



ENVIRONMENTAL TESTING SERVICES

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## ASBESTOS SCREENING REPORT



Rosedale Tower  
2314 W 39th Ave  
Kansas City, Kansas 66103

### PREPARED FOR CLIENT:

Tony Shomin  
Director of Facilities Management  
Housing Authority of Kansas City, KS  
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Kansas City, Kansas 66101  
(913) 279-3436

### PREPARED BY:

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HA Project No.: 220811-01MK

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**ENVIRONMENTAL CONSULTANT:**  
**HERNLY ENVIRONMENTAL, INC.**

INSPECTOR:

Michelle Nelson 8/24/2017  
Name Date

INSPECTOR:

Katie L. Brunha 8/24/2017  
Name Date

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## 1.0 INTRODUCTION

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### 1.1 Executive Summary

On 8/11/2022, a pre-renovation asbestos screening was completed at 2314 W 39th Ave in Kansas City, Kansas by Michelle Nelson & Katie Burnham of Hernly Environmental, Inc. The purpose of the inspection was to determine the presence of ACM (asbestos containing building materials) or suspected ACM at visible and readily accessible *client specified* areas of the interior of the subject structure. A total of 65 samples were collected of items of concern. **The analytical results indicated that 5 of the 65 samples collected contained greater than 1% asbestos.** Please see the section of this report entitled *Findings* for a detailed list of all asbestos-containing materials identified or assumed to be present.

### 1.2 Procedures

The following is a brief overview of the activities that took place during this inspection:

- Information was gathered from the Client regarding the reasons for requesting an asbestos inspection, and the specific building materials of concern.
- A space-by-space inspection of the interior of the building was conducted.
- All readily accessible and immediately available suspect materials were sampled.
- Samples were submitted to an NVLAP accredited laboratory for analysis.

### 1.3 Findings

On 8/11/2022, a pre-renovation asbestos screening was completed at 2314 W 39th Ave in Kansas City, Kansas by Michelle Nelson & Katie Burnham of Hernly Environmental, Inc. The purpose of the inspection was to determine the presence, of ACM (asbestos containing building materials) or suspected ACM at visible and readily accessible *client specified* areas of the interior of the subject structure. A total of 65 samples (analyzed as 88 separate layers) were collected of items of concern. **The analytical results indicated that 5 of the 65 samples collected contained greater than 1% asbestos.** If renovation and/or demolition work is conducted within the building, it is possible that additional suspect materials will be discovered behind walls, between floors, under flooring materials such as carpet or multiple layers of vinyl flooring, etc. Further testing is recommended if additional suspect materials are exposed. **Please see below for a detailed list of all asbestos-containing materials identified or assumed to be present.**

Based on conversations with the Client, it is understood that the subject building is going to be extensively remodeled. Please remember that all work involving ACM should always be conducted by properly trained and accredited workers utilizing the required containment, signage, and protective equipment.

## IDENTIFIED ACBM

Sample #	Item Description	Location	*Approx. Amount
29	Black floor mastic	Unit 1206	Throughout unit
31	12x12 Cream floor tile & mastic	Unit 1102	Throughout unit
53	12x12 Cream floor tile & mastic	Unit 905	Throughout unit
54	12x12 Cream floor tile & mastic	Unit 809	Throughout unit
55	Black floor mastic	Unit 701	Throughout unit

\*Contractors shall field verify all dimensions and measurements

## ASSUMED ACBM

ASSUMED MATERIAL	ASSUMED ACBM LOCATION
Fire doors	All floors – stairwells at ends of halls
Elevator insulation/brake components	Elevator shaft at center of building
12x12 cream floor tiles & black mastic	Because it is impossible to test each floor tile, all 12x12 cream floor tiles throughout the building matching those testing positive, and all black floor mastic should be considered to be asbestos containing.

## 1.4 Conditions & Limitations

Staff of Hernly Environmental, Inc. has performed the Client requested tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. The inspection was intended to locate visible and readily accessible asbestos-containing materials (ACM) and did not include destructive or invasive sampling. Therefore Hernly cannot guarantee that this Inspection has identified all asbestos-containing materials present at the subject property on the date of the Assessment. All quantities of asbestos-containing materials listed in this report are approximate and should not be used for the purpose of obtaining bids from asbestos contractors or for use in writing a scope of asbestos-related work. All quantities and locations should be confirmed by the asbestos abatement company before entering into any contractual agreements. Hernly cannot and will not warrant that the Inspection that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards.

The results reported and conclusions reached by Hernly are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment,

will be valid only as of the date of the Assessment. Hernly assumes no obligation to advise the client of any changes in any real or potential asbestos hazards at this structure that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.

**APPENDIX A**  
**LABORATORY TESTING DATA**

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Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Hernly Environmental, Inc. (2193)  
Address: 1100 Rhode Island Street  
Lawrence, KS 66044

Order #: 484611

Attn:

Received 08/13/22  
Analyzed 08/17/22  
Reported 08/19/22

Project: Rosedale Tower  
Location: 2314 W 39th Ave KCK  
Number: 220811-01KM

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
484611-001	08/11/22	1	1st Hall		
Layer 1:	Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
484611-002	08/11/22	2	1st Laundry		
Layer 1:	Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
484611-003	08/11/22	3	1st Mech Pipe End		
Layer 1:	Fibrous Material			No Asbestos Detected	70% CELLULOSE FIBER
	Brown, Fibrous				20% MINERAL/GLASS WOOL
					10% NON FIBROUS MATERIAL
484611-004	08/11/22	4	1st Mech Pipe End		
Layer 1:	Fibrous Material			No Asbestos Detected	20% CELLULOSE FIBER
	Yellow, Fibrous				70% MINERAL/GLASS WOOL
					10% NON FIBROUS MATERIAL
484611-005	08/11/22	5	1st Mech Pipe End		
Layer 1:	Fibrous Material			No Asbestos Detected	70% CELLULOSE FIBER
	Brown, Fibrous				20% MINERAL/GLASS WOOL
					10% NON FIBROUS MATERIAL
484611-006	08/11/22	6	1st Mech Air Handler		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Rubbery				

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

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**Number:** 220811-01KM

**Method:** EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-007</b>	08/11/22	7	1st		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Beige, Soft				
<b>484611-008</b>	08/11/22	8	1st		
Layer 1:	Ceiling Tile			No Asbestos Detected	40% CELLULOSE FIBER
	White, Fibrous				40% MINERAL/GLASS WOOL
					20% NON FIBROUS MATERIAL
<b>484611-009</b>	08/11/22	9	1st		
Layer 1:	Ceiling Tile			No Asbestos Detected	40% CELLULOSE FIBER
	White, Fibrous				40% MINERAL/GLASS WOOL
					20% NON FIBROUS MATERIAL
<b>484611-010</b>	08/11/22	10	1st		
Layer 1:	Ceiling Tile			No Asbestos Detected	40% CELLULOSE FIBER
	White, Fibrous				40% MINERAL/GLASS WOOL
					20% NON FIBROUS MATERIAL
<b>484611-011</b>	08/11/22	11	1st		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
<b>484611-012</b>	08/11/22	12	1st Lobby		
Layer 1:	Ceiling Texture			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
<b>484611-013</b>	08/11/22	13	1st KT Sink		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Beige, Soft				
<b>484611-014</b>	08/11/22	14	1st KT Under Sink		
Layer 1:	Insulation			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Brittle				

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**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-015</b>	08/11/22	15	1st Mgr Office		
Layer 1:	Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Yellow, Soft				
<b>484611-016</b>	08/11/22	16	1st Mgr Office		
Layer 1:	Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Yellow, Soft				
<b>484611-017</b>	08/11/22	17	1st Mail Rm		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Black, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Brittle				
<b>484611-018</b>	08/11/22	18	12 Hall		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
<b>484611-019</b>	08/11/22	19	12		
Layer 1:	Ceiling Tile			No Asbestos Detected	40% CELLULOSE FIBER
	White, Fibrous				40% MINERAL/GLASS WOOL
					20% NON FIBROUS MATERIAL
<b>484611-020</b>	08/11/22	20	1211		
Layer 1:	Floor Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				

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**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-021</b>	08/11/22	21	1211 KT Sink		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Rubbery				
<b>484611-022</b>	08/11/22	22	1211 BA Tub		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Soft				
<b>484611-023</b>	08/11/22	23	1211 BA Sink		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Soft				
<b>484611-024</b>	08/11/22	24	1209		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
<b>484611-025</b>	08/11/22	25	1209		
Layer 1:	Carpet Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Brittle				
<b>484611-026</b>	08/11/22	26	1209 KT FL		
Layer 1:	Floor Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
<b>484611-027</b>	08/11/22	27	1207		
Layer 1:	Cove Base			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan/Gray, Rubbery				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Brittle				
<b>484611-028</b>	08/11/22	28	1207 Window		
Layer 1:	Window Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Soft				

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**Method:** EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-029</b>	08/11/22	29	1206 KT		
Layer 1: Mastic Black/Tan, Bituminous/Soft				2% CHRYSOTILE	98% NON FIBROUS MATERIAL
<b>Unable to separate individual layers.</b>					
<b>484611-030</b>	08/11/22	30	11 Transition To Stairs		
Layer 1: Rubbery Material Tan, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2: Mastic Orange, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-031</b>	08/11/22	31	1102 KT FL		
Layer 1: Floor Tile Cream, Organically Bound				2% CHRYSOTILE	98% NON FIBROUS MATERIAL
Layer 2: Mastic Black, Bituminous				2% CHRYSOTILE	98% NON FIBROUS MATERIAL
<b>484611-032</b>	08/11/22	32	1102 KT Sink		
Layer 1: Caulk White, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-033</b>	08/11/22	33	1101 BA Sink		
Layer 1: Caulk White, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-034</b>	08/11/22	34	1101 BA Tub		
Layer 1: Caulk White, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-035</b>	08/11/22	35	1101 BR Window		
Layer 1: Caulk Clear, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-036</b>	08/11/22	36	1109 KT		
Layer 1: Floor Tile Green, Organically Bound				No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2: Mastic Clear, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL

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**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-037</b>	08/11/22	37	1107 BA Toilet		
Layer 1:	Caulk Beige, Soft			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-038</b>	08/11/22	38	1107 BA Sink		
Layer 1:	Caulk Gray, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-039</b>	08/11/22	39	1107 BR		
Layer 1:	Tile Tan, Organically Bound			No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2:	Mastic Tan, Soft			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-040</b>	08/11/22	40	10th S Elevator FL		
Layer 1:	Flooring Beige, Organically Bound			No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2:	Caulk Gray, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 3:	Flooring Tan, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-041</b>	08/11/22	41	1010 KT Sink		
Layer 1:	Caulk White, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-042</b>	08/11/22	42	1010 BA Sink		
Layer 1:	Caulk White, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-043</b>	08/11/22	43	1010 BA Tub		
Layer 1:	Caulk White, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-044</b>	08/11/22	44	1009 LR Window		
Layer 1:	Caulk Beige, Soft			No Asbestos Detected	100% NON FIBROUS MATERIAL

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**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-045</b>	08/11/22	45	1009 BA Toilet		
Layer 1:	Caulk Beige, Soft			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-046</b>	08/11/22	46	1009 Shower		
Layer 1:	Mastic				
<b>Container contained no sample.</b>					
<b>484611-047</b>	08/11/22	47	902 KT Sink		
Layer 1:	Caulk Gray, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-048</b>	08/11/22	48	902 BA Sink		
Layer 1:	Caulk White/Gray, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>Unable to separate individual layers.</b>					
<b>484611-049</b>	08/11/22	49	902 BA Tub		
Layer 1:	Caulk White, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-050</b>	08/11/22	50	902 BA Toilet		
Layer 1:	Caulk White, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-051</b>	08/11/22	51	902 BR Window		
Layer 1:	Caulk Clear, Rubbery			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-052</b>	08/11/22	52	906 KT Under Sink		
Layer 1:	Sink Insulation Black, Brittle			No Asbestos Detected	100% NON FIBROUS MATERIAL
<b>484611-053</b>	08/11/22	53	905 BA FL		
Layer 1:	Floor Tile Cream, Organically Bound			2% CHRYSOTILE	98% NON FIBROUS MATERIAL
Layer 2:	Mastic Black, Bituminous			2% CHRYSOTILE	98% NON FIBROUS MATERIAL

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**PLM Analysis**

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
<b>484611-054</b>	08/11/22	54	809 BA FL		
Layer 1:	Floor Tile			2% CHRYSOTILE	98% NON FIBROUS MATERIAL
	Cream, Organically Bound				
Layer 2:	Mastic			2% CHRYSOTILE	98% NON FIBROUS MATERIAL
	Black, Bituminous				
<b>484611-055</b>	08/11/22	55	701 KT FL		
Layer 1:	Floor Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Yellow, Organically Bound				
Layer 2:	Mastics			2% CHRYSOTILE	98% NON FIBROUS MATERIAL
	Tan/Black, Soft/Bituminous				
<b>Unable to separate individual layers.</b>					
<b>484611-056</b>	08/11/22	56	706 BR FL		
Layer 1:	Floor Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Cream, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Soft				
<b>484611-057</b>	08/11/22	57	706 KT Sink		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Soft				
<b>484611-058</b>	08/11/22	58	706 BA Sink		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Soft				
<b>484611-059</b>	08/11/22	59	706 BA Tub		
Layer 1:	Caulk			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Rubbery				
<b>484611-060</b>	08/11/22	60	6th Hall		
Layer 1:	Floor Tile			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Gray, Organically Bound				
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Brittle				

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**PLM Analysis**

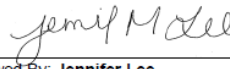
Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
484611-061	08/11/22	61	511		
Layer 1: Floor Tile Gray, Organically Bound No mastic found.				No Asbestos Detected	100% NON FIBROUS MATERIAL
484611-062	08/11/22	62	6th Hall		
Layer 1: Ceiling Tile White, Fibrous				No Asbestos Detected	40% CELLULOSE FIBER 40% MINERAL/GLASS WOOL 20% NON FIBROUS MATERIAL
484611-063	08/11/22	63	405 LR		
Layer 1: Carpet Mastic Tan, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
484611-064	08/11/22	64	403 BA FL		
Layer 1: Floor Tile Cream/Brown, Organically Bound				No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2: Mastic Tan, Brittle				No Asbestos Detected	100% NON FIBROUS MATERIAL
484611-065	08/11/22	65	Exterior Window		
Layer 1: Window Caulk Gray, Rubbery				No Asbestos Detected	100% NON FIBROUS MATERIAL

**EPA Regulatory Limit: 1%**

**Total layers analyzed on order: 88**

484611-08/19/22 02:56 PM

  
 Analyst **Senhory Abdellatif**

  
 Reviewed By: **Jennifer Lee**  
 Manager

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

**APPENDIX B**  
**PHOTO REFERENCE**

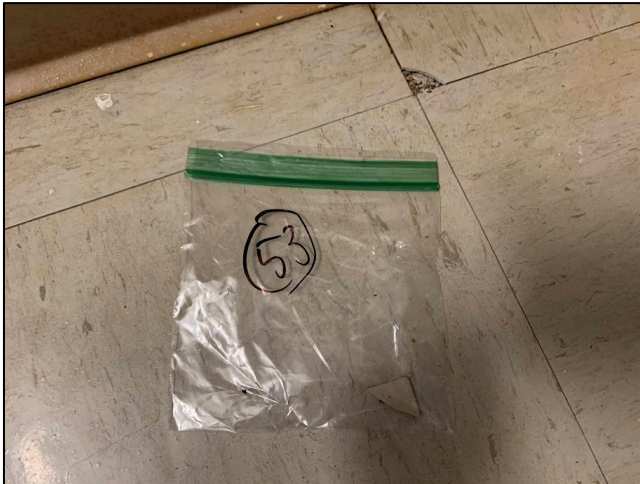
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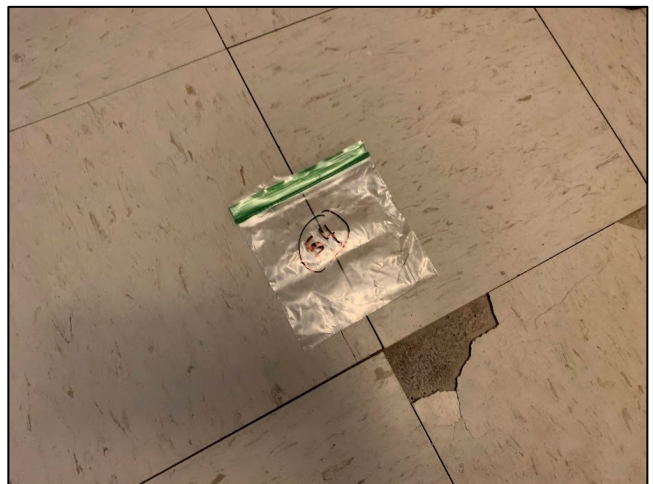
**Sample #29 black floor mastic**



**Sample #31 cream 12x12 floor tiles & mastic**



**Sample #53 cream 12x12 floor tiles & mastic**



**Sample #54 cream 12x12 floor tiles & mastic**



**Sample #55 black floor mastic & assumed 12x12 cream floor tiles**



**Assumed – fire door at stairwells/end of each hall**

**APPENDIX C**  
**AHERA ASBESTOS INSPECTOR CERTIFICATES**

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