

Asbestos-Containing Materials Inspection
2143– 2145 Townsend Street
Detroit, Michigan 48214

Develop Detroit, Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2143 – 2145 Townsend Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

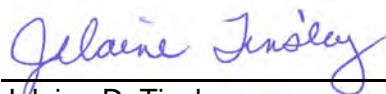
Develop Detroit Inc
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

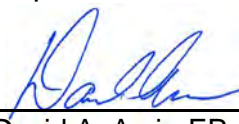
ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection of the building located at 2143 – 2145 Townsend Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of a two-story, two-family flat residence with a basement. Based on the inspection conducted by ASTI on August 9, 2021 the following ACM was identified on the Subject Property:

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	40 ft ² - Visible

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2143 - 2145 Townsend Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit Inc.; ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family, 2,292 square foot residence of wood frame and masonry construction with an attic, basement, and a asphalt shingled gabled roof. The residence was constructed in 1912. The Subject Property contained interior finishes such as plaster, linoleum, vinyl floor tile, hardwood floor, glass and paint.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2143 - 2145 Townsend Street, Detroit, Michigan on August 9, 2021. Copies of Ms. Jelaine Tinsley and Mr. John Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- 12" x 12" Floor tile and associated mastics
- Glue
- Linoleum
- Drywall & joint compound
- Plaster
- Wall texture
- Mortar
- Duct insulation
- 9"x9" floor tile
- Roll Roofing
- Window glaze
- 2'x2' Suspended ceiling tile
- Paneling adhesive
- Roofing materials
- Paper insulation
- Window caulk

ASTI collected 51 bulk samples from the suspect ACMs. A total of 82 sample layers were analyzed. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

4.4 Laboratory Analytical Results

Building materials identified to contain greater than 1% asbestos are defined as ACMs. Review of the asbestos test results revealed that the following ACM was identified on the Subject Property:

HA	Material/Description	Location	Asbestos Result
9	Duct vent insulation / White	Throughout	15% Chrysotile

A comprehensive list of sampled materials with analytical results is provided as Table 1. A copy of the laboratory data sheets, along with the chain-of-custodies are included in Appendix B.

Asbestos-Containing Material Quantities

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	40 ft ² - Visible

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the inspection completed at the Subject Property, ACMs were identified in the buildings. A summary of the ACMs identified, along with ASTI's recommendations are as follows.

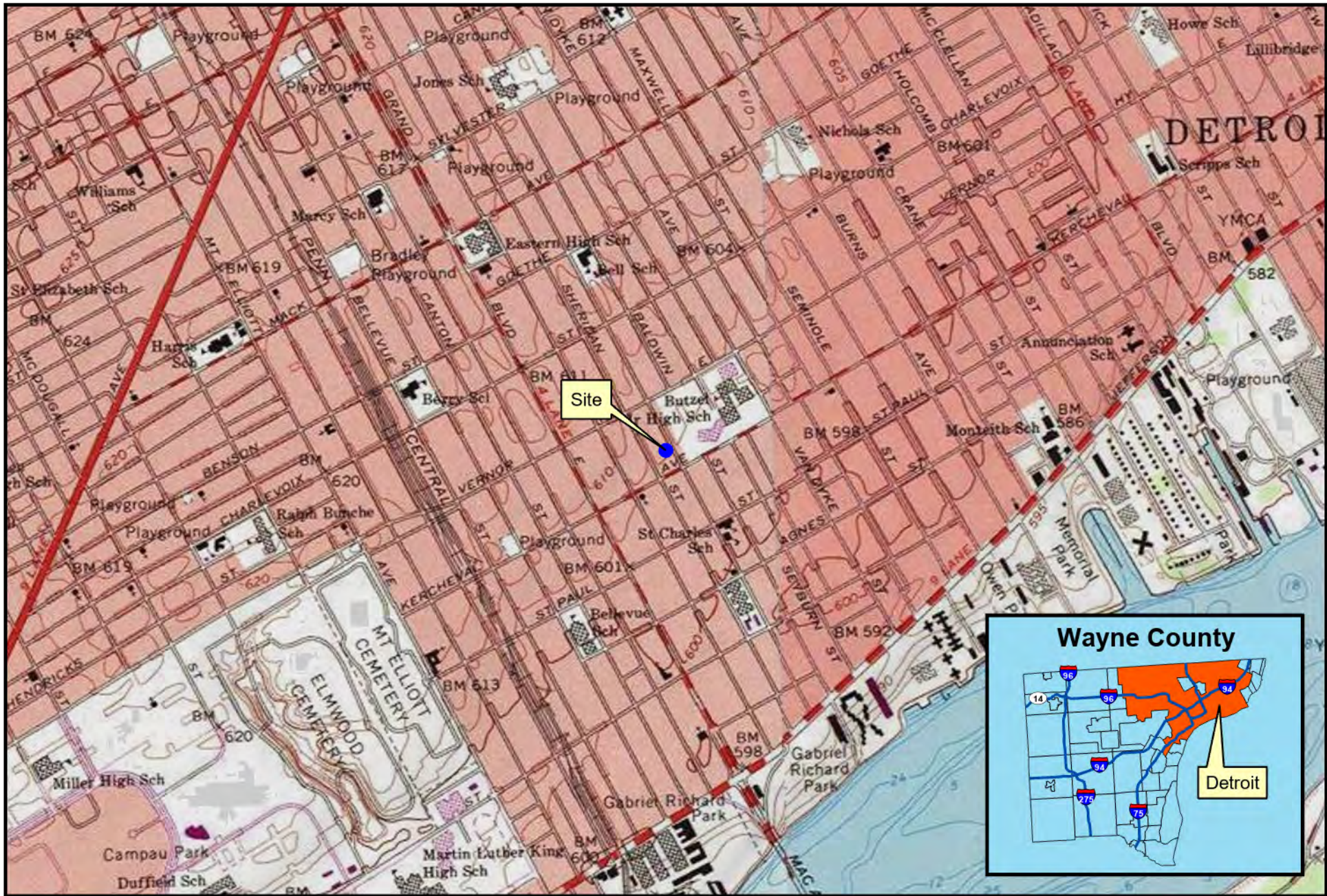
Based on the inspection conducted by ASTI August 9, 2021, the following ACM was identified on the Subject Property.

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	40 ft ² - Visible

According to classification guidelines set forth in NESHAP, the duct insulation is classified as friable thermal system insulation (TSI) ACM. Additional TSI may be located in hidden cavities not accessible during the inspection. If any future work, such as renovation or demolition, would disturb this material, it is considered a regulated ACM and must be removed by a licensed abatement contractor

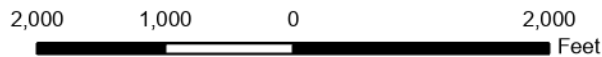
Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2143 Townsend
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

1	Asbestos Sample Results
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Table
Asbestos Sample Results
Islandview Village
2143 - 2145 Townsend Street
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
1A	12"x12" Floor Tile - Brown/Reddish	2143 Entry	NAD
	Glue		NAD
1B	12"x12" Floor Tile - Brown/Reddish	2143 Entry	NAD
	Glue		NAD
2A	12"x12" Floor Tile - Beige/Cream w/ Flowers	2143 Hall	NAD
	Glue		NAD
2B	12"x12" Floor Tile - Beige/Cream w/ Flowers	2143 Hall	NAD
	Glue		NAD
3A	12"x12" Floor Tile - Gray	2143 Bath	NAD
	Glue		NAD
3B	12"x12" Floor Tile - Gray	2143 Bath	NAD
	Glue		NAD
4A	12"x12" Floor Tile - Off White Pebble Pattern	2143 Kitchen	NAD
	Glue		NAD
	Linoleum		NAD
4B	12"x12" Floor Tile - Off White Pebble Pattern	2143 Back Hall	NAD
	Glue		NAD
	Linoleum		NAD
5A	Drywall - White	2143 Kitchen	NAD
	Joint Compound		NAD
5B	Drywall - White	2143 Bath	NAD
	Joint Compound		NAD
6A	Plaster- Gray	2143 Kitchen	NAD
6B	Plaster- Gray	2143 Kitchen	NAD
6C	Plaster	2143 Hall	NAD
6D	Plaster Finish Coat	2145 Living Room	NAD
	Plaster Base Coat		NAD
6E	Plaster Finish Coat	2145 Dining Room	NAD
	Plaster Base Coat		NAD
6F	Plaster Finish Coat	2145 Bedroom	NAD
	Plaster Base Coat		NAD
6G	Plaster Finish Coat	2145 Bedroom	NAD
	Plaster Base Coat		NAD
7A	Wall Texture - White	2143 Entry	NAD
7B	Wall Texture - White	2143 Dining	NAD
7C	Wall Texture - White	2145 Living Room	NAD
7D	Wall Texture - White	2145	NAD
7E	Wall Texture - White	2145	NAD
7F	Wall Texture - White	2145	NAD
8A	Brick Mortar - Gray	2143 Basement	NAD
8B	Brick Mortar - Gray	2143 Basement	NAD
9A	Duct Wrap - Gray	2143 Living Room	15% Chrysotile
9B	Duct Wrap - Gray	2143 Dining Room	NA
9C	Duct Wrap - Gray	2145 Living Room	NA

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Table
Asbestos Sample Results
Islandview Village
2143 - 2145 Townsend Street
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
10A	9"x9" Floor Tile - White	2145 Rear Stairs	NAD
	Mastic		NAD
	9"x9" Floor Tile - Red		NAD
	Mastic		NAD
10B	9"x9" Floor Tile - White	2145 Rear Stairs	NAD
	Mastic		NAD
	9"x9" Floor Tile - Red		NAD
	Mastic		NAD
11A	12"x12" Floor Tile - Lt Gray/Dk Gray Squares	2145 Kitchen	NAD
	Glue		NAD
	Leveler		NAD
11B	12"x12" Floor Tile - Lt Gray/Dk Gray Squares	2145 Kitchen	NAD
	Glue		NAD
	Leveler		NAD
12A	12"x12" Floor Tile - Black/White Squares	2145 Bathroom	NAD
	Glue		NAD
	Flooring		NAD
	Glue		NAD
12B	12"x12" Floor Tile - Black/White Squares	2145 Bathroom	NAD
	Glue		NAD
	Flooring		NAD
	Glue		NAD
13A	Roll Roofing on Porch - Black	2145 Porch	NAD
13B	Roll Roofing on Porch - Black	2145 Porch	NAD
14A	Window Glaze - Off White/Tannish	2145 Hall	NAD
14B	Window Glaze - Off White/Tannish	2145 Bedroom	NAD
15A	2'x2' Suspended Ceiling Tile - White	2145 Bedroom	NAD
15B	2'x2' Suspended Ceiling Tile - White	2145 Bedroom	NAD
16A	Paneling Adhesive - Yellowish/Tan	2145 Stairway	NAD
16B	Paneling Adhesive - Yellowish/Tan	2145 Stairway	NAD
17A	Drywall - White	2145 Attic	NAD
17B	Drywall - White	2145 Attic	NAD
18A	Roofing - Black	2145	NAD
18B	Roofing - Black	2145	NAD
19A	Brick Mortar - Gray	Front Façade - 2145	NAD
19B	Brick Mortar - Gray	Front Façade - 2145	NAD
20A	Paper Insulation - Gray	Behind Aluminum Siding - 2145	NAD
20B	Paper Insulation - Gray	Behind Aluminum Siding - 2145	NAD
21A	Window Caulk - White	2145	NAD
21B	Window Caulk - White	2145	NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Appendix A

Resume and Accreditation of
Ms. Jelaine Tinsley
And
Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector


Jelaine D. Tinsley
9584 Cooley Lake Road
White Lake, MI 48386





Accreditation Number **Expiration Date**
A16395 09/26/2022 DOB: 07/07/1962

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not valid if altered. 154439



JOHN F. SCHUITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

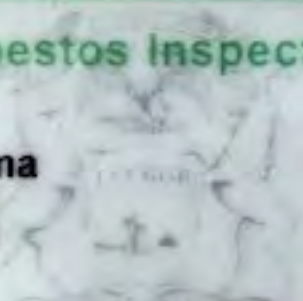
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
 Project : Islandview Village 2143 Townsend
 Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 01 Cust. #: 1A Material: 12"x12" Brown/Reddish Floor Tile Location: 2143 Entry Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 01a Cust. #: 1A Material: Glue Location: 2143 Entry Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 02 Cust. #: 1B Material: 12"x12" Brown/Reddish Floor Tile Location: 2143 Entry Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
 Project : Islandview Village 2143 Townsend
 Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

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 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 02a Cust. #: 1B Material: Glue Location: 2143 Entry Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 03 Cust. #: 2A Material: 12"x12" Beige/Cream w/ Flowers FT Location: 2143 Hall Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 03a Cust. #: 2A Material: Glue Location: 2143 Hall Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



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Mr. David Amir
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 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 04 Cust. #: 2B Material: 12"x12" Beige/Cream w/ Flowers FT Location: 2143 Hall Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 04a Cust. #: 2B Material: Glue Location: 2143 Hall Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 05 Cust. #: 3A Material: 12"x12" Grey Floor Tile Location: 2143 Bath Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 05a Cust. #: 3A Material: Glue Location: 2143 Bath Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 06 Cust. #: 3B Material: 12"x12" Grey Floor Tile Location: 2143 Bath Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 06a Cust. #: 3B Material: Glue Location: 2143 Bath Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 07 Cust. #: 4A Material: 12"x12" Off White Pebble Pattern Location: 2143 Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 07a Cust. #: 4A Material: Glue Location: 2143 Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 07b Cust. #: 4A Material: Linoleum Location: 2143 Kitchen Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 08 Cust. #: 4B Material: 12"x12" Off White Pebble Pattern Location: 2143 Back Hall Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 08a Cust. #: 4B Material: Glue Location: 2143 Back Hall Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 08b Cust. #: 4B Material: Linoleum Location: 2143 Back Hall Appearance: beige,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 09 Cust. #: 5A Material: White Drywall Location: 2143 Kitchen Appearance: white, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 95652 - 09a Cust. #: 5A Material: Joint Compound Location: 2143 Kitchen Appearance: white, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 10 Cust. #: 5B Material: White Drywall Location: 2143 Bath Appearance: white, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 10a Cust. #: 5B Material: Joint Compound Location: 2143 Bath Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 11 Cust. #: 6A Material: Plaster- Grey Location: 2143 Kitchen Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 12 Cust. #: 6B Material: Plaster- Grey Location: 2143 Kitchen Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 13 Cust. #: 6C Material: Plaster Location: 2143 Hall Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 14 Cust. #: 6D Material: Plaster Finish Coat Location: 2145 Living Room Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 14a Cust. #: 6D Material: Plaster Base Coat Location: 2145 Living Room Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 15 Cust. #: 6E Material: Plaster Finish Coat Location: 2145 Dining Room Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 15a Cust. #: 6E Material: Plaster Base Coat Location: 2145 Dining Room Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95652 - 16 Cust. #: 6F Material: Plaster Finish Coat Location: 2145 Bedroom Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 16a Cust. #: 6F Material: Plaster Base Coat Location: 2145 Bedroom Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95652 - 17 Cust. #: 6G Material: Plaster Finish Coat Location: 2145 Bedroom Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 17a Cust. #: 6G Material: Plaster Base Coat Location: 2145 Bedroom Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 18 Cust. #: 7A Material: Wall Texture White Location: 2143 Entry Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 19 Cust. #: 7B Material: Wall Texture White Location: 2143 Dining Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 20 Cust. #: 7C Material: Wall Texture White Location: 2145 Living Room Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 21 Cust. #: 8A Material: Grey Brick Mortar Location: 2143 Basement Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 22 Cust. #: 8B Material: Grey Brick Mortar Location: 2143 Basement Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 23 Cust. #: 9A Material: Duct Wrap Grey Location: 2143 Living Room Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 15%	Cellulose - 50% Other - 35%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 24 Cust. #: 9B Material: Duct Wrap Grey Location: 2143 Dining Room Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95652 - 25 Cust. #: 9C Material: Duct Wrap Grey Location: 2145 Living Room Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95652 - 26 Cust. #: 10A Material: 9"x9" White Floor Tile Location: 2145 Rear Stairs Appearance: white, nonfibrous, homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 26a Cust. #: 10A Material: Mastic Location: 2145 Rear Stairs Appearance: black,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 26b Cust. #: 10A Material: 9"x9" Red Floor Tile Location: 2145 Rear Stairs Appearance: red,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 26c Cust. #: 10A Material: Mastic Location: 2145 Rear Stairs Appearance: black,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 27 Cust. #: 10B Material: 9"x9" White Floor Tile Location: 2145 Rear Stairs Appearance: white,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 27a Cust. #: 10B Material: Mastic Location: 2145 Rear Stairs Appearance: black,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 27b Cust. #: 10B Material: 9"x9" Red Floor Tile Location: 2145 Rear Stairs Appearance: red,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 27c Cust. #: 10B Material: Mastic Location: 2145 Rear Stairs Appearance: black,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 28 Cust. #: 11A Material: 12"x12" Lt Grey/Dk Grey Squares FT Location: 2145 Kitchen Appearance: grey,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 28a Cust. #: 11A Material: Glue Location: 2145 Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 28b Cust. #: 11A Material: Leveler Location: 2145 Kitchen Appearance: grey, fibrous, homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95652 - 29 Cust. #: 11B Material: 12"x12" Lt Grey/Dk Grey Squares FT Location: 2145 Kitchen Appearance: grey, nonfibrous, homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 29a Cust. #: 11B Material: Glue Location: 2145 Kitchen Appearance: yellow, nonfibrous, homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 29b Cust. #: 11B Material: Leveler Location: 2145 Kitchen Appearance: grey, fibrous, homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95652 - 30 Cust. #: 12A Material: 12"x12" Black/White Squares FT Location: 2145 Bathroom Appearance: white, nonfibrous, homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 30a Cust. #: 12A Material: Glue Location: 2145 Bathroom Appearance: clear, nonfibrous, homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
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Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
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 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 30b Cust. #: 12A Material: Flooring Location: 2145 Bathroom Appearance: beige,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 30c Cust. #: 12A Material: Glue Location: 2145 Bathroom Appearance: yellow,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 31 Cust. #: 12B Material: 12"x12" Black/White Squares FT Location: 2145 Bathroom Appearance: white,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 31a Cust. #: 12B Material: Glue Location: 2145 Bathroom Appearance: clear,nonfibrous,nonhomogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 31b Cust. #: 12B Material: Flooring Location: 2145 Bathroom Appearance: beige,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 31c Cust. #: 12B Material: Glue Location: 2145 Bathroom Appearance: yellow,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 32 Cust. #: 13A Material: Black Roll Roofing on Porch Location: 2145 Porch Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 95652 - 33 Cust. #: 13B Material: Black Roll Roofing on Porch Location: 2145 Porch Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 95652 - 34 Cust. #: 14A Material: Off White/Tannish Window Glaze Location: 2145 Hall Appearance: beige, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
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Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

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 ASTI Environmental
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 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 35 Cust. #: 14B Material: Off White/Tannish Window Glaze Location: 2145 Bedroom Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 36 Cust. #: 15A Material: 2'x2' SCT White Location: 2145 Bedroom Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Mineral Wool - 35% Other - 30%
Lab ID #: 95652 - 37 Cust. #: 15B Material: 2'x2' SCT White Location: 2145 Bedroom Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 35% Mineral Wool - 35% Other - 30%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

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 ASTI Environmental
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 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 38 Cust. #: 16A Material: Yellowish/Tan Paneling Adhesive Location: 2145 Stairway Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 39 Cust. #: 16B Material: Yellowish/Tan Paneling Adhesive Location: 2145 Stairway Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 40 Cust. #: 17A Material: White Drywall Location: 2145 Attic Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

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Certificate of Laboratory Analysis
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Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 41 Cust. #: 17B Material: White Drywall Location: 2145 Attic Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 95652 - 42 Cust. #: 18A Material: Black Roofing Location: 2145 Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%
Lab ID #: 95652 - 43 Cust. #: 18B Material: Black Roofing Location: 2145 Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%

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Robert T. Letarte Jr., Laboratory Director

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 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 44 Cust. #: 19A Material: Grey Brick Mortar Location: Front Façade- 2145 Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 45 Cust. #: 19B Material: Grey Brick Mortar Location: Front Façade- 2145 Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 46 Cust. #: 20A Material: Grey Paper Insulation Location: Behind Aluminum Siding- 2145 Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Project : Islandview Village 2143 Townsend
 Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 47 Cust. #: 20B Material: Grey Paper Insulation Location: Behind Aluminum Siding- 2145 Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 30% Other - 70%
Lab ID #: 95652 - 48 Cust. #: 21A Material: White Window Caulk Location: 2145 Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 5% Other - 95%
Lab ID #: 95652 - 49 Cust. #: 21B Material: White Window Caulk Location: 2145 Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 5% Other - 95%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2143 Townsend
Project # 2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95652
 Date Collected: 08/09/21
 Date Received: 08/13/21
 Date Analyzed: 08/16/21
 Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95652 - 50 Cust. #: 7D Material: Wall Texture Location: 2145 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 51 Cust. #: 7E Material: Wall Texture Location: 2145 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95652 - 52 Cust. #: 7F Material: Wall Texture Location: 2145 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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R

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449-9990, Fax (734) 449-9991 www.ApexMI.com



Customer Name: ASTI Environmental
 Address: 10448 Citation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800
 Turn Around Time: (circle one) 24 hours and conditions on the other side.
 Rush 24 hour 72 hour
 Other: 72 hour yes no (Test Till Positive)
 Samples received after 3pm logged in next morning
 Date of Survey: 8-9-2021
 Project: Islandview Village 2143 Townsend
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / Sohn Schujirama
 Email: damiir@asti-env.com / jtinsley@asti-env.com
 Circle analyses required, indicate type and quantity
 5 Schujirama
 Wipe ASTM E1792? circle YES or NO Air PCM Bulk PCM
 Bulk X Wipe PCM Point Count PCM
 Air/Zefon/AlergenCO2 PCM Paint PCM Bulk PCM
 BulkNOB PCM NIOSH 7402 PCM EPA Level II PCM Other PCM
 Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1A		12"x12" Brown + Reddish floor tile / 2143 Entry			
1B		↓			
2A		12"x12" Beige + cream w flowers floor tile / 2143 Hall			
2B		↓			
3A		12"x12" Gray floor tile / 2143 Bath			
3B		↓			
4A		12"x12" off-white pebble pattern / 2143 Kitchen			
4B		↓ 12143 Back hall			
5A		White Drywall + Jc / 2143 Kitchen			
5B		↓ 12143 Bath			
6A		Plaster - Gray / 2143 Kitchen			
6B		↓ RECEIVED			

Relinquished By: [Signature]
 Date: _____
 Received By: [Signature] AUG 13 2021
 Time/Date: _____
 Relinquished By: _____
 Time/Date: _____
 Revision R5 Date: Nov/2017
 APEX RESEARCH

95652

Page 2

R

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Customer Name: ASTI Environmental
Address: 10448 Citation Drive
City, St., Zip: Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800

Date of Survey: 8-9-2021
Project: 2143-2145 Townsend
Project # 2-11795
Contact Person: David Amir / Jill Tinsley
Email: damir@astl-env.com / jtinsley@astl-env.com

Lab Use Only
Log-In: _____
Report: _____
Fax: _____
Verbal: _____
Email: _____

Turn Around Time: (circle one) 24 hours and conditions on the other side.
Rush 24 hour
72 hour

Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
Lead / Cad / Chrome: _____ Mold: _____ Bulk _____ Air/Zefon/Alergencod _____ BioSIS _____ Tape _____
Other: _____ TTP (yes / no) _____ Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
Samples received after 3pm (Test Till Positive) TEM: _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	6A	Plaster / 2143 Hall			
	6D	/ 2145 Living room			
	6E	/ 2145 Dining room			
	6F	/ 2145 Bedroom			
	6G	↓ / 2145 Bedroom			
	7A	Wall texture white / 2143 Entry			
	7B	↓ / 2143 Dining			
	7C	↓ / 2145 Living room			
	8A	Gray brick mortar / 2143 Basement			
	8B	↓			
	9A	Dark wrap gray / 2143 Living room			
	9B	↓ / 2143 RECEIVED			

Relinquished By: J Tinsley
Date: _____
Revision R5 Date: Nov/2017

Received By: [Signature]
Time/Date: _____
AUG 13 2021 Relinquished By: _____

Received By: _____
Time/Date: _____
APEX RESEARCH

95652

Page 3 R

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APEX Research, Inc.

Customer Name: ASTI Environmental
 Address: 10448 Ciation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800
 Turn Around Time: (circle one) 24 Terms and conditions on the other site.

Date of Survey: 8-9-2021
 Project: 2143-2145 Townsend
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / John Schweitzer
 Email: damir@asti-env.com / jtinsley@asti-env.com
 Circle analyses required, indicate type and quantity Asbestos
 Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Rush 24 hour 72 hour
 48 hour
 Other: _____ TTP (yes) / no (Test Till Positive)
 Samples received after 3pm logged in next morning
 Asbestos: Bulk X Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Bulk _____ Air/Zefon/AlergenCOD _____ BIOSIS _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
QC		Duct wrap - gray / 2145 Livingroom			
10A		9" x 9" Red + white floor tile / 2145 rear stairs			
10B		↓			
11A		12" x 12" light gray & dark gray squares	Floor tile / 2145 Kitchen		
11B		↓			
12A		12" x 12" Black + white squares over Pebble pattern	Floor tile / 2145 Bath room		
12B		↓			
13A		Black roll roofing on porch / 2145 porch			
13B		↓			
14A		off-white finish window glaze / 2145 Hdr II			
14B		↓ / 2145 Bedroom			
15A		2' x 2' SCT PAINT FINISH Bedroom			

Relinquished By: G. Munday Received By: _____
 Date: _____ Time/Date: 1055 AUG 13 2021 Date: _____
 Revision R5 Date: Nov/2017 APEX RESEARCH

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Customer Name: ASTI Environmental
 Address: 10448 Citation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800

Date of Survey: 8-9-2021
 Project: 2143-2145 Townsend
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / John Schuittaker
 Email: damir@asti-env.com / jtinsley@asti-env.com / jschuittaker@asti-env.com
 Report: _____
 Log-In: _____
 Fax: _____
 Email: _____

Turn Around Time: (circle one) 72 hour Terms and conditions on the other side.
 Rush 24 hour Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 48 hour Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO Air _____ Paint _____ Bulk _____

Other: TTP yes / no Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 Samples received after 3pm (Test Till Positive) TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
 logged in next morning

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
15B		2 1/2 x 7' SCT / 2145 Bedroom			
16A		yellowish/tan peeling adhesive / 2145	Stairway		
16B		↓			
17A		White Drywall / 2145 Attic			
17B		↓			
18A		Black roofing / 2145			
18B		↓			
19A		Grey brick mortar / Front Facade - 2145			
19B		↓			
20A		Gray paper insulation Behind Aluminum siding / 2145			
20B		↓			
21A/B		White window PERIPHERIES			

Relinquished By: J. Tinsley
 Date: 8-11-21
 Revision R5 Date: Nov2017

Received By: [Signature]
 Time/Date: 10:55 AUG 13 2021

Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

APEX RESEARCH

Appendix C

Photos

PHOTO LOG

2143 & 2145 Townsend Street, Detroit, Michigan



Photo 1. View of 2143-2145 Townsend front



Photo 2. View of 2143-2145 Townsend south side



Photo 3. View of 2143-2145 Townsend rear.

PHOTO LOG

2143 & 2145 Townsend Street, Detroit, Michigan



Photo 4. View of 2143-2145 Townsend north side.



Photo 5. View of asbestos-containing duct paper insulation

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ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

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- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

Asbestos-Containing Materials Inspection
2406 – 2410 Baldwin Street
Detroit, Michigan 48214

Develop Detroit, Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2406 – 2410 Baldwin Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

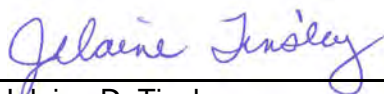
Develop Detroit Inc
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

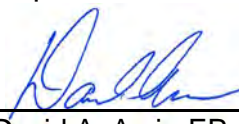
ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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A Resume and Accreditations of Ms. Jelaine Tinsley and Mr. John Schuitema
B Results of Asbestos Sample Analysis and Chain of Custody
C Photos

Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection of the building located at 2406 – 2410 Baldwin Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of two-story, two-family flat residence with a basement. Based on the inspection conducted by ASTI on August 11, 2021 the following ACMs were identified on the Subject Property:

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	18 vents 40 ft ² Visible
12" x 12" floor tile / Tan	2410 unit	250 ft ²
Porch caulk / Red	Front porch north side	~10 lf

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2406 - 2410 Baldwin Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit Inc. and ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

- Debris piles were observed throughout the first floor, ASTI was unable to thoroughly inspect the debris piles. As a result, there may be unidentified ACMs in the interior of the debris piles.
- The stairway to the basement was block by debris therefore the basement was not inspected.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family, 2,426 square foot residence of wood frame and masonry construction with an attic, basement, and a asphalt shingled gabled roof. The residence was constructed in 1911. The Subject Property contained interior finishes such as plaster, linoleum, vinyl floor tile, terrazzo flooring, hardwood floor, glass and paint.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2406-2410 Baldwin Street, Detroit, Michigan on August 11, 2021. Copies of Ms. Jelaine Tinsley and Mr. John Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- Duct insulation
- Blown-in insulation
- Roofing materials
- Plaster
- 12" x 12" Floor tile and associated mastics
- Window glaze
- Caulks
- Stair tread
- Mortar

ASTI collected 36 bulk samples from the suspect ACMs. A total of 40 sample layers were analyzed. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

4.4 Laboratory Analytical Results

Building materials identified to contain greater than 1% asbestos are defined as ACMs. Review of the asbestos test results revealed that the following ACMs were identified on the Subject Property:

HA	Material/Description	Location	Asbestos Result
1	Duct vent insulation / White	Throughout	30% Chrysotile
6	12" x 12" floor tile / Tan	2410 unit	5% Chrysotile
11	Porch caulk / Red	Front porch north side	10% Chrysotile

A comprehensive list of sampled materials with analytical results is provided as Table 1. A copy of the laboratory data sheets, along with the chain-of-custodies are included in Appendix B.

Asbestos-Containing Material Quantities

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	18 vents 40 ft ² Visible
12" x 12" floor tile / Tan	2410 unit	250 ft ²
Porch caulk / Red	Front porch north side	~10 lf

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the inspection completed at the Subject Property, ACMs were identified in the buildings. A summary of the ACMs identified, along with ASTI's recommendations are as follows.

Based on the inspection conducted by ASTI August 11, 2021, the following ACMs were identified on the Subject Property.

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct vent insulation / White	Throughout	18 vents 40 ft ² Visible
12" x 12" floor tile / Tan	2410 unit	250 ft ²
Porch caulk / Red	Front porch north side	~10 lf

According to classification guidelines set forth in NESHAP, the duct insulation is classified as friable thermal system insulation (TSI) ACM. Additional TSI may be located in hidden cavities not accessible during the inspection. If any future work, such as renovation or demolition, would disturb this material, it is considered a regulated ACM and must be removed by a licensed abatement contractor

According to classification guidelines set forth in NESHAP, the 12" x 12" tan floor tile is classified as a Category I non-friable ACM. This material in it's current condition represents minimal risk of a fiber release. If renovation or demolition would disturb this material, ASTI recommends the floor tile be removed by a licensed abatement contractor prior to disturbance.

According to classification guidelines set forth in NESHAP, the porch caulk is classified as Category II non-friable ACM. This material in it's current condition represents minimal risk of a fiber release. If renovation or demolition would disturb this material, ASTI recommends the ACM be removed by a licensed abatement contractor prior to disturbance.

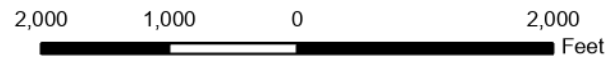
Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2406 Baldwin
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

- 1 Asbestos Sample Results

Table
Asbestos Sample Results
Islandview Villages
2406 - 2410 Baldwin
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Results
1A	Paper-Brown	Around Duct Vents-2410 Bedroom	NAD
1B	Paper-Brown	2410 Dining Room	NAD
2A	Blown-In Insulation-Brown	2410 West Wall Living Room	NAD
2B	Blown-In Insulation-Brown	2410 South Wall Dining Room	NAD
3A	Duct Insulation-White	2410 Bedroom	30 % Chrysotile
3B	Duct Insulation-White	2410 Dining Room	NA
3C	Duct Insulation-White	2410 Living Room	NA
4A	Roofing,Shingle-Black	South Side	NAD
	Shingle - Reddish	South Side	NAD
4B	Roofing,Shingle-Black	East Side	NAD
	Shingle - Reddish	East Side	NAD
5A	Plaster/Finish Coat	2410 Kitchen	NAD
	Plaster/Base Coat	2410 Kitchen	NAD
5B	Plaster/Finish Coat	2410 Living Room	NAD
	Plaster/Base Coat	2410 Living Room	NAD
5C	Plaster/Finish Coat	2410 Dining Room	NAD
	Plaster/Base Coat	2410 Dining Room	NAD
5D	Plaster/Finish Coat	2410 Bedroom Room	NAD
	Plaster/Base Coat	2410 Bedroom Room	NAD
5E	Plaster/Finish Coat	2406 Living Room	NAD
	Plaster/Base Coat	2406 Living Room	NAD
5F	Plaster/Base Coat	2406	NAD
5G	Plaster/Base Coat	2406	NAD
6A	12"x12" Floor Tile - Tan	2410 North	5% Chrysotile
	Mastic	2410 North	NAD
6B	12"x12" Floor Tile - Tan	2410 South	NA
	Mastic	2410 South	NAD
7A	Window Glaze-White	2410 South	NAD
7B	Window Glaze-White	2410 East	NAD
8A	Window Caulk-Clear	2410 South	NAD
8B	Window Caulk-Clear	2410 East	NAD
9A	Stair Tread-Black	2410 Back Stair	NAD
9B	Stair Tread-Black	2410 Back Stair	NAD
10A	Siding Caulk-White	South 2410	NAD
10B	Siding Caulk-White	North 2410	NAD
11A	Caulk On Porch-Red	Northwest	10% Chrysotile
11B	Caulk On Porch-Red	Southwest	NA
12A	Brick Mortar-Grey	West	NAD
12B	Brick Mortar-Grey	South	NAD
13A	Door Caulk-White	West	NAD
13B	Door Caulk-White	West	NAD
14A	Window Glaze	North	NAD
14B	Window Glaze	North	NAD
15A	Ext. Basement Window Caulk-Brown	North	NAD
15B	Ext. Basement Window Caulk-Brown	South	NAD

F = Friable
 NF = Non Friable
 NA=Not Analyzed

LF = Linear Feet
 SF = Square Feet
 NQ=Not Quantified

Shaded = Positive for asbestos
 NAD = No Asbestos Detected
 PC=Point Counted

Appendix A

Resume and Accreditation of
Ms. Jelaine Tinsley
And
Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
 Department of Labor and Economic Opportunity
 Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

Jelaine D. Tinsley
 9584 Cooley Lake Road
 White Lake, MI 48386

Accreditation Number: **A16395** Expiration Date: **09/26/2021** DOB: **07/07/1962**

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector. Accreditation card is not valid if altered. **148591**

State of Michigan
 Department of Labor and Economic Opportunity
 Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Project Designer

Jelaine D. Tinsley
 9584 Cooley Lake Road
 White Lake, MI 48386

Accreditation Number: **A16395** Expiration Date: **09/26/2021** DOB: **07/07/1962**

This individual has satisfactorily met or exceeded the requirements of Section 206 of the Toxic Substances Control Act to be accredited in the above discipline. Accreditation card is not valid if altered. **148592**



JOHN F. SCHUIITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

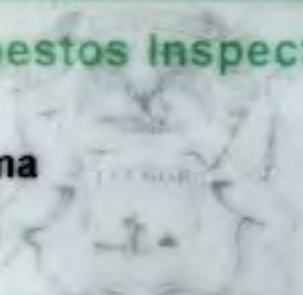
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2406-2410 Baldwin
Project # :2-11759

Report To:

Mr. David Amir / Ms. Jill Tinsley / Mr. John Schuitema
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95654
Date Collected: 08/11/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 01 Cust. #: 1A Material: Paper-Brown Location: Around Duct Vents-2410 Bedroom Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 95654 - 02 Cust. #: 1B Material: Paper-Brown Location: 2410 Dining Room Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 95654 - 03 Cust. #: 2A Material: Blown-In Insulation-Brown Location: 2410 West Wall Living Room Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 75% Other - 25%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2406-2410 Baldwin
Project # :2-11759

Report To:

Mr. David Amir / Ms. Jill Tinsley / Mr. John Schuitema
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95654
Date Collected: 08/11/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 04 Cust. #: 2B Material: Blown-In Insulation-Brown Location: 2410 South Wall Dining Room Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 75% Other - 25%
Lab ID #: 95654 - 05 Cust. #: 3A Material: Duct Insulation-White Location: 2410 Bedroom Appearance: grey, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 30%	Other - 70%
Lab ID #: 95654 - 06 Cust. #: 3B Material: Duct Insulation-White Location: 2410 Dining Room Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2406-2410 Baldwin
Project # :2-11759

Report To:

Mr. David Amir / Ms. Jill Tinsley / Mr. John Schuitema
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95654
Date Collected: 08/11/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 07 Cust. #: 3C Material: Duct Insulation-White Location: 2410 Living Room Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95654 - 08 Cust. #: 4A Material: Roofing, Black Shingle Location: South Side Appearance: black, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%
Lab ID #: 95654 - 08a Cust. #: 4A Material: Reddish Shingle Location: South Side Appearance: red, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2406-2410 Baldwin
Project # :2-11759

Report To:

Mr. David Amir / Ms. Jill Tinsley / Mr. John Schuitema
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95654
Date Collected: 08/11/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 09 Cust. #: 4B Material: Roofing, Black Shingle Location: East Side Appearance: black, fibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%
Lab ID #: 95654 - 09a Cust. #: 4B Material: Reddish Shingle Location: East Side Appearance: red, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 15% Other - 85%
Lab ID #: 95654 - 10 Cust. #: 5A Material: Plaster/Finish Coat Location: 2410 Kitchen Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 10a Cust. #: 5A Material: Plaster/Base Coat Location: 2410 Kitchen Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95654 - 11 Cust. #: 5B Material: Plaster/Finish Coat Location: 2410 Living Room Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 11a Cust. #: 5B Material: Plaster/Base Coat Location: 2410 Living Room Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 12 Cust. #: 5C Material: Plaster/Finish Coat Location: 2410 Dining Room Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 12a Cust. #: 5C Material: Plaster/Base Coat Location: 2410 Dining Room Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95654 - 13 Cust. #: 5D Material: Plaster/Finish Coat Location: 2410 Bedroom Room Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 13a Cust. #: 5D Material: Plaster/Base Coat Location: 2410 Bedroom Room Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95654 - 14 Cust. #: 5E Material: Plaster/Finish Coat Location: 2406 Living Room Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 14a Cust. #: 5E Material: Plaster/Base Coat Location: 2406 Living Room Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 15 Cust. #: 5F Material: Plaster/Finish Coat Location: 2406 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 15a Cust. #: 5F Material: Plaster/Base Coat Location: 2406 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95654 - 16 Cust. #: 5G Material: Plaster/Finish Coat Location: 2406 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 16a Cust. #: 5G Material: Plaster/Base Coat Location: 2406 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95654 - 17 Cust. #: 6A Material: 12"x12" Tan Floor Tile Location: 2410 North Appearance: beige, fibrous, homogenous Layer: 1 of 2	Asbestos Present: YES Chrysotile - 5%	Other - 95%
Lab ID #: 95654 - 17a Cust. #: 6A Material: Mastic Location: 2410 North Appearance: black, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 18 Cust. #: 6B Material: 12"x12" Tan Floor Tile Location: 2410 South Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 95654 - 18a Cust. #: 6B Material: Mastic Location: 2410 South Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 19 Cust. #: 7A Material: Window Glaze-White Location: 2410 South Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 20 Cust. #: 7B Material: Window Glaze-White Location: 2410 East Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%
Lab ID #: 95654 - 21 Cust. #: 8A Material: Window Caulk Clear Location: 2410 South Appearance: clear, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 22 Cust. #: 8B Material: Window Caulk Clear Location: 2410 East Appearance: clear, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 23 Cust. #: 9A Material: Stair Tread Black Location: 2410 Back Stair Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 95654 - 24 Cust. #: 9B Material: Stair Tread Black Location: 2410 Back Stair Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 95654 - 25 Cust. #: 10A Material: Siding Caulk-White Location: South 2410 Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

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Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 26 Cust. #: 10B Material: Siding Caulk-White Location: North 2410 Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 2% Other - 98%
Lab ID #: 95654 - 27 Cust. #: 11A Material: Caulk On Porch-Red Location: Northwest Appearance: red, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 10%	Other - 90%
Lab ID #: 95654 - 28 Cust. #: 11B Material: Caulk On Porch-Red Location: Southwest Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 29 Cust. #: 12A Material: Brick Mortar-Grey Location: West Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 30 Cust. #: 12B Material: Brick Mortar-Grey Location: South Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 31 Cust. #: 13A Material: Door Caulk White Location: West Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 32 Cust. #: 13B Material: Door Caulk White Location: West Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 33 Cust. #: 14A Material: Window Glaze Location: North Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 34 Cust. #: 14B Material: Window Glaze Location: North Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95654 - 35 Cust. #: 15A Material: Ext. Basement Window Caulk-Brown Location: North Appearance: clear,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95654 - 36 Cust. #: 15B Material: Ext. Basement Window Caulk-Brown Location: South Appearance: clear,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

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APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental
Address: 10448 Citation Drive
City, St., Zip: Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800
Turn Around Time: (circle one) 24 hour

Date of Survey: 8.11.2021
Project: 24106-2410 Baldwin
Project # 2-11759
Contact Person: David Amir / Jill Tinsley / John Schuster
Email: damir@asti-env.com / jtinsley@asti-env.com / jschuster@asti-env.com
Circle analyses required, indicate type and quantity

Lab Use Only
Log-In: _____
Report: _____
Fax: _____
Verbal: _____
Email: _____

Rush 24 hour
Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
48 hour 72 hour
Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
Mold: Bulk _____ Air/Zefon/Alergencod _____ BIOSIS _____ Tape _____
Other: TTP (yes) no (Test Till Positive) Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
Samples received after 3pm logged in next morning

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1A		Paper-Brown / Around Duct vents -	2410 Bedroom		
1B		↓ / 2410 Dining room			
2A		Blown-in insulation-Brown / 2410 west wall	Living room		
2B		↓ / 2410 South wall Dining room			
3A		Duct insulation - White / 2410 Bedroom			
3B		↓ / 2410 Dining room			
3C		↓ / 2410 Living room			
4A		Roofing Black + Reddish shingle / South side			
4B		↓ / East side			
5A		Plaster white over gray / 2410 Kitchen			
5B		↓ / 2410 Living room			
5C		↓ / 2410 Dining room			

RECEIVED

Relinquished By: [Signature]
Date: 8.12.2021

Received By: [Signature]
Time/Date: AUG 19 2021

Relinquished By: _____
Date: _____

Received By: _____
Time/Date: _____

APEX RESEARCH

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental
 Address: 10448 Citation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800

Date of Survey: 8.11.2021
 Project: 2406-2410 Baldwin
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / John Schuitema
 Email: damir@asti-env.com / jtinsley@asti-env.com
 Circle analyses required, indicate type and quantity *J. Schuitema*

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Rush _____ 24 hour _____ 72 hour (72 hour)
 Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 48 hour _____ Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____

Other: _____ TTP (Yes) / no _____ Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 Samples received after 3pm _____ (Test Till Positive) TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
 logged in next morning

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
5D		Plaster white over gray / 2410 Bedroom			
5E		/ 2406 living room			
5F		/ 2406			
5G		/ 2406			
6A		12"x12" Tan floor tile / 2410 North			
6B		11 / 2410 south			
7A		Window glaze - white / 2410 1 south			
7B		↓ / 2410 East			
8A		Window Caulk clear / 2410 south			
8B		↓ 12410 East			
9A		Stair tread Black / 2410 Back stair			
9B		↓ 12410 Back stair			

Relinquished By: J. Tinsley
 Date: 8.12.2021
 Revision B5 Date: Nov/2017

Received By: [Signature]
 Time/Date: 10:00
 Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

AUG 13 2021

APEX RESEARCH

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental
 Address: 10448 Citation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800
 Turn Around Time: (circle one) 72 hour Terms and conditions on the other side.
 Rush 24 hour
 48 hour
 Other: TTP (yes) / no (Test Till Positive)
 Samples received after 3pm
 logged in next morning

Date of Survey: 8.11.2021
 Project: 2406-2410 Baldwin
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / John Schuyten
 Email: damir@asti-env.com / jtinsley@asti-env.com
 Circle analyses required, indicate type and quantity
 Wipe ASTM E1792? circle YES or NO
 Bulk ASTM E1792? circle YES or NO
 Bulk/NOB
 Air/Zefon/Alergencod
 NIOSH 7402
 EPA Level II
 Other

Asbestos: X Wipe Point Count PCM
 Lead / Cad / Chrome: Wipe Bulk Wipe Bulk
 Mold: Bulk Bulk
 TEM: Bulk/NOB Bulk
 Paint Paint Bulk
 BIOSIS BIOSIS Tape
 Verbal: Verbal
 Email: Email

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
10A		Siding caulk - white / south 2410			
10B		↓ / North 2410			
11A		caulk on porch - Red / North west			
11B		↓ / South west			
12A		Grout mortar - Grey / west			
12B		↓ / South			
13A		Door caulk white / west			
13B		↓			
14A		Window glaze / North			
14B		↓			
15A		Basement window caulk Brown / North			
15B		↓ / South			

Relinquished By: A. J. Tinsley
 Date: 8.12.2021
 Revision R5 Date: Nov/2017

Received By: [Signature]
 Time/Date: AUG 13 2021
 Relinquished By: [Signature]
 Time/Date: AUG 13 2021
 APEX RESEARCH

Appendix C

Photos

PHOTO LOG

2406-2410 Baldwin Street, Detroit, Michigan



Photo 1. View of the 2406 – 2410 Baldwin Street front



Photo 2. View of the 2406 – 2410 Baldwin Street south side



Photo 3. View of the 2406 – 2410 Baldwin Street north side

PHOTO LOG

2406-2410 Baldwin Street, Detroit, Michigan



Photo 4. View of asbestos-containing duct insulation



Photo 5. View of asbestos-containing floor tile



Photo 6. View of asbestos-containing red porch caulk

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

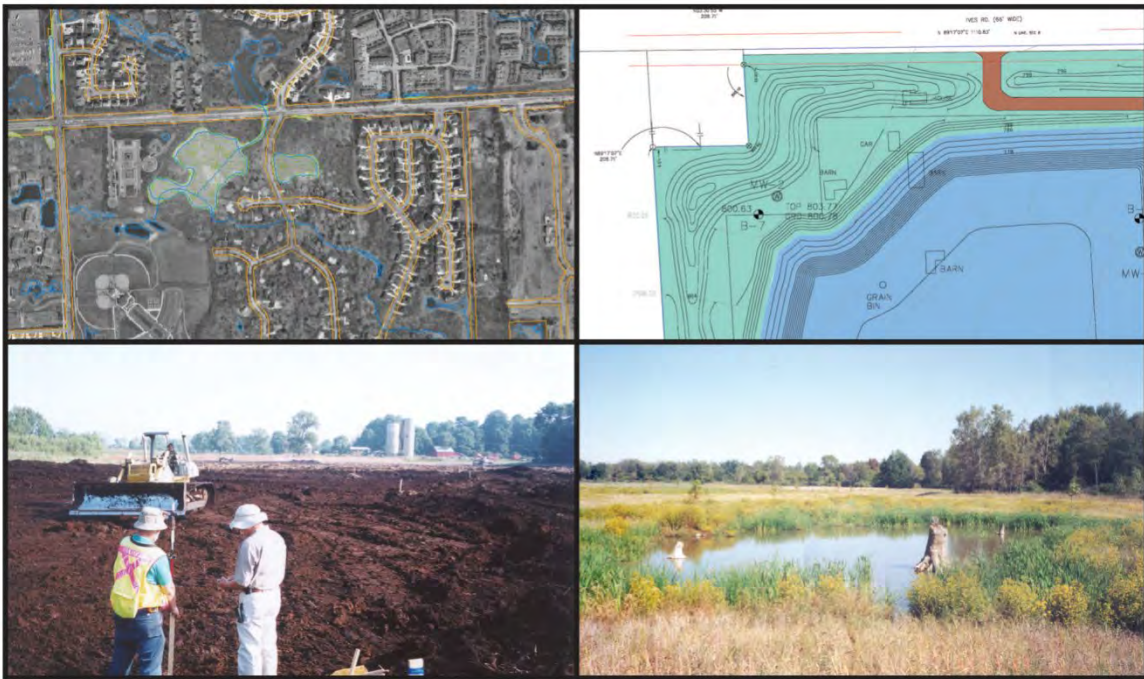
- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

Asbestos-Containing Materials Inspection
2251 - 2253 Sheridan Street
Detroit, Michigan 48214

Develop Detroit, Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2251 – 2253 Sheridan Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

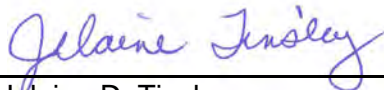
Develop Detroit Inc
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

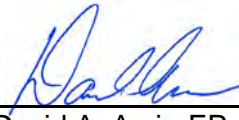
ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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1 Asbestos Sample Results

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A Resume and Accreditations of Ms. Jelaine Tinsley and Mr. John Schuitema
B Results of Asbestos Sample Analysis and Chain of Custody
C Photos

Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection of the building located at 2251 – 2253 Sheridan Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of a two-story, two-family flat residence with a basement. Based on the inspection conducted by ASTI on August 10, 2021 the following ACMs were identified on the Subject Property:

MATERIAL	LOCATION	ESTIMATED QUANTITY
Floor tile / Cream	Southwest bedroom unit 2251	150 ft ²
12" x 12" floor tile / Cream & Brown	Unit 2251 Hallway	200 ft ²
Pipe joint insulation	Basement 2253	1 joint visible
12" x 12" floor tile / White	Northwest bedroom unit 2253	120 ft ²

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2251 – 2253 Sheridan Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit Inc.; ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family, 3,952 square foot residence of wood frame and masonry construction with an attic, basement, and a asphalt-shingled gabled roof. The Subject Property contained interior finishes such as plaster, linoleum, vinyl floor tile, terrazzo flooring, ceramic tile, hardwood floor, glass and paint.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2251-2253 Sheridan Street, Detroit, Michigan on August 10, 2021. Copies of Ms. Jelaine Tinsley and Mr. John Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- Mortar
- Textured paint
- Faux brick siding
- Paper insulation
- Cove-base
- 12" x 12" Floor tile and associated mastics
- Grout
- Plaster
- Drywall
- Adhesive
- Window glaze
- Roofing materials
- Paper insulation
- Pipe insulation & joint insulation

ASTI collected 49 bulk samples from the suspect ACMs. A total of 73 sample layers were analyzed. Two sample layers were point counted. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

4.4 Laboratory Analytical Results

Building materials identified to contain greater than 1% asbestos are defined as ACMs. Review of the asbestos test results revealed that the following ACMs were identified on the Subject Property:

HA	Material/Description	Location	Asbestos Result
11	Floor tile / Cream	Southwest bedroom- 2251 Sheridan	1.5% Chrysotile (PC)
13	12" x 12" floor tile / Cream & Brown	Hallway- 2251 Sheridan	1.75% Chrysotile (PC)
18	Pipe joint insulation	Basement- 2253 Sheridan	30% Chrysotile
20	12" x 12" floor tile / White	Northwest bedroom- 2253 Sheridan	5% Chrysotile

A comprehensive list of sampled materials with analytical results is provided as Table 1. A copy of the laboratory data sheets, along with the chain-of-custodies are included in Appendix B.

Asbestos-Containing Material Quantities

MATERIAL	LOCATION	ESTIMATED QUANTITY
Floor tile / Cream	Southwest bedroom- 2251 Sheridan	150 ft ²
12" x 12" floor tile / Cream & Brown	Hallway- 2251 Sheridan	200 ft ²
Pipe joint insulation	Basement- 2253 Sheridan	1 joint visible
12" x 12" floor tile / White	Northwest bedroom- 2253 Sheridan	120 ft ²

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the inspection completed at the Subject Property, ACMs were identified in the buildings. A summary of the ACMs identified, along with ASTI's recommendations are as follows.

Based on the inspection conducted by ASTI August 10, 2021, the following ACMs were identified on the Subject Property.

MATERIAL	LOCATION	ESTIMATED QUANTITY
Floor tile / Cream	Southwest bedroom- 2251 Sheridan	150 ft ²
12" x 12" floor tile / Cream & Brown	Hallway- 2251 Sheridan	200 ft ²
Pipe joint insulation	Basement- 2253 Sheridan	1 pipe joint visible
12" x 12" floor tile / White	Northwest bedroom- 2253 Sheridan	120 ft ²

According to classification guidelines set forth in NESHAP, the pipe joint insulation is classified as friable thermal system insulation (TSI) ACM. Additional TSI may be located in hidden cavities not accessible during the inspection. If any future work, such as renovation or demolition, would disturb this material, it is considered a regulated ACM and must be removed by a licensed abatement contractor

According to classification guidelines set forth in NESHAP, the floor tile samples are classified as a Category I non-friable ACMs. These materials in their current condition represents minimal risk of a fiber release. If renovation or demolition would disturb these materials, ASTI recommends the floor tiles be removed by a licensed abatement contractor prior to disturbance.

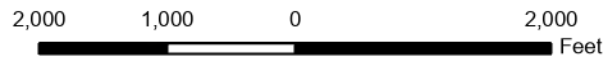
Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2251 Sheridan
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

- 1 Asbestos Sample Results

Table 1
Asbestos Sample Results
Islandview Village
2251 - 2253 Sheridan
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
1A	Brick Mortar - Grey	North Side	NAD
1B	Brick Mortar - Grey	East Side	NAD
2A	Textured Paint - Cream	Kitchen 2251	NAD
2B	Textured Paint - Cream	Dining Room 2251	NAD
2C	Textured Paint - Cream	2251	NAD
3A	Roll on Textured Paint - Cream	Entry 2251	NAD
3B	Roll on Textured Paint - Cream	Bedroom 2251	NAD
3C	Roll on Textured Paint - Cream	2251	NAD
4A	Faux Brick Asphalt Siding - Red	East Side 2251	NAD
4B	Faux Brick Asphalt Siding - Red	East Side 2253	NAD
5A	Paper Insulation- Grey	Beneath Wood Siding 2251	NAD
5B	Paper Insulation- Grey	Beneath Wood Siding 2251	NAD
6A	4" Cove Base - Cream	Bathroom 2251	NAD
	Glue		NAD
6B	4" Cove Base - Cream	Bathroom 2251	NAD
	Glue		NAD
7A	12"x12" Floor Tile - Tan	2251 Kitchen	NAD
	Glue		NAD
7B	12"x12" Floor Tile - Tan	2251 Kitchen	NAD
	Glue		NAD
8A	Ceramic Tile - Cream	2251 Bathroom	NAD
	Grout - Grey		NAD
	Mortar		NAD
8B	Ceramic Tile - Cream	2251 Bathroom	NAD
	Grout - Grey		NAD
	Mortar		NAD
9A	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9B	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9C	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9D	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9E	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9F	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
9G	Plaster Finish Coat	2251	NAD
	Plaster Base Coat		NAD
10A	Drywall White	2251 Attic	NAD
10B	Drywall White	2251 Attic	NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Table 1
Asbestos Sample Results
Islandview Village
2251 - 2253 Sheridan
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
11A	12"x12" Floor Tile - White/Black Squares	SW Bedroom 2251	NAD
	Glue		NAD
	Floor Tile - Cream		1.50% Chrysotile (PC)
	Mastic		NAD
11B	12"x12" Floor Tile - White/Black Squares	SW Bedroom 2251	NAD
	Glue		NAD
	Floor Tile - Cream		NA
	Mastic		NAD
12A	Adhesive - Yellowish	Bathroom 2251	NAD
12B	Adhesive - Yellowish		NAD
13A	12"x12" Floor Tile - Cream/Brown	Hallway 2251 2nd Floor	1.75% Chrysotile (PC)
	Glue		NAD
13B	12"x12" Floor Tile - Cream/Brown	Hallway 2251 2nd Floor	NA
	Glue		NAD
14A	Window Glaze - Off White	Window Over Stairs 2251	NAD
14B	Window Glaze - Off White	Middle Bedroom 2251	NAD
15A	Flashing - Black	Roof	NAD
	Roof Shing - Reddish		NAD
15B	Flashing - Black	Roof	NAD
	Roof Shing - Reddish		NAD
16A	Paper Insulation - Brown	Basement 2253	NAD
16B	Paper Insulation - Brown	Basement 2253	NAD
17A	Pipe Insulation	Basement 2253	NAD
17B	Pipe Insulation	Basement 2253	NAD
17C	Pipe Insulation	Basement 2253	NAD
18A	Pipe Joint Insulation	Basement 2253	30% Chrysotile
18B	Pipe Joint Insulation	Basement 2253	NA
18C	Pipe Joint Insulation	Basement 2253	NA
19A	12"x12" Floor Tile - Grey w/ Cream Faux Stone	Kitchen 2253	NAD
	Glue		NAD
19B	12"x12" Floor Tile - Grey w/ Cream Faux Stone	Kitchen 2253	NAD
	Glue		NAD
20A	12"x12" Floor Tile - White	NW Bedroom 2253	5% Chrysotile
	Glue		NAD
20B	12"x12" Floor Tile - White	NW Bedroom 2253	NA
	Glue		NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Appendix A

Resume and Accreditation of
Ms. Jelaine Tinsley
And
Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

 **Jelaine D. Tinsley**
9584 Cooley Lake Road
White Lake, MI 48386





Accreditation Number **Expiration Date**
A16395 09/26/2022 DOB: 07/07/1962

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not valid if altered. 154439



JOHN F. SCHUIITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

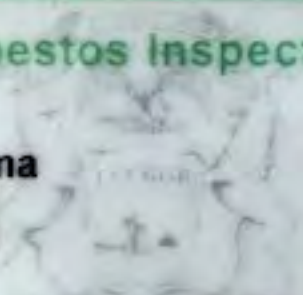
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2251-2253 Sheridan
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95657R
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 01 Cust. #: 1A Material: Brick Mortar Grey Location: North Side Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 02 Cust. #: 1B Material: Brick Mortar Grey Location: East Side Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 03 Cust. #: 2A Material: Cream Paint Texture Popcorn Location: Kitchen 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 04 Cust. #: 2B Material: Cream Paint Texture Popcorn Location: Dining Room 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 05 Cust. #: 3A Material: Cream Roll on Texture Location: Entry 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 06 Cust. #: 3B Material: Cream Roll on Texture Location: Bedroom 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 07 Cust. #: 4A Material: Faux Brick Siding Red Asphalt Location: East Side 2251 Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 95657 - 08 Cust. #: 4B Material: Faux Brick Siding Red Asphalt Location: East Side 2253 Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 95657 - 09 Cust. #: 5A Material: Paper Insulation- Grey Location: Beneath Wood Siding 2251 Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 10 Cust. #: 5B Material: Paper Insulation- Grey Location: Beneath Wood Siding 2251 Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 95657 - 11 Cust. #: 6A Material: Cream 4" Cove Base Location: Bathroom 2251 Appearance: beige, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 11a Cust. #: 6A Material: Glue Location: Bathroom 2251 Appearance: yellow, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 12 Cust. #: 6B Material: Cream 4" Cove Base Location: Bathroom 2251 Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 12a Cust. #: 6B Material: Glue Location: Bathroom 2251 Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 13 Cust. #: 7A Material: 12"x12" Tan Floor Tile Location: 2251 Kitchen Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

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NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189
(734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2251-2253 Sheridan
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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 13a Cust. #: 7A Material: Glue Location: 2251 Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 14 Cust. #: 7B Material: 12"x12" Tan Floor Tile Location: 2251 Kitchen Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95657 - 14a Cust. #: 7B Material: Glue Location: 2251 Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 15 Cust. #: 8A Material: Cream Ceramic Tile Location: 2251 Bathroom Appearance: beige,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 15a Cust. #: 8A Material: Grout- Grey Location: 2251 Bathroom Appearance: grey,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 15b Cust. #: 8A Material: Mortar Location: 2251 Bathroom Appearance: grey,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 16 Cust. #: 8B Material: Cream Ceramic Tile Location: 2251 Bathroom Appearance: beige,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 16a Cust. #: 8B Material: Grout- Grey Location: 2251 Bathroom Appearance: grey,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 16b Cust. #: 8B Material: Mortar Location: 2251 Bathroom Appearance: grey,nonfibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 17 Cust. #: 9A Material: Plaster Finish Coat Location: 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 17a Cust. #: 9A Material: Plaster Base Coat Location: 2251 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95657 - 18 Cust. #: 9B Material: Plaster Finish Coat Location: 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 18a Cust. #: 9B Material: Plaster Base Coat Location: 2251 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95657 - 19 Cust. #: 9C Material: Plaster Finish Coat Location: 2251 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 19a Cust. #: 9C Material: Plaster Base Coat Location: 2251 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 20 Cust. #: 9D Material: Plaster Finish Coat Location: 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 20a Cust. #: 9D Material: Plaster Base Coat Location: 2251 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95657 - 21 Cust. #: 9E Material: Plaster Finish Coat Location: 2253 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 21a Cust. #: 9E Material: Plaster Base Coat Location: 2253 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95657 - 22 Cust. #: 9F Material: Plaster Finish Coat Location: 2253 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 22a Cust. #: 9F Material: Plaster Base Coat Location: 2253 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 23 Cust. #: 9G Material: Plaster Finish Coat Location: 2253 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 23a Cust. #: 9G Material: Plaster Base Coat Location: 2253 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95657 - 24 Cust. #: 10A Material: Drywall White Location: 2251 Attic Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 25 Cust. #: 10B Material: Drywall White Location: 2251 Attic Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 95657 - 26 Cust. #: 11A Material: 12"x12" White/Black Squares FT Location: SW Bedroom 2251 Appearance: beige, nonfibrous, homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 26a Cust. #: 11A Material: Glue Location: SW Bedroom 2251 Appearance: clear, nonfibrous, homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Brighton, MI 48116

ARI Report # 21-95657R
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 26b Cust. #: 11A Material: Cream Floor Tile Location: SW Bedroom 2251 Appearance: white, fibrous, homogenous Layer: 3 of 4	Asbestos Present: YES Chrysotile - 1.50% POINT COUNT RESULT	Other - 98.50%
Lab ID #: 95657 - 26c Cust. #: 11A Material: Mastic Location: SW Bedroom 2251 Appearance: black, nonfibrous, homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95657 - 27 Cust. #: 11B Material: 12"x12" White/Black Squares FT Location: SW Bedroom 2251 Appearance: beige, nonfibrous, homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2251-2253 Sheridan
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95657R
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 27a Cust. #: 11B Material: Glue Location: SW Bedroom 2251 Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 27b Cust. #: 11B Material: Cream Floor Tile Location: SW Bedroom 2251 Appearance: Layer: 3 of 4	Asbestos Present: NOT ANALYZED	
Lab ID #: 95657 - 27c Cust. #: 11B Material: Mastic Location: SW Bedroom 2251 Appearance: black,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project : 2251-2253 Sheridan
Project # 2-11759

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ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95657R
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 28 Cust. #: 12A Material: Yellowish Adhesive Location: Bathroom 2251 Appearance: yellow,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 29 Cust. #: 12B Material: Yellowish Adhesive Location: Bathroom 2251 Appearance: yellow,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 30 Cust. #: 13A Material: 12"x12" Cream/Brown Floor Tile Location: Hallway 2251 2nd Floor Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: YES Chrysotile - 1.75% POINT COUNT RESULT	Other - 98.25%

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Robert T. Letarte Jr., Laboratory Director

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Test Method, Polarized Light Microscopy (PLM)



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Project # 2-11759

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ASTI Environmental
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ARI Report # 21-95657R
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 30a Cust. #: 13A Material: Glue Location: Hallway 2251 2nd Floor Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 31 Cust. #: 13B Material: 12"x12" Cream/Brown Floor Tile Location: Hallway 2251 2nd Floor Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 95657 - 31a Cust. #: 13B Material: Glue Location: Hallway 2251 2nd Floor Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Test Method, Polarized Light Microscopy (PLM)



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Project # 2-11759

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Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 32 Cust. #: 14A Material: Off White Window Glaze Location: Window Over Stairs 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 33 Cust. #: 14B Material: Off White Window Glaze Location: Middle Bedroom 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 34 Cust. #: 15A Material: Black Flashing Location: Roof Appearance: black,fibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Other - 90%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 34a Cust. #: 15A Material: Reddish Roof Shingle Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 95657 - 35 Cust. #: 15B Material: Black Flashing Location: Roof Appearance: black, fibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 95657 - 35a Cust. #: 15B Material: Reddish Roof Shingle Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Fiberglass - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 36 Cust. #: 16A Material: Brown Paper Insulation Location: Basement 2253 Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 95657 - 37 Cust. #: 16B Material: Brown Paper Insulation Location: Basement 2253 Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 95657 - 38 Cust. #: 17A Material: Pipe Insulation Location: Basement 2253 Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 39 Cust. #: 17B Material: Pipe Insulation Location: Basement 2253 Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 95657 - 40 Cust. #: 17C Material: Pipe Insulation Location: Basement 2253 Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 95657 - 41 Cust. #: 18A Material: Pipe Joint Insulation Location: Basement 2253 Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 30%	Other - 70%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 42 Cust. #: 18B Material: Pipe Joint Insulation Location: Basement 2253 Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95657 - 43 Cust. #: 18C Material: Pipe Joint Insulation Location: Basement 2253 Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95657 - 44 Cust. #: 19A Material: 12"x12" Grey w/ Cream Faux Stone FT Location: Kitchen 2253 Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

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Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 44a Cust. #: 19A Material: Glue Location: Kitchen 2253 Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 45 Cust. #: 19B Material: 12"x12" Grey w/ Cream Faux Stone FT Location: Kitchen 2253 Appearance: grey,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95657 - 45a Cust. #: 19B Material: Glue Location: Kitchen 2253 Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Date Analyzed: 08/16/21
Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 46 Cust. #: 20A Material: 12"x12" White Floor Tile Location: NW Bedroom 2253 Appearance: white, fibrous, homogenous Layer: 1 of 2	Asbestos Present: YES Chrysotile - 5%	Other - 95%
Lab ID #: 95657 - 46a Cust. #: 20A Material: Glue Location: NW Bedroom 2253 Appearance: yellow, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 47 Cust. #: 20B Material: 12"x12" White Floor Tile Location: NW Bedroom 2253 Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Reported: 08/16/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95657 - 47a Cust. #: 20B Material: Glue Location: NW Bedroom 2253 Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95657 - 48 Cust. #: 2C Material: Cream Paint Texture Popcorn Location: 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95657 - 49 Cust. #: 3C Material: Cream Rolled Texture Paint Location: 2251 Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Apex Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental
Address: 10448 Citation Drive
City, St., Zip: Brighton, Michigan 48116
Phone: 810.225.2800 Fax: 810.225.3800
Turn Around Time: (circle one) Terms and conditions on the other side

Date of Survey: 8,10,2021
Project: 2251-2253 Sheridan
Project # 2-11759
Contact Person: David Amir / Jill Tinsley / J Schutte
Email: damir@astl-env.com / jtinsley@astl-env.com
Circle analyses required, indicate type and quantity

Lab Use Only
Log-In: _____
Report: _____
Fax: _____
Verbal: _____
Email: _____

Rush 24 hour 72 hour
Asbestos: Bulk Wipe _____
Lead / Cad / Chrome: Wipe ASTM E1792 circle YES or NO Air _____ Paint _____ Bulk _____

Other: TTP (yes / no) Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
Samples received after 3pm (Test Till Positive) TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
logged in next morning

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1A		Brick Mortar Gray / North side			
1B		↓ / East side			
2A		cream paint texture popcorn / kitchen	2251		
2B		↓ / Dining room 2251			
3A		cream roll on texture / Entry 2251			
3B		↓ / Bedroom 2251			
4A		Faux brick siding Red donut / East side 2251			
4B		↓ / East side 2253			
5A		Phase insulation-gray / Beneath wood siding 2251			
5B		↓			
6A		Cream 4" Bath room 2251			
6B		↓ RECEIVED			

Relinquished By: [Signature]
Date: 8,11,2021
Revision R5 Date: Nov/2017

Received By: [Signature]
Time/Date: _____

AUG 13 2021

Relinquished By: _____
APEX RESEARCH

Received By: _____
Time/Date: _____

R

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexML.com



Customer Name: ASTL Environmental
 Address: 10448 Ciation Drive
 City, St, Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800

Date of Survey: 8.10.2021
 Project: 2251-2253 Sheridan
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / John Schuitena
 Email: damir@astl-env.com / jtinsley@astl-env.com

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Turn Around Time: (circle one) 24 hour 72 hour
 Rush _____
 48 hour _____

Asbestos: Bulk Wipe _____
 Lead / Cad / Chrome: Wipe ASTM E1792 circle YES or NO _____ Air _____ Point Count _____ PCM _____
 Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Other: _____
 Samples received after 3pm _____
 logged in next morning _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
7A		12"x12" Tan Floor tile / 2251 Kitchen			
7B		↓ cream ceramic tile + great grey / 2251 Bathroom			
8A		↓ Plaster white over grey / 2251			
9A					
9B		12251			
9C		12251			
9D		↓ 12251			
9E		12253			
9F		12253			
9G		12253			
10A		Drywall white / 2251 Attic			

RECEIVED

Relinquished By: [Signature]
 Date: 9.11.2021
 Revision R5 Date: Nov/2017

Received By: [Signature]
 Time/Date: NOV 13 2021

Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

APEX RESEARCH

APEX Research, Inc.

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Customer Name: ASTI Environmental
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 Phone: 810.225.2800 Fax: 810.225.3800

Date of Survey: 8.10.2021
 Project: 2251 - 2253 Sheridan
 Project # 2-11759
 Contact Person: David Amir / Jill Tinsley / J Schuitman
 Email: damir@asti-env.com / jtinsley@asti-env.com

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Turn Around Time: (circle one) 72 hour Terms and conditions on the other side.

Circle analyses required, indicate type and quantity

Rush _____ 24 hour _____
 48 hour _____
 Other: _____ TTP yes no
(Test Till Positive)

Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Bulk _____ Air/Zefon/AlergenCO2 _____ BiosIS _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
10B		Drywall white / Aftc 2253			
11A		12" x 12" white & black squares over cream ↓	1 Sw Bedroom	2251	
11B		↓			
12A		yellowish adhesive / Bathroom		2251	
12B		↓			
13A		12" x 12" cream + brown / Hallway Floor tile ↓	2nd floor		
13B		↓			
14A		off-white window glaze / window over stairs		2251	
14B		↓ / middle bedroom		2251	
15A		Black flashing + reddish roof shingle / Roof			
15B		RECEIVED			
16A		Brown paper insulation / Basement ADD		225 B	

Relinquished By: J. Tinsley
 Date: 8.11.2021

Received By: [Signature]
 Time/Date: _____
 APEX RESEARCH Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

95657

Page 4 R

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 Phone: 810.225.2800 Fax: 810.225.3800
 Turn Around Time: (circle one) 24 hour Terms and conditions on the other side.
 Rush 24 hour Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 48 hour 72 hour Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Other: _____ TTP YES / no _____ Mold: Bulk _____ Air/Zefon/AlergencoD _____ BIOSIS _____ Tape _____
 Samples received after 3pm _____ (Test Till Positive) TEM: _____ Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____
 logged in next morning

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	16B	Paper insulation Brown / Basement	2253		
	17A	Pipe insulation / Basement 2253			
	17B				
	17C				
	18A	Pipe joint insulation / Basement 2253			
	18B				
	18C				
	19A	12" x 1/2" Gray with cream floor tile			
	19B	12" x 1/2" Gray with cream floor tile / Kitchen 2253			
	20A	12" x 1/2" white floor tile / NW Bedroom 2253			
	20B	RECEIVED			

AUG 13 2021

Relinquished By: J. Tinsley Received By: APEX RESEARCH
 Date: 8.11.2021 Time/Date: _____ Date: _____ Time/Date: _____
 Revision R3 Date: Nov/2017

Apex Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Lab Use Only

Log-In: _____

Report: _____

Fax: _____

Verbal: _____

Email: _____

Date of Survey: 8.10.2021

Project: 2251-2253 Sheridan

Project # 2-11759

Contact Person: David Amir / Jill Tinsley / John Schuitema

Email: damir@asti-env.com / jtinsley@asti-env.com

analyses required, indicate type and quantity

Customer Name: ASTI Environmental

Address: 10448 Citation Drive

City, St., Zip: Brighton, Michigan 48116

Phone: 810.225.2800

Fax: 810.225.3800

Turn Around Time: (circle one) ***Terms and conditions on the other side.

Rush

24 hour

48 hour

72 hour

Asbestos:

Bulk

Wipe

Point Count

PCM

Lead / Cad / Chrome:

Wipe ASTM E1792? circle YES or NO

Air

Paint

Bulk

Other:

TTP yes no

Mold:

Bulk

Air/Zefon/Alergencod

Biosis

Tape

Samples received after 3pm

(Test Till Positive)

TEM:

Bulk/NOB

NIOSH 7402

EPA Level II

Other

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
2C		Cream paint texture popcorn / 2251			
3C		Cream rolled textured paint / 2251			

Relinquished By: J. Tinsley

Date: 8.13.2021

Received By: _____

Time/Date: _____

Relinquished By: _____

Date: _____

Received By: _____

Time/Date: _____

Appendix C

Photos

PHOTO LOG

2251 & 2253 Sheridan Street, Detroit, Michigan



Photo 1. View of 2251-2253 Sheridan Street front



Photo 2. View of 2251-2253 Sheridan Street south side



Photo 3. View of 2251-2253 Sheridan Street north side

PHOTO LOG

2251 & 2253 Sheridan Street, Detroit, Michigan



Photo 4. View of black and white 12" x12" floor tile with asbestos-containing Cream floor tile beneath in the southwest bedroom of 2251 Sheridan



Photo 5. View of asbestos-containing Cream/Brown floor tile in the hallway of 2251 Sheridan, 2nd floor



Photo 6. View of asbestos-containing pipe joint insulation

PHOTO LOG

2251 & 2253 Sheridan Street, Detroit, Michigan



Photo 7. View of asbestos-containing 12" x12" White floor tile in the northwest bedroom of 2253 Sheridan

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

Asbestos-Containing Materials Inspection
2544-2548 Van Dyke Street
Detroit, Michigan

Develop Detroit Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2544 – 2548 Van Dyke Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

Develop Detroit Inc.
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley, EP
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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1 Asbestos Sample Results

Appendices

A Resume and Accreditations of Ms. Jelaine Tinsley and John Schuitema
B Results of Asbestos Sample Analysis and Chain of Custody
C Photos

Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing materials (ACM) inspection of a two-family flat residence located at 2544 - 48 Van Dyke Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of a two-story, two-family flat, 2,266 square feet, of wood frame construction with a gabled asphalt shingle roof and a basement. Based on the inspection completed at the Subject Property by ASTI on August 10, 2021, none of the materials sampled were identified as containing asbestos.

Debris piles were observed throughout building, ASTI was unable to thoroughly inspect the debris piles. As a result, there may be unidentified ACMs in the interior of the piles. The stairways were blocked by debris, therefore the basement and second floor were not inspected.

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2544 – 2548 Van Dyke Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit, Inc.; ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

- Debris piles were observed throughout building, ASTI was unable to thoroughly inspect the debris piles. As a result, there may be unidentified ACMs in the interior of the piles.
- The stairways were blocked by debris therefore the basement and second floor were not inspected.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family flat, 2,266 square feet, of wood frame construction with a gabled asphalt-shingled roof and a basement. Interior finish materials were plaster, wallpaper, carpet, vinyl floor tile, wood trim, and wood windows.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2544 – 2548 Van Dyke Street, Detroit, Michigan on August 10, 2021. Copies of Ms. Tinsley's and Mr. Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- Faux brick asphalt siding
- Window glaze
- 12" x 12" Floor tile and associated mastic
- Plaster
- Roof Shingle

ASTI collected 17 bulk samples from the suspect ACMs. A total of 28 sample layers were analyzed. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

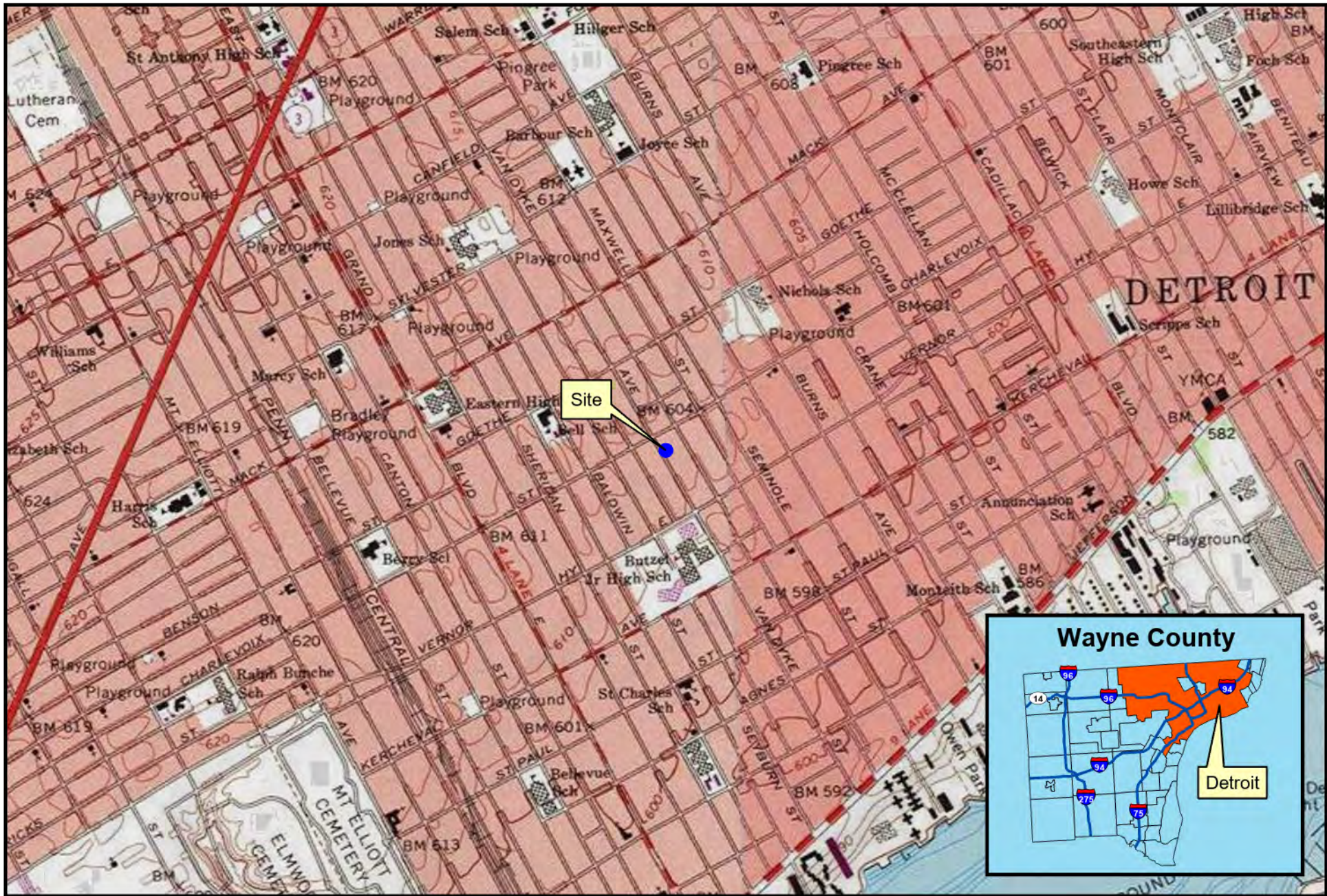
5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the inspection completed at the Subject Property by ASTI on August 10, 2021, none of the materials sampled were identified as ACM.

Debris piles were observed throughout the building, ASTI was unable to thoroughly inspect the debris piles. As a result, there may be unidentified ACMs in the interior of the piles. The stairways were blocked by debris therefore the basement and second floor were not inspected.

Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2544 Van Dyke
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

- 1 Asbestos Sample Results

Table
Asbestos Sample Results
Islandview Village
2544 - 2548 Van Dyke
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
1A	Faux Brick Asphalt Siding - Red/Yellow	North Side	NAD
1B	Faux Brick Asphalt Siding - Red/Yellow	South Side	NAD
2A	Window Glaze - Off White	South Window	NAD
2B	Window Glaze - Off White	East Side	NAD
3A	12"x12" Floor Tile - Cream/Tan	Bath-2548 Van Dyke	NAD
	Glue		NAD
3B	12"x12" Floor Tile - Cream/Tan	Bath-2548 Van Dyke	NAD
	Glue		NAD
4A	12"x12" Floor Tile - Cream/Tan	Kitchen-2548 Van Dyke	NAD
	Glue	Kitchen-2548 Van Dyke	NAD
4B	12"x12" Floor Tile - Cream/Tan	Kitchen-2548 Van Dyke	NAD
	Glue	Kitchen-2548 Van Dyke	NAD
5A	Plaster Finish Coat	2548 Van Dyke	NAD
	Plaster Base Coat		NAD
5B	Plaster Finish Coat	2548 Van Dyke	NAD
	Plaster Base Coat		NAD
5C	Plaster Finish Coat	2548 Van Dyke	NAD
	Plaster Base Coat		NAD
5D	Plaster Finish Coat	2548 Van Dyke	NAD
	Plaster Base Coat		NAD
5E	Plaster Finish Coat	2544 Van Dyke	NAD
	Plaster Base Coat		NAD
5F	Plaster Finish Coat	2544 Van Dyke	NAD
	Plaster Base Coat		NAD
5G	Plaster Finish Coat	2544 Van Dyke	NAD
	Plaster Base Coat		NAD
6A	Asphalt Roof Shingle - Black	Roof	NAD
6B	Asphalt Roof Shingle - Black	Roof	NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Appendix A

Resume and Accreditation of
Ms Jelaine Tinsley and Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector


Jelaine D. Tinsley
9584 Cooley Lake Road
White Lake, MI 48386





Accreditation Number **Expiration Date**
A16395 09/26/2022 DOB: 07/07/1962

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not valid if altered. 154439



JOHN F. SCHUIITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

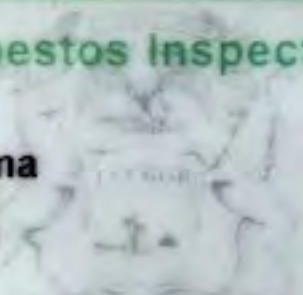
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 01 Cust. #: 1A Material: Red/Yellow Faux Brick Asphalt Siding Location: North Side Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 95651 - 02 Cust. #: 1B Material: Red/Yellow Faux Brick Asphalt Siding Location: South Side Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 65% Other - 35%
Lab ID #: 95651 - 03 Cust. #: 2A Material: Off White Window Glaze Location: South Window Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



NVLAP Lab Code 102118-0

APEX Research Inc., 11054 Hi Tech Drive, Whitmore Lake, MI 48189
(734) 449-9990, Fax (734) 449-9991

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 04 Cust. #: 2B Material: Off White Window Glaze Location: East Side Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 05 Cust. #: 3A Material: 12"x12" Cream/Tan Floor Tile Location: 2548 Bath Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 05a Cust. #: 3A Material: Glue Location: 2548 Bath Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 06 Cust. #: 3B Material: 12"x12" Cream/Tan Floor Tile Location: 2548 Bath Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 06a Cust. #: 3B Material: Glue Location: 2548 Bath Appearance: clear,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 07 Cust. #: 4A Material: 12"x12" Cream/Brown Floor Tile Location: 2548 Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 07a Cust. #: 4A Material: Glue Location: 2548 Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 08 Cust. #: 4B Material: 12"x12" Cream/Brown Floor Tile Location: 2548 Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 08a Cust. #: 4B Material: Glue Location: 2548 Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

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ASTI Environmental
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Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 09 Cust. #: 5A Material: Plaster Finish Coat Location: 2548 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 09a Cust. #: 5A Material: Plaster Base Coat Location: 2548 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95651 - 10 Cust. #: 5B Material: Plaster Finish Coat Location: 2548 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 10a Cust. #: 5B Material: Plaster Base Coat Location: 2548 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95651 - 11 Cust. #: 5C Material: Plaster Finish Coat Location: 2548 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 11a Cust. #: 5C Material: Plaster Base Coat Location: 2548 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project : 2548-2544 Van Dyke
Project # 2-11759

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Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 12 Cust. #: 5D Material: Plaster Finish Coat Location: 2548 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 12a Cust. #: 5D Material: Plaster Base Coat Location: 2548 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95651 - 13 Cust. #: 5E Material: Plaster Finish Coat Location: 2544 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



Project : 2548-2544 Van Dyke
Project # 2-11759

Report To:

Mr. David Amir
ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 13a Cust. #: 5E Material: Plaster Base Coat Location: 2544 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 1% Other - 99%
Lab ID #: 95651 - 14 Cust. #: 5F Material: Plaster Finish Coat Location: 2544 Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 14a Cust. #: 5F Material: Plaster Base Coat Location: 2544 Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project : 2548-2544 Van Dyke
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Report To:

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Brighton, MI 48116

ARI Report # 21-95651
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Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 15 Cust. #: 5G Material: Plaster Finish Coat Location: 2544 Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95651 - 15a Cust. #: 5G Material: Plaster Base Coat Location: 2544 Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 95651 - 16 Cust. #: 6A Material: Black Asphalt Roof Shingle Location: Roof Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)



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Project # 2-11759

Report To:

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ASTI Environmental
10448 Citation Dr., Suite 100
Brighton, MI 48116

ARI Report # 21-95651
Date Collected: 08/10/21
Date Received: 08/13/21
Date Analyzed: 08/17/21
Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95651 - 17 Cust. #: 6B Material: Black Asphalt Roof Shingle Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental
 Address: 10448 Citation Drive
 City, St., Zip: Brighton, Michigan 48116
 Phone: 810.225.2800 Fax: 810.225.3800
 Turn Around Time: (circle one) **72 hour** Terms and conditions on the other side.

Date of Survey: **8.10.2021**
 Project: **2548 - 2544 Van Dyke**
 Project # **2-11759**
 Contact Person: David Amir / Jill Tinsley / J Schuitema
 Email: damir@astl-env.com / jtinsley@astl-env.com
Circle analyses required, indicate type and quantity Asst. Env. Chem

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Rush 24 hour **72 hour**
 48 hour _____
 Other: _____
 Samples received after 3pm _____
 logged in next morning _____

Lead / Cad / Chrome: _____
 Asbestos: _____
 Mold: _____
 TEM: _____
 Bulk / Bulk/NOB _____
 Wipe Wipe _____
 Wipe ASTM E1792? circle YES or NO _____
 Air / Zefon / Alergencod _____
 NIOSH 7402 _____
 Air _____
 EPA Level II _____
 Point Count _____
 Paint _____
 PCM _____
 Bulk _____
 Tape _____
 Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1A		Red + yellow faux brick asphalt siding /	North Side		
1B		↓ / South side			
2A		off white window glaze / south windows			
2B		↓ / EAST side			
3A		12" x 12" cream + Tan Floor tile	2548 Bath		
3B		↓			
4A		12" x 12" cream + Brown Fiber tile	2548 Kitchen		
4B		↓			
5A		Plaster white over gray	2548		
5B		↓			
5C		↓			
5D		↓			

Relinquished By: [Signature] Received By: [Signature]
 Date: 8.11.2021 Time/Date: 10:55
 Revision R5 Date: Nov/2017
 AUG 13 2021 Relinquished By: _____
APEX RESEARCH Time/Date: _____

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI Environmental

Address: 10448 Citation Drive

City, St., Zip: Brighton, Michigan 48116

Phone: 810.225.2800

Fax: 810.225.3800

Turn Around Time: (circle one) 72 hour Terms and conditions on the other side.

Rush

24 hour

Asbestos:

Bulk

Wipe

Point Count

PCM

48 hour

72 hour

Lead / Cad / Chrome:

Wipe ASTM E1792? circle YES or NO

Air

Paint

Bulk

Other:

TTP yes / no
(Test Till Positive)

Mold:

Bulk

Air/Zefon/Alergencod

Biosis

Tape

Samples received after 3pm
logged in next morning

TEM:

Bulk/NOB

NIOSH 7402

EPA Level II

Other

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	SE	Plaster / 2544			
	SF	↓ 12544			
	SE	↓ 12544			
	6A	Black ASPHALT roof shingle / roof			
	6B	↓			

RECEIVED

Lab Use Only

Log-In: _____

Report: _____

Fax: _____

Verbal: _____

Email: _____

Date of Survey: 8.10.2021

Project: 2548-2544 van Dyke

Project # 2-11759

Contact Person: David Amir / Jill Tinsley / Sha Schuster

Email: damir@asti-env.com / jtinsley@asti-env.com

Circle analyses required, indicate type and quantity

Chlorine

OSHA end of day

Relinquished By: [Signature]

Date: 8.11.2021

Revision R5 Date: Nov/2017

Received By: [Signature]

Time/Date: 10:30

AUG 13 2021

Relinquished By: _____

Time/Date: _____

Received By: _____

Time/Date: _____

APEX RESEARCH

Appendix C

Photos

PHOTO LOG

2544-2548 Van Dyke Street, Detroit, Michigan



Photo 1. View of the 2544 – 2548 Van Dyke Street front



Photo 2. View of the 2544 – 2548 Van Dyke Street rear



Photo 3. View of the 2544 – 2548 Van Dyke Street side

PHOTO LOG

2544-2548 Van Dyke Street, Detroit, Michigan



Photo 4. View of the interior



Photo 5. View of interior

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

Asbestos-Containing Materials Inspection
2463 and 2465 Seyburn Street
Detroit, Michigan 48214

Develop Detroit, Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2463 – 2465 Seyburn Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

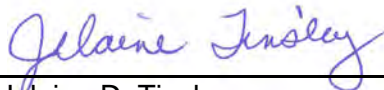
Develop Detroit Inc
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

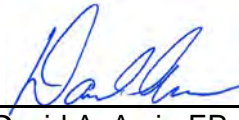
ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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2.0 Limitation and Exceptions	2
3.0 Subject Property Description	3
4.0 Asbestos-Containing Materials Inspection	4
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4.2 Asbestos Inspection Methodology	4
4.3 Sample Collection	5
4.4 Laboratory Analytical Results.....	6
5.0 Conclusions and Recommendations.....	7

Figures

Site Location Map

Tables

1 Asbestos Sample Results

Appendices

A Resume and Accreditations of Ms. Jelaine Tinsley and Mr. John Schuitema
B Results of Asbestos Sample Analysis and Chain of Custody
C Photos

Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection of the building located at 2463 – 2465 Seyburn Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of a two-story, two-family flat residence with a basement. Based on the inspection conducted by ASTI on August 12, 2021 the following ACMs were identified on the Subject Property:

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	150 lf - Visible

Presumed Asbestos-Containing Material

During completion of the inspection, one material was identified as potential ACM, however, due to the destructive nature of sampling required; this material was not sampled at this time and should be considered as presumed asbestos-containing materials (PACMs) until it can be sampled. The following PACM was identified during the site inspection.

Presumed Asbestos-Containing Materials Summary

MATERIAL	LOCATION	ESTIMATED QUANTITY
Bathtub undercoat	Bathrooms	2 bathtubs

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2463 - 2465 Seyburn Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit Inc.; ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family, 2,158 square foot residence of wood frame and masonry construction with an attic, basement, and an asphalt-shingled gabled roof. The residence was constructed in 1913. The Subject Property contained interior finishes such as plaster, drywall, linoleum, vinyl floor tile, hardwood floor, glass and paint.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2463 -2465 Seyburn Street, Detroit, Michigan on August 12, 2021. Copies of Ms. Tinsley and Mr. Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- Duct insulation
- Mortar
- 12" x 12" Floor tile and associated mastics
- Sink undercoat
- Plaster
- Drywall and joint compound
- Window glaze
- Textured paint
- Roofing materials
- Stair tread
- Faux brick siding

ASTI collected 37 bulk samples from the suspect ACMs. A total of 71 sample layers were analyzed. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

4.4 Laboratory Analytical Results

Building materials identified to contain greater than 1% asbestos are defined as ACMs. Review of the asbestos test results revealed that the following ACM was identified on the Subject Property:

HA	Material/Description	Location	Asbestos Result
1	Duct insulation / White	Throughout	60% Chrysotile

A comprehensive list of sampled materials with analytical results is provided as Table 1. A copy of the laboratory data sheets, along with the chain-of-custodies are included in Appendix B.

Asbestos-Containing Material Quantities

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	150 lf - Visible

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the inspection completed at the Subject Property, ACMs were identified in the buildings. A summary of the ACMs identified, along with ASTI's recommendations are as follows.

Based on the inspection conducted by ASTI August 12, 2021, the following ACM was identified on the Subject Property.

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	150 lf – Visible

According to classification guidelines set forth in NESHAP, the duct insulation is classified as friable thermal system insulation (TSI) ACM. Additional TSI may be located in hidden cavities not accessible during the inspection. If any future work, such as renovation or demolition, would disturb this material, it is considered a regulated ACM and must be removed by a licensed abatement contractor

Presumed Asbestos-Containing Material

During completion of the inspection, one material was identified as a potential ACM, however, due to the destructive nature of sampling required; this material was not sampled at this time and should be considered as presumed asbestos-containing material (PACM) until it can be sampled. The following PACM was identified during the site inspection.

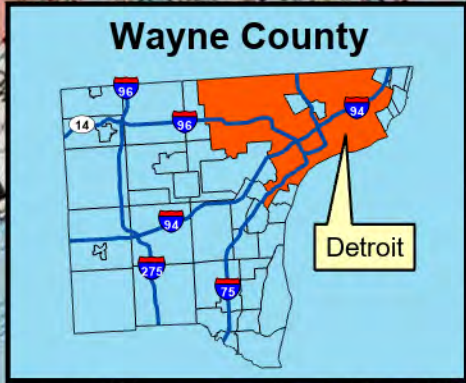
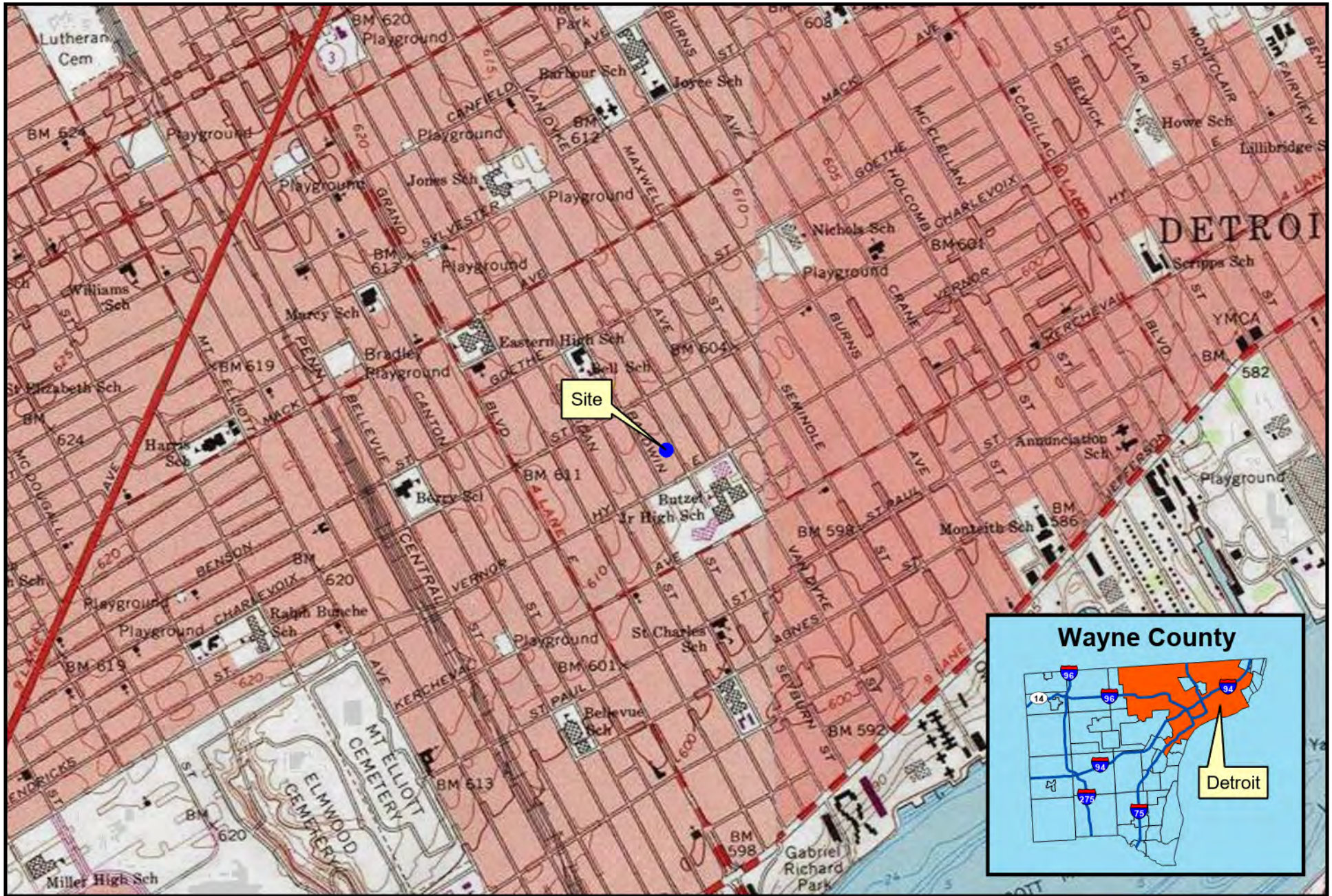
Presumed Asbestos-Containing Materials Summary

MATERIAL	LOCATION	ESTIMATED QUANTITY
Bathtub undercoat	Bathrooms	2 bathtubs

According to classification guidelines set forth in NESHAP, the bathtub coating is presumed to contain asbestos and is classified as a Category II non-friable ACM. Until testing of this material is completed, it should be treated as Category II non-friable ACM.

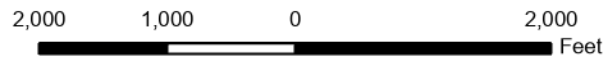
Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2463 Seyburn
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

1	Asbestos Sample Results
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Table
Asbestos Sample Results
Develop Detroit
2463 - 2465 Seyburn
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
1A	Duct Wrap-White/Grey	Basement	60% Chrysotile
1B	Duct Wrap-White/Grey	Basement	NA
1C	Duct Wrap-White/Grey	Basement	NA
2A	Brick Mortar-Grey	Basement	NAD
2B	Brick Mortar-Grey	Basement	NAD
3A	12"x12" Floor Tile Cream w/Multi Color Specks	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
3B	12"x12" Floor Tile Cream w/Multi Color Specks	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
4A	Sink Undercoat-White	Lower Kitchen	NAD
4B	Sink Undercoat-White	Lower Kitchen	NAD
5A	12x12 Floor Tile-Cream	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
	12x12 Floor Tile-Tan	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
5B	12x12 Floor Tile-Cream	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
	12x12 Floor Tile-Tan	Lower Kitchen	NAD
	Glue	Lower Kitchen	NAD
6A	Plaster/Skim Coat	Lower Kitchen	NAD
	Plaster/Finish Coat	Lower Kitchen	NAD
	Plaster/Base Coat	Lower Kitchen	NAD
6B	Plaster/Finish Coat	Lower Kitchen	NAD
	Plaster/Base Coat	Lower Kitchen	NAD
6C	Plaster/Skim Coat	Lower Kitchen	NAD
	Plaster/Finish Coat	Lower Kitchen	NAD
	Plaster/Base Coat	Lower Kitchen	NAD
6D	Plaster/Skim Coat	Lower Kitchen	NAD
	Plaster/Finish Coat	Lower Kitchen	NAD
	Plaster/Base Coat	Lower Kitchen	NAD
6E	Plaster/Finish Coat	Upper Kitchen	NAD
	Plaster/Base Coat	Upper Kitchen	NAD
6F	Plaster/Finish Coat	Upper Living	NAD
	Plaster/Base Coat	Upper Living	NAD
6G	Plaster/Finish Coat	Upper Dining	NAD
	Plaster/Base Coat	Upper Dining	NAD
7A	Drywall Joint Compound-White	Lower Kitchen	NAD
7B	Drywall Joint Compound-White	Lower Kitchen	NAD
8A	Window Glaze - Off-White	South Side	NAD
8B	Window Glaze - Off-White	South Side	NAD
9A	Roll On Texture-White	Lower Dining Room	NAD
9B	Roll On Texture-White	Lower Dining Room	NAD
9C	Roll On Texture-White	Lower Dining Room	NAD
10A	12x12 Floor Tile-Green	Lower Bedroom	NAD
	Glue	Lower Bedroom	NAD
	12x12 Floor Tile-Cream	Lower Bedroom	NAD
	Glue	Lower Bedroom	NAD
10B	12x12 Floor Tile-Green	Lower Bedroom	NAD
	Glue	Lower Bedroom	NAD
	12x12 Floor Tile-Cream	Lower Bedroom	NAD
	Glue	Lower Bedroom	NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Table
Asbestos Sample Results
Develop Detroit
2463 - 2465 Seyburn
Detroit, Michigan
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Result
11A	Roofing-Black & Red	Roof	NAD
11B	Roofing-Black & Red	Roof	NAD
12A	Porch Roofing-Green	Porch	NAD
12B	Porch Roofing-Green	Porch	NAD
13A	Faux Brick Siding-Reddish/Fiberboard	Exterior	NAD
13B	Faux Brick Siding-Reddish/Fiberboard	Exterior	NAD
14A	12x12 Floor Tile-Grey	Upper Bathroom	NAD
	Glue	Upper Bathroom	NAD
	Green Floor Tile	Upper Bathroom	NAD
	Glue	Upper Bathroom	NAD
14B	12x12 Floor Tile-Grey	Upper Bathroom	NAD
	Glue	Upper Bathroom	NAD
	Green Floor Tile	Upper Bathroom	NAD
	Glue	Upper Bathroom	NAD
15A	12x12 Floor Tile-Wood Grain	Upper Kitchen	NAD
	Glue	Upper Kitchen	NAD
	Floor Tile - White	Upper Kitchen	NAD
	Glue	Upper Kitchen	NAD
15B	12x12 Floor Tile-Wood Grain	Upper Kitchen	NAD
	Glue	Upper Kitchen	NAD
	Floor Tile - White	Upper Kitchen	NAD
	Glue	Upper Kitchen	NAD

F = Friable
 NF = Non Friable
 NA=Not Analyzed

LF = Linear Feet
 SF = Square Feet
 NQ=Not Quantified

Shaded = Positive for asbestos
 NAD = No Asbestos Detected
 PC=Point Counted

Appendix A

Resume and Accreditation of
Ms. Jelaine Tinsley
And
Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
Department of Labor and Economic Opportunity
Michigan Occupational Safety & Health Administration - Asbestos Program

 **Asbestos Inspector** 

Jelaine D. Tinsley
9584 Cooley Lake Road
White Lake, MI 48386

Accreditation Number **Expiration Date**
A16395 **09/26/2022** **DOB: 07/07/1962**

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not valid if altered. **154439**



JOHN F. SCHUITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

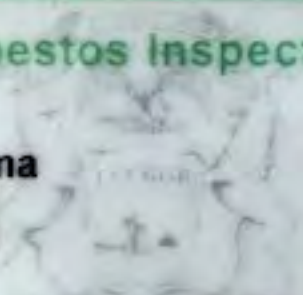
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Slandrew Village 2463 Seyburn
Project # :2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95656
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 01 Cust. #: 1A Material: Duct Wrap-White/Grey Location: Basement Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 60%	Other - 40%
Lab ID #: 95656 - 02 Cust. #: 1B Material: Duct Wrap-White/Grey Location: Basement Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95656 - 03 Cust. #: 1C Material: Duct Wrap-White/Grey Location: Basement Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Slandrew Village 2463 Seyburn
Project # :2-11759



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 Brighton, MI 48116

ARI Report # 21-95656
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 04 Cust. #: 2A Material: Brick Mortar-Grey Location: Basement Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 05 Cust. #: 2B Material: Brick Mortar-Grey Location: Basement Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 06 Cust. #: 3A Material: FT 12x12 Cream w/Multi Color Specks Location: Lower Kitchen Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project # :2-11759



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 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 06a Cust. #: 3A Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 07 Cust. #: 3B Material: FT 12x12 Cream w/Multi Color Specks Location: Lower Kitchen Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 07a Cust. #: 3B Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 08 Cust. #: 4A Material: Sink Undercoat-White Location: Lower Kitchen Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 95656 - 09 Cust. #: 4B Material: Sink Undercoat-White Location: Lower Kitchen Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 95656 - 10 Cust. #: 5A Material: 12x12 FT-Cream Location: Lower Kitchen Appearance: white, nonfibrous, homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 10a Cust. #: 5A Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 10b Cust. #: 5A Material: 12x12 FT-Tan Location: Lower Kitchen Appearance: brown,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 10c Cust. #: 5A Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Project : Slandrew Village 2463 Seyburn
 Project # :2-11759



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 Brighton, MI 48116

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 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 11 Cust. #: 5B Material: 12x12 FT-Cream Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 11a Cust. #: 5B Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 11b Cust. #: 5B Material: 12x12 FT-Tan Location: Lower Kitchen Appearance: brown,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Test Method, Polarized Light Microscopy (PLM)
Project : Slandrew Village 2463 Seyburn
Project # :2-11759



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 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 11c Cust. #: 5B Material: Glue Location: Lower Kitchen Appearance: yellow,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 12 Cust. #: 6A Material: Plaster/Skim Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 12a Cust. #: 6A Material: Plaster/Finish Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Slandrew Village 2463 Seyburn
Project # :2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95656
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 12b Cust. #: 6A Material: Plaster/Base Coat Location: Lower Kitchen Appearance: grey,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 95656 - 13 Cust. #: 6B Material: Plaster/Finish Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 13a Cust. #: 6B Material: Plaster/Base Coat Location: Lower Kitchen Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 14 Cust. #: 6C Material: Plaster/Skim Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 14a Cust. #: 6C Material: Plaster/Finish Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 14b Cust. #: 6C Material: Plaster/Base Coat Location: Lower Kitchen Appearance: grey,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 15 Cust. #: 6D Material: Plaster/Skim Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 15a Cust. #: 6D Material: Plaster/Finish Coat Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 15b Cust. #: 6D Material: Plaster/Base Coat Location: Lower Kitchen Appearance: grey,fibrous,homogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 16 Cust. #: 6E Material: Plaster/Finish Coat Location: Upper Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 16a Cust. #: 6E Material: Plaster/Base Coat Location: Upper Kitchen Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 95656 - 17 Cust. #: 6F Material: Plaster/Finish Coat Location: Upper Living Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 17a Cust. #: 6F Material: Plaster/Base Coat Location: Upper Living Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 95656 - 18 Cust. #: 6G Material: Plaster/Finish Coat Location: Upper Dining Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 18a Cust. #: 6G Material: Plaster/Base Coat Location: Upper Dining Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 19 Cust. #: 7A Material: Drywall Joint Compound-White Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 20 Cust. #: 7B Material: Drywall Joint Compound-White Location: Lower Kitchen Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 21 Cust. #: 8A Material: Window Glaze - Off-White Location: South Side Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 22 Cust. #: 8B Material: Window Glaze - Off-White Location: South Side Appearance: beige,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 23 Cust. #: 9A Material: Roll On Texture-White Location: Lower Dining Room Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 24 Cust. #: 9B Material: Roll On Texture-White Location: Lower Dining Room Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 25 Cust. #: 9C Material: Roll On Texture-White Location: Lower Dining Room Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 26 Cust. #: 10A Material: 12x12 FT-Green Location: Lower Bedroom Appearance: green,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 95656 - 26a Cust. #: 10A Material: Glue Location: Lower Bedroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 26b Cust. #: 10A Material: 12x12 FT-Cream Location: Lower Bedroom Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 26c Cust. #: 10A Material: Glue Location: Lower Bedroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 27 Cust. #: 10B Material: 12x12 FT-Green Location: Lower Bedroom Appearance: green,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 27a Cust. #: 10B Material: Glue Location: Lower Bedroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 27b Cust. #: 10B Material: 12x12 FT-Cream Location: Lower Bedroom Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 27c Cust. #: 10B Material: Glue Location: Lower Bedroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 28 Cust. #: 11A Material: Roofing-Black & Red Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 95656 - 29 Cust. #: 11B Material: Roofing-Black & Red Location: Roof Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 95656 - 30 Cust. #: 12A Material: Porch Roofing-Green Location: Porch Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 31 Cust. #: 12B Material: Porch Roofing-Green Location: Porch Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 95656 - 32 Cust. #: 13A Material: Faux Brick Siding-Reddish/Fiberboard Location: Exterior Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 95656 - 33 Cust. #: 13B Material: Faux Brick Siding-Reddish/Fiberboard Location: Exterior Appearance: brown, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 60% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 34 Cust. #: 14A Material: 12x12 Floor Tile-Grey Location: Upper Bathroom Appearance: grey,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 34a Cust. #: 14A Material: Glue Location: Upper Bathroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 34b Cust. #: 14A Material: Green Floor Tile Location: Upper Bathroom Appearance: green,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 34c Cust. #: 14A Material: Glue Location: Upper Bathroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 35 Cust. #: 14B Material: 12x12 Floor Tile-Grey Location: Upper Bathroom Appearance: grey,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 35a Cust. #: 14B Material: Glue Location: Upper Bathroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 35b Cust. #: 14B Material: Green Floor Tile Location: Upper Bathroom Appearance: green,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 35c Cust. #: 14B Material: Glue Location: Upper Bathroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 36 Cust. #: 15A Material: 12x12 FT-Wood Grain Location: Upper Kitchen Appearance: brown,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 36a Cust. #: 15A Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 36b Cust. #: 15A Material: White FT Location: Upper Kitchen Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 36c Cust. #: 15A Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
 Project : Slandrew Village 2463 Seyburn
 Project # :2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95656
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 37 Cust. #: 15B Material: 12x12 FT-Wood Grain Location: Upper Kitchen Appearance: brown,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 37a Cust. #: 15B Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95656 - 37b Cust. #: 15B Material: White FT Location: Upper Kitchen Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Slandrew Village 2463 Seyburn
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ARI Report # 21-95656
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95656 - 37c Cust. #: 15B Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI
Address: 10448 Citation Dr
City, St., Zip: Beaumont MI 48116
Phone: 810-225-2800 **Fax:** _____
Turn Around Time: (circle one) 72 hours *Terms and conditions on the other side.
Rush 24 hour **Asbestos:** Bulk Wipe _____ Point Count _____ PCM _____
 48 hour **Lead / Cad / Chrome:** Wipe ASTM E1792 circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Other: _____ **Mold:** Bulk _____ Air/Zefon/AlergenCoD _____ **Biosis** _____ **Tape** _____
Samples received after 3pm logged in next morning (Test Till Positive) **TEM:** Bulk/NOB _____ **NIOSH 7402** _____ **EPA Level II** _____ Other _____
Date of Survey: 8/12/21
Project: St. Michaels Village 2463 Seburn
Project # 2-11759
Contact Person: Dave Amir
Email: d Amir @ st.-env.com Schwartz@ast-i.com
Circle analyses required, indicate type and quantity
Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
14		Dust wrap - white/grey - Basement			
13		↓			
1c		↓			
24		Beck Mother - Grey - Basement			
28		" "			
34		Floor tile 12x12 - Cream w/ Multicolor	Specks	Lower	Kitchen
38		" "	" "		
44		Sink undercoat - white - Lower			Kitchen
48		" "	" "		
54		12x12 Floor Tile - Cream & Tan - Lower			Kitchen
58		" "	" "		
64		Plaster - white/grey - Lower			Kitchen

RECEIVED

Relinquished By: [Signature] **Received By:** [Signature]
Date: 8/13/21 **Time/Date:** _____
Revision R4 Date: May/2017 **Time/Date:** _____
AUG 13 2021
APEX RESEARCH

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449-9990, Fax (734) 449-9991 www.ApexMI.com



Customer Name: ASTI
 Address: 10448 Cushman Dr
 City, St., Zip: Beltsville MD 20816
 Phone: 810-225-2800 Fax: _____
 Turn Around Time: (circle one) 24 hours Terms and conditions on the other side.

Date of Survey: 8/12/21
 Project: Starkow's Village 2463 Seaborn
 Project # 2-11759
 Contact Person: Dave Anis
 Email: danis@ast-env.com Schultze@ast-env.com
Circle analyses required, indicate type and quantity

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Other: 72 hour TTP yes / no (Test Till Positive)
 Samples received after 3pm
 logged in next morning
 Asbestos: X Bulk X Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: _____ Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: _____ Bulk _____ Air/Zefon/Alergencod _____ BIOSIS _____ Tape _____
 TEM: _____ Bulk/NOB _____ MIOSSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
6B		Plaster - white over Gray - Lower	Kitchen		
6C					
6D					
6E					
6F					
6G					
7A		Drywall Joint compound - white - Lower	Kitchen		
7B					
8A		Windows Glaze - off-white -	South Side		
8B					
9A		Roll on texture - white - Lower	Dining Room		
9B					

RECEIVED

Relinquished By: _____
 Date: 8/13/21
 Revision R4 Date: May/2017

Received By: _____
 Time/Date: NO AUG 13 2021

Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

APEX RESEARCH

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI
 Address: 10448 Citation Dr
 City, St., Zip: Brighton MI 48116
 Phone: 810-225-2800 Fax: _____
 Turn Around Time: (circle one) 24 hours and conditions on the other side.

Date of Survey: 8/12/21
 Project: St. Michaels Village 2463 Seburn
 Project # 2-11759
 Contact Person: Dave Amir
 Email: d Amir & st - env.com Schurhorne asti-ar.com
Circle analyses required, indicate type and quantity

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Rush _____ 24 hour
 48 hour _____ 72 hour
 Other: _____ TTP Yes / no (Test Till Positive)
 Samples received after 3pm _____
 logged in next morning _____

Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	9C	Roll on texture - white - lower Dining Room			
	10A	12x12 floor tile - Green & Cream - Lower Ballroom			
	10B	" " " "			
	11A	Roofing - Black & Red - Roof			
	11B	" " " "			
	12A	Porch Roofing - Green - Porch			
	12B	" " " "			
	13A	Faux Brick Siding - Reddish - Exterior			
	13B	" " " "			
	14A	12x12 Floor tile - Gray - upper Bathroom			
	14B	" " " "			
	15A	12x12 floor tile - wood grain - upper Bathroom			

Relinquished By: _____
 Date: 8/13/21
 Revision R4 Date: May/2017

Received By: _____
 Time/Date: _____

Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

Appendix C

Photos

PHOTO LOG

2463-2465 Seyburn Street, Detroit, Michigan



Photo 1. View of the 2463 – 2465 Seyburn Street front



Photo 2. View of the 2463 – 2465 Seyburn Street south side



Photo 3. View of the 2463 – 2465 Seyburn Street north side

PHOTO LOG

2463-2465 Seyburn Street, Detroit, Michigan



Photo 4. View of the 2463 – 2465 Seyburn Street interior



Photo 5. View of asbestos-containing duct insulation

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

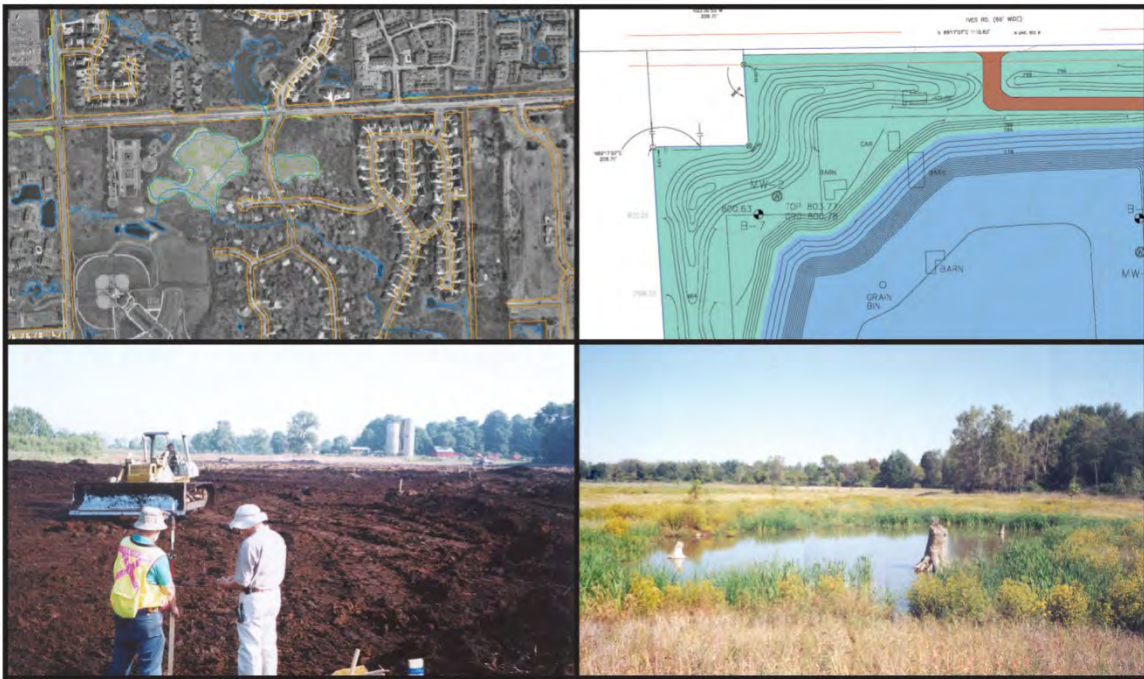
- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**

Asbestos-Containing Materials Inspection
2419 – 2421 Beals Street
Detroit, Michigan 48214

Develop Detroit, Inc.

October 7, 2021

ASTI ENVIRONMENTAL



Asbestos-Containing Materials Inspection
2419 – 2421 Beals Street
Detroit, Michigan 48214

October 7, 2021

Report Prepared For:

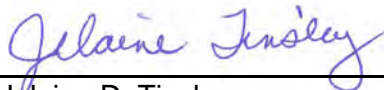
Develop Detroit Inc
1452 Randolph Street Suite 300
Detroit, Michigan 48226

Report Prepared By:

ASTI Environmental
10448 Citation Drive, Suite 100
Brighton, Michigan 48116
1-800-395-ASTI

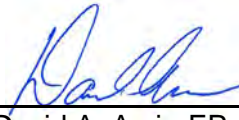
ASTI Project No. 2-11759

Report Prepared by:



Jelaine D. Tinsley
Asbestos Inspector (A16395)

Report Reviewed by:



David A. Amir, EP
Director-Site Redevelopment Services



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4.0 Asbestos-Containing Materials Inspection	4
4.1 Previous Asbestos-Containing Materials Inspections	4
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1 Asbestos Sample Results

Appendices

A Resume and Accreditations of Ms. Jelaine Tinsley and Mr. John Schuitema
B Results of Asbestos Sample Analysis and Chain of Custody
C Photos

Executive Summary

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection of the building located at 2419 – 2421 Beals Street, Detroit, Michigan (Subject Property). ASTI's scope of work included sampling of suspect ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

The structure inspected consists of two-story, two-family flat residence with a basement. Based on the inspection conducted by ASTI on August 12, 2021 the following ACM was identified on the Subject Property:

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	200 lf - Visible

1.0 INTRODUCTION

ASTI Environmental (ASTI) was retained by Develop Detroit Inc. to conduct an asbestos-containing material (ACM) inspection at 2419 - 2421 Beals Street, Detroit, Michigan (Subject Property). Refer to the attached Site Location Map for the approximate location of the Subject Property. The information and opinions rendered in this report are prepared for the benefit of Develop Detroit Inc. and ASTI acknowledges that said party may rely upon the contents and conclusions presented in this report. The services provided by ASTI in completing this assessment have been provided in a manner consistent with the normal standards of the profession. No other warranties, expressed or implied are made.

2.0 LIMITATION AND EXCEPTIONS

ASTI's scope of work included sampling of suspect homogeneous ACMs in general conformance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M and ASTM E2356-10 Standard Practice for Comprehensive Building Asbestos Surveys. Suspect materials not identified within this report may be encountered in inaccessible wall cavities, chases, floor cavities, etc. during demolition activities. These materials must be presumed to be ACM until they can be sampled and analyzed for asbestos content.

3.0 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of a two-story, two-family, 1,976 square foot residence of wood frame and masonry construction with an attic, basement, and a asphalt shingled gabled roof. The residence was constructed in 1913. The Subject Property contained interior finishes such as plaster, linoleum, vinyl floor tile, hardwood floor, glass and paint.

4.0 ASBESTOS-CONTAINING MATERIALS INSPECTION

Ms. Jelaine Tinsley (Asbestos Inspector No. A16395) and Mr. John Schuitema (Asbestos Inspector No. A51781) of ASTI's Site Redevelopment Services Group conducted the ACM inspection of the Subject Property located at 2419 -2421 Beals Street, Detroit, Michigan on August 12, 2021. Copies of Ms. Jelaine Tinsley and Mr. John Schuitema's resumes and asbestos accreditations are provided in Appendix A.

4.1 Previous Asbestos-Containing Materials Inspections

ASTI is not aware of any previous ACM inspections of the Subject Property.

4.2 Asbestos Inspection Methodology

ASTI's scope of work included sampling of suspect ACMs in accordance with the AHERA and NESHAP protocols. The inspection included a visual inspection of the building in order to identify homogeneous areas of suspect surfacing materials, thermal system insulation, and miscellaneous materials, as well as the sampling of suspect friable and non-friable materials. The following definitions from 40 CFR Part 763 are provided below.

Asbestos-Containing Material (ACM): *any material or product which contains more than one percent asbestos.*

Surfacing Materials (SM): *material that is troweled-on, sprayed-on or otherwise applied to surfaces for acoustical, fireproofing or other purposes.*

Thermal System Insulation (TSI): *material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior components to prevent heat loss or gain, or water condensation or for other purposes.*

Miscellaneous Materials (MM): *interior building material on structural components, structural members or fixtures such as floors and ceilings and does not include surfacing material or thermal system insulation.*

Friable: *material that when dry, may be crumbled pulverized or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized or reduced to powder by hand pressure.*

Non-friable: material which when dry may not be crumbled, pulverized or reduced to powder by hand pressure.

Homogeneous areas (HAs): an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture.

4.3 Sample Collection

Samples were collected by physically removing a small piece of suspect material and placing it in a marked plastic bag. Samples were collected using wet methods, as appropriate. The sample collection tool was cleaned prior to each use to avoid cross-contamination of samples. ASTI sampled a variety of materials for asbestos testing. The material types sampled are listed below.

- Duct insulation
- 12" x 12" Floor tile and associated mastics
- Plaster
- Textured paint
- Window glaze
- Stair tread
- Roofing materials
- Mortar

ASTI collected 32 bulk samples from the suspect ACMs. A total of 55 sample layers were analyzed. The bulk samples were transmitted under chain-of-custody protocol to Apex Research Laboratory in Whitmore Lake, Michigan for asbestos analysis using polarized light microscopy with dispersion staining (PLM/DS) in accordance with the US Environmental Protection Agency's (US EPA's) "Interim Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116, June 1993). Sample results are presented in the attached Table 1.

4.4 Laboratory Analytical Results

Building materials identified to contain greater than 1% asbestos are defined as ACMs. Review of the asbestos test results revealed that the following ACMs were identified on the Subject Property:

HA	Material/Description	Location	Asbestos Result
1	Duct insulation / White	Throughout	20% Chrysotile

A comprehensive list of sampled materials with analytical results is provided as Table 1. A copy of the laboratory data sheets, along with the chain-of-custodies are included in Appendix B.

Asbestos-Containing Material Quantities

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	200 lf - Visible

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the inspection completed at the Subject Property, ACMs were identified in the buildings. A summary of the ACM identified, along with ASTI's recommendations are as follows.

Based on the inspection conducted by ASTI August 12, 2021, the following ACM was identified on the Subject Property.

MATERIAL	LOCATION	ESTIMATED QUANTITY
Duct insulation / White	Basement	200 lf - Visible

According to classification guidelines set forth in NESHAP, the duct insulation is classified as friable thermal system insulation (TSI) ACM. Most of the duct work is on the ground. Additional TSI may be located in hidden cavities not accessible during the inspection. If any future work, such as renovation or demolition, would disturb this material, it is considered a regulated ACM and must be removed by a licensed abatement contractor

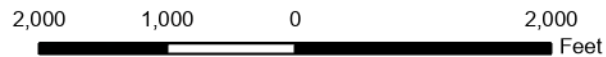
Figures

Site Location Map



Islandview Villages Duplex
Rehabilitation Project

2419 Beals
Detroit, MI



Created for: Develop Detroit Inc.
Created by: RMH, September 9, 2021, ASTI Project 2-11759

Site Location Map

Tables

1	Asbestos Sample Results
---	-------------------------

Table
Asbestos Sample Results
Develop Detroit
2419-2421 Beals
Detroit, MI
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Results
1A	Duct Wrap-Grey	Basement	20% Chrysotile
1B	Duct Wrap-Grey	Basement	NA
1C	Duct Wrap-Grey	Basement	NA
2A	12x12 Floor Tile-Wood Grain	Kitchen Lower	NAD
2A	Glue	Kitchen Lower	NAD
2B	12x12 Floor Tile-Wood Grain	Kitchen Lower	NAD
2B	Glue	Kitchen Lower	NAD
3A	Plaster-White/Finish Coat	Upper Unit	NAD
3A	Plaster-Grey/Base Coat	Upper Unit	NAD
3B	Plaster-White/Finish Coat	Upper Unit	NAD
3B	Plaster-Grey/Base Coat	Upper Unit	NAD
3C	Plaster-White/Finish Coat	Upper Unit	NAD
3C	Plaster-Grey/Base Coat	Upper Unit	NAD
3D	Plaster-White/Finish Coat	Upper Unit	NAD
3D	Plaster-Grey/Base Coat	Upper Unit	NAD
3E	Plaster-White/Finish Coat	Lower Unit	NAD
3E	Plaster-Grey/Base Coat	Lower Unit	NAD
3F	Plaster-White/Finish Coat	Lower Unit	NAD
3F	Plaster-Grey/Base Coat	Lower Unit	NAD
3G	Plaster-White/Finish Coat	Lower Unit	NAD
3G	Plaster-Grey/Base Coat	Lower Unit	NAD
4A	12x12 Floor Tile-Pink	Lower Bathroom	NAD
4A	Glue	Lower Bathroom	NAD
4A	12x12 Floor Tile-White	Lower Bathroom	NAD
4A	Glue	Lower Bathroom	NAD
4B	12x12 Floor Tile-Pink	Lower Bathroom	NAD
4B	Glue	Lower Bathroom	NAD
4B	12x12 Floor Tile-White	Lower Bathroom	NAD
4B	Glue	Lower Bathroom	NAD
5A	12x12 Floor Tile-Beige/Brown	Upper Kitchen	NAD
5A	Glue	Upper Kitchen	NAD
5A	Floor Tile	Upper Kitchen	NAD
5A	Mastic	Upper Kitchen	NAD
5B	12x12 Floor Tile-Beige/Brown	Upper Kitchen	NAD
5B	Glue	Upper Kitchen	NAD
5B	Floor Tile	Upper Kitchen	NAD
5B	Mastic	Upper Kitchen	NAD
6A	12x12 FT-Beige/Brown w/Blue Flowers	Upper Bath	NAD
6A	Glue	Upper Bath	NAD
6A	Felt	Upper Bath	NAD
6B	12x12 FT-Beige/Brown w/Blue Flowers	Upper Bath	NAD
6B	Glue	Upper Bath	NAD
6B	Felt	Upper Bath	NAD
7A	Textured Paint-White Popcorn	NW Upper Bedroom-East Wall	NAD
7B	Textured Paint-White Popcorn	NW Upper Bedroom-East Wall	NAD
7C	Textured Paint-White Popcorn	NW Upper Bedroom-West Wall	NAD
8A	Window Glaze - Off-White	Upper Window	NAD
8B	Window Glaze - Off-White	Upper Window	NAD
9A	Stair Tread-Black	Upper Stairs	NAD
9B	Stair Tread-Black	Upper Stairs	NAD

F = Friable
NF = Non Friable
NA=Not Analyzed

LF = Linear Feet
SF = Square Feet
NQ=Not Quantified

Shaded = Positive for asbestos
NAD = No Asbestos Detected
PC=Point Counted

Table
Asbestos Sample Results
Develop Detroit
2419-2421 Beals
Detroit, MI
ASTI Project No: 2-11759

ASTI Sample ID	Material/Description	Sample Location	Asbestos Results
10A	Roofing-Black, White & Green Shingles	Roof	NAD
10B	Roofing-Black, White & Green Shingles	Roof	NAD
11A	Textured Paint-Roll On- White	Living Room Ceiling	NAD
11B	Textured Paint-Roll On- White	Living Room Ceiling	NAD
11C	Textured Paint-Roll On- White	Living Room Ceiling	NAD
12A	Brick Mortar-Grey	East Side	NAD
12B	Brick Mortar-Grey	East Side	NAD

F = Friable
 NF = Non Friable
 NA=Not Analyzed

LF = Linear Feet
 SF = Square Feet
 NQ=Not Quantified

Shaded = Positive for asbestos
 NAD = No Asbestos Detected
 PC=Point Counted

Appendix A

Resume and Accreditation of
Ms. Jelaine Tinsley
And
Mr. John Schuitema



JELAINE D. TINSLEY
Environmental Professional

PROFILE

Certifications/Licenses

NIOSH 582-Equivalent Course Sampling and Analysis of Airborne Asbestos Fibers
OSHA 29 CFR 1910.120 HAZWOPER 40-Hour and 8-Hour Refresher (2020)
Asbestos Inspector-Michigan (License No. A16395)
Asbestos Inspector-Illinois (License No. 100-19756)
Asbestos Inspector-Indiana (License No. 19A007625)
Asbestos Hazard Evaluation Specialist-Ohio (License No.ES36108)
Asbestos Inspector / Management Planner-Kentucky (License No. 66369)
Asbestos Project Designer-Michigan (License No. A16395)
Certified Confined Space Entrant and Attendant
American Red Cross First Aide and Adult CPR Certified
ASTM Certification in RBCA Applied at Petroleum Release Sites
Bituminous Testing Technician
Michigan Provisional Teaching Certificate

Education

Western Michigan University, B.S., Earth Science and Education

Experience History

Environmental Professional, ASTI ENVIRONMENTAL
Project Manager, Yeoman Group
Project Manager, A&F Environmental
Environmental Consultant, DLZ Corporation
Environmental Consultant, AKT Peerless
Geologist, ATC Associates
Geologist, NUS Corporation
Teacher, Detroit Public Schools
Staff Scientist, CTI and Associates, Inc.

Professional Memberships and Service

Michigan Association of Environmental Professionals (MAEP)
Commercial Real Estate Women Detroit (CREW)

Professional Background

Ms. Tinsley has more than 30 years experience in the environmental industry in a variety of areas including Phase I environmental site assessments (ESAs), Phase II ESAs, baseline environmental assessments (BEAs), subsurface investigations (soil and groundwater testing), soil and groundwater evaluations, asbestos and mold inspections, abatement oversight, and specification development. Ms. Tinsley has also coordinated numerous hazardous material and pre-demolition surveys which included evaluations of asbestos, mold, radon and universal wastes for municipal, commercial, and industrial facilities.

Years Experience:

6 --- ASTI ENVIRONMENTAL
25 --- other firms

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial) to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances. Responsibilities included the preparation and/or review of ASTM Phase I and Phase II ESAs, Baseline Environmental Assessments (BEAs), and Due Care Plans. Ms. Tinsley has experience working in Michigan, Illinois, Indiana, Ohio, Kentucky, Tennessee, Georgia, Alabama, Mississippi, and Florida. Ms. Tinsley also has performed listing site evaluations for a dedicated contractor to the US EPA. Ms. Tinsley is also knowledgeable with All Appropriate Inquiries (AAI) per 40 CFR Part 312 and meets the requirements of an Environmental Professional per AAI.

Customer Training

Provided training for financial institutions on the types of properties that should have environmental evaluations.

Vapor Intrusion Evaluation, Jackson, Michigan

Conducted vapor intrusion studies at commercial properties to assess potential vapor migration. Scope of work included coordination of vapor intrusion points, vapor sample collection, and coordination of chemical testing.

CONSTRUCTION TESTING

Conducted construction material analysis which included soil proctors, soil sieve analysis, asphalt extractions, and concrete stress testing.

ASBESTOS INSPECTIONS AND ABATEMENT COORDINATION/OVERSIGHT

Responsible for asbestos program management including coordination and technical lead for hazardous material surveys and asbestos and mold related testing activities.

Asbestos Inspections, City of Detroit Neighborhood Redevelopment Project

Inspector of asbestos hazards at over 300 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Detroit with findings and compliance requirements.

Asbestos Inspections, City of Inkster Neighborhood Redevelopment Project

Conducted asbestos inspections at over 100 residential and commercial properties. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Inkster with findings and compliance requirements.

Large Hotel Detroit, Michigan

Inspected the hotel property as part of a team. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings. Performed oversight of ACM abatement.

Medical Complex Kalamazoo, Michigan

Responsible for coordination of field activities for the ACM abatement of the complex. Conducted schedule and strategy meetings.

Hotel, Detroit, Michigan

Inspected the hotel property. Collected samples, reviewed laboratory analysis, and provided client a report of methods and findings.

Former Coal Power Plant

Conducted a thorough asbestos inspection of an inactive multi-building coal power plant in Detroit, Michigan. Collected samples, and performed thorough photo documentation and quantification of all ACMs in the power plant and supporting buildings.

UNDERGROUND STORAGE TANKS AND PETROLEUM REMEDIATION PROJECT

Commercial Development Royal Oak, Michigan

Coordinated the remediation of a former gasoline service station, during site development for a commercial company. Work included Phase I ESA and Phase II site investigation to evaluate USTs and hoists onsite, as well as coordinating a GPR survey for additional USTs on site, a BEA, and a Due Care Plan. Assisted with the development bid specifications for site remediation activities including UST and hoist removal, soil remediation, and asbestos abatement. Coordinated the removal of five (5) USTs, one in-ground hoist, and 300,000 cubic yards of petroleum-impacted soils.

State of Michigan
 Department of Labor and Economic Opportunity
 Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

Jelaine D. Tinsley
 9584 Cooley Lake Road
 White Lake, MI 48386

Accreditation Number: **A16395** Expiration Date: **09/26/2021** DOB: **07/07/1962**

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector. Accreditation card is not valid if altered. **148591**

State of Michigan
 Department of Labor and Economic Opportunity
 Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Project Designer

Jelaine D. Tinsley
 9584 Cooley Lake Road
 White Lake, MI 48386

Accreditation Number: **A16395** Expiration Date: **09/26/2021** DOB: **07/07/1962**

This individual has satisfactorily met or exceeded the requirements of Section 206 of the Toxic Substances Control Act to be accredited in the above discipline. Accreditation card is not valid if altered. **148592**



JOHN F. SCHUITEMA
Environmental Field Technician

PROFILE

Certifications

Asbestos Inspector (A51781)
Michigan Lead Inspector/Risk Assessor (P-07409)
ICC Property Maintenance Inspector
ICC Zoning Inspector
40-Hour OSHA HAZWOPER Training
8-Hour OSHA HAZWOPER Refresher

Education

Lead Inspector/Risk Assessor Training
Asbestos Awareness Training
Lead Awareness Training
Asbestos Inspector Training

Experience History

Field Technician, ASTI Environmental
Government

Professional Background

Mr. Schuitema has experience in the field with soil sampling, lead dust sampling, asbestos surveys, air monitoring, hazardous materials surveys, and lead inspections. Mr. Schuitema has assisted with Phase II investigations, property condition assessments, mold sampling, indoor air quality assessments, moisture operation and maintenance plans, and performed health and safety related building inspections.

Years' Experience:

3 --- ASTI ENVIRONMENTAL
3 --- Government

ENVIRONMENTAL DUE DILIGENCE AND SITE INVESTIGATION PROJECTS

Environmental Site Assessments

Completed numerous site assessments for a variety of projects (vacant land, agricultural, residential, commercial, and industrial), to determine the environmental condition of sites for real estate transactions. Projects involved both surface and subsurface evaluations of sites for a variety of hazardous substances.

ASBESTOS AND LEAD INSPECTION AND RISK ASSESSMENTS

Responsible for asbestos inspections and lead inspections and risk assessments on commercial, multi-family, and single-family properties.

Lead Based Paint Inspections and Risk Assessments, Flint Housing Commission

Inspection of lead hazards throughout Flint's public housing complexes, dust wipe sample collection for laboratory analysis, XRF sampling, and writing the report to the Flint Housing Commission with findings and compliance requirements.

Large Apartment Complex in Flint, Michigan

Conducted asbestos inspections of over 100 residential units. Collected samples of suspect ACM for laboratory analysis. Provided report to the City of Flint with findings and compliance requirements.

INDOOR AIR QUALITY AND MOLD

Conducted mold assessments and verification sampling on municipal buildings, schools, and private facilities in the State of Michigan. Assessment scopes included mold identification and moisture infiltration, abatement scope design, and post abatement visual inspection and clearance sampling.

Conducted visual and indoor air quality clearance samples for multiple residential homes following ACM removal, prior to demolition, throughout the State of Michigan.

Highrise Apartment Building Detroit, Michigan

Monitored indoor air quality during removal of asbestos containing materials. Provided clearance air sampling upon completion.

Multiple School Buildings Detroit, Michigan

Performed visual inspection, tape lift samples, air sampling, and moisture readings to evaluate potential mold growth. Completed clearance inspection and

sampling after remediation and provided the client with a report of methods and findings.

PROPERTY CONDITION ASSESSMENTS

Completed inspections of commercial, industrial, and residential properties in the State of Michigan. Identified physical deficiencies, material defects, and deferred maintenance. Reported findings, including cost estimates for repairs and replacements deemed necessary.

STORM WATER INSPECTIONS

Performed inspections of construction sites to determine compliance with state storm water regulations. Reported deficiencies and recommend remedies.

Large Apartment Complex Howell, Michigan

Conducted weekly inspections during construction to ensure compliance with construction storm water regulations. Provided weekly report with findings, deficiencies, and remedy options to the client and County.

WASTEWATER OPERATIONS

Super Fund Site, St. Joseph, Michigan

Performed monthly maintenance and sampling to insure proper operation and compliance with applicable regulations. Maintained air stripper and CatOx system for removal of VOCs from contaminated groundwater.

AIR MONITORING

Former McLouth Steel Site, Trenton, Michigan

Operated outdoor air monitoring and sampling stations to ensure chemicals of concern and fugitive dust did not leave the property. Performed real time air monitoring during demolition activities.

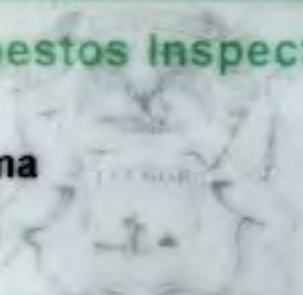
State of Michigan

Department of Labor and Economic Opportunity

Michigan Occupational Safety & Health Administration - Asbestos Program

Asbestos Inspector

John F. Schuitema
6790 Hinchey Road
Pinckney, MI 48169



Accreditation Number

A51781

Expiration Date

02/27/2022

DOB: 06/17/1981

This individual has satisfactorily met or exceeded the requirements of Michigan Public Act 440 of 1988, as amended, to be accredited as an Asbestos Inspector.

Accreditation card is not
valid if altered.

151348

Appendix B

Results of Asbestos Sample Analysis and Chain of Custody

Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
 Project : Islandview Village 2419-2421 Beals
 Project # :2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95653
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 01 Cust. #: 1A Material: Duct Wrap-Grey Location: Basement Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 20%	Cellulose - 35% Other - 45%
Lab ID #: 95653 - 02 Cust. #: 1B Material: Duct Wrap-Grey Location: Basement Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 95653 - 03 Cust. #: 1C Material: Duct Wrap-Grey Location: Basement Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 04 Cust. #: 2A Material: 12x12 Floor Tile-Wood Grain Location: Kitchen Lower Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 04a Cust. #: 2A Material: Glue Location: Kitchen Lower Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 05 Cust. #: 2B Material: 12x12 Floor Tile-Wood Grain Location: Kitchen Lower Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 05a Cust. #: 2B Material: Glue Location: Kitchen Lower Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 06 Cust. #: 3A Material: Plaster-White/Finish Coat Location: Upper Unit Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 06a Cust. #: 3A Material: Plaster-Grey/Base Coat Location: Upper Unit Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 07 Cust. #: 3B Material: Plaster-White/Finish Coat Location: Upper Unit Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 07a Cust. #: 3B Material: Plaster-Grey/Base Coat Location: Upper Unit Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95653 - 08 Cust. #: 3C Material: Plaster-White/Finish Coat Location: Upper Unit Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 08a Cust. #: 3C Material: Plaster-Grey/Base Coat Location: Upper Unit Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95653 - 09 Cust. #: 3D Material: Plaster-White/Finish Coat Location: Upper Unit Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 09a Cust. #: 3D Material: Plaster-Grey/Base Coat Location: Upper Unit Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 10 Cust. #: 3E Material: Plaster-White/Finish Coat Location: Lower Unit Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 10a Cust. #: 3E Material: Plaster-Grey/Base Coat Location: Lower Unit Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95653 - 11 Cust. #: 3F Material: Plaster-White/Finish Coat Location: Lower Unit Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 11a Cust. #: 3F Material: Plaster-Grey/Base Coat Location: Lower Unit Appearance: brown, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%
Lab ID #: 95653 - 12 Cust. #: 3G Material: Plaster-White/Finish Coat Location: Lower Unit Appearance: beige, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 12a Cust. #: 3G Material: Plaster-Grey/Base Coat Location: Lower Unit Appearance: brown, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Hair - 1% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 13 Cust. #: 4A Material: 12x12 Floor Tile-Pink Location: Lower Bathroom Appearance: pink,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 13a Cust. #: 4A Material: Glue Location: Lower Bathroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 13b Cust. #: 4A Material: 12x12 Floor Tile-White Location: Lower Bathroom Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 13c Cust. #: 4A Material: Glue Location: Lower Bathroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 14 Cust. #: 4B Material: 12x12 Floor Tile-Pink Location: Lower Bathroom Appearance: pink,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 14a Cust. #: 4B Material: Glue Location: Lower Bathroom Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 14b Cust. #: 4B Material: 12x12 Floor Tile-White Location: Lower Bathroom Appearance: white,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 14c Cust. #: 4B Material: Glue Location: Lower Bathroom Appearance: clear,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 15 Cust. #: 5A Material: 12x12 Floor Tile-Beige/Brown Location: Upper Kitchen Appearance: beige,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 15a Cust. #: 5A Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 15b Cust. #: 5A Material: Floor Tile Location: Upper Kitchen Appearance: blue,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 15c Cust. #: 5A Material: Mastic Location: Upper Kitchen Appearance: brown,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

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 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 16 Cust. #: 5B Material: 12x12 Floor Tile-Beige/Brown Location: Upper Kitchen Appearance: beige,nonfibrous,homogenous Layer: 1 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 16a Cust. #: 5B Material: Glue Location: Upper Kitchen Appearance: clear,nonfibrous,homogenous Layer: 2 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 16b Cust. #: 5B Material: Floor Tile Location: Upper Kitchen Appearance: blue,nonfibrous,homogenous Layer: 3 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2419-2421 Beals
Project # :2-11759



Report To:

Mr. David Amir
 ASTI Environmental
 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95653
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 16c Cust. #: 5B Material: Mastic Location: Upper Kitchen Appearance: brown,nonfibrous,homogenous Layer: 4 of 4	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 17 Cust. #: 6A Material: 12x12 FT-Beige/Brown w/Blue Flowers Location: Upper Bath Appearance: beige,nonfibrous,homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 17a Cust. #: 6A Material: Glue Location: Upper Bath Appearance: yellow,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

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 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 17b Cust. #: 6A Material: Felt Location: Upper Bath Appearance: black, fibrous, nonhomogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%
Lab ID #: 95653 - 18 Cust. #: 6B Material: 12x12 FT-Beige/Brown w/Blue Flowers Location: Upper Bath Appearance: beige, nonfibrous, homogenous Layer: 1 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 18a Cust. #: 6B Material: Glue Location: Upper Bath Appearance: yellow, nonfibrous, homogenous Layer: 2 of 3	Asbestos Present: NO No Asbestos Observed	Other - 100%

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 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 18b Cust. #: 6B Material: Felt Location: Upper Bath Appearance: black, fibrous, nonhomogenous Layer: 3 of 3	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%
Lab ID #: 95653 - 19 Cust. #: 7A Material: Textured Paint-White Popcorn Location: NW Upper Bedroom-East Wall Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Vermiculite - 15% Other - 85%
Lab ID #: 95653 - 20 Cust. #: 7B Material: Textured Paint-White Popcorn Location: NW Upper Bedroom-East Wall Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Vermiculite - 15% Other - 85%

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 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 21 Cust. #: 7C Material: Textured Paint-White Popcorn Location: NW Upper Bedroom-West Wall Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Vermiculite - 15% Other - 85%
Lab ID #: 95653 - 22 Cust. #: 8A Material: Window Glaze - Off-White Location: Upper Window Appearance: beige, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 23 Cust. #: 8B Material: Window Glaze - Off-White Location: Upper Window Appearance: beige, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

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Robert T. Letarte Jr., Laboratory Director

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ARI Report # 21-95653
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 24 Cust. #: 9A Material: Stair Tread-Black Location: Upper Stairs Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 95653 - 25 Cust. #: 9B Material: Stair Tread-Black Location: Upper Stairs Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 95653 - 26 Cust. #: 10A Material: Roofing-Black, White & Green Shingles Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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 Brighton, MI 48116

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 Date Collected: 08/12/21
 Date Received: 08/13/21
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 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 27 Cust. #: 10B Material: Roofing-Black, White & Green Shingles Location: Roof Appearance: black, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%
Lab ID #: 95653 - 28 Cust. #: 11A Material: Textured Paint-Roll On- White Location: Living Room Ceiling Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 10% Other - 90%
Lab ID #: 95653 - 29 Cust. #: 11B Material: Textured Paint-Roll On- White Location: Living Room Ceiling Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 10% Other - 90%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis
Test Method, Polarized Light Microscopy (PLM)
Project : Islandview Village 2419-2421 Beals
Project # :2-11759



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 10448 Citation Dr., Suite 100
 Brighton, MI 48116

ARI Report # 21-95653
 Date Collected: 08/12/21
 Date Received: 08/13/21
 Date Analyzed: 08/17/21
 Date Reported: 08/17/21

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 95653 - 30 Cust. #: 11C Material: Textured Paint-Roll On- White Location: Living Room Ceiling Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Wollastonite - 10% Other - 90%
Lab ID #: 95653 - 31 Cust. #: 12A Material: Brick Mortar-Grey Location: East Side Appearance: grey, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 95653 - 32 Cust. #: 12 Material: Brick Mortar-Grey Location: East Side Appearance: grey, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI
 Address: 10448 Citation Dr
 City, St., Zip: Beighton MI 48116
 Phone: 810-225-2800 Fax: _____
 Turn Around Time: (circle one) 24 hours and conditions on the other side.

Date of Survey: 8/12/21
 Project: 15/Interview Village 2419-2421 Bents
 Project # 2-11759
 Contact Person: Dave Amis
 Email: damis@ast-env.com Schurhewme@ast-env.com
 Circle analyses required, indicate type and quantity

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Rush _____ 24 hour _____
 48 hour _____ 72 hour _____
 Other: _____ TTP yes / no _____
 Samples received after 3pm _____ (Test Till Positive)
 logged in next morning _____
 Asbestos: Bulk X Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1A		Duct wrap - Gray - Basement			
1B		↓			
1C		↓			
2A		12x12 Floor tile - wood grain - Kitchen	Lower		
2B		" "			
3A		Plaster - white over Gray - upper	unit		
3B		↓			
3C		↓			
2D		↓			
3E		Lower unit			
3F					
3G					

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AUG 13 2021

Relinquished By: _____
 Date: 8/12/21

Received By: _____
 Time/Date: _____

Relinquished By: _____
 Date: _____

APEX Research, Inc.

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Customer Name: ASTI
 Address: 10448 Cithon Dr
 City, St., Zip: Reighton MI 48116
 Phone: 810-225-2800 Fax: _____
 Turn Around Time: (circle one) 24 hours

Date of Survey: 8/12/21
 Project: IS/Interview Village 2419-2421 Bkts
 Project # 2-11759
 Contact Person: Dave Amir
 Email: d Amir @ asti -env.com Schultenme asti-env.com
Circle analyses required, indicate type and quantity

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Asbestos: 72 hour Wipe Bulk Wipe Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Yes / no _____ Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 Other: _____ Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

48 hour _____
 Samples received after 3pm _____
 logged in next morning _____
 TTP (Test Till Positive) _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
4A		12x12 Floor tile - Pink & White - lower	Bedroom		
4B		" "	" "		
5A		12x12 Floor tile Reigt & Brown -	upper kitchen		
5B		" "	" "		
6A		12x12 Floor tile - Reigt & Brown w/	Blue flowers - upper Bath		
6B		" "	" "		
7A		Textured Paint - White popcorn - NW	upper bedroom - East wall		
7B		" "	East wall		
7C		" "	West wall		
8A		Window Glaze - off-white - upper	Window		
8B		" "	" "		
9A		Stair hand	upper stairs		

RECEIVED

Relinquished By: _____
 Date: 8/13/21
 Revision R4 Date: May/2017

Received By: _____
 Time/Date: _____
 AUG 13 2021

Relinquished By: _____
 Date: _____

Received By: _____
 Time/Date: _____

APEX RESEARCH

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com



Customer Name: ASTI
 Address: 10948 Citation Dr
 City, St., Zip: Big Lake MI 48116
 Phone: 810-225-2800 Fax: _____
 Turn Around Time: (circle one) Terms and conditions on the other side.

Date of Survey: 8/12/21
 Project: Est. Interview Village 2419-2421 Bldg
 Project # 2-11759
 Contact Person: Dave Amir
 Email: d Amir @ asti - env.com Schulz@ast-ami.com
Circle analyses required, indicate type and quantity

Rush _____ 24 hour _____
 48 hour _____ 72 hour _____
 Other: _____ TTP yes / no _____
 Samples received after 3pm _____ (Test Till Positive)
 logged in next morning _____
 Asbestos: Bulk Wipe _____ Point Count _____ PCM _____
 Lead / Cad / Chrome: Wipe ASTM E1792? circle YES or NO _____ Air _____ Paint _____ Bulk _____
 Mold: Bulk _____ Air/Zefon/Alergencod _____ Biosis _____ Tape _____
 TEM: Bulk/NOB _____ NIOSH 7402 _____ EPA Level II _____ Other _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	9B	Stair tread - Black - upper stairs			
	10A	Roofing - Black, white & Green Shingles - 1"			
	10B				
	11A	Textured Paint - Pool on - Living room			
	11B				
	11C	↓			
	12A	Brick Markers - Gray - East Sid			
	12B	" "			

RECEIVED

AUG 13 2021

Relinquished By: _____
 Date: 8/13/21
 Revision R4 Date: May/2017

Received By: _____
 Time/Date: _____
 APEX RESEARCH

Relinquished By: _____
 Date: _____
 Received By: _____
 Time/Date: _____

Appendix C

Photos

PHOTO LOG

2419 & 2421 Beals Street, Detroit, Michigan



Photo 1. View of 2419-2421 Beals Street front



Photo 2. View of 2419-2423 Beals Street south side



Photo 3. View of 2419-2423 Beals Street north side

PHOTO LOG

2419 & 2421 Beals Street, Detroit, Michigan



Photo 4. View of Asbestos-containing duct wrap



Photo 5. View of Asbestos-containing duct wrap on the ground

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ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

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- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
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- **REGULATORY COMPLIANCE AND PERMITTING**
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- **SOIL AND GROUNDWATER REMEDIATION**
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