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking</p> <p>All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking</p>	<p>Soil/Rock/Vermiculite</p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%)</p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%)</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%)</p> <p><input type="checkbox"/> TEM Qualitative via Filtration Prep</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep</p> <p><input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)</p> <p>Other:</p> <p><input type="checkbox"/></p>

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Dalton Reames **Samplers Signature:** *Dalton Reames*

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		10/22/2025

Client Sample # (s): 816-1 thru 816-21 **Total # of Samples:** 21

Relinquished (Client): *Dalton Reames* **Date:** 10/22/2025 **Time:** 1715

Received (Lab): *Jen Sweet* **Date:** 10-23-25 **Time:** 8:45

Comments/Special Instructions: *Sumter County Project*

Note: Sumter County Project

34A 7973 0039 9464

3

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED

Asbestos ID Card



John Dalton Reames Jr.



AIRSAMPLER	AS-00287
CONSULTBI	BI-00945
CONSULTPD	PD-00200
SUPERAHERA	SA-004199

Expiration Date:
11/05/25
11/03/25
09/03/26
11/05/25

APPENDIX E
SITE PHOTOGRAPHS

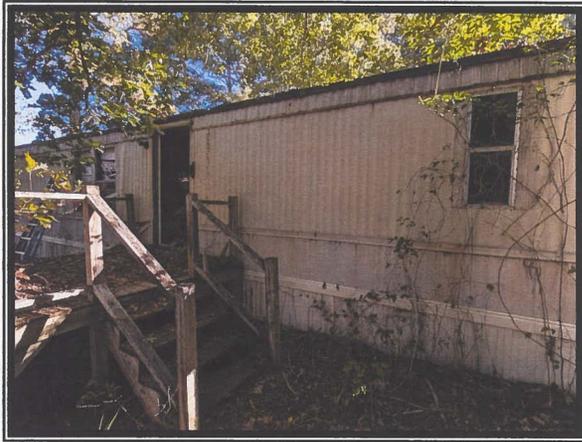


Photo #1
View Depicting the Front of the Mobile Home Unit



Photo #2
No Asbestos Detected in Metal Roof Sealant Material



Photo #3
No Asbestos Detected in Roof Seam/Roof Edge Flashing Sealant



Photo #4
Asbestos Detected at 4% in Window Frame Caulk

Mobile Home Unit: 816 Nevada Ct., Sumter, S.C.



Photo #5
No Asbestos Detected in Wallboard Materials



Photo #6
No Asbestos Detected in Ceiling Gypsum with
Textured Surface Material



Photo #7
No Asbestos Detected in Sheet Flooring or
Carpet Materials

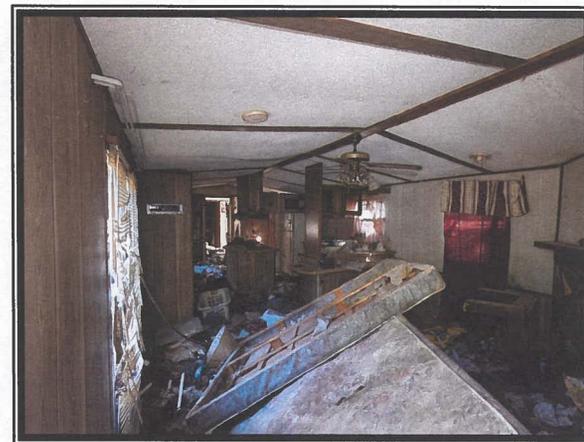


Photo #8
General View Depicting the Interior of the
Mobile Home Unit

Mobile Home Unit: 816 Nevada Ct., Sumter, S.C.

Emerald, Inc.

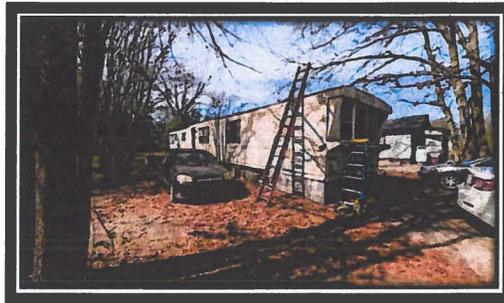
CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

WEBSITE:
www.emeraldinc-us.com

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

**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED MOBILE HOME
830 WEBB STREET
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: February 25, 2025
Date of Report: March 12, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated mobile home unit located at 830 Webb St. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25

SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25

SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25

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



Ronny L. Lowder, CHMM

SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25

SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc., was requested to conduct an Asbestos Survey of the vacant mobile home structure located at 830 Webb St. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On February 25, 2025, Emerald, Inc. conducted an Asbestos Survey on the residential building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Staged on the property circa 1990 for residential purposes, the single-story mobile home structure contains approximately 840 square feet of interior space. The basic building construction is as follows:

- Wood Framing attached to Metal Trailer Frame
- Metal Roof attached to Wooden Framework
 - **Asbestos-containing Silver Sealant Material**
- Metal Exterior Wall Sections attached to Wooden Framework
- Plywood and Particle Board Floor Substrates
 - Various Types of Resilient Flooring Layers
 - Carpet tacked to Wooden Strips
- Interior Walls
 - Wood Paneling attached to Wooden Framework

- Brick-designed Fiberboard Panels over Wood Panels
- Cellulose-based Ceiling Panels attached to Wooden Framework
- Climate Control Equipment
 - Ground-mounted HVAC Compressor
 - Foil-wrapped, Fiberglass-insulated Ductwork
 - Staged in Crawl Space Area and attached to Floor Vents

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of forty-two (42) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (830-1 through 830-42). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, thirty-eight (38) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and ten (10) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

Samples were collected and tested from various suspect materials, as referenced in Appendix B, Asbestos Sample Log. Samples of window/door frame caulk, clear caulk, carpet backing, tan sheet flooring, wood-design sheet flooring, rough-textured sheet flooring and brick-designed sheet flooring were verified as negative, via TEM analysis.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of February 25, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated mobile home building located at 830 Webb St. in Sumter, S.C., does contain non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of February 25, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

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

7.0 APPENDICES

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

APPENDIX A
SITE PLAN

Dilapidated Mobile Home
830 Webb St.
Sumter, S.C.
- Site Layout
- Roof Sample Locations



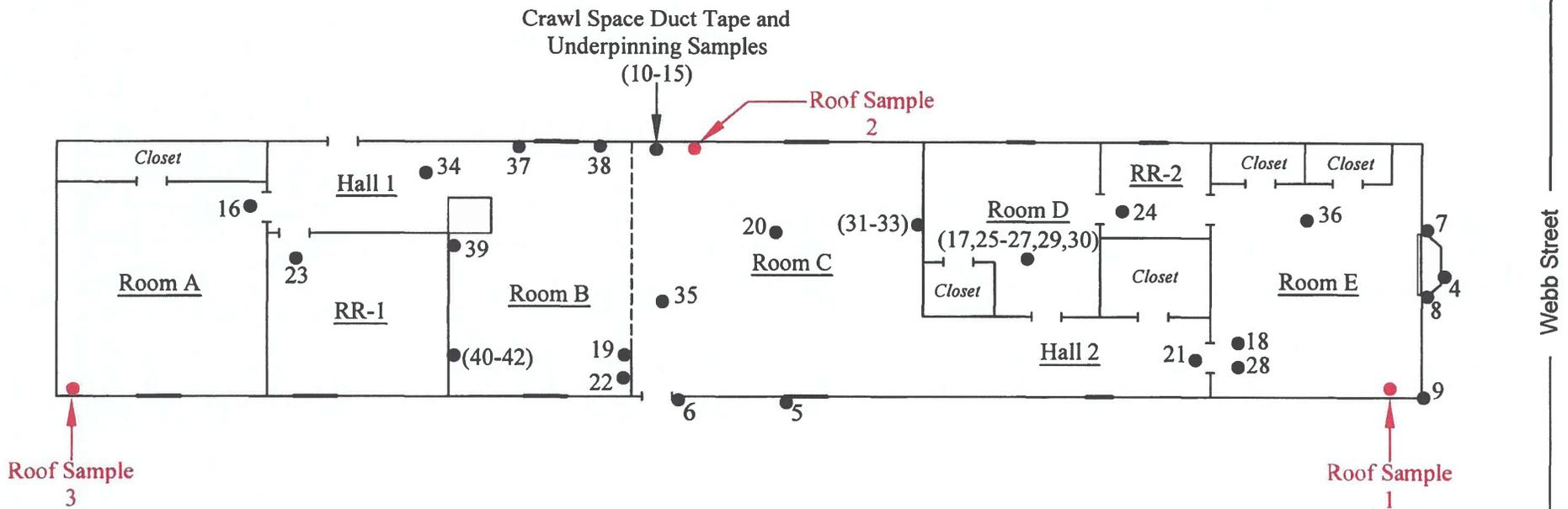
Legend:

Roof Sample Location with Asbestos Detected at >1%

Google Earth

Image © 2025 Airbus

100 ft



Legend

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

Not to Scale

<p>PROJECT: Dilapidated Mobile Home 830 Webb Street Sumter, SC</p>	<p>SHEET TITLE: Floor Plans Sample Locations</p>	<p>DATE: 2/25/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.

ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 830 Webb St.

ADDRESS: 830 Webb St., Sumter, S.C.

DATE: 2/25/2025

INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
830-1	Roof			Metal Roof Sealant (1.7% Chrysotile)	G	M	NF	840 SF	X			X			X		
830-2																	
830-3																	
830-4	Exterior	Window Frames		Window Frame Caulk	G	M	NF	160 LF	X			X			X		
830-5																	
830-6																	
830-7	Exterior	Seams of Metal Wall Features		Clear-colored Caulk	G	M	NF	50 LF	X			X			X		
830-8																	
830-9																	
830-10	Crawl Space		Ducts	HVAC Duct Tape	G	M	NF	100 LF	X			X			X		
830-11																	
830-12																	
830-13	Crawl Space	Underpinning		Crawl Space Underpinning Material	D	M	F	840 SF	X			X			X		
830-14																	
830-15																	
830-16	First	Room A	Floor	Backing of Gray Carpet	G	M	NF	184 SF	X			X			X		
830-17		Room D															
830-18		Room E															
830-19	First	Room B	Top Layer of Flooring Material	Mottled, Tan-colored Sheet Flooring	G	M	NF	600 SF	X			X			X		
830-20		Room C															
830-21		Hall 2															

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

Condition
 G= Good
 D= Damaged
 SD= Significantly Damaged

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

F/NF
 F= Friable
 NF= Non Friable

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

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 830 Webb St.
ADDRESS: 830 Webb St., Sumter, S.C.

DATE: 2/25/2025
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
830-22	First	Room B	2nd Layer	Wood-design Sheet Flooring	G	M	NF	210 SF	X			X			X		
830-23		RR-1	Top Layer														
830-24		RR-2	Top Layer														
830-25	First	Room D	Under Carpet	Square-design, Yellowish Tan Sheet Flooring	G	M	NF	64 SF	X			X			X		
830-26																	
830-27																	
830-28	First	Room E	Bottom Layer of Flooring	Brick-design Sheet Flooring	G	M	NF	184 SF	X			X			X		
830-29		Room D															
830-30		Room D															
830-31	First	Room C	East Wall	Faux Brick-design Fiberboard Wall Panels	G	M	F	50 SF	X			X			X		
830-32																	
830-33																	
830-34	First	Hall 1	Ceiling	Faux Texture-design, Fiberboard Ceiling Panels	G	M	F	840 SF	X			X			X		
830-35		Room C															
830-36		Room E															
830-37	First	Room B	Wall	Home-themed Wallpaper	G	M	F	120 SF	X			X			X		
830-38																	
830-39																	
830-40	First	Room B	Wall	Floral Design Wallpaper	G	M	F	100 SF	X			X			X		
830-41																	
830-42																	

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022500999
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 830 Webb St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 02/26/2025 9:15 AM
Analysis Date: 03/03/2025 - 03/05/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
830-3-Silver Paint 022500999-0035	Roof Sealant	Gray/Silver Non-Fibrous Homogeneous	98.3 Other	None	1.7% Chrysotile
830-3-Sealant 022500999-0036	Roof Sealant	Brown/Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-6 022500999-0037	Window Frame Caulk	Gray Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
830-9 022500999-0038	Silicone Caulk	Gray/Clear Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
830-18 022500999-0039	Carpet Backing	White/Yellow/Clear Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-21 022500999-0040	Mottled Tan Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-24-Flooring 022500999-0041	Wood-design Flooring	Brown/Tan Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-24-Mastic/Leveler 022500999-0042	Wood-design Flooring	Tan/Yellow/Beige Non-Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-27 022500999-0043	Rough-texture Flooring	Tan/Yellow/Beige Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
830-30 022500999-0044	Brick-design Sheet Flooring	Brown/Gray/Orange Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 03/04/2025 08:17:54



EMSL Analytical, Inc.

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

EMSL Order: 022500999
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 830 Webb St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 02/26/2025 9:15 AM
Analysis Date: 03/03/2025 - 03/05/2025
Collected Date:

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

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

Analyst(s)

Stephen Bennett (10)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 03/04/2025 08:17:54



EMSL Analytical, Inc.

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

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PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 830 Webb St. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 02/26/2025 9:15 AM
Analysis Date: 03/03/2025 - 03/04/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
830-1-Silver Paint 022500999-0001	Roof Sealant	Silver Non-Fibrous Homogeneous	1% Cellulose	99% Non-fibrous (Other)	None Detected
830-1-Sealant 022500999-0001A	Roof Sealant	Black Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
830-2-Silver Paint 022500999-0002	Roof Sealant	Gray/Silver Non-Fibrous Homogeneous	1% Cellulose	99% Non-fibrous (Other)	None Detected
830-2-Sealant 022500999-0002A	Roof Sealant	Brown/Black Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
830-4 022500999-0003	Window Frame Caulk	Gray/Silver/Beige Non-Fibrous Homogeneous	1% Cellulose	5% Ca Carbonate 94% Non-fibrous (Other)	None Detected
830-5 022500999-0004	Window Frame Caulk	Gray Non-Fibrous Homogeneous	1% Cellulose	5% Ca Carbonate 94% Non-fibrous (Other)	None Detected
830-7 022500999-0005	Silicone Caulk	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
830-8 022500999-0006	Silicone Caulk	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
830-10 022500999-0007	HVAC Duct Tape	Gray/White Fibrous Heterogeneous	50% Synthetic 1% Glass	49% Non-fibrous (Other)	None Detected
830-11 022500999-0008	HVAC Duct Tape	Gray/White Fibrous Heterogeneous	50% Synthetic <1% Glass	50% Non-fibrous (Other)	None Detected
830-12 022500999-0009	HVAC Duct Tape	Gray/Tan/Silver Fibrous Heterogeneous	<1% Cellulose 55% Synthetic 1% Glass	44% Non-fibrous (Other)	None Detected
830-13 022500999-0010	Underpinning	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
830-14 022500999-0011	Underpinning	Brown Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
830-15 022500999-0012	Underpinning	Brown/Tan Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
830-16 022500999-0013	Carpet Backing	Yellow Fibrous Homogeneous	3% Synthetic	97% Non-fibrous (Other)	None Detected
830-17 022500999-0014	Carpet Backing	White/Yellow/Clear Fibrous Heterogeneous	<1% Cellulose 85% Synthetic	15% Non-fibrous (Other)	None Detected

Initial report from: 03/04/2025 08:17:50



EMSL Analytical, Inc.

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

EMSL Order: 022500999
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
830-19 022500999-0015	Mottled Tan Sheet Flooring	Brown/Gray/Tan Fibrous Homogeneous	25% Cellulose 1% Glass	74% Non-fibrous (Other)	None Detected
830-20 022500999-0016	Mottled Tan Sheet Flooring	Gray/Tan/Beige Fibrous Heterogeneous	30% Cellulose 1% Glass	69% Non-fibrous (Other)	None Detected
830-22-Flooring 022500999-0017	Wood-design Flooring	Brown/Tan Fibrous Homogeneous	10% Cellulose <1% Glass	90% Non-fibrous (Other)	None Detected
830-22-Mastic/Leveler 022500999-0017A	Wood-design Flooring	Gray/Yellow Non-Fibrous Heterogeneous	1% Cellulose	99% Non-fibrous (Other)	None Detected
830-23-Flooring 022500999-0018	Wood-design Flooring	Brown/Tan Non-Fibrous Homogeneous	3% Cellulose <1% Glass	97% Non-fibrous (Other)	None Detected
830-23-Mastic/Leveler 022500999-0018A	Wood-design Flooring	Tan/Yellow Non-Fibrous Heterogeneous	1% Cellulose	99% Non-fibrous (Other)	None Detected
830-25 022500999-0019	Rough-texture Flooring	Tan/Yellow Fibrous Heterogeneous	15% Cellulose 2% Glass	83% Non-fibrous (Other)	None Detected
830-26 022500999-0020	Rough-texture Flooring	Tan/Yellow/Beige Fibrous Heterogeneous	15% Cellulose 1% Glass	84% Non-fibrous (Other)	None Detected
830-28 022500999-0021	Brick-design Sheet Flooring	Brown/Gray/Red Fibrous Heterogeneous	10% Cellulose 10% Synthetic	80% Non-fibrous (Other)	None Detected
830-29 022500999-0022	Brick-design Sheet Flooring	Brown/Gray/Orange Fibrous Heterogeneous	30% Cellulose 5% Synthetic	65% Non-fibrous (Other)	None Detected
830-31 022500999-0023	Faux Brick Wall Panel	Brown/Gray Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
830-32 022500999-0024	Faux Brick Wall Panel	Brown/Gray Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
830-33 022500999-0025	Faux Brick Wall Panel	Brown/Gray Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
830-34 022500999-0026	Ceiling Panels	Brown/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
830-35 022500999-0027	Ceiling Panels	Brown/White Fibrous Homogeneous	98% Cellulose	2% Non-fibrous (Other)	None Detected
830-36 022500999-0028	Ceiling Panels	Brown/White Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
830-37 022500999-0029	Home-themed Wallpaper	Black/Yellow/Beige Non-Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
830-38 022500999-0030	Home-themed Wallpaper	Black/Yellow/Beige Non-Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
830-39 022500999-0031	Home-themed Wallpaper	Black/Green/Beige Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected

Initial report from: 03/04/2025 08:17:50



EMSL Analytical, Inc.

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

EMSL Order: 022500999
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
830-40 022500999-0032	Floral-design Wallpaper	White/Green/Purple Non-Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
830-41 022500999-0033	Floral-design Wallpaper	White/Green/Purple Non-Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
830-42 022500999-0034	Floral-design Wallpaper	White/Various Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected

Analyst(s)
Jurnee West (22)
Scott Combs (16)


Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 03/04/2025 08:17:50



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

022500999

PHONE:
 FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 830 Webb St.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input checked="" type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93.167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04.004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		2/25/2025
Client Sample # (s): 830-1 thru 830-42		Total # of Samples: 42	
Relinquished (Client): <i>[Signature]</i>		Date: 2/25/2025	Time: 1:50
Received (Lab): <i>[Signature]</i>		Date: 2/26/2025	Time: 9:15
Comments/Special Instructions: Sumter County Project			

34

WJEA 7169 3325 8518
 Page 1 of 2

0999



**CHAIN OF CUSTODY
ASBESTOS LAB SERVICES**

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

Client Sample # (s) 830-1 thru 830-42 Total Samples #: 42
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____
 Relinquished: _____ Date: _____ Time: _____
 Received: _____ Date: _____ Time: _____

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

SAMPLE NUMBER	SAMPLE DESCRIPTION	VOLUME (if applicable)
830-1	Roof Sealant	
830-2	"	
830-3	"	
830-4	Window Frame Caulk	
830-5	"	
830-6	"	
830-7	Silicone Caulk	
830-8	"	
830-9	"	
830-10	HVAC Duct Tape	
830-11	"	
830-12	"	
830-13	Underpinning	
830-14	"	
830-15	"	
830-16	Carpet Backing	
830-17	"	
830-18	"	
830-19	Mottled Tan Sheet Flooring	
830-20	"	
830-21	"	
830-22	Wood-design Flooring	
830-23	"	
830-24	"	
830-25	Rough-texture Flooring	
830-26	"	
830-27	"	
830-28	Brick-design Sheet Flooring	
830-29	"	
830-30	"	
830-31	Faux Brick Wall Panel	
830-32	"	
830-33	"	
830-34	Ceiling Panels	} Sample All Layers
830-35	"	
830-36	"	
830-37	Home-themed Wallpaper	
830-38	"	
830-39	"	
830-40	Floral-design Wallpaper	
830-41	"	
830-42	"	

2 of 2

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP
CONSULTBI
SUPERAHERA

ASB-32201
BI-01497
SA-00715

Expiration Date:
09/18/24
09/02/25
09/03/25



SCDES ISSUED
Asbestos ID Card



J DALTON REAMES, Jr.



AIR SAMPLER	AS-00287	Expiration Date:	11/05/25
CONSULTBI	BI-00945		11/03/25
CONSULTPD	PD-00200		08/07/25
SUPERHERA	SA-004199		11/05/25

APPENDIX E
SITE PHOTOGRAPHS

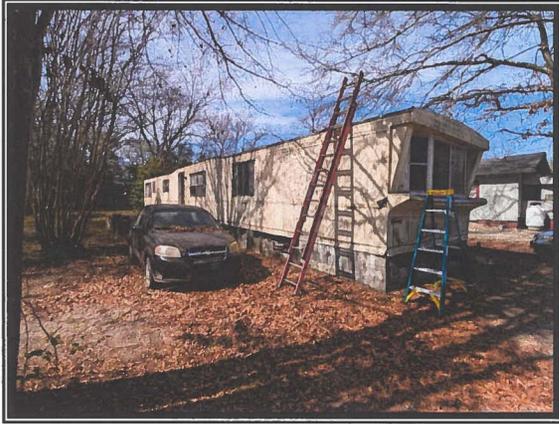


Photo #1
West-facing View of the Mobile Home Structure



Photo #2
Asbestos Detected at 1.7% in Silver Roof Sealant Material

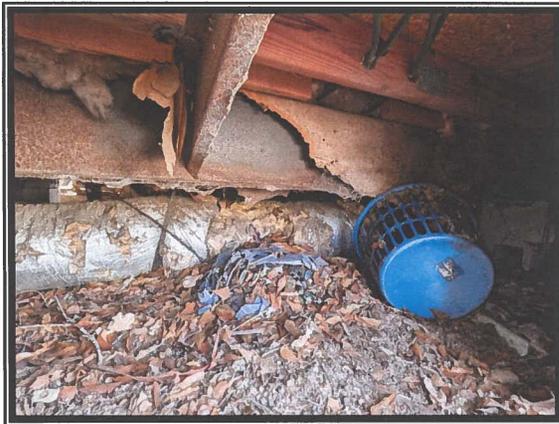


Photo #3
No Asbestos Detected in Underpinning Material



Photo #4
No Asbestos Detected in Window/Door Frame Caulk Material

Sumter City/County Project: 830 Webb St.



Photo #5
No Asbestos Detected in Wallpaper Layers



Photo #6
No Asbestos Detected in Fiberboard Ceiling Panels

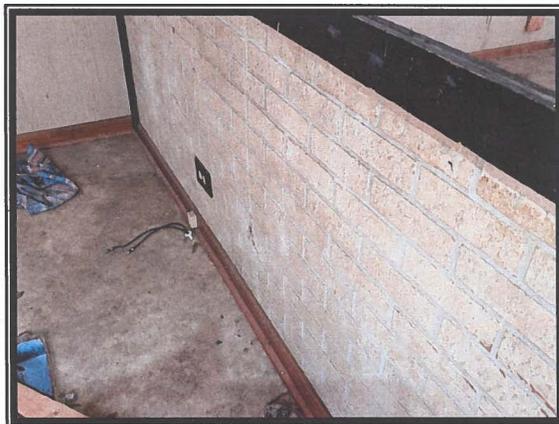


Photo #7
No Asbestos Detected in Faux Brick-design Wall Panels

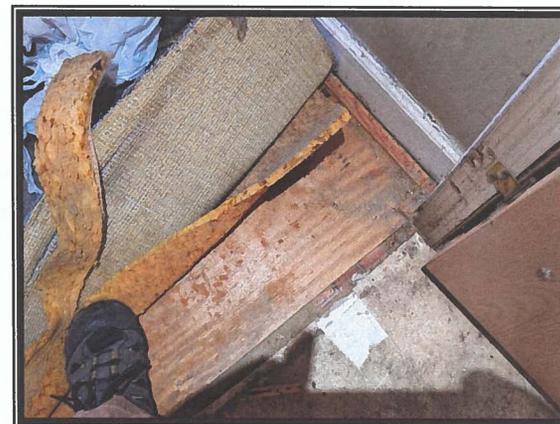


Photo #8
No Asbestos Detected in Sheet Flooring or Carpet Layers

Sumter City/County Project: 830 Webb St.

Emerald, Inc.

CONSULTING AND ENGINEERING
SERVICES IN ENVIRONMENTAL AFFAIRS

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

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TELEPHONE (803) 469-5454
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**ASBESTOS SURVEY
REGARDING
SUMTER CITY/COUNTY PROJECT
DILAPIDATED RESIDENTIAL BUILDING
1551 ILLERY ROAD
SUMTER, SOUTH CAROLINA**



Prepared for:

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

Prepared by:

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

**Date of Inspection: February 24, 2025
Date of Report: March 7, 2025**

FOREWORD

This report was prepared by Emerald, Inc., of Sumter, South Carolina, for the City of Sumter, regarding the dilapidated residential building located at 1551 Illery Rd. in Sumter, S.C. The contents of this report are confidential and intended for the use of the client only.

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



J. Dalton Reames, Jr.

**SC Licensed Building Inspector
License Number BI-00945
Expiration Date: 11/03/25**

**SC Licensed AHERA Supervisor
License Number SA-004199
Expiration Date: 11/05/25**

**SC Licensed Air Sampler
License Number AS-00287
Expiration Date: 11/05/25**

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



Ronny L. Lowder, CHMM

**SC Licensed Building Inspector
License Number BI-01497
Expiration Date: 09/02/25**

**SC Licensed AHERA Supervisor
License Number SA-00715
Expiration Date: 09/03/25**

TABLE OF CONTENTS

1.0	INTRODUCTION AND OBJECTIVE	1
2.0	SURVEY METHODOLOGY	1
3.0	HAZARD ASSESSMENT FACTORS (ASBESTOS).....	3
3.1	Homogeneous Areas	3
3.2	Hazard Factors	3
4.0	ANALYSIS AND RESULTS	4
4.1	Laboratory Analysis	4
4.2	Survey Results	4
5.0	CONCLUSIONS AND RECOMMENDATIONS	6
6.0	ASSUMPTIONS AND LIMITATIONS	7
7.0	APPENDICES.....	8

1.0 INTRODUCTION AND OBJECTIVE

Emerald, Inc. was requested to conduct an Asbestos Survey of the vacant residential structure located at 1551 Illery Rd. in Sumter, S.C., to identify the presence of any asbestos-containing materials (ACM), prior to demolition activities. The inspection was authorized by Mr. John Macloskie, Codes Director, with the City of Sumter. The inspection included identification and assessment of the condition of suspect asbestos-containing materials, either friable or non-friable, on the interior and exterior portions of the structure.

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

2.0 SURVEY METHODOLOGY

On February 24, 2025, Emerald, Inc. conducted an Asbestos Survey on the residential building at the stated address. J. Dalton Reames, Jr., South Carolina Licensed Building Inspector, conducted the inspection.

Constructed circa 1965 for residential purposes, the single-story residential structure, built over an earthen crawl space, contains approximately 770 square feet of interior space. The basic building construction is as follows:

- Brick Veneer Exterior Walls over Wood Framework
- Wooden A-framed Roof Sections in Damaged Condition
 - Covered with Shingles and Felt Paper
- Hardwood Flooring Substrate
 - Resilient Flooring Squares in Room B
- Sheetrock Wall System over Wood Framework
- Sheetrock Ceiling System is covered with Spray-applied Texture
- No Climate-control Equipment Was Present

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

The survey included a visual inspection to identify the presence of material suspected of containing asbestos. This identification was based on the experience and training of the inspector. A total of twenty-nine (29) samples were collected during the survey for laboratory analysis, based upon the required EPA and South Carolina Department of Environmental Services (SCDES) sampling matrix. Samples were placed in individual containers, labeled and numbered according to the sampling schemes (1551-1 through 1551-29). Per SCDES Asbestos Regulations, the independent laboratory is required to sample all layers of each sample. As a result, twenty-six (26) samples were analyzed by the lab, via Polarized Light Microscopy (PLM) while utilizing Positive Stop, and five (5) samples were analyzed, via Transmission Electron Microscopy (TEM). Appendix B contains the Asbestos Survey Log kept during the inspection which identifies the samples collected by sample number, sample type, location and condition assessment, along with any comments. The samples were shipped to EMSL Analytical, Inc. in Kernersville, North Carolina for analysis. Analysis and results are discussed in Section 4.0.

3.0 HAZARD ASSESSMENT FACTORS (ASBESTOS)

3.1 Homogeneous Areas

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

3.2 Hazard Factors

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

4.0 ANALYSIS AND RESULTS

4.1 Laboratory Analysis

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

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

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

4.2 Survey Results

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

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

**TABLE 1
DILLAPIDATED RESIDENTIAL BUILDING
1551 ILLERY ROAD
SUMTER, SOUTH CAROLINA
ASBESTOS-CONTAINING MATERIALS (ACM)**

Description	Location	Category (F/NF)	Approx. SF/LF
Sheetrock Ceiling and Wall System	Ceilings and Walls throughout the Interior	F – Damaged Condition	3,235 SF
Spray-applied Ceiling Texture	Ceilings of the Residential Structure	F – Damaged Condition	740 SF
Exterior Window Frame Caulk	Window Frame Seams	Cat. II – NF – Good Condition	176 LF

Note: F - Friable
NF - Non-Friable
(1) - Asbestos detected at <0.11% in Window Glaze, via TEM analysis.

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

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the inspection of February 24, 2025, and the analytical results from the samples collected and tested by an independent laboratory, the dilapidated residential building located at 1551 Illery Rd. in Sumter, S.C., does contain friable and non-friable ACM, as per Table 1. Such materials will have to be removed and properly disposed of by a S.C. licensed abatement contractor per SCDES Bureau of Air Quality Asbestos Regulation 61-86.1 effective May 27, 2011, prior to demolition activities involving the asbestos-containing materials.

6.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions and recommendations expressed in this report are based only on conditions that were observed during the inspection of February 24, 2025. Emerald, Inc., their representative and this report make no representation and/or assumptions as to past conditions or future occurrences. The information, conclusions and recommendations provided herein do not constitute as legal or medical advice. It is further understood that Emerald, Inc. makes no representations or warranties of any kind. Nor are such representations or warranties to be implied with respect to the data furnished. Emerald, Inc. assumes no responsibility with respect to the customers and its employees use thereof.

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

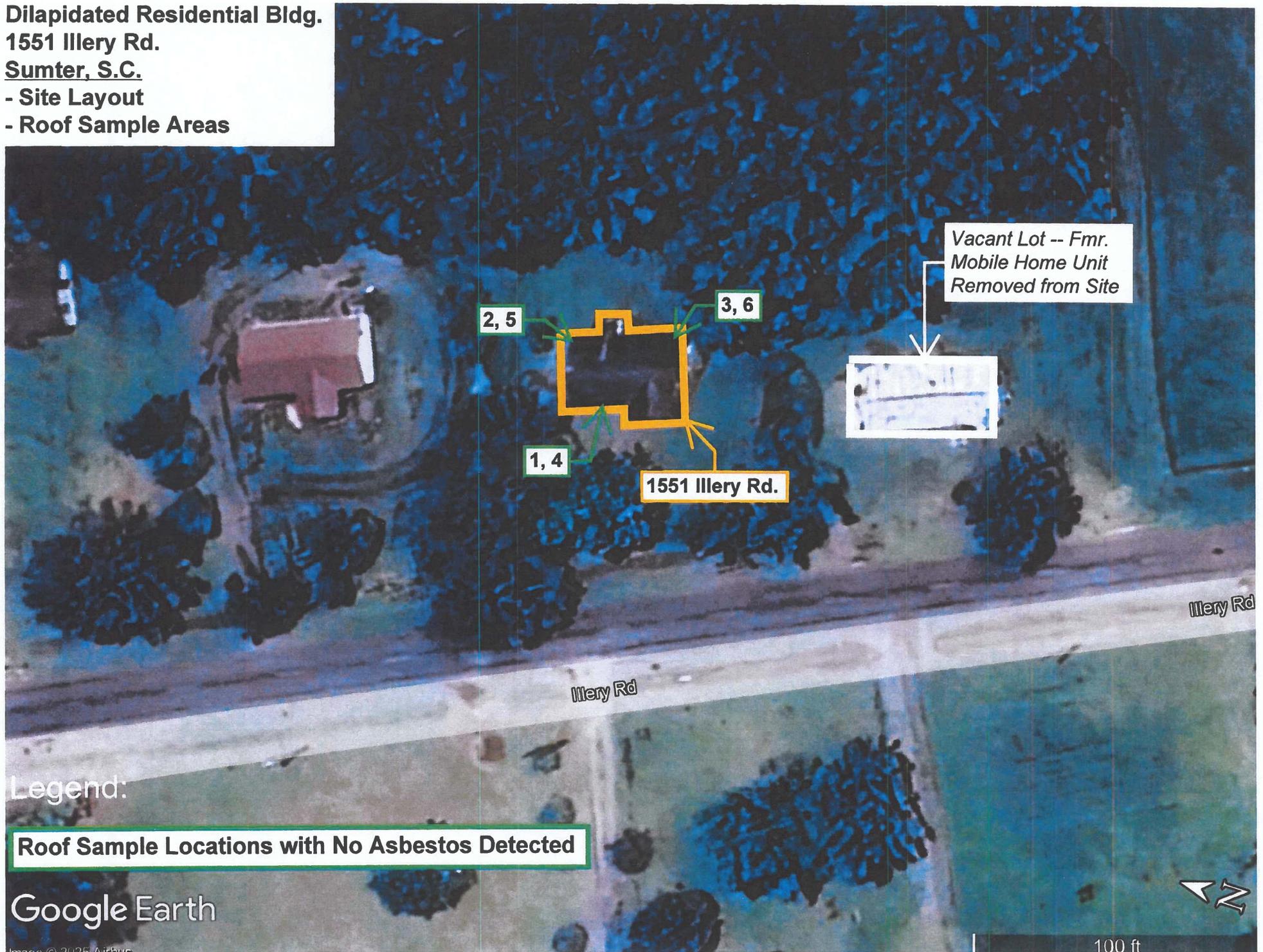
Emerald, Inc. conducted the survey to the best of its ability using the standards of the industry. In the event additional materials are found to contain asbestos, Emerald, Inc. shall not be liable for any failure of such findings during its initial survey.

7.0 APPENDICES

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

APPENDIX A
SITE PLAN

Dilapidated Residential Bldg.
1551 Illery Rd.
Sumter, S.C.
- Site Layout
- Roof Sample Areas



Vacant Lot -- Fmr.
Mobile Home Unit
Removed from Site

2, 5

3, 6

1, 4

1551 Illery Rd.

Illery Rd

Illery Rd

Legend:

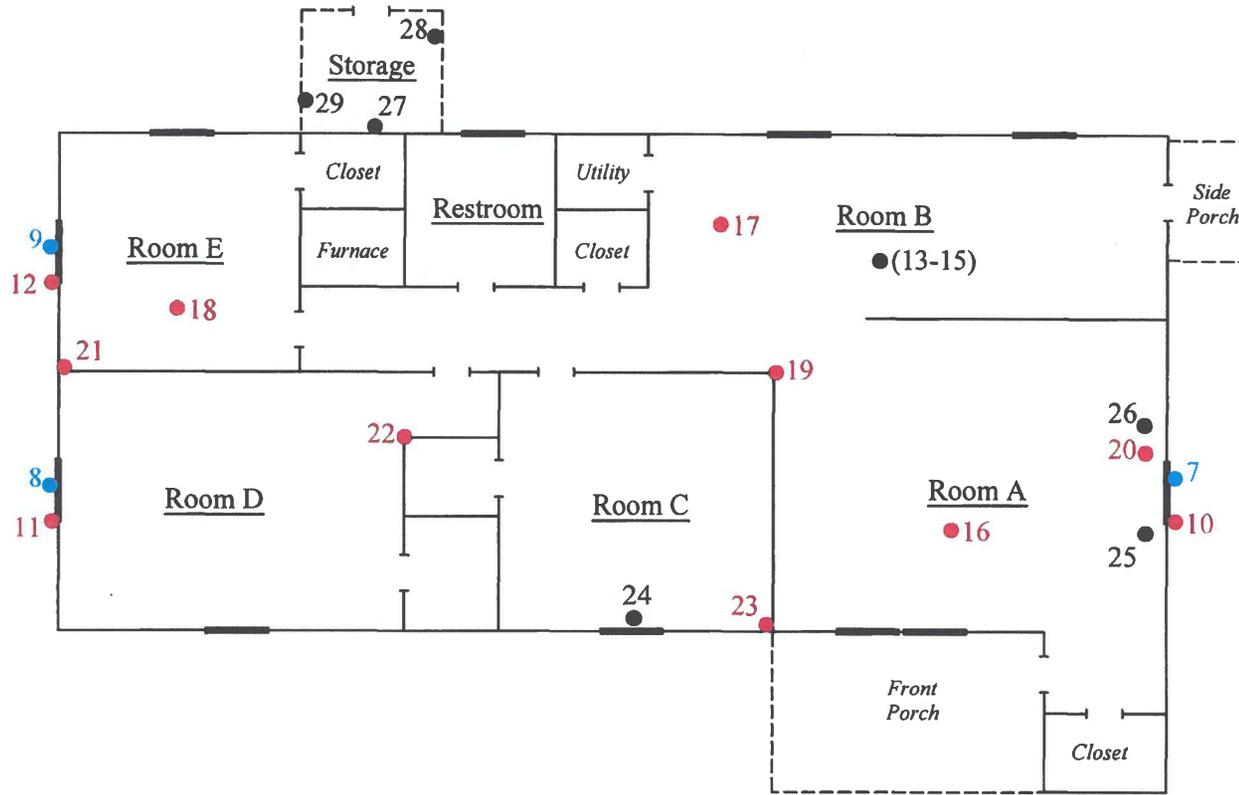
Roof Sample Locations with No Asbestos Detected

Google Earth

Image © 2025 Airbus

100 ft





Legend

- - Sample Location of Material with No Asbestos Detected
- - Sample Location of Material with Asbestos Detected at >1%
- - Sample Location of Material with Asbestos Detected at <0.11%

Not to Scale

<p>PROJECT: Dilapidated Residential Bldg. 1551 Illery Road Sumter, SC</p>	<p>SHEET TITLE: Floor Plans Sample Locations</p>	<p>DATE: 2/24/2025</p>	<p>EMERALD, INC. Sumter, SC</p>
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APPENDIX B
ASBESTOS SAMPLE LOG

EMERALD, INC.
ASBESTOS SAMPLE LOG

PROJECT NAME: Sumter City/County Project: 1551 Illery Rd.
ADDRESS: 1551 Illery Rd., Sumter, S.C.

DATE: 2/24/2025
INSPECTOR: Dalton Reames

SAMPLE #	LOCATION			DESCRIPTION	CONDITION	TYPE	F/NF	APPROX. SF/LF	POTENTIAL FOR FUTURE DISTURBANCE								
	FLOOR	ROOM	EXACT						CONTACT			VIBRATION			AIR EROSION		
									H	M	L	H	M	L	H	M	L
1551-1	Roof			Reddish Gray Roof Shingles	G	M	NF	1,040 SF	X			X			X		
1551-2																	
1551-3																	
1551-4	Roof			Roofing Felt	G	M	NF	1,040 SF	X			X			X		
1551-5																	
1551-6																	
1551-7	Exterior	Window Units		Exterior Window Glaze (<i><0.11% Chrysotile</i>)	G	M	NF	480 LF	X			X			X		
1551-8																	
1551-9																	
1551-10	Exterior	Window Frames		Exterior Window Frame Caulk (<i>3% Chrysotile</i>)	G	M	NF	176 LF	X			X			X		
1551-11																	
1551-12																	
1551-13	First	B	Floor	Parquet-design Flooring Square	G	M	NF	128 SF	X			X			X		
1551-14																	
1551-15																	
1551-16	First	A	Ceiling	Spray-applied Ceiling Texture (<i>2% Chrysotile</i>)	D	S	F	740 SF	X			X			X		
1551-17		B															
1551-18		E															

Note: Red characters indicate materials with asbestos detected at >1%. Blue characters indicate material with asbestos detected at <0.11%.

Condition
G= Good
D= Damaged
SD= Significantly Damaged

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

F/NF
F= Friable
NF= Non Friable

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

APPENDIX C
CHAIN OF CUSTODY
&
ANALYTICAL RESULTS



EMSL Analytical, Inc.

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

EMSL Order: 022500981
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1551 Illery Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 02/25/2025 8:45 AM
Analysis Date: 03/03/2025
Collected Date:

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

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
1551-3 022500981-0024	Roof Shingles	Gray/Black Fibrous Heterogeneous	100.0 Other	None	No Asbestos Detected
1551-6 022500981-0025	Roofing Felt	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1551-9 022500981-0026	Window Glaze	Gray/White/Beige Non-Fibrous Heterogeneous	99.78 Other Talc fibers present.	0.22 Fibrous_Other	<0.11% Chrysotile
1551-15 022500981-0027	Flooring Square	Brown/Tan Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
1551-26 022500981-0028	Floor Vapor Felt	Brown/Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Stephen Bennett (5)

Stephen Bennett, Laboratory Manager
or other approved signatory

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

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC

Initial report from: 03/05/2025 16:22:23



EMSL Analytical, Inc.

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

EMSL Order: 022500981
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Attention: Ronny Lowder
Emerald, Inc.
2520 Tahoe Drive
PO Box 3050
Sumter, SC 29151
Project: Sumter County Project : 1551 Illery Rd. (Sumter County)

Phone: (803) 469-5454
Fax: (803) 775-1970
Received Date: 02/25/2025 8:45 AM
Analysis Date: 02/28/2025
Collected Date:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1551-1 022500981-0001	Roof Shingles	Black Fibrous Heterogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
1551-2 022500981-0002	Roof Shingles	Brown/Gray/Black Fibrous Heterogeneous	<1% Cellulose 5% Glass	95% Non-fibrous (Other)	None Detected
1551-4 022500981-0003	Roofing Felt	Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
1551-5 022500981-0004	Roofing Felt	Brown/Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
1551-7 022500981-0005	Window Glaze	Tan/Beige Non-Fibrous Homogeneous	2% Fibrous (Other)	10% Ca Carbonate 88% Non-fibrous (Other)	<1% Chrysotile
1551-8 022500981-0006	Window Glaze	White/Beige Non-Fibrous Homogeneous	<1% Cellulose <1% Fibrous (Other)	10% Ca Carbonate 90% Non-fibrous (Other)	<1% Chrysotile
1551-10 022500981-0007	Window Caulk	Gray/Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
1551-11 022500981-0008	Window Caulk				Positive Stop (Not Analyzed)
1551-13 022500981-0009	Flooring Square	Brown/Tan Non-Fibrous Heterogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
1551-14 022500981-0010	Flooring Square	Brown/Tan Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (Other)	None Detected
1551-16 022500981-0011	Ceiling Texture	White/Beige Non-Fibrous Heterogeneous		20% Ca Carbonate 10% Mica 68% Non-fibrous (Other)	2% Chrysotile
1551-17 022500981-0012	Ceiling Texture				Positive Stop (Not Analyzed)
1551-18 022500981-0013	Ceiling Texture				Positive Stop (Not Analyzed)
1551-19-Joint Compound 022500981-0014	Sheetrock System	White Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
1551-19-Tape 022500981-0014A	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
1551-19-Sheetrock 022500981-0014B	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 03/03/2025 08:14:31



EMSL Analytical, Inc.

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

EMSL Order: 022500981
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1551-20-Joint Compound	Sheetrock System				Positive Stop (Not Analyzed)
<i>022500981-0015</i>					
1551-20-Tape	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
<i>022500981-0015A</i>					
1551-20-Sheetrock	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
<i>022500981-0015B</i>					
1551-21-Joint Compound	Sheetrock System				Positive Stop (Not Analyzed)
<i>022500981-0016</i>					
1551-21-Tape	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
<i>022500981-0016A</i>					
1551-21-Sheetrock	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
<i>022500981-0016B</i>					
1551-22-Joint Compound	Sheetrock System				Positive Stop (Not Analyzed)
<i>022500981-0017</i>					
1551-22-Tape	Sheetrock System	Tan Fibrous Homogeneous	100% Cellulose		None Detected
<i>022500981-0017A</i>					
1551-22-Sheetrock	Sheetrock System	Brown/Gray Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
<i>022500981-0017B</i>					
1551-23-Joint Compound	Sheetrock System				Positive Stop (Not Analyzed)
<i>022500981-0018</i>					
1551-23-Tape	Sheetrock System	Beige Fibrous Homogeneous	100% Cellulose		None Detected
<i>022500981-0018A</i>					
1551-23-Sheetrock	Sheetrock System	Brown/Gray Fibrous Heterogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
<i>022500981-0018B</i>					
1551-24	Floor Vapor Felt	Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
<i>022500981-0019</i>					
1551-25	Floor Vapor Felt	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
<i>022500981-0020</i>					
1551-27	Celotex Sheathing Board	Brown/Black Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
<i>022500981-0021</i>					
1551-28	Celotex Sheathing Board	Brown/Black Fibrous Heterogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
<i>022500981-0022</i>					
1551-29	Celotex Sheathing Board	Brown/Black Fibrous Homogeneous	97% Cellulose	3% Non-fibrous (Other)	None Detected
<i>022500981-0023</i>					

Initial report from: 03/03/2025 08:14:31



EMSL Analytical, Inc.

706 Gralin Street Kernersville, NC 27284

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

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

EMSL Order: 022500981
Customer ID: EMER51
Customer PO:
Project ID: Sumter County

Analyst(s)

Bobby Wheatley (18)
Scott Combs (8)

Stephen Bennett, Laboratory Manager
or Other Approved Signatory

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

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

Initial report from: 03/03/2025 08:14:31



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

022500981

PHONE:
FAX:

Company Name : Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project: 1551 Ilery Rd		EMSL Project ID (Internal Use Only)	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)	TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	TEM- Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>	
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>Dalton Reames</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
	Descriptions on Following Page		2/24/2025
Client Sample # (s): 1551-1 thru 1551-26		Total # of Samples: 26	
Relinquished (Client): <i>Dalton Reames</i>	Date: <i>2/24/2025</i>	Time: <i>1530</i>	
Received (Lab): <i>YNSWent</i>	Date: <i>2/25/25</i>	Time: <i>8:45</i>	
Comments/Special Instructions: Note: SUMTER COUNTY PROJECT <i>Sumter County Project</i>			

022500981 33258448

Controlled Document - Asbestos COC - R10 - 05/09/2016

①



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

022500981

PHONE:
FAX:

Company Name: Emerald, Inc.		EMSL Customer ID:	
Street: P.O. Box 3050		City: Sumter	State/Province: SC
Zip/Postal Code: 29151	Country: US	Telephone #: 803-469-5454	Fax #: 803-469-5465
Report To (Name): Ronny Lowder		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: rlowder@emeraldinc-us.com		Purchase Order:	
Project Name/Number: Sumter County Project 1551 Illey Rd.		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken: SC		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
Turnaround Time (TAT) Options* - Please Check			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input checked="" type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
PCM - Air <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec 2.5 TEM - Water: EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
TEM - Dust <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<1%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) Other: <input type="checkbox"/>			
<input checked="" type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: Dalton Reames		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1551-27	Celotex Sheathing Board		2/25/2025
1551-28			
1551-29			
Client Sample # (s): 1551-27 thru 1551-29		Total # of Samples: 3	
Relinquished (Client): <i>[Signature]</i>		Date: 2/25/2025	Time: 15:30
Received (Lab): <i>[Signature]</i>		Date: 2/25/25	Time: 9:15
Comments/Special Instructions: Note: SUMTER COUNTY PROJECT - These samples go with the first set of submitted samples, (1551-1 > 1551-26), for this site. They were inadvertently omitted. A Sumter County Project			

[Handwritten mark]

APPENDIX D
BUILDING INSPECTOR LICENSES



SCDES ISSUED
Asbestos ID Card



RONNY LOWDER



CONSULTMP ASB-32201
CONSULTBI BI-01497
SUPERAHERA SA-00715

Expiration Date:
09/18/24
09/02/25
09/03/25



SCDES ISSUED

Asbestos ID Card



J DALTON REAMES, Jr.



		Expiration Date:
AIR SAMPLER	AS-00287	11/05/25
CONSULTBI	BI-00945	11/03/25
CONSULTPD	PD-00200	08/07/25
SUPERHERA	SA-004199	11/05/25

APPENDIX E
SITE PHOTOGRAPHS



Photo #1
Northeast-facing View of the Residential
Building Depicting Damage at the South Roof



Photo #2
Asbestos Detected at 3% in Window Frame
Caulk (<0.11% Detected in Window Glaze)



Photo #3
Asbestos Detected in Sheetrock System at
3% & in Spray-applied Ceiling Texture at 2%



Photo #4
No Asbestos Detected in Flooring Squares

Sumter City/County Project: 1551 Illery Rd., Sumter, S.C.



Photo #5
No Asbestos Detected in Flooring Vapor Felt
Material

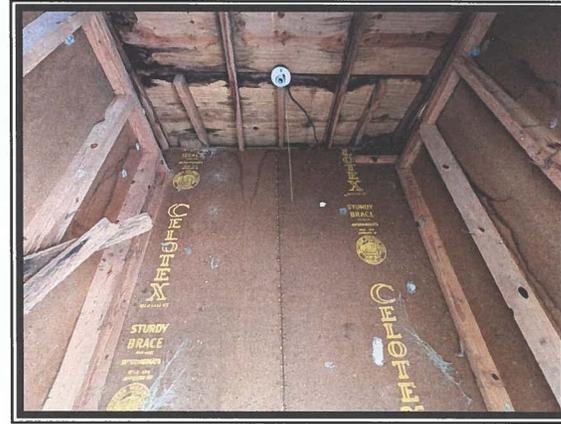


Photo #6
No Asbestos Detected in Celotex Wall
Sheathing Panels

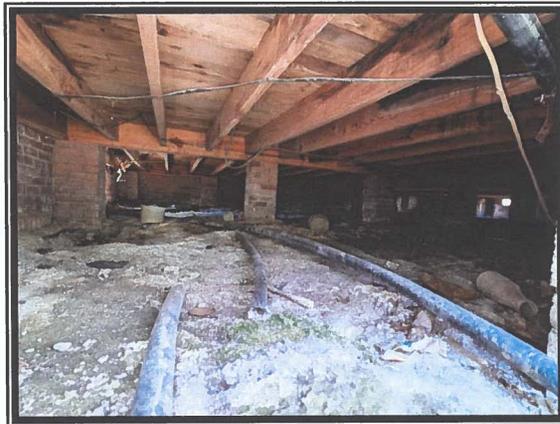


Photo #7
No Suspect Materials Observed in Crawl Space
Area



Photo #8
No Asbestos Detected in Roofing Shingles or
Associated Felt Paper

Sumter City/County Project: 1551 Illery Rd., Sumter, S.C.