RED CEDAR CONSULTING

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Lansing, MI 48901
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April 7, 2025

Mr. Michael Andrick
Ingham County Land Bank
3024 Turner St.
Lansing, MI 48906

RE: Asbestos Containing Material and Hazardous Materials Inspection
2131 Pleasant View Ave. Lansing, MI 48910
Parcel ID: 33010132151001

Dear Mr. Andrick:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 2131 Pleasant View Ave. Lansing, Michigan (Subject Property). This inspection was completed at the request of the Ingham County Land Bank to comply with the United States Environmental Protection Agency (USEPA) requirements for demolition and renovation set forth under the National Emissions Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Part 61). This inspection was also completed to comply with the Occupational Safety and Health Administration (OSHA) Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

SUBJECT PROPERTY

The Subject Property is comprised of a .35-acre residential parcel which contains a detached garage and approximate 1,600 square foot residential building (the Building) constructed in 1870. The Building was constructed on a concrete basement with two aboveground floors. The exterior walls of the Building were finished with wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into one open area on the first floor while the second floor contains one open area as most of the interior of the building materials have been removed. The basement contains approximately four inches of water on the floor.

VISUAL INSPECTION AND SAMPLING

Asbestos Containing Materials Inspection

Darrell DeMasters of Red Cedar Consulting (Red Cedar), accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A31159) who completed training per the Michigan Asbestos Workers Accreditation Act 440, completed an inspection of the Subject Property on March 28, 2025 for suspected asbestos containing building materials.

This inspection, and subsequent sample collection was completed in accordance with the USEPA Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763) assessment and sampling protocol.

During the completion of the inspection, each area of the Subject Property was visually inspected for asbestos containing building materials (ACBM). Following the completion of the visual inspection, Red Cedar staff identified each suspect area of friable and non-friable ACBM and sorted them into one of three homogenous categories for sampling purposes. AHERA defines friable as a material that when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. A homogenous area is defined by OSHA as an area of surfacing, thermal system insulation (TSI) or miscellaneous material that is uniform in color and texture. Surfacing materials are most commonly found in sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members. TSI refers to materials applied to pipes, fittings, boilers, ductwork, or other components to prevent heat loss or gain, or condensation. Any material that does not fall under the surfacing or TSI category, such as floor tile, drywall, and acoustical ceiling tile are placed into the miscellaneous materials category.

Following the completion of the visual inspection, Red Cedar staff identified the following materials as suspect ACBM:

- Asphalt Shingle
- Trim Caulk
- Concrete
- Flashing
- Glazing
- Drywall
- Pipe Box Mud
- Underlayment
- Plaster

Red Cedar staff collected thirty-one samples of suspect ACBM separated into fifteen distinct homogenous groups for laboratory analysis. Samples were collected and submitted to APEX Research Inc. Laboratories (APEX) (Accreditation Number 102118-0) for laboratory analysis. Analysis was completed utilizing polarized light microscopy (PLM) which is the Environmental Protection Agency (EPA) approved method for analysis of bulk materials for asbestos. PLM analysis completed pursuant to method (EPA 600/M4-82-020) identifies asbestos fiber bundles by the visual properties displayed when the sample is treated with various dispersion staining liquids. The laboratory report completed following the sample analysis indicates if asbestos is present, and at what percentage along with a description and percentage of other fibrous and non-fibrous materials and sample color. Chain-of-custody documentation was followed from sample collection through shipping and receiving of the samples at the designated laboratory. The documentation assures that samples will meet the quality assurance/quality control measures defined by AHERA. The laboratory analytical report prepared by APEX for the thirty-one samples is included as Attachment A.

Hazardous Materials Inspection

On March 28, 2025 the Subject Property was also inspected for the presence of hazardous materials which include but are not limited to polychlorinated biphenyls (PCBs) and potential mercury containing equipment and any items or containers that may contain or be classified as a hazardous or regulated material. Each material, if identified, was documented along with the approximate location. Any materials identified as hazardous are included in Table 1.

INSPECTION RESULTS AND RECOMMENDATIONS

During the completion of the asbestos inspection, thirty-one samples of suspect ACM were collected and are documented in Table 2 along with the Red Cedar sample number, description, friability, material type, ACM classification, sample location, material quantity and laboratory analytical results. A Site Diagram was prepared which provides the general building layout and sample locations and is included as Attachment B. Photos of each different type of ACM identified during this inspection are included in Attachment C and copies of the Asbestos Inspectors certifications are included as Attachment D.

ACM, as defined by the USEPA NESHAP is "any material containing more than 1 percent asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763 Section 1, Polarized Light Microscopy".

Friable ACM is defined by NESHAP as any material containing more than 1 percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable ACM is a concern due to the ease of unintentionally disturbing the ACM which may result in "visible emissions" which is known as a Fiber Release Episode.

Non-friable asbestos-containing material is defined as "material containing more than 1 percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACMs are separated into Category I and Category II ACM. Category I ACM is any asbestos containing packing's, gaskets, resilient floor coverings (vinyl floor tile and linoleum are examples of these) and asphalt roofing products. Category II ACM is stated by NESHAP as any material excluding Category I non-friable ACM such as drywall, plaster or fiberboard insulation.

Presumed Asbestos Containing Material

Presumed Asbestos Containing Materials (PACM) are suspect surfacing, TSI and miscellaneous materials found in buildings constructed prior to 1980 which are classified as and due to the age of the structure, are assumed to be ACM and do not require sample collection and analysis. OSHA dictates that PACM may be "rebutted" following a complete inspection pursuant to AHERA protocol.

Vermiculite insulation was identified during the completion of this inspection and was classified as PACM due to the age of the structure and samples were not collected.

Table 3 lists the location, material description, friability, condition, material type (surfacing, thermal or miscellaneous) and approximate quantity of all PACM documented at the Subject Property.

Table 4 provides a summary of all ACM documented at the Subject Property which includes the material location, description, and approximate quantity.

Friable ACM's

A window glazing sample collected from a window in the Basement was found to contain up to 2% asbestos following analysis. The assessment to quantify the extent of this material identified seven windows at the following locations that would fall into the same homogenous group. The locations of the windows are listed below:

- Basement (7 windows 14" wide x 30" tall)

Vermiculite insulation identified in the Building is classified as friable ACM. The visual assessment to quantify the extent of this material identified approximately 2,160 sq. ft. at trace depth throughout the Building.

Category I ACM

No Category I ACM was identified during the completion of this inspection.

Category II ACM

Exterior trim caulk samples, collected from the East wall on the exterior of the Building were found to contain up to 5% asbestos following analysis. The assessment to quantify the extent of this material identified approximately 6 lin. ft. of blue green exterior trim caulk on and throughout the Building.

RECOMMENDATIONS

Asbestos Containing Materials

Friable asbestos containing window glazing was identified on seven windows throughout the Building. The locations of these windows that should be abated prior to demolition/renovation activities are listed below:

- Basement (7 windows 14" wide x 30" tall)

Please note: Other different sized windows are located throughout the Building but these windows were assessed and found to be constructed either without window glazing or were sampled and found to not contain asbestos and therefore are not required to be removed.

Exterior trim caulk identified on the exterior of the Building must be abated prior to completion of any renovation/demolition activities at the Subject Property. Any Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations must be properly abated.

Vermiculite insulation identified in the Building attic is classified as friable ACM and should be removed prior to any renovation/demolition activities.

Please note: The location of samples obtained during this inspection were in a random fashion and areas that were not identified during this inspection may be damaged or have become damaged since the inspection was completed. If Category I or Category II friable materials are discovered prior to or during the demolition/renovation process, these materials must be abated prior to commencement of any demolition/renovation activities at the Subject Property.

Hazardous Materials

Hazardous Materials identified at the Subject Property and documented in Table 1 which require proper removal and disposal consist of the following items:

- Fire Extinguisher (1)

REGULATORY REQUIREMENTS

A Notification of intent to Renovate/Demolish form must be filed with the Michigan Department of Environmental Quality- Air Quality Division at least 10 working days prior to any renovation or demolition activities at a site.

The Notification of Intent to Renovate/Demolish form must also be completed and submitted to the MIOSHA-Asbestos Program whenever demolition, encapsulation and/or renovation activities at a site involving greater than ten lineal feet and/or fifteen square feet of ACM will be completed.

Regulated asbestos containing materials per NESHAP (40 CFR Part 61) which falls into any of the following categories are ACM's that must be removed prior to any renovation/demolition activities at the Subject Property.

- Friable asbestos material.
- Category I non-friable ACM that has become friable.
- Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading.
- Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of renovation or demolition operations.

Asbestos abatement should only be performed by a certified asbestos abatement contractor licensed to complete abatement work. The contractor must also follow the standards and requirements set forth per the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61).

Additional information regarding the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) and the USEPA NESHAP (40 CFR Part 61) can be obtained by contacting the associated agency below.

NESHAP Asbestos Program
Department of Environmental Quality
Phone: 517-284-6777

MIOSHA-CSHD-Asbestos Program
State of Michigan
Phone: 517-284-7680
Email: asbestos@michigan.gov

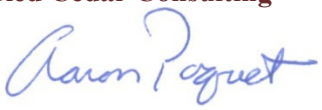
DISCLAIMER

Red Cedar Consulting performed destructive testing methods in an attempt to access and inspect all areas of the Building. Unfortunately, due to the age of construction along with multiple additions/renovations that may have been completed on the Building, additional inspections may be required if suspect ACM material not documented within this report is encountered during renovation/demolition activities.

This report was prepared at the request and for exclusive use by the Ingham County Land Bank and may not be reproduced or sold without written permission from Red Cedar Consulting.

We appreciate the opportunity to provide the requested services. Please contact us at (888) 449-4566 with any questions or concerns.

Sincerely,
Red Cedar Consulting



Aaron Paquet
Michigan/EPA Certified Asbestos Building Inspector
(A30955)

Attachment A

APEX Research Laboratory Analytical Results

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2131 Pleasant View

Report To:
Mr. Aaron Paquet
Red Cedar Consulting
P.O. Box 13216
Lansing, MI 48901

ARI Report # 25-116809
Date Collected: 03/28/25
Date Received: 03/31/25
Date Analyzed: 04/02/25
Date Reported: 04/02/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 01 Cust. #: PV-HM-01A Material: Black Shingle Roof (House) Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 116809 - 01a Cust. #: PV-HM-01A Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 116809 - 02 Cust. #: PV-HM-01B Material: Black Shingle Roof (House) Location: Appearance: black,fibrous,nonhomogenous Layer: 1 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

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. Liability limited to cost of analysis.

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 02a Cust. #: PV-HM-01B Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 116809 - 03 Cust. #: PV-HM-02A Material: White Trim Caulk/Concrete Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 04 Cust. #: PV-HM-02B Material: White Trim Caulk/Concrete Location: 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 #: 116809 - 05 Cust. #: PV-HM-03A Material: Step & Sidewalk Concrete/Caulk Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 06 Cust. #: PV-HM-03B Material: Step & Sidewalk Concrete/Caulk Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 07 Cust. #: PV-HM-04A Material: Roof Flashing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 08 Cust. #: PV-HM-04B Material: Roof Flashing Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 116809 - 09 Cust. #: PV-HM-05A Material: Black Shingle Roof (Garage) Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 116809 - 10 Cust. #: PV-HM-05B Material: Black Shingle Roof (Garage) Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 11 Cust. #: PV-HM-06A Material: Window Glazing (Garage) Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 12 Cust. #: PV-HM-06B Material: Window Glazing (Garage) Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 13 Cust. #: PV-HM-07A Material: Garage Concrete Floor Location: 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 #: 116809 - 14 Cust. #: PV-HM-07B Material: Garage Concrete Floor Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 15 Cust. #: PV-HM-08A Material: Drywall Remnant Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 116809 - 16 Cust. #: PV-HM-08B Material: Drywall Remnant Location: 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 #: 116809 - 17 Cust. #: PV-HM-09A Material: Doorway Concrete Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 18 Cust. #: PV-HM-09B Material: Doorway Concrete Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 19 Cust. #: PV-HM-10A Material: Pipe Box Mud Location: Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 20 Cust. #: PV-HM-10B Material: Pipe Box Mud Location: Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Other - 90%
Lab ID #: 116809 - 21 Cust. #: PV-HM-11A Material: Basement Concrete Floor Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 22 Cust. #: PV-HM-11B Material: Basement Concrete Floor Location: 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 #: 116809 - 23 Cust. #: PV-HM-12A Material: Black Underlayment Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 116809 - 24 Cust. #: PV-HM-12B Material: Black Underlayment Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 116809 - 25 Cust. #: PV-HS-01A Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Hair - 2% Other - 96%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 26 Cust. #: PV-HS-01B Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 116809 - 26a Cust. #: PV-HS-01B Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 2% Hair - 2% Other - 96%
Lab ID #: 116809 - 27 Cust. #: PV-HS-01C Material: Plaster Finish Coat Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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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. Liability limited to cost of analysis.

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2131 Pleasant View

Report To:
Mr. Aaron Paquet
Red Cedar Consulting
P.O. Box 13216
Lansing, MI 48901

ARI Report # 25-116809
Date Collected: 03/28/25
Date Received: 03/31/25
Date Analyzed: 04/02/25
Date Reported: 04/02/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 27a Cust. #: PV-HS-01C Material: Plaster Base Coat Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 116809 - 28 Cust. #: PV-HM-13A Material: Basement Window Glazing Location: Appearance: beige,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 2%	Other - 98%
Lab ID #: 116809 - 29 Cust. #: PV-HM-13B Material: Basement Window Glazing Location: Appearance: Layer: 1 of 1	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. Liability limited to cost of analysis.

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 2131 Pleasant View

Report To:
Mr. Aaron Paquet
Red Cedar Consulting
P.O. Box 13216
Lansing, MI 48901

ARI Report # 25-116809
Date Collected: 03/28/25
Date Received: 03/31/25
Date Analyzed: 04/02/25
Date Reported: 04/02/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 116809 - 30 Cust. #: PV-HM-14A Material: Blue Green Exterior Caulk Location: Appearance: blue,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 5%	Other - 95%
Lab ID #: 116809 - 31 Cust. #: PV-HM-14B Material: Blue Green Exterior Caulk Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	
Lab ID #: Cust. #: Material: Location: Appearance: Layer: of	Asbestos Present:	

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

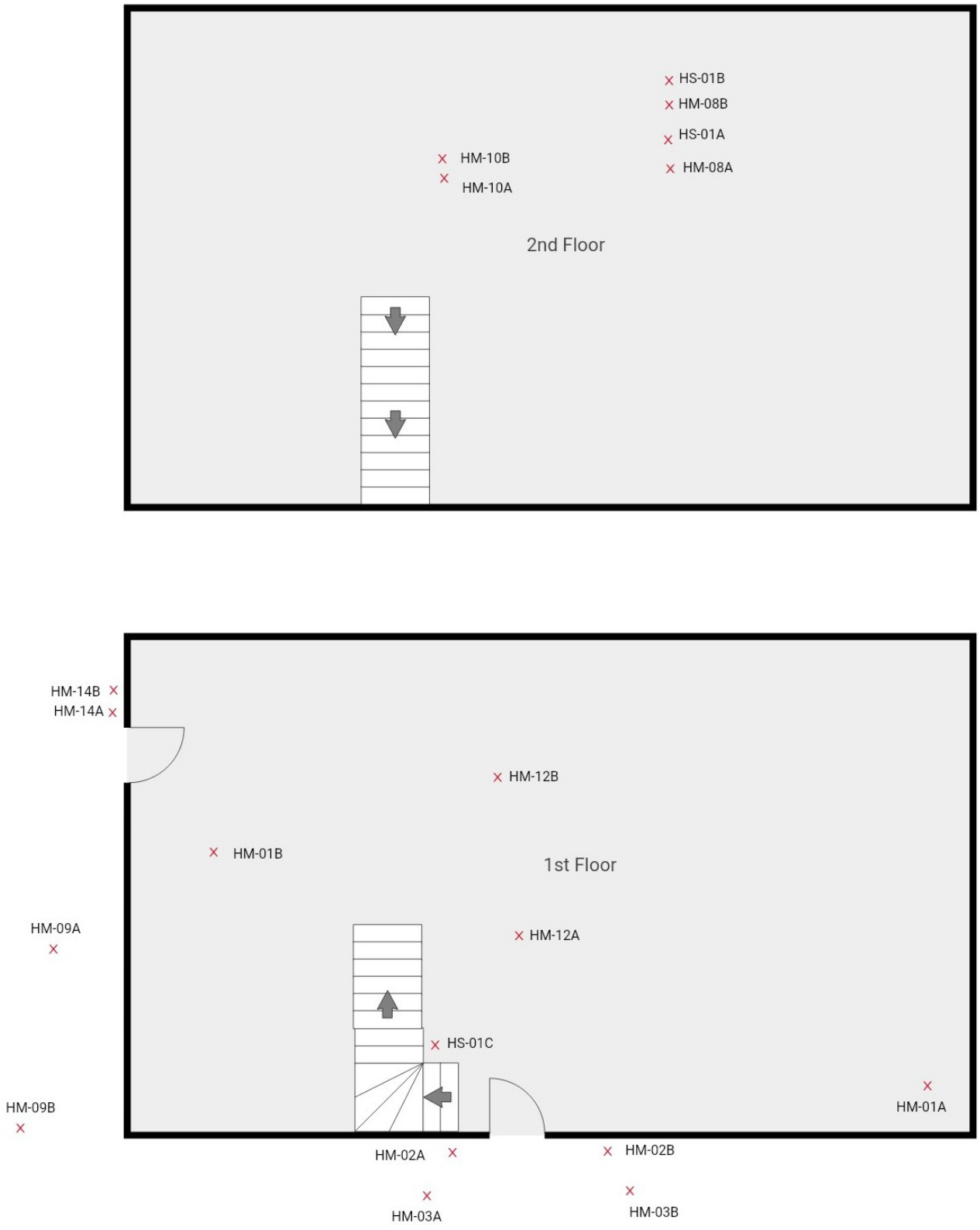
Robert T. Letarte Jr., Laboratory Director

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. Liability limited to cost of analysis.

Attachment B

Site Diagrams

Figure 1a Site Diagram

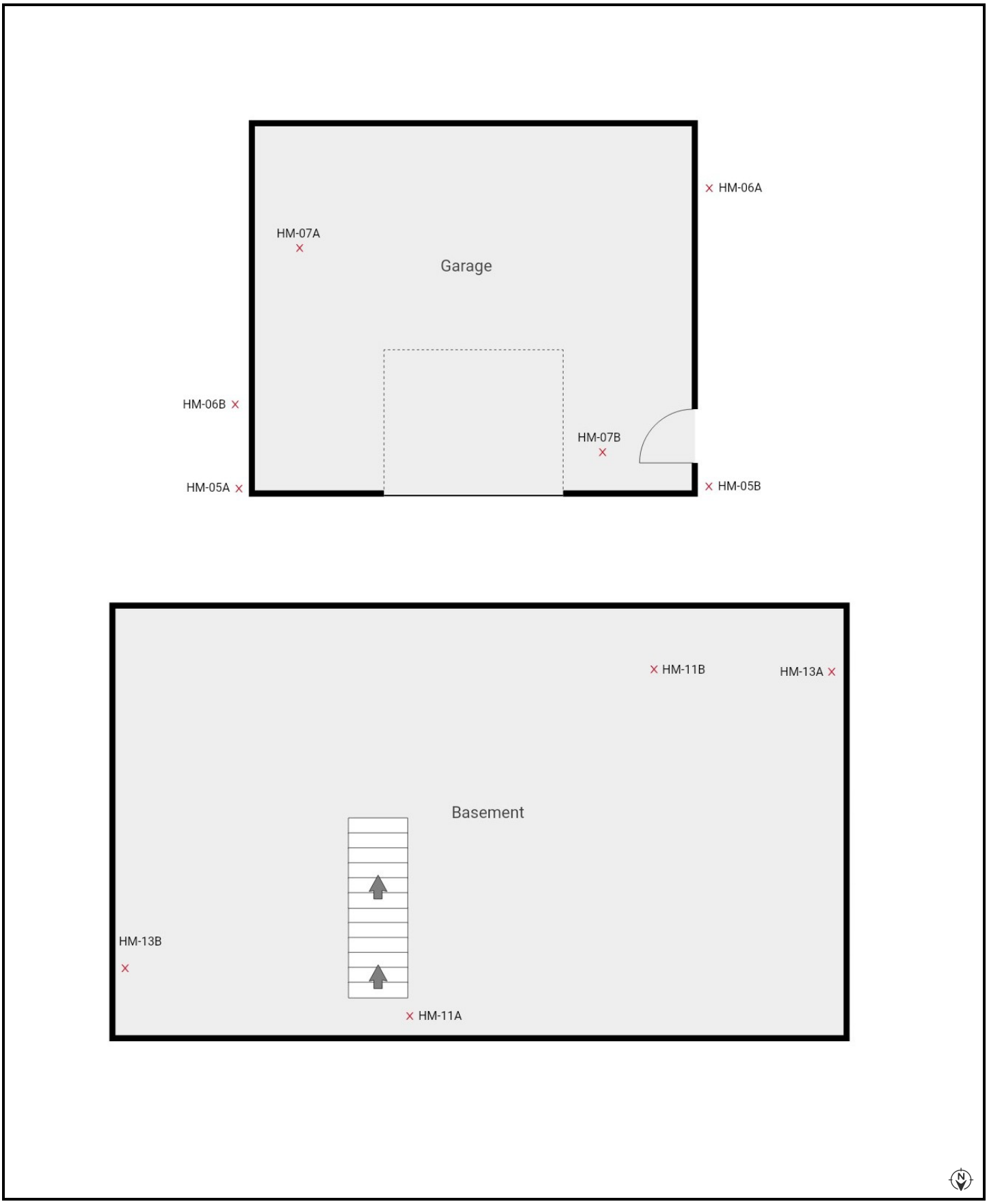


Note: Figure created by Red Cedar Consulting

-Not To Scale-

Asbestos Sample Locations
2131 Pleasant View Ave.
Lansing, MI

Figure 1b Site Diagram



Note: Figure created by Red Cedar Consulting

-Not To Scale-

Asbestos Sample Locations
2131 Pleasant View Ave.
, MI

Attachment C

ACM Photos

PHOTO: 1 **BY: D. DeMasters**
SUBJECT: Building Front Exterior

PHOTO: 2 **BY: D. DeMasters**
SUBJECT: Garage Front Exterior

PHOTO: 3 **BY: D. DeMasters**
SUBJECT: Basement Window Glazing

PHOTO: 4 **BY: D. DeMasters**
SUBJECT: Blue Green Exterior Caulk

PHOTO: 5 **BY: D. DeMasters**

SUBJECT: Vermiculite Throughout Building

Attachment D

Inspector Certifications/ID's

Individual Profile for DEMASTERS, DARRELL L.

Name and Address

Name

DEMASTERS, DARRELL L.

Address

214 KATHERYN STREET
MASON, MI 48854

License Information

Accreditation Type: Contractor/Supervisor

ID#: A31159

Status: Apprvd - Full

Expiration Date: 1/20/2026

Training Expiration Date: 11/7/2025

Accreditation Type: Inspector

ID#: A31159

Status: Apprvd - Full

Expiration Date: 1/20/2026

Training Expiration Date: 11/8/2025

New Search (/Individual/IndividualSearch)

Back to Top MI.gov (http://www.michigan.gov) Asbestos Program - Verify and Search (/)

Asbestos Program (https://www.michigan.gov/asbestos) Policies (http://www.michigan.gov/policies)

Fibertec Industrial Hygiene Services, Inc.

certifies that

Darrell DeMasters

Has successfully completed

A NIOSH 582 Microscopy Training Course

given by Fibertec Industrial Hygiene Services, Inc.

Presented this 20th day of June 2003

Course dates: June 18 – 20, 2003

Instructor

Tables

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2131 Pleasant View Ave. Lansing, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
PV-HM-01A	Black Shingle Roof (House)	No	M	Category I	ND/ND	Building Exterior	NA
PV-HM-01B	Black Shingle Roof (House)	No	M	Category I	ND/ND	Building Exterior	NA
PV-HM-02A	White Trim Caulk	No	M	Category II	ND	Building Exterior	NA
PV-HM-02B	White Trim Caulk	No	M	Category II	ND	Building Exterior	NA
PV-HM-03A	Step and Sidewalk Concrete	No	M	Category II	ND	Exterior Steps and Sidewalk	NA
PV-HM-03B	Step and Sidewalk Concrete	No	M	Category II	ND	Exterior Steps and Sidewalk	NA
PV-HM-04A	Roof Flashing	No	M	Category I	ND	Building Exterior	NA
PV-HM-04B	Roof Flashing	No	M	Category I	ND	Building Exterior	NA
PV-HM-05A	Blue Shingle Roof (Garage)	No	M	Category I	ND	Garage Exterior	NA
PV-HM-05B	Blue Shingle Roof (Garage)	No	M	Category I	ND	Garage Exterior	NA
PV-HM-06A	Window Glazing (Garage)	Yes	M	Category II	ND	Garage	NA
PV-HM-06B	Window Glazing (Garage)	Yes	M	Category II	ND	Garage	NA
PV-HM-07A	Garage Concrete Floor	No	M	Category II	ND	Garage	NA
PV-HM-07B	Garage Concrete Floor	No	M	Category II	ND	Garage	NA
PV-HM-08A	Drywall Remnant	Yes	M	Category II	ND	2nd Floor	NA
PV-HM-08B	Drywall Remnant	Yes	M	Category II	ND	2nd Floor	NA
PV-HM-09A	Driveway Concrete	No	M	Category II	ND	Exterior Driveway	NA
PV-HM-09B	Driveway Concrete	No	M	Category II	ND	Exterior Driveway	NA
PV-HM-10A	Pipe Box Mud	Yes	M	Category II	ND	2nd Fl. Hallway	NA
PV-HM-10B	Pipe Box Mud	Yes	M	Category II	ND	2nd Fl. Hallway	NA
PV-HM-11A	Basement Concrete Floor	No	M	Category I	ND	Basement	NA
PV-HM-11B	Basement Concrete Floor	No	M	Category I	ND	Basement	NA
PV-HM-12A	Black Underlayment	No	M	Category I	ND	Living	NA
PV-HM-12B	Black Underlayment	No	M	Category I	ND	Living	NA
PV-HM-13A	Basement Window Glazing	Yes	M	Category II	2%CH	Basement	7 Windows
PV-HM-13B	Basement Window Glazing	Yes	M	Category II	NA	Basement	NA
PV-HM-14A	Blue Green Exterior Caulk	No	M	Category II	5%CH	Building W Exterior	6 lin. ft.

Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 2131 Pleasant View Ave. Lansing, Michigan

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
PV-HM-14B	Blue Green Exterior Caulk	No	M	Category II	NA	Building W Exterior	NA
PV-HS-01A	Plaster	Yes	S	Category II	ND	2nd Fl. Ceiling	NA
PV-HS-01B	Plaster	Yes	S	Category II	ND/ND	2nd Fl. Ceiling	NA
PV-HS-01C	Plaster	Yes	S	Category II	ND/ND	Stairway Ceiling	NA

Notes:

Material Types

M = Miscellaneous building material
TSI = Thermal System Insulation
S = Surfacing Material
PC = Point Count Analysis
CH = Chrysotile Asbestos

Abbreviations

NQ = Not quantified
NA = Not Analyzed
ND = Not detected. Laboratory result is less than 1 % asbestos
lin. ft. = linear feet
sq. ft. = square feet

Asbestos Containing Material (ACM) is defined as any material containing more than 1 percent asbestos as determined utilizing Polarized Light Microscopy.

Table 3 - Summary of Presumed Asbestos Containing Materials, 2131 Pleasant View Ave. Lansing, Michigan

Asbestos Containing Material Description and Location					
Location	**Material Description**	**Friable**	**Condition**	**Material Type**	**Approx. Quantity**
1st Fl, 2nd Fl. and Basement (with 4 in. water)	Vermiculite	Yes	Fair	M	**2,160 sq. ft. at trace depth**

Notes:

Material Types

M = Miscellaneous building material
TSI = Thermal System Insulation
S = Surfacing Material

Abbreviations

lin. ft. = linear feet
sq. ft. = square feet

Table 4 - Summary of All Asbestos Containing Materials, 2131 Pleasant View Ave. Lansing, Michigan

Interior - Asbestos Containing Materials			
Location	**Material Description**	**Friable**	**Approx. Quantity**
Basement (7 windows 14” wide x 30” tall)	Glazing	Yes	7 Windows
	Total		**7 Windows**
Exterior - Asbestos Containing Materials			
Location	**Material Description**	**Friable**	**Approx. Quantity**
East Exterior	Blue Green Trim Exterior Caulk	No	6 lin. ft.
	Total		**6 lin. ft.**
Interior - Asbestos Containing Materials			
Location	**Material Description**	**Friable**	**Approx. Quantity**
1st Fl, 2nd Fl. and Basement (with 4 in. water)	Vermiculite	Yes	2,160 sq. ft.
	Total		**2,160 sq. ft. at trace depth**

Notes:

Abbreviations

lin. ft. = linear feet
sq. ft. = square feet

Shaded/Bolded = Friable ACM and any Category I and Category II non-friable ACM that has a high probability of becoming crumbled, pulverized, or reduced to powder by the demolition or renovation activities that must be properly abated prior to commencement of any demolition/renovation activities.

Demolition/renovation activities completed with intact Category I non-friable ACM are regulated by OSHA and must be completed following the OSHA Asbestos Standards for Construction (29 CFR 1926.1101) which limits employee exposure to asbestos.

Please note that a Negative Pressure Enclosure must be utilized during abatement when Site Conditions Warrant. Examples of these conditions include the abatement of Plaster and Vermiculite insulation, HVAC Duct Wrap in Poor Condition, and Air-O-Cell/Mag Pipe Wrap. Conditions outside of these should be assessed on a case by case basis during the Asbestos Abatement Contractors site walk and Work Plan Preparation.