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[www.redcedarconsulting.net](http://www.redcedarconsulting.net)

September 9, 2024

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

**RE: *Asbestos Containing Material and Hazardous Materials Inspection***  
***5135 Balzer St. Lansing, MI 48911***  
***Parcel ID: 5135 Balzer St.***

Dear Mr. Andrick:

Red Cedar Consulting has completed an asbestos-containing material (ACM) and hazardous materials inspection at 5135 Balzer St. 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 .64 acre residential parcel which contains a residential building (the Building) with an unknown date of construction. The Building was constructed on a concrete slab with one aboveground floor. The exterior walls of the Building were finished with aluminum and wood lap while the roof was sealed with asphalt shingles. The Building can be further divided into a living room, kitchen, bath, two bedrooms and a rear entry.

### **VISUAL INSPECTION AND SAMPLING**

#### **Asbestos Containing Materials Inspection**

Jeff Cain of Red Cedar Consulting (Red Cedar), accredited State Of Michigan/EPA Asbestos Building Inspector (Accreditation Number A14057) who completed training per the Michigan Asbestos Workers Accreditation Act 440, completed an inspection of the Subject Property on July 23, 2024 for suspected asbestos containing building materials.

Project No.: 19-1159  
Ingham County Land Bank  
Parcel ID: 5135 Balzer St.

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
- Tar Paper
- Fiberboard
- Window/Door Trim Caulk
- Concrete 12"x12" Floor Tile with Mastic
- Ceramic Tile
- Drywall with Compound
- 4" Cove Base with Glue

Red Cedar staff collected twenty-seven samples of suspect ACBM separated into twelve 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 twenty-seven samples is included as Attachment A.

## **Hazardous Materials Inspection**

On July 23, 2024 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, twenty-seven 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.

The HVAC Duct Wrap located in the Building 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**

No friable ACM's were identified during the completion of this inspection.

### **Category I ACM**

Three types of resilient floor coverings and mastic (12"x12" Floor Tile with Mastic, 12"x12" Tan Floor Tile Multilayer with Mastic and Floor Tile Multilayer with Mastic) located within the living room, kitchen and rear entry were found to contain up to 10% Chrysotile asbestos. The assessment to quantify the extent of this material identified approximately 380 sq. ft. of this material within the Building.

### **Category II ACM**

No Category II non-friable ACM was identified during the completion of this inspection.

## **RECOMMENDATIONS**

### **Asbestos Containing Materials**

HVAC material identified in the Building system and listed below is classified as friable ACM and should be removed prior to any renovation/demolition activities.

The Category I resilient floor coverings (12"x12" Floor Tile with Mastic, 12"x12" Tan Floor Tile Multilayer with Mastic and Floor Tile Multilayer with Mastic) are non-friable ACM's that should be abated to mitigate any future exposure.

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:

- 5 Gallon Container Misc. Paint/Drywall Mud (2)
- Smoke Detector (4)

## **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.

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Ingham County Land Bank  
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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](mailto:asbestos@michigan.gov)

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**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)

Red Cedar Consulting

***Attachment A***  
***APEX Research Laboratory Analytical Results***

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 5135 Balzer St.  
Project #: Lansing, MI

**Report To:**

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

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 01 Cust. #: BS-HM-01A Material: Roofing 1 Location: Appearance: black, fibrous, homogenous Layer: 1 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 25% Fiberglass - 5% Other - 70%
Lab ID #: 112210 - 01a Cust. #: BS-HM-01A Material: Roofing 2 Location: Appearance: black, fibrous, homogenous Layer: 2 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 25% Fiberglass - 5% Other - 70%
Lab ID #: 112210 - 01b Cust. #: BS-HM-01A Material: Roofing 3 Location: Appearance: black, fibrous, homogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%

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.



NVLAP Lab Code 102118-0

APEX Research Inc., 7717 Kensington Ct., Brighton, MI 48116  
(734) 449-9990, Fax (734) 449-9991



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Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 02 Cust. #: BS-HM-01B Material: Roofing 1 Location: Appearance: black, fibrous, homogenous Layer: 1 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 25% Fiberglass - 5% Other - 70%
Lab ID #: 112210 - 02a Cust. #: BS-HM-01B Material: Roofing 2 Location: Appearance: black, fibrous, homogenous Layer: 2 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 25% Fiberglass - 5% Other - 70%
Lab ID #: 112210 - 02b Cust. #: BS-HM-01B Material: Roofing 3 Location: Appearance: black, fibrous, homogenous Layer: 3 of 3	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%

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Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 03 Cust. #: BS-HM-02A Material: Tar Paper Location: W. End Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 112210 - 04 Cust. #: BS-HM-02B Material: Tar Paper Location: W. End Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 112210 - 05 Cust. #: BS-HM-03A Material: Fiberboard Location: Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%

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Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 06 Cust. #: BS-HM-03B Material: Fiberboard Location: Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 112210 - 07 Cust. #: BS-HM-04A Material: Window/Door Trim Caulk Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 08 Cust. #: BS-HM-04B Material: Window/Door Trim Caulk Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 09 Cust. #: BS-HM-05A Material: Concrete Slab Location: Sidewalk Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 10 Cust. #: BS-HM-05B Material: Concrete Slab Location: Sidewalk Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 11 Cust. #: BS-HM-06A Material: 12"x12" Floor Tile Location: Appearance: beige,fibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 11a Cust. #: BS-HM-06A Material: Mastic Location: Appearance: black, fibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%
Lab ID #: 112210 - 12 Cust. #: BS-HM-06B Material: 12"x12" Floor Tile Location: Appearance: Layer: 1 of 2	Asbestos Present:  NOT ANALYZED	
Lab ID #: 112210 - 12a Cust. #: BS-HM-06B Material: Mastic Location: Appearance: Layer: 2 of 2	Asbestos Present:  NOT ANALYZED	

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 13 Cust. #: BS-HM-07A Material: 12"x12" Tan Floor Tile Location: Appearance: beige, fibrous, homogenous Layer: 1 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Synthetic - 2% Other - 98%
Lab ID #: 112210 - 13a Cust. #: BS-HM-07A Material: Mastic Location: Appearance: clear, nonfibrous, homogenous Layer: 2 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 13b Cust. #: BS-HM-07A Material: Floor Tile Location: Appearance: black, fibrous, homogenous Layer: 3 of 4	Asbestos Present: <b>YES</b> Chrysotile - 2%	Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 13c Cust. #: BS-HM-07A Material: Mastic Location: Appearance: black, fibrous, homogenous Layer: 4 of 4	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%
Lab ID #: 112210 - 14 Cust. #: BS-HM-07B Material: 12"x12" Tan Floor Tile Location: Appearance: beige, fibrous, homogenous Layer: 1 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Synthetic - 2% Other - 98%
Lab ID #: 112210 - 14a Cust. #: BS-HM-07B Material: Mastic Location: Appearance: clear, fibrous, homogenous Layer: 2 of 4	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 14b Cust. #: BS-HM-07B Material: Floor Tile Location: Appearance: Layer: 3 of 4	Asbestos Present:  NOT ANALYZED	
Lab ID #: 112210 - 14c Cust. #: BS-HM-07B Material: Mastic Location: Appearance: Layer: 4 of 4	Asbestos Present:  NOT ANALYZED	
Lab ID #: 112210 - 15 Cust. #: BS-HM-08A Material: Ceramic Tile, White Location: Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 15a Cust. #: BS-HM-08A Material: Grout Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 16 Cust. #: BS-HM-08B Material: Ceramic Tile, White Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 16a Cust. #: BS-HM-08B Material: Grout Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> 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. Liability limited to cost of analysis.



# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 5135 Balzer St.  
Project #: Lansing, MI

**Report To:**

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

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 17 Cust. #: BS-HM-09A Material: Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 6	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 17a Cust. #: BS-HM-09A Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 6	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 17b Cust. #: BS-HM-09A Material: Floor Tile Location: Appearance: beige,fibrous,homogenous Layer: 3 of 6	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%

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

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX Research Inc., 7717 Kensington Ct., Brighton, MI 48116  
(734) 449-9990, Fax (734) 449-9991

# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 5135 Balzer St.  
Project #: Lansing, MI

**Report To:**

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P.O. Box 13216  
Lansing, MI 48901

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 17c Cust. #: BS-HM-09A Material: Mastic Location: Appearance: black, fibrous, homogenous Layer: 4 of 6	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%
Lab ID #: 112210 - 17d Cust. #: BS-HM-09A Material: Floor Tile Location: Appearance: beige, fibrous, homogenous Layer: 5 of 6	Asbestos Present: <b>YES</b> Chrysotile - 5%	Other - 95%
Lab ID #: 112210 - 17e Cust. #: BS-HM-09A Material: Mastic Location: Appearance: black, fibrous, homogenous Layer: 6 of 6	Asbestos Present: <b>YES</b> Chrysotile - 10%	Other - 90%

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

Robert T. Letarte Jr., Laboratory Director

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Project #: Lansing, MI

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Mr. Aaron Paquet  
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Lansing, MI 48901

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 18 Cust. #: BS-HM-09B Material: Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 6	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 18a Cust. #: BS-HM-09B Material: Mastic Location: Appearance: clear,nonfibrous,homogenous Layer: 2 of 6	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 18b Cust. #: BS-HM-09B Material: Floor Tile Location: Appearance: Layer: 3 of 6	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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Project #: Lansing, MI

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P.O. Box 13216  
Lansing, MI 48901

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 18c Cust. #: BS-HM-09B Material: Mastic Location: Appearance: Layer: 4 of 6	Asbestos Present:  NOT ANALYZED	
Lab ID #: 112210 - 18d Cust. #: BS-HM-09B Material: Floor Tile Location: Appearance: Layer: 5 of 6	Asbestos Present:  NOT ANALYZED	
Lab ID #: 112210 - 18e Cust. #: BS-HM-09B Material: Mastic Location: Appearance: Layer: 6 of 6	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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ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 19 Cust. #: BS-HM-10A Material: Drywall Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 112210 - 19a Cust. #: BS-HM-10A Material: Joint Compound Location: Appearance: white, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 20 Cust. #: BS-HM-10B Material: Drywall Location: Appearance: beige, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> 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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Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 20a Cust. #: BS-HM-10B Material: Joint Compound Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 21 Cust. #: BS-HM-11A Material: White, 4" Cove Location: Appearance: beige,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 21a Cust. #: BS-HM-11A Material: Glue Location: Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%

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# Certificate of Laboratory Analysis

## Test Method, Polarized Light Microscopy (PLM)



Project: 5135 Balzer St.  
Project #: Lansing, MI

**Report To:**

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P.O. Box 13216  
Lansing, MI 48901

ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 22 Cust. #: BS-HM-11B Material: White, 4" Cove Location: Appearance: beige, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 22a Cust. #: BS-HM-11B Material: Glue Location: Appearance: brown, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 23 Cust. #: BS-HS-01A Material: Joint Compound Location: Appearance: white, nonfibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> 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)



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ARI Report # 24-112210  
Date Collected: 07/23/24  
Date Received: 07/24/24  
Date Analyzed: 07/30/24  
Date Reported: 07/31/24

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 112210 - 24 Cust. #: BS-HS-01B Material: Joint Compound Location: Appearance: white,nonfibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
Lab ID #: 112210 - 25 Cust. #: BS-HS-01C Material: Joint Compound Location: Appearance: white,nonfibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: <b>NO</b> No Asbestos Observed	Other - 100%
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

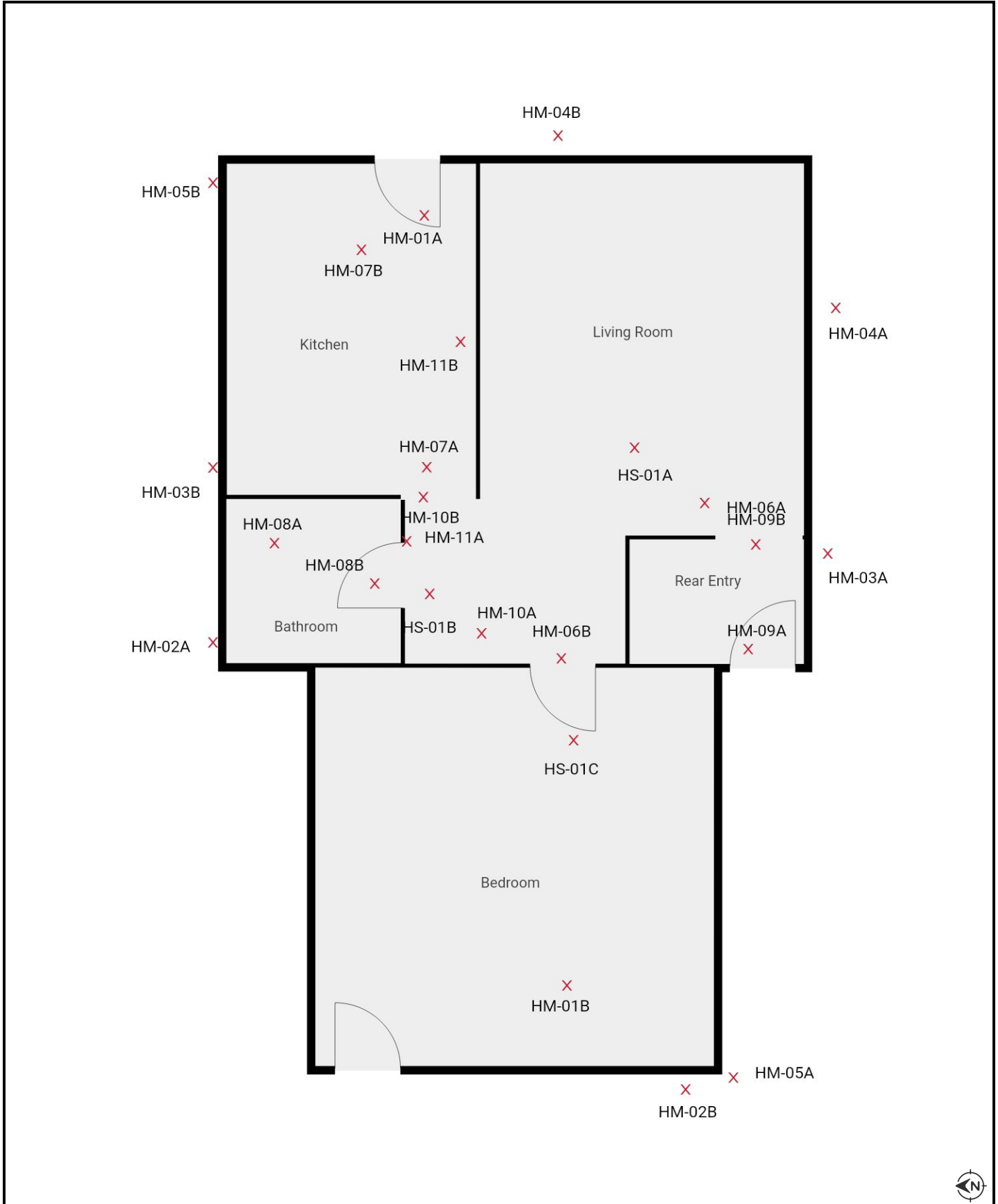
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Red Cedar Consulting

***Attachment B***  
***Site Diagrams***

Figure 1 Site Diagram



Note: Figure created by Red Cedar Consulting

-Not To Scale-

Asbestos Sample Locations  
5135 Balzer St.  
Lansing, MI



Red Cedar Consulting

***Attachment C***  
***ACM Photos***



**PHOTO: 1**  
**SUBJECT: View of front of the Property.**

**BY: A. Paquet**



**PHOTO: 2**  
**SUBJECT: Living 12"x12" Floor Tile with Mastic**

**BY: A. Paquet**



**PHOTO: 3 Kitchen 12"12" Tan Floor Tile Multilayer/Mastic BY: A. Paquet**  
**SUBJECT:**



**PHOTO: 4 BY: A. Paquet**  
**SUBJECT: Rear Entry Floor Tile Multilayer with Mastic**

Red Cedar Consulting

***Attachment D***  
***Inspector Certifications/ID's***

(<http://michigan.gov/miosha>)

---

# Individual Profile for CAIN, JEFFERY A.

---

## Name and Address

**Name**

CAIN, JEFFERY A.

**Address**

1221 GORDON STREET  
MOUNT MORRIS, MI 48458

## License Information

---

**Accreditation Type:** Contractor/Supervisor

---

**ID#:** A14057

---

**Status:** Apprvd - Full

---

**Expiration Date:** 8/4/2024

---

**Training Expiration Date:** 5/2/2025

---

**Accreditation Type:** Inspector

---

**ID#:** A14057

---

**Status:** Apprvd - Full

---

**Expiration Date:** 8/4/2024

---

**Training Expiration Date:** 5/3/2025

[🔍 New Search \(/Individual/IndividualSearch\)](/Individual/IndividualSearch)



CERTIFICATE NO. NIOSH22090201

*Training was conducted in accordance with  
the requirements of the NIOSH 582 Course Equivalent;  
OSHA 29 CFR 1926.1101, (f); App. A  
AND NIOSH 7400 Method, Issue 3 – June 2019.*

**TILLOTSON ENVIRONMENTAL OCCUPATIONAL CONSULTING**

*presents this certificate to:*

JEFF CAIN

*Dated:*

AUGUST 30 – SEPTEMBER 2, 2022

*for successful completion of the course and examination for:*

**NIOSH 582 EQUIVALENT COURSE**

3530 E. PRICE RD.  
ST. JOHNS, MI 48879  
989-227-2000

*Michael R. Tillotson*

MICHAEL R. TILLOTSON MSIH, CIH 1978-2018

***Tables***

**Table 1 - Summary of Hazardous Materials, 5135 Balzer St. Lansing, Michigan**

<b>Hazardous Materials Description and Location</b>		
<b>Location</b>	<b>Material Description</b>	<b>Quantity</b>
Entry	5 Gallon Container Misc. Paint/Drywall Mud	2
Interior	Smoke Detector	4

**Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 5135 Balzer St. Lansing, Michigan**

Sample Number	Sample Description	Friable	Material Type	Material Classification	% Asbestos Laboratory Result	Sample Location	Approx. Material Quantity
BS-HM-01A	Roofing Multilayer	No	M	Category I	ND/ND/ND	Building Exterior	NA
BS-HM-01B	Roofing Multilayer	No	M	Category I	ND/ND/ND	Building Exterior	NA
BS-HM-02A	West End Tar Paper	Yes	M	Category II	ND	West Addition Exterior	NA
BS-HM-02B	West End Tar Paper	Yes	M	Category II	ND	West Addition Exterior	NA
BS-HM-03A	Fiberboard	Yes	M	Category II	ND	Main House Exterior	NA
BS-HM-03B	Fiberboard	Yes	M	Category II	ND	Main House Exterior	NA
BS-HM-04A	Window/Door Trim Caulk	No	M	Category I	ND	Building Exterior	NA
BS-HM-04B	Window/Door Trim Caulk	No	M	Category I	ND	Building Exterior	NA
BS-HM-05A	Concrete Slab/Sidewalk	No	M	Category I	ND	Building Exterior	NA
BS-HM-05B	Concrete Slab/Sidewalk	No	M	Category I	ND	Building Exterior	NA
BS-HM-06A	12"x12" Floor Tile with Mastic	No	M	Category I	5%CH/5%CH	Living	235 sq. ft.
BS-HM-06B	12"x12" Floor Tile with Mastic	No	M	Category I	NA/NA	Living	NA
BS-HM-07A	12"12" Tan Floor Tile Multilayer with Mastic	No	M	Category I	ND/ND/ 2%CH/5%CH	Kitchen	110 sq. ft.
BS-HM-07B	12"12" Tan Floor Tile Multilayer with Mastic	No	M	Category I	ND/ND/NA/NA	Kitchen	NA
BS-HM-08A	Ceramic Tile White	No	M	Category I	ND/ND	Bathroom	NA
BS-HM-08B	Ceramic Tile White	No	M	Category I	ND/ND	Bathroom	NA
BS-HM-09A	Floor Tile Multilayer with Mastic	No	M	Category I	ND/ND/5%CH/ 10%CH/5%CH/ 10%CH	Rear Entry	35 sq. ft.
BS-HM-09B	Floor Tile Multilayer with Mastic	No	M	Category I	ND/ND/NA/ NA/NA	Rear Entry	NA
BS-HM-10A	Drywall with Compound	Yes	M	Category I	ND/ND	Living Wall	NA
BS-HM-10B	Drywall with Compound	Yes	M	Category I	ND/ND	Kitchen Wall	NA
BS-HM-11A	White 4" Cove with Glue	No	M	Category I	ND/ND	Bedroom	NA
BS-HM-11B	White 4" Cove with Glue	No	M	Category I	ND/ND	Kitchen	NA
BS-HS-01A	Drywall with Texture and Compound	No	S	Category II	ND	Living	NA
BS-HS-01B	Drywall with Texture and Compound	No	S	Category II	ND	Living	NA
BS-HS-01C	Drywall with Texture and Compound	No	S	Category II	ND	Bedroom	NA

**Table 2 - Summary of Sample Descriptions and Asbestos Laboratory Results, 5135 Balzer St. Lansing, Michigan**

**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, 5135 Balzer St. Lansing, Michigan**

<b>Asbestos Containing Material Description and Location</b>					
<b>Location</b>	<b>Material Description</b>	<b>Friable</b>	<b>Condition</b>	<b>Material Type</b>	<b>Approx. Quantity</b>
No Presumed Asbestos Containing Materials Identified.					

**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, 5135 Balzer St. Lansing, Michigan**

<b>Interior - Asbestos Containing Materials</b>			
<b>Location</b>	<b>Material Description</b>	<b>Friable</b>	<b>Approx. Quantity</b>
Living	12"x12" Floor Tile with Mastic		235 sq. ft.
Kitchen	12"x12" Tan Floor Tile Multilayer with Mastic		110 sq. ft.
Rear Entry	Floor Tile Multilayer with Mastic		35 sq. ft.
	<b>Total</b>		<b>380 sq. ft.</b>

**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.