



LIMITED ASBESTOS NESHAP SURVEY REPORT

BUILDING LOCATION

Vacant Single-Family Residence
1457 E. Joslyn Avenue
Pontiac, Michigan 48340

INSPECTION DATE

January 24, 2023

CLIENT

The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

BDS PROJECT NUMBER

23-055



INTRODUCTION

The Innovant Group has retained BDS Environmental to conduct an asbestos inspection a vacant single-family residence located at 1457 E. Joslyn Avenue, Pontiac, Oakland County, Michigan. The objective of the survey was to confirm the presence or absence of non-friable and friable asbestos-containing materials present in the building. BDS's scope of work was based on the requirements of the National Emission Standards for Hazardous Air Pollutants (NESHAP) as they relate to asbestos-containing materials present in building structures that are to be renovated or demolished. This inspection is "limited" in scope because it was not practical to penetrate all floors, walls and ceiling surfaces in order to identify potential ACM. However, reasonable efforts were made to try to identify all currently inaccessible ACM within the building.

This is a 1,049 square foot single story residence built over a crawl space with a partial basement and a detached garage, heated by forced air with an original build year of 1951.

METHODOLOGY

BDS's Asbestos Inspector Brian P. Christie (MDLEO Accreditation No. A38967) performed the inspection on January 24, 2023. BDS's Inspector collected twenty-nine (29) bulk samples during the inspection. The inspection was performed in a manner to attempt to identify all suspect asbestos materials, i.e. "Hammer in Hand". However, potential suspect materials within or above hard plaster or cinder block walls, partitions, and ceilings may not have been identified due to the lack of access to those potential suspect materials.

BDS's inspector began by identifying building materials, which possibly contain asbestos. These materials can be floor tiles, mastic, wallboard, ceiling tiles, thermal system insulation, et cetera. Once these were located, homogeneous sampling areas were delineated and the suspect materials were sampled and analyzed from representative areas.

A homogeneous area is a material that is similar in color, texture, construction, or general appearance. Bulk samples of suspected asbestos-containing building materials were collected using the recommended procedures outlined in the EPA guidance publication Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a-Oct. 1985). The methods described in the publication were adapted to include the sampling of thermal system insulations. Samples were collected utilizing plastic containers which were sealed air tight and labeled with a unique sample number. Chain of custody forms were then completed and priority mailed along with the samples to the laboratory for analysis.

Collected bulk samples were analyzed by SanAir Technologies Laboratory, Inc. using Polarized Light Microscopy (PLM) technique according to EPA Method 600/R-93/116. This method requires that each heterogeneous layer of a bulk sample be analyzed for the presence of asbestos. Analysis of floor tiles and other resin bound materials by PLM may yield false negative results because of method limitations in separating closely bound fibers and in detecting fibers of short length and smaller diameter. When analysis of such materials by PLM yields negative results for the presence of asbestos, BDS may recommend utilizing confirmatory methods of identification, i.e. point counting.

SAMPLE COLLECTION AND IDENTIFICATION

A total of twenty-nine (29) bulk samples of suspected asbestos-containing materials were collected from selected locations identified throughout the site. The bulk samples were further delineated into fifty-one (51) distinct layers which were all analyzed for asbestos content. The approximate sample location, material type, and asbestos content for each sample are listed on the following page.

BULK SAMPLE DATA

SAMPLE NUMBER	HOMOGENEOUS AREA	SAMPLE LOCATION	ASBESTOS CONTENT
1-01	Drywall Joint Compound	FS 3	NAD
1-02	Drywall Joint Compound	FS 4	NAD
1-03	Drywall Joint Compound	FS 7	NAD
2-01	Wall Panel Adhesive	FS 4	NAD
2-02	Wall Panel Adhesive	FS 4	NAD
3-01	Ceiling Tile	FS 2	NAD
3-02	Ceiling Tile	FS 6	NAD
4-01	Ceramic Wall Tile / Grout / Joint	FS 7	NAD / NAD / NAD
4-02	Ceramic Wall Tile / Grout / Joint	FS 7	NAD / NAD / NAD
5-01	Ceramic Floor Tile / Grout / Adhesive	FS 3	NAD / NAD / NAD
5-02	Ceramic Floor Tile / Grout / Adhesive	FS 7	NAD / NAD / NAD
6-01	Floor Underlayment	FS 7	NAD
6-02	Floor Underlayment	FS 7	NAD
7-01	Double Layer Floor Tile / Mastic	FS 3	2% Chrysotile / 2% Chrysotile / 2% Chrysotile / 5% Chrysotile
7-02	Tan 12"x12" Floor Tile / Mastic	FS 10	DNA / DNA
8-01	Multi-Layer Floor Tile / Mastic	FS 3	2% Chrysotile / 5% Chrysotile / 4% Chrysotile / 2% Chrysotile / NAD
8-02	Multi-Layer Floor Tile / Mastic	FS 3	DNA / DNA / DNA / DNA / NAD
9-01	Floor Sheeting	FS 11	NAD
9-02	Floor Sheeting	FS 11	NAD
10-01	Transite Siding / Felt	EA 1	10% Chrysotile / NAD
10-02	Transite Siding / Felt	EA 3	DNA / NAD
11-01	Exterior Seam Sealant (On Transite)	EA 3	NAD
11-02	Exterior Seam Sealant (On Transite)	EA 4	NAD
12-01	Steel Framed Window Glaze	FS 13	NAD
12-02	Steel Framed Window Glaze	FS 13	NAD
14-01	Roofing Shingle	EA 5	NAD
14-02	Roofing Shingle	EA 10	NAD

NAD = No Asbestos Detected DNA = Did Not Analyze

INTERPRETATION OF SURVEY RESULTS

The Environmental Protection Agency defines an asbestos-containing material (ACM) as any material containing more than one percent asbestos as determined using Polarized Light Microscopy. Asbestos materials are further defined as Friable ACM, Category I Nonfriable ACM, and Category II Nonfriable ACM. All friable ACM must be removed prior to building renovation/demolition and any Category I or II nonfriable ACM must be removed prior to building renovation/demolition if these materials have a high probability of becoming friable during the renovation/demolition process.

The visual inspection of the interior and exterior of the building indicated that fourteen (14) building materials, known as homogeneous areas, were determined to be Presumed Asbestos Containing Materials (PACM) and therefore were sampled to determine definitively whether the materials were asbestos or non-asbestos. The subsequent sample analysis, as listed in the previous **Bulk Sample Data** tables, indicated that eleven (11) of those building materials were proven to be non-asbestos and three (3) were proven to be asbestos-containing. The materials listed in bold print on the following table are considered to be asbestos-containing building materials (ACBM).

HOMOGENEOUS AREA DATA

Homogeneous Area Number	Homogeneous Area Description	Asbestos-Containing?
HA #1	Drywall Joint Compound	NO
HA #2	Wall Panel Adhesive	NO
HA #3	Ceiling Tile	NO
HA #4	Ceramic Wall Tile / Grout / Joint Compound	NO / NO/ NO
HA #5	Ceramic Floor Tile / Grout / Adhesive	NO / NO/ NO
HA #6	Floor Underlayment	NO
HA #7	Tan 12"x12" Floor Tile / Black Mastic / Tan FT / Black Mastic	YES / YES / YES / YES
HA #8	Tan FT / Black Mastic / Dark Brown FT / Mastic / FS	YES / YES / YES / YES / NO
HA #9	Floor Sheeting	NO
HA #10	Transite Siding / Felt Paper	YES / NO
HA #11	Exterior Seam Sealant (On Transite)	NO
HA #12	Steel Framed Window Glaze	NO
HA #14	Roofing Shingle	NO

FT = Floor Tile

FS = Floor Sheeting

CONCLUSION

The locations, type of asbestos materials and approximate quantities present in the building is listed in the table below.

LOCATION	TYPE OF MATERIAL	QUANTITY	REQUIRED ASBESTOS RESPONSE ACTION
FS 3	Multi-Layer Floor Tile	155 SF	Category I Non-friable ACM Multi-layer floor tile should be removed prior to the demolition of the structure.
FS 10, Landing	Tan 12"x12" Floor Tile	5 SF	Category I Non-friable ACM Floor tile should be removed prior to the demolition of the structure.
FS 3 and FS 10 Landing	Black Mastic	160 SF	Category I non-friable ACM black floor mastic may remain in place during demolition so long as it is not cut, grinded, sanded, or otherwise abraded in the demolition process.
Throughout Exterior (Behind Vinyl Siding) and FS 4, FS 5, FS 10, FS 11, & FS 12 (Behind Interior Walls)	Transite Siding	1,725 SF	Category II Non-friable ACM transite siding must be removed prior to the demolition of the structure.

SF = Square Feet

All asbestos-containing response activities must be conducted in accordance to the requirements of the OSHA Class II Asbestos work requirements found in 29 CFR 1926.1101 prior to renovation or demolition activities.

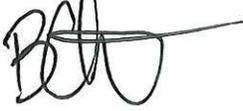
Intact means that the ACM has not crumbled, been pulverized, or otherwise deteriorated so that it is no longer likely to be bound with its matrix. Each contractor will have to make the decision on whether they feel that they can renovate/demolish the building while maintaining the asbestos-containing materials in good condition (intact). It is the opinion of BDS Environmental that the liability of the building owner and renovation/demolition contractor is much lower if the asbestos-containing materials, excluding bituminous roofing, are removed prior to renovation/demolition activities.

The information and opinions rendered in this report are exclusively for use by The Innovant Group and their agents. BDS will not distribute this report without your consent except as required by law or court order. The information and opinions are given in light of a limited assignment and should be implemented in light of that assignment. BDS accepts responsibility for the competent performance of its duties in execution of the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

It has been a pleasure to be of service to you. If you have any questions, or require additional information, please contact us at (586) 755-9030.

Thank You,

BDS ENVIRONMENTAL

A handwritten signature in black ink, appearing to read 'BPC', with a long horizontal line extending to the right.

Brian P. Christie
MI Asbestos Inspector A#38967

A handwritten signature in blue ink, reading 'Ron Lawler' in a cursive style.

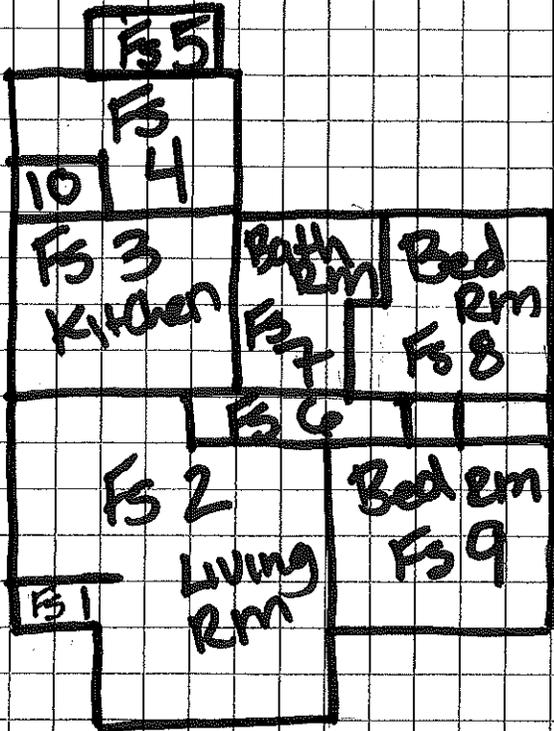
Ron Lawler
Sales Manager

SIMPLE LAYOUT WITH FUNCTIONAL SPACES

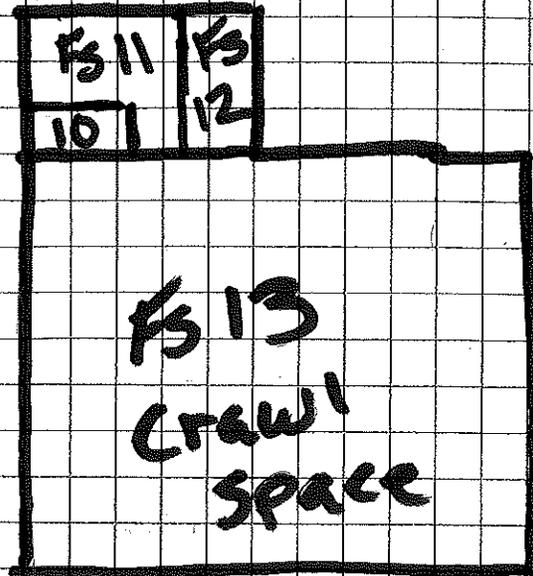
1457 E Joslyn Ave

Functional Spaces (FS)

Main Floor

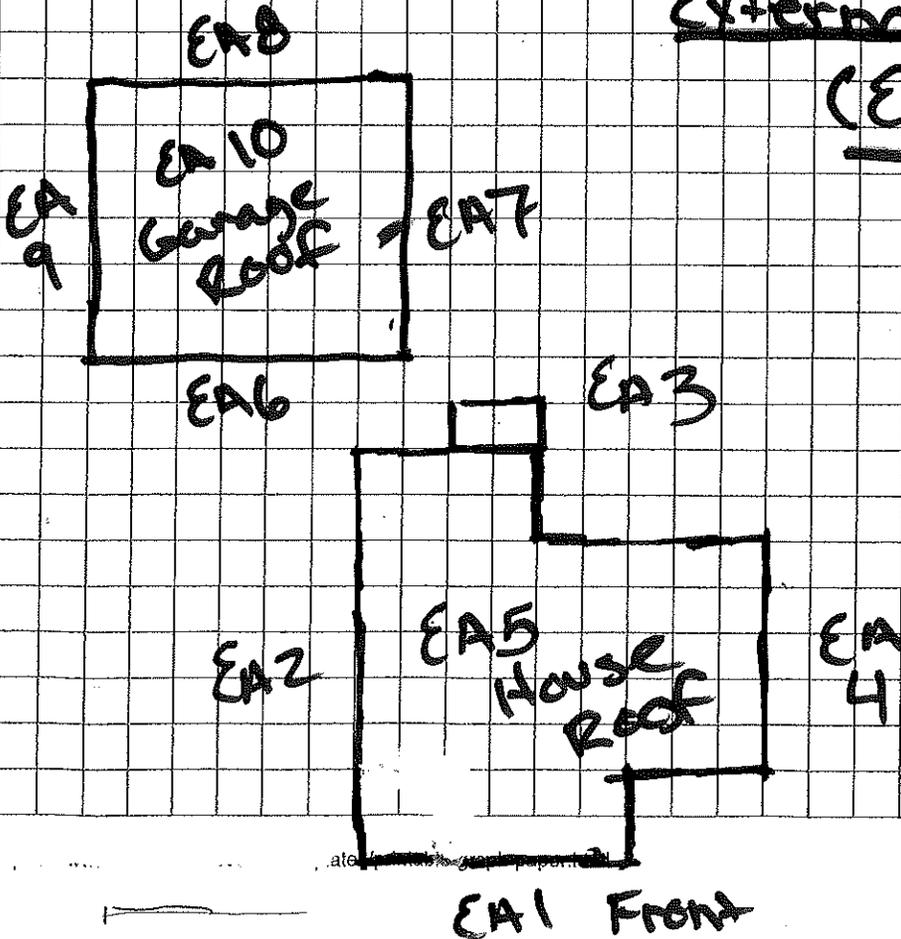


Partial Basement/crawl



External Areas

(EA)



CERTIFICATE OF LABORATORY ANALYSIS



The Identification Specialists

Analysis Report
prepared for
BDS Environmental

Report Date: 1/26/2023

Project Name: 1457 E Joselyn Ave., Pontiac

Project #: 23-055

SanAir ID#: 23004928



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number
23004928
FINAL REPORT
1/26/2023 3:05:29 PM

Name: BDS Environmental
Address: 24422 Ryan Road
Warren, MI 48091
Phone: 586-755-9030

Project Number: 23-055
P.O. Number: The Innovant Group
Project Name: 1457 E Joselyn Ave., Pontiac
Collected Date: 1/24/2023
Received Date: 1/25/2023 10:45:00 AM

Dear B. Christie,

We at SanAir would like to thank you for the work you recently submitted. The 29 sample(s) were received on Wednesday, January 25, 2023 via UPS. The final report(s) is enclosed for the following sample(s): 1-01, 1-02, 1-03, 2-01, 2-02, 3-01, 3-02, 4-01, 4-02, 5-01, 5-02, 6-01, 6-02, 7-01, 7-02, 8-01, 8-02, 9-01, 9-02, 10-01, 10-02, 11-01, 11-02, 12-01, 12-02, 13-01, 13-02, 14-01, 14-02.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 29 samples in Good condition.



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23004928
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 1/26/2023 3:05:29 PM

Name: BDS Environmental
Address: 24422 Ryan Road
 Warren, MI 48091
Phone: 586-755-9030

Project Number: 23-055
P.O. Number: The Innovant Group
Project Name: 1457 E Joselyn Ave., Pontiac
Collected Date: 1/24/2023
Received Date: 1/25/2023 10:45:00 AM

Analyst: Williams, Darien

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
1-01 / 23004928-001 Drywall Joint Compound FS 3	White Non-Fibrous Homogeneous		100% Other	None Detected
1-02 / 23004928-002 Drywall Joint Compound FS 4	White Non-Fibrous Homogeneous		100% Other	None Detected
1-03 / 23004928-003 Drywall Joint Compound FS 7	White Non-Fibrous Homogeneous		100% Other	None Detected
2-01 / 23004928-004 Wall Panel Adhesive FS 4	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
2-02 / 23004928-005 Wall Panel Adhesive FS 4	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
3-01 / 23004928-006 Ceiling Tile FS 2	Grey Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
3-02 / 23004928-007 Ceiling Tile FS 6	Grey Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
4-01 / 23004928-008 Ceramic Wall Tile FS 7, Ceramic	Beige Non-Fibrous Homogeneous		100% Other	None Detected
4-01 / 23004928-008 Ceramic Wall Tile FS 7, Grout	Off-White Non-Fibrous Heterogeneous		100% Other	None Detected
4-01 / 23004928-008 Ceramic Wall Tile FS 7, Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Darien Williams*

Approved Signatory: *Jonathan Wilson*

Analysis Date: 1/26/2023

Date: 1/26/2023



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Analyst: Williams, Darien

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components		Asbestos Fibers
	Appearance	% Fibrous	
4-02 / 23004928-009 Ceramic Wall Tile FS 7, Ceramic	Beige Non-Fibrous Homogeneous		100% Other None Detected
4-02 / 23004928-009 Ceramic Wall Tile FS 7, Grout	Off-White Non-Fibrous Heterogeneous		100% Other None Detected
4-02 / 23004928-009 Ceramic Wall Tile FS 7, Joint Compound	White Non-Fibrous Homogeneous		100% Other None Detected
5-01 / 23004928-010 Ceramic Floor Tile FS 3, Ceramic	White Non-Fibrous Homogeneous		100% Other None Detected
5-01 / 23004928-010 Ceramic Floor Tile FS 3, Grout	Grey Non-Fibrous Heterogeneous		100% Other None Detected
5-01 / 23004928-010 Ceramic Floor Tile FS 3, Adhesive	White Non-Fibrous Homogeneous		100% Other None Detected
5-02 / 23004928-011 Ceramic Floor Tile FS 7, Ceramic	White Non-Fibrous Homogeneous		100% Other None Detected
5-02 / 23004928-011 Ceramic Floor Tile FS 7, Grout	Grey Non-Fibrous Heterogeneous		100% Other None Detected
5-02 / 23004928-011 Ceramic Floor Tile FS 7, Adhesive	White Non-Fibrous Homogeneous		100% Other None Detected
6-01 / 23004928-012 Floor Underlayment FS 7	Black Fibrous Homogeneous	65% Cellulose	35% Other None Detected

Analyst: *Darien Williams*

Approved Signatory: *Jonathan Wilson*

Analysis Date: 1/26/2023

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Received Date: 1/25/2023 10:45:00 AM

Analyst: Williams, Darien

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
6-02 / 23004928-013 Floor Underlayment FS 7	Black Fibrous Homogeneous	65% Cellulose	35% Other	None Detected
7-01 / 23004928-014 12"x12" Floor Tile FS 3, Tile	Tan Non-Fibrous Homogeneous		98% Other	2% Chrysotile
7-01 / 23004928-014 12"x12" Floor Tile FS 3, Mastic	Black Non-Fibrous Homogeneous		98% Other	2% Chrysotile
7-01 / 23004928-014 12"x12" Floor Tile FS 3, Tile	Tan Non-Fibrous Homogeneous		98% Other	2% Chrysotile
7-01 / 23004928-014 12"x12" Floor Tile FS 3, Mastic	Black Non-Fibrous Homogeneous		95% Other	5% Chrysotile
7-02 / 23004928-015 12"x12" Floor Tile FS 10, Tile				Not Analyzed
7-02 / 23004928-015 12"x12" Floor Tile FS 10, Mastic				Not Analyzed
7-02 / 23004928-015 12"x12" Floor Tile FS 10, Tile				Not Analyzed
7-02 / 23004928-015 12"x12" Floor Tile FS 10, Mastic				Not Analyzed
8-01 / 23004928-016 Multi-Layer Floor Tile FS 3, Tile	Tan Non-Fibrous Homogeneous		98% Other	2% Chrysotile

Analyst: *Darien Williams*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

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Received Date: 1/25/2023 10:45:00 AM

Analyst: Williams, Darien

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components		Asbestos Fibers
	Appearance	% Fibrous	
8-01 / 23004928-016 Multi-Layer Floor Tile FS 3, Mastic	Black Non-Fibrous Homogeneous		95% Other 5% Chrysotile
8-01 / 23004928-016 Multi-Layer Floor Tile FS 3, Tile	Brown Non-Fibrous Homogeneous		96% Other 4% Chrysotile
8-01 / 23004928-016 Multi-Layer Floor Tile FS 3, Mastic	Black Non-Fibrous Homogeneous		98% Other 2% Chrysotile
8-01 / 23004928-016 Multi-Layer Floor Tile FS 3, Flooring	Various Fibrous Heterogeneous	65% Cellulose	35% Other None Detected
8-02 / 23004928-017 Multi-Layer Floor Tile FS 3, Tile			Not Analyzed
8-02 / 23004928-017 Multi-Layer Floor Tile FS 3, Mastic			Not Analyzed
8-02 / 23004928-017 Multi-Layer Floor Tile FS 3, Tile			Not Analyzed
8-02 / 23004928-017 Multi-Layer Floor Tile FS 3, Mastic			Not Analyzed
8-02 / 23004928-017 Multi-Layer Floor Tile FS 3, Flooring	Various Fibrous Heterogeneous	65% Cellulose	35% Other None Detected
9-01 / 23004928-018 Floor Sheeting FS 11	Various Fibrous Homogeneous	55% Cellulose	45% Other None Detected

Analyst: *Darien Williams*

Approved Signatory: *Johnathan Wilson*

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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
9-02 / 23004928-019 Floor Sheeting FS 11	Various Fibrous Homogeneous	55% Cellulose	45% Other	None Detected
10-01 / 23004928-020 Transite Siding EA 1, Transite	Grey Non-Fibrous Heterogeneous		90% Other	10% Chrysotile
10-01 / 23004928-020 Transite Siding EA 1, Felt	Black Fibrous Homogeneous	70% Cellulose	30% Other	None Detected
10-02 / 23004928-021 Transite Siding EA 3, Transite				Not Analyzed
10-02 / 23004928-021 Transite Siding EA 3, Felt	Black Fibrous Homogeneous	70% Cellulose	30% Other	None Detected
11-01 / 23004928-022 Exterior Seam Sealant EA 3	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
11-02 / 23004928-023 Exterior Seam Sealant EA 4	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
12-01 / 23004928-024 Steel Framed Window Glaze FS 13	Tan Non-Fibrous Homogeneous		100% Other	None Detected
12-02 / 23004928-025 Steel Framed Window Glaze FS 13	Tan Non-Fibrous Homogeneous		100% Other	None Detected
14-01 / 23004928-028 Roofing Shingle EA 5	Various Non-Fibrous Heterogeneous	15% Cellulose	85% Other	None Detected

Analyst: *Darien Williams*

Approved Signatory: *Johnathan Wilson*

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SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
14-02 / 23004928-029 Roofing Shingle EA 10	Various Non-Fibrous Heterogeneous	15% Cellulose	85% Other	None Detected

Analyst: *Darien Williams*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

Date: 1/26/2023

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be certified by every local, state, and federal regulatory agencies.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Certifications

NVLAP lab code 200870-0

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075, LA-0084

New York ELAP lab ID: 11983

Rhode Island License Number: PCM00126, PLM00126, TEM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

West Virginia License Number: LT000616

Vermont License: AL166318

Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
 Chain of Custody
 Form 1-10, Rev 7, 10/20/2022

SanAir ID Number
 23004928

Company: BDS Environmental	Project #: 23-055	Collected by: B. Christie
Address: 24422 Ryan Rd.	Project Name: 1457 E Joslyn Ave., Pontiac	Phone #: 586-755-9030
City, St., Zip: Warren, MI 48901	Date Collected: 1/24/2023	Fax #: 586-755-9060
State of Collection: MI Account#: 2451	P.O. Number: The Innovant Group	Email: estimating@bdsenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input checked="" type="checkbox"/>	ABA-2	OSHA w. TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		<input type="checkbox"/>
			Positive Stop <input type="checkbox"/>		<input type="checkbox"/>
Water					
ABHE	EPA 100.2 <input type="checkbox"/>				

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input checked="" type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
	See Attached				

Relinquished by	Date	Time	Received by	Date	Time
<i>Brian Christie</i>	1/24/2023		<i>PKM</i>	1/25/23	10:45 am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



LIMITED ASBESTOS NESHAP SURVEY REPORT

BUILDING LOCATION

Vacant Single-Family Residence

505 E. Walton Boulevard
Pontiac, Michigan 48340

INSPECTION DATE

January 24, 2023

CLIENT

The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

BDS PROJECT NUMBER

23-054



INTRODUCTION

The Innovant Group has retained BDS Environmental to conduct an asbestos inspection of a vacant single-family residence located at 505 E. Walton Boulevard, Pontiac, Oakland County, Michigan. The objective of the survey was to confirm the presence or absence of non-friable and friable asbestos-containing materials present in the building. BDS's scope of work was based on the requirements of the National Emission Standards for Hazardous Air Pollutants (NESHAP) as they relate to asbestos-containing materials present in building structures that are to be renovated or demolished. This inspection is "limited" in scope because it was not practical to penetrate all floors, walls and ceiling surfaces in order to identify potential ACM. However, reasonable efforts were made to try to identify all currently inaccessible ACM within the building.

This is a 1,292 square foot two-story residence with a basement and a detached garage, heated by forced air, with an original build year of 1951.

METHODOLOGY

BDS's Asbestos Inspector Brian P. Christie (MDLEO Accreditation No. A38967) performed the inspection on January 24, 2023. BDS's Inspector collected thirty-three (33) bulk samples during the inspection. The inspection was performed in a manner to attempt to identify all suspect asbestos materials, i.e. "Hammer in Hand". However, potential suspect materials within or above hard plaster or cinder block walls, partitions, and ceilings may not have been identified due to the lack of access to those potential suspect materials.

BDS's inspector began by identifying building materials, which possibly contain asbestos. These materials can be floor tiles, mastic, wallboard, ceiling tiles, thermal system insulation, et cetera. Once these were located, homogeneous sampling areas were delineated and the suspect materials were sampled and analyzed from representative areas.

A homogeneous area is a material that is similar in color, texture, construction, or general appearance. Bulk samples of suspected asbestos-containing building materials were collected using the recommended procedures outlined in the EPA guidance publication Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a-Oct. 1985). The methods described in the publication were adapted to include the sampling of thermal system insulations. Samples were collected utilizing plastic containers which were sealed air tight and labeled with a unique sample number. Chain of custody forms were then completed and priority mailed along with the samples to the laboratory for analysis.

Collected bulk samples were analyzed by SanAir Technologies Laboratory, Inc. using Polarized Light Microscopy (PLM) technique according to EPA Method 600/R-93/116. This method requires that each heterogeneous layer of a bulk sample be analyzed for the presence of asbestos. Analysis of floor tiles and other resin bound materials by PLM may yield false negative results because of method limitations in separating closely bound fibers and in detecting fibers of short length and smaller diameter. When analysis of such materials by PLM yields negative results for the presence of asbestos, BDS may recommend utilizing confirmatory methods of identification, i.e. point counting.

SAMPLE COLLECTION AND IDENTIFICATION

A total of thirty-three (33) bulk samples of suspected asbestos-containing materials were collected from selected locations identified throughout the site. The bulk samples were further delineated into sixty (60) distinct layers which were all analyzed for asbestos content. The approximate sample location, material type, and asbestos content for each sample are listed on the following page.

BULK SAMPLE DATA

SAMPLE NUMBER	HOMOGENEOUS AREA	SAMPLE LOCATION	ASBESTOS CONTENT
1-01	Plaster / Skim Coat	FS 1	NAD / NAD
1-02	Plaster / Skim Coat	FS 3	NAD / NAD
1-03	Plaster / Skim Coat	FS 5	NAD / NAD
1-04	Plaster / Skim Coat	FS 6	NAD / NAD
1-05	Plaster / Skim Coat	FS 10	NAD / NAD
2-01	Ceiling Texture	FS 8	NAD
2-02	Ceiling Texture	FS 7	NAD
2-03	Ceiling Texture	FS 7	NAD
3-01	Drywall Joint Compound	FS 6	NAD
3-02	Drywall Joint Compound	FS 7	NAD
3-03	Drywall Joint Compound	FS 8	NAD
4-04	Duct Wrap	FS 5	50% Chrysotile
4-02	Duct Wrap	FS 8	DNA
4-03	Duct Wrap	FS 11	DNA
5-01	Stack Cement	FS 11	NAD
5-02	Stack Cement	FS 11	NAD
6-01	Wall Mastic	FS 3	NAD
6-02	Wall Mastic	FS 3	NAD
7-01	9"x9" Floor Tile / Mastic	FS 12	6% Chrysotile / NAD
7-02	9"x9" Floor Tile / Mastic	FS 12	DNA / NAD
8-01	Multi-Layer Flooring / Mastic	FS 9	NAD / NAD
8-02	Multi-Layer Flooring / Mastic	FS 10	NAD / NAD
9-01	Multi-Layer Flooring / Mastic	FS 3	NAD / NAD
9-02	Multi-Layer Flooring / Mastic	FS 3	NAD / NAD
10-01	Window Glaze	FS 5	<1% Chrysotile- PC <0.25%
10-02	Window Glaze	FS 7	<1% Chrysotile- PC <0.25%
11-01	Exterior Seam Sealant	EA 1	8% Chrysotile
11-02	Exterior Seam Sealant	EA 2	DNA
11-03	Exterior Seam Sealant	EA 7	DNA
12-01	Exterior Vapor Barrier	EA 2	NAD
12-02	Exterior Vapor Barrier	EA 7	NAD
13-01	Roofing Shingle	EA 5	NAD
13-02	Roofing Shingle	EA 10	NAD

NAD = No Asbestos Detected DNA = Did Not Analyze PC = Point Count

INTERPRETATION OF SURVEY RESULTS

The Environmental Protection Agency defines an asbestos-containing material (ACM) as any material containing more than one percent asbestos as determined using Polarized Light Microscopy. Asbestos materials are further defined as Friable ACM, Category I Nonfriable ACM, and Category II Nonfriable ACM. All friable ACM must be removed prior to building renovation/demolition and any Category I or II nonfriable ACM must be removed prior to building renovation/demolition if these materials have a high probability of becoming friable during the renovation/demolition process.

The visual inspection of the interior and exterior of the building indicated that thirteen (13) building materials, known as homogeneous areas, were determined to be Presumed Asbestos Containing Materials (PACM) and therefore were sampled to determine definitively whether the materials were asbestos or non-asbestos. The subsequent sample analysis, as listed in the previous **Bulk Sample Data** tables, indicated that ten (10) of those building materials were proven to be non-asbestos and three (3) were proven to be asbestos-containing. The materials listed in bold print on the following table are considered to be asbestos-containing building materials (ACBM).

HOMOGENEOUS AREA DATA

Homogeneous Area Number	Homogeneous Area Description	Asbestos-Containing?
HA #1	Plaster / Skim Coat	NO / NO
HA #2	Ceiling Texture	NO
HA #3	Drywall Joint Compound	NO
HA #4	Duct Wrap/Heat Shield	YES
HA #5	Stack Cement	NO
HA #6	Wall Mastic	NO
HA #7	Brown 9"x9" Floor Tile / Black Mastic	YES / NO
HA #8	Multi-Layer Flooring (Grey SF/White FT/Red SF) / Mastic	NO / NO / NO / NO
HA #9	Multi-Layer Flooring (Grey FT/Pebble Pattern FT/Tan FT/Blue SF) / Mastic	NO / NO / NO / NO / NO
HA #10	Widow Glaze	NO
HA #11	Exterior Seam Sealant	YES
HA #12	Exterior Vapor Barrier	NO
HA #13	Roofing Shingle	NO

SF = Sheet Flooring FT = Floor Tile

CONCLUSION

The locations, type of asbestos materials and approximate quantities present in the building is listed in the table below.

LOCATION	TYPE OF MATERIAL	QUANTITY	REQUIRED ASBESTOS RESPONSE ACTION
Throughout at Duct Boots/Run and Various Locations in Basement at Cold Air Returns	Duct Wrap/Heat Shield	45 SF	Friable ACM duct wrap/heat shield must be removed prior to the demolition of the structure.
FS 12	9"x9" Floor Tile	65 SF	Category I Non-friable ACM floor tile should be removed prior to the demolition of the structure.
EA 1 Thru EA 4 at Windows, Doors, & Ridge Lines & EA 6 & EA 7 at Door Frames.	Exterior Seam Sealant	4 SF (375 LF)	Category II Non-friable ACM exterior seam sealant must be removed prior to the demolition of the structure.

SF = Square Feet LF = Linear Feet

All asbestos-containing response activities must be conducted in accordance to the requirements of the OSHA Class I & II Asbestos work requirements found in 29 CFR 1926.1101 prior to renovation or demolition activities. It is the opinion of BDS Environmental that the liability of the building owner and renovation/demolition contractor is much lower if the asbestos-containing materials, excluding bituminous roofing, are removed prior to renovation/demolition activities.

The information and opinions rendered in this report are exclusively for use by The Innovant Group and their agents. BDS will not distribute this report without your consent except as required by law or court order. The information and opinions are given in light of a limited assignment and should be implemented in light of that assignment. BDS accepts responsibility for the competent performance of its duties in execution of the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages.

It has been a pleasure to be of service to you. If you have any questions, or require additional information, please contact us at (586) 755-9030.

Thank You,

BDS ENVIRONMENTAL



Brian P. Christie
MI Asbestos Inspector A#38967



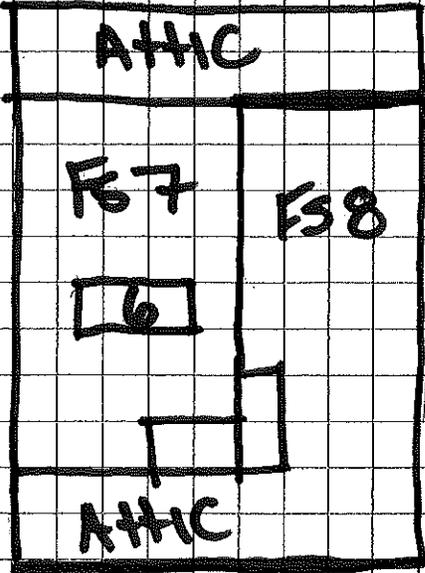
Ron Lawler
Sales Manager

SIMPLE LAYOUT WITH FUNCTIONAL SPACES

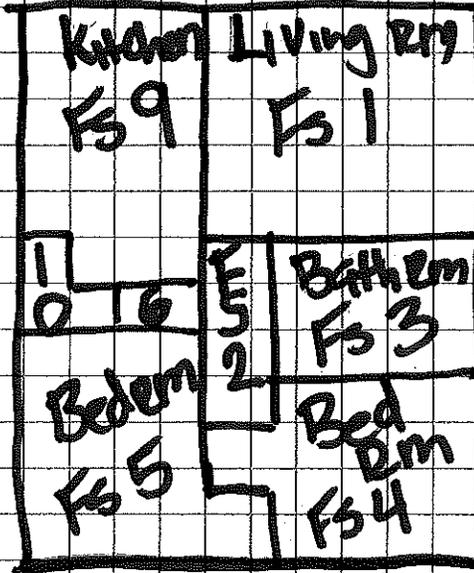
505 E Walton Blvd,

Functional Spaces (FS)

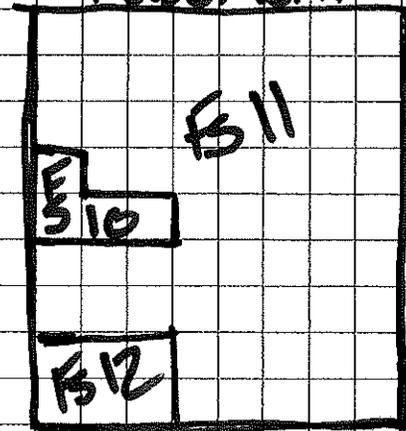
2nd Floor



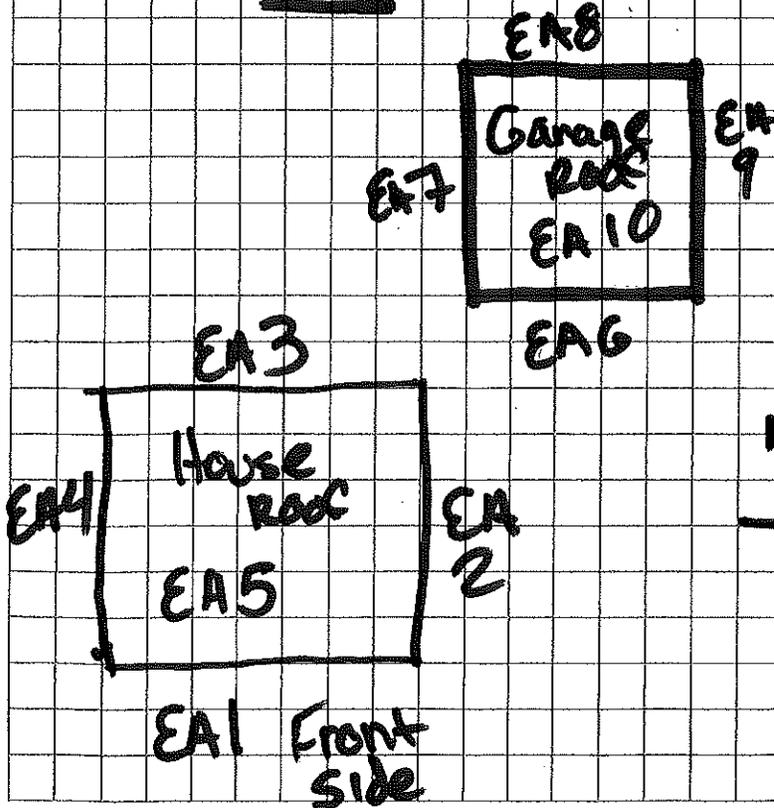
1st Floor



Basement



External Areas (EA)



CERTIFICATE OF LABORATORY ANALYSIS



The Identification Specialists

Analysis Report
prepared for
BDS Environmental

Report Date: 1/26/2023

Project Name: 505 E Walton Ave., Pontiac

Project #: 23-054

SanAir ID#: 23004922



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number
23004922
FINAL REPORT
1/26/2023 10:58:47 AM

Name: BDS Environmental
Address: 24422 Ryan Road
Warren, MI 48091
Phone: 586-755-9030

Project Number: 23-054
P.O. Number: The Innovant Group
Project Name: 505 E Walton Ave., Pontiac
Collected Date: 1/24/2023
Received Date: 1/25/2023 10:45:00 AM

Dear B. Christie,

We at SanAir would like to thank you for the work you recently submitted. The 33 sample(s) were received on Wednesday, January 25, 2023 via UPS. The final report(s) is enclosed for the following sample(s): 1-01, 1-02, 1-03, 1-04, 1-05, 2-01, 2-02, 2-03, 3-01, 3-02, 3-03, 4-04, 4-02, 4-03, 5-01, 5-02, 6-01, 6-02, 7-01, 7-02, 8-01, 8-02, 9-01, 9-02, 10-01, 10-02, 11-01, 11-02, 11-03, 12-01, 12-02, 13-01, 13-02, 10-01, 10-02.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 35 samples in Good condition.



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P.O. Number: The Innovant Group
Project Name: 505 E Walton Ave., Pontiac
Collected Date: 1/24/2023
Received Date: 1/25/2023 10:45:00 AM

Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
1-01 / 23004922-001 Plaster FS 1, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
1-01 / 23004922-001 Plaster FS 1, Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1-01 / 23004922-001 Plaster FS 1, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
1-02 / 23004922-002 Plaster FS 3, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
1-02 / 23004922-002 Plaster FS 3, Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1-02 / 23004922-002 Plaster FS 3, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
1-03 / 23004922-003 Plaster FS 5, Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1-03 / 23004922-003 Plaster FS 5, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
1-04 / 23004922-004 Plaster FS 6, Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1-04 / 23004922-004 Plaster FS 6, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

Date: 1/26/2023



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Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
1-05 / 23004922-005 Plaster FS 10, Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1-05 / 23004922-005 Plaster FS 10, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
2-01 / 23004922-006 Ceiling Texture FS 8	White Non-Fibrous Homogeneous		100% Other	None Detected
2-02 / 23004922-007 Ceiling Texture FS 7	White Non-Fibrous Homogeneous		100% Other	None Detected
2-03 / 23004922-008 Ceiling Texture FS 7	White Non-Fibrous Homogeneous		100% Other	None Detected
3-01 / 23004922-009 Drywall Joint Compound FS 6	White Non-Fibrous Homogeneous		100% Other	None Detected
3-02 / 23004922-010 Drywall Joint Compound FS 7	White Non-Fibrous Homogeneous		100% Other	None Detected
3-03 / 23004922-011 Drywall Joint Compound FS 8	White Non-Fibrous Homogeneous		100% Other	None Detected
4-04 / 23004922-012 Duct Wrap FS 5	White Fibrous Homogeneous	25% Cellulose	25% Other	50% Chrysotile
4-02 / 23004922-013 Duct Wrap FS 8				Not Analyzed

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

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Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
4-03 / 23004922-014 Duct Wrap FS 11				Not Analyzed
5-01 / 23004922-015 Stack Cement FS 11	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
5-02 / 23004922-016 Stack Cement FS 11	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
6-01 / 23004922-017 Wall Mastic FS 3	Tan Non-Fibrous Homogeneous		100% Other	None Detected
6-02 / 23004922-018 Wall Mastic FS 3	Tan Non-Fibrous Homogeneous		100% Other	None Detected
7-01 / 23004922-019 9"x9" Floor Tile FS 12, Floor Tile	Brown Non-Fibrous Homogeneous		94% Other	6% Chrysotile
7-01 / 23004922-019 9"x9" Floor Tile FS 12, Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected
7-02 / 23004922-020 9"x9" Floor Tile FS 12, Floor Tile				Not Analyzed
7-02 / 23004922-020 9"x9" Floor Tile FS 12, Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected
8-01 / 23004922-021 Multi-Layer Flooring FS 9, Sheet Flooring	Grey Non-Fibrous Heterogeneous	15% Cellulose	85% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

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Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
8-01 / 23004922-021 Multi-Layer Flooring FS 9, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
8-01 / 23004922-021 Multi-Layer Flooring FS 9, Vinyl Flooring	White Non-Fibrous Homogeneous		100% Other	None Detected
8-01 / 23004922-021 Multi-Layer Flooring FS 9, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
8-01 / 23004922-021 Multi-Layer Flooring FS 9, Sheet Flooring	Red Non-Fibrous Heterogeneous	30% Cellulose	70% Other	None Detected
8-02 / 23004922-022 Multi-Layer Flooring FS 10, Sheet Flooring	Grey Non-Fibrous Heterogeneous	15% Cellulose	85% Other	None Detected
8-02 / 23004922-022 Multi-Layer Flooring FS 10, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
8-02 / 23004922-022 Multi-Layer Flooring FS 10, Vinyl Flooring	White Non-Fibrous Homogeneous		100% Other	None Detected
8-02 / 23004922-022 Multi-Layer Flooring FS 10, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
8-02 / 23004922-022 Multi-Layer Flooring FS 10, Sheet Flooring	Tan Non-Fibrous Heterogeneous	30% Cellulose	70% Other	None Detected
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Vinyl Flooring	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

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Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Floor Tile	Black Non-Fibrous Homogeneous		100% Other	None Detected
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Vinyl Flooring	Various Non-Fibrous Homogeneous		100% Other	None Detected
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Vinyl Flooring	Tan Non-Fibrous Homogeneous		100% Other	None Detected
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
9-01 / 23004922-023 Multi-Layer Flooring FS 3, Sheet Flooring	Blue Non-Fibrous Heterogeneous	25% Cellulose	75% Other	None Detected
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Vinyl Flooring	Grey Non-Fibrous Homogeneous		100% Other	None Detected
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Floor Tile	Black Non-Fibrous Homogeneous		100% Other	None Detected
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Vinyl Flooring	Various Non-Fibrous Homogeneous		100% Other	None Detected
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Vinyl Flooring	Tan Non-Fibrous Homogeneous		100% Other	None Detected
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

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Analyst: Moore, Brandi

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
9-02 / 23004922-024 Multi-Layer Flooring FS 3, Sheet Flooring	Blue Non-Fibrous Heterogeneous	25% Cellulose	75% Other	None Detected
10-01 / 23004922-025 Window Glaze FS 5	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
10-02 / 23004922-026 Window Glaze FS 7	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
11-01 / 23004922-027 Exterior Seam Sealant EA 1	Grey Non-Fibrous Homogeneous		92% Other	8% Chrysotile
11-02 / 23004922-028 Exterior Seam Sealant EA 2				Not Analyzed
11-03 / 23004922-029 Exterior Seam Sealant EA 7				Not Analyzed
12-01 / 23004922-030 Exterior Vapor Barrier EA 2	Various Fibrous Heterogeneous	85% Cellulose	15% Other	None Detected
12-02 / 23004922-031 Exterior Vapor Barrier EA 7	Grey Fibrous Homogeneous	95% Cellulose	5% Other	None Detected
13-01 / 23004922-032 Roofing Shingle EA 5	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
13-02 / 23004922-033 Roofing Shingle EA 10	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected

Analyst: *Brandi Moore*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 1/26/2023

Date: 1/26/2023



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Collected Date: 1/24/2023
Received Date: 1/25/2023 10:45:00 AM

Analyst: Moore, Brandi

Asbestos Bulk EPA PLM 400 Point Count

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
10-01 / 23004922-034 Window Glaze FS 5	White Non-Fibrous Homogeneous		100% Other	< 0.25% Chrysotile
10-02 / 23004922-035 Window Glaze FS 7	White Non-Fibrous Homogeneous		100% Other	< 0.25% Chrysotile

Analyst: *Brandi Moore*

Approved Signatory: *Jonathan Wilson*

Analysis Date: 1/26/2023

Date: 1/26/2023

Disclaimer and Additional Information

400 Point Count Method EPA 600/R-93/116

EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure, additions, exclusions, method deviations and information provided to the laboratory by the client. When client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, purchase order number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start - stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agency. Samples are held for a period of 60 days.

Asbestos Certifications

NVLAP Lab Code 200870-0

City of Philadelphia Department of Public Health Certificate Number: ALL-460

PA Department of Environmental Protection Number: 68-05397

California ELAP Certificate Number: 2915

Colorado Department of Public Health & Environment Registration Number: AL-23143

Connecticut Department of Public Health Registration Number: PH-0105

Massachusetts Department of Labor Standards License Number: AA000222

State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084

New York Department of Health Lab ID No: 11983

State of Rhode Island Department of Health Certification Number: PCM00126, PLM00126, TEM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia Department of Professional & Occupational Regulation Number 3333000323

The State of Washington Department of Ecology Laboratory ID: C989

State of West Virginia Bureau for Public Health Asbestos Laboratory Number: LT000616

Vermont Department of Health License Number: AL166318

State of Louisiana Department of Environmental Quality, AI Number: 212253, Certificate Number: 05088

Revision Date: 9/13/2022

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be certified by every local, state, and federal regulatory agencies.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Certifications

NVLAP lab code 200870-0

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075, LA-0084

New York ELAP lab ID: 11983

Rhode Island License Number: PCM00126, PLM00126, TEM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

West Virginia License Number: LT000616

Vermont License: AL166318

Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
 Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 23004922

Company: BDS Environmental	Project #: 23-054	Collected by: B. Christie
Address: 24422 Ryan Rd.	Project Name: 505 E Walton Ave., Pontiac	Phone #: 586-755-9030
City, St., Zip: Warren, MI 48901	Date Collected: 1/24/2023	Fax #: 586-755-9060
State of Collection: MI Account#: 2451	P.O. Number: The Innovant Group	Email: estimating@bdsenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input checked="" type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix Other		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			<input type="checkbox"/>
				Positive Stop	<input type="checkbox"/>			<input type="checkbox"/>

** Available on 24-hr. to 5-day TAT

Water				
ABHE	EPA 100.2	<input type="checkbox"/>		

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input checked="" type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
	See Attached				

Relinquished by	Date	Time	Received by	Date	Time
Brian Christie	1/24/2023		12m	1/25/23	10:45 am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



January 31, 2023

Todd Ewers
The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

RE: Asbestos Abatement Proposal
Vacant Residence: 1457 E. Joslyn Ave., Pontiac, Michigan 48340
BDS Proposal No. 23-055.A

Dear Mr. Ewers:

We are pleased to submit a proposal for the performance of asbestos response actions from the above referenced project. The bid consists of the following general items:

- Supervision & Labor
- Material & Equipment
- Occurrence Abatement and G/ L Insurance (\$1,000,000)
- 3rd Party Air Clearances

Specific Scope: BDS Environmental will perform the following asbestos abatement activities at the site:

1. Removal and disposal of approximately 155 square feet asbestos-containing multi-layer floor tile from kitchen.
2. Removal and disposal of approximately 5 square feet asbestos-containing 12"x12" floor tile from stairwell landing.
3. Removal and disposal of approximately 1,725 square feet asbestos-containing transite siding behind vinyl siding throughout exterior and FS 4, FS 5, FS 10 & FS 11 behind walls.
4. All removal will be performed in accordance to OSHA Class II asbestos removal requirements as found in 29 CFR 1926.1101.
5. Provide asbestos abatement documentation after asbestos response activities have been completed.

Base Bid: Six Thousand Ibe Hundred Fifty Dollars (\$6,150.00)

Note: It appears that multiple back additions were added ontop of the transite siding and therefore it is likely transite siding will remain between the addition wall studs and the wall it was attached when removal is complete. BDS recommends having us return during the demolition of the back additions to clean up/remove any transite that may be left.

Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL



Brian Christie
Estimator

Please let us know if you are accepting our proposal (BDS No.23-055.A) by signing below where indicated and returning this page back to our office. Invoice is due upon completion of project.

This proposal is accepted by:

Todd Ewers
Name (Please Print)

2/14/23
Date

Todd Ewers
Signature

\$ 6,150.⁰⁰
Amount





January 31, 2023

Todd Ewers
The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

RE: Asbestos Abatement Proposal
Vacant Residence: 505 E. Walton Blvd., Pontiac, Michigan 48340
BDS Proposal No. 23-054.A

Dear Mr. Ewers:

We are pleased to submit a proposal for the performance of asbestos response actions from the above referenced project. The bid consists of the following general items:

- Supervision & Labor
- Material & Equipment
- Occurrence Abatement and G/ L Insurance (\$1,000,000)
- 10-Day State Notification
- 3rd Party Air Clearances

Specific Scope: BDS Environmental will perform the following asbestos abatement activities at the site:

1. Removal and disposal of approximately 375 linear feet asbestos-containing exterior seam sealant from the house windows, doors, & ridge lines and the doors of the garage.
2. Removal and disposal of approximately 45 square feet asbestos-containing duct wrap throughout house.
3. Removal and disposal of approximately 65 square feet asbestos-containing 9"x9" floor tile from FS 12.
4. All removal will be performed in accordance to OSHA Class I & II asbestos removal requirements as found in 29 CFR 1926.1101.
5. Provide asbestos abatement documentation after asbestos response activities have been completed.

Base Bid: Three Thousand Three Hundred Dollars (\$3,300.00)

Note: Please note that we may have to cut down the bushes along the left side of the house in order to remove exterior seam sealant.



Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL



Brian Christie
Estimator

Please let us know if you are accepting our proposal (BDS No.23-054.A) by signing below where indicated and returning this page back to our office. Invoice is due upon completion of project.

This proposal is accepted by:

Todd Ewers
Name (Please Print)

2/14/23
Date

Todd Ewers
Signature

\$ 3,300.⁰⁰
Amount





www.bdsenvironmental.com

24422 Ryan Road
Warren, Michigan
48091

Tel: (586) 755-9030
Fax: (586) 755-9068

March 8, 2023

Todd Ewers
The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

RE: Completion of Asbestos Response Actions
Vacant Residence, 1457 E. Joslyn Ave, Pontiac, Michigan 48340
BDS Proposal No. 23-055.A

Dear Mr. Ewers,

BDS Environmental has completed the following asbestos abatement response actions at the above referenced project on March 3, 2023

1. Removed and disposed of 155 square feet asbestos-containing multi-layer floor tile from kitchen.
2. Removed and disposed of 5 square feet asbestos-containing 12"x12" floor tile from stairwell landing.
3. Removed and disposed of 1,725 square feet asbestos-containing transite siding behind vinyl siding throughout exterior and FS 4, FS 5, FS 10 & FS 11 behind walls.
4. All asbestos removal was performed in accordance with OSHA Class II asbestos removal requirements as found in 29 CFR 1926.1101.

The visual inspection and air results indicated that the asbestos response actions have been successfully completed. It is safe to reoccupy the work area.

It has been a pleasure to be of service to you. Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL

A handwritten signature in blue ink that reads 'Ron Lawler'.

Ron Lawler
Sales Manager

BUILDING DECOMMISSION SERVICES, LLC



28054 Center Oaks Court, Suite B • Wixom, Michigan 48393 • Voice: 248.926.3800 • Fax: 248.926.3838
105 Bradford Road, Suite 320 • Wexford, PA 15090 • Voice: 412.463.6576

Environmental Services, Inc.

March 3, 2023

Mr. Kenneth J. Lawler
General Manager
BDS Environmental
24422 Ryan Road
Warren, MI 48091

**RE: ASBESTOS CLEARANCE AIR MONITORING DOCUMENTATION
505 E. WALTON BOULEVARD - JOB# 23-054.A
PONTIAC, MICHIGAN
PERFORMANCE PROJECT# 2310232**

Dear Mr. Lawler:

In accordance with your request, Performance Environmental Services, Inc. (*Performance*) provided clearance air monitoring services after removal of asbestos-containing thermal system insulation and flooring materials throughout the residence located at 505 E. Walton Boulevard in Pontiac, Michigan. Clearance air monitoring activities were performed on March 1, 2023.

As part of our air monitoring services, *Performance* collected clearance samples after the removal activities. The samples were analyzed using Phase Contrast Microscopy (PCM) and the results indicated clearance airborne fiber concentrations were at or below the Michigan Department of Labor and Economic Opportunity (LEO) clearance criteria of 0.05 fibers per cubic centimeter (f/cc) as well as the EPA recommended guideline of 0.01 f/cc for general occupancy (or below detection).

Attached, please find the PCM laboratory report and Air Monitoring Clearance Statement. If there are any questions or comments concerning this report, please feel free to contact us.

Sincerely,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

Jeffrey S. Gross
Senior Project Manager

JSG/DAW:hr

Attachments

Dennis A. Wood
Senior Project Manager



28054 Center Oaks Court, Suite B • Wixom, Michigan 48393 • Voice: 248.926.3800 • Fax: 248.926.3838
105 Bradford Road, Suite 320 • Wexford, PA 15090 • Voice: 412.463.6576

Environmental Services, Inc.

THIS AREA HAS BEEN CLEARED FOR REOCCUPANCY

AIR MONITORING CLEARANCE STATEMENT

Project Number:	2310232
Project Name:	505 E. Walton Boulevard
City, State:	Pontiac, MI
Date of Air Monitoring:	03/01/2023
Client Name (Job #):	BDS Environmental (23-054.A)
Abatement Contractor Name:	BDS Environmental
Location Within Facility:	Throughout
Type of Material Removed:	Duct insulation and floor tile
Performance Personnel:	Jason Skelton
Notes:	

AIR TESTING:

As part of the asbestos removal at the above referenced location, *Performance* conducted clearance (or area/clearance) air sampling. Samples were collected for analysis using Phase Contrast Microscopy (PCM), NIOSH Method 7400. The results of the clearance (or area/clearance) air samples indicated:

- airborne fiber concentrations were at or below the EPA recommended clearance criteria of 0.01 fibers/cc for negative pressure enclosures.
- airborne fiber concentrations were below the Michigan Department of Labor and Economic Opportunity (LEO) required clearance criteria of 0.05 fibers/cc for negative pressure enclosures.

VISUAL EXTENT OF WORK:

The contractor removed the asbestos-containing materials listed above at the above referenced location. The surfaces where removal occurred were cleaned upon completion of the abatement activities.

QUALIFICATIONS:

The scope of work for this project included removal of only the asbestos-containing materials listed above in the specific location identified. *Performance* did not monitor any abatement activities or work practices and our air sampling was conducted after the removal activities were completed. The project may not have included the removal of all asbestos-containing materials within the renovation area and there may be asbestos-containing materials in inaccessible areas within the remediated area. If renovation, demolition, or maintenance activities have the potential to disturb any remaining asbestos-containing materials, then *Performance* recommends that these materials be removed prior to such activities. Federal, state, and local laws regulate removal, transportation and disposal of asbestos-containing materials.

Chris Nickel

From: Brian Christie <estimating@bdsenvironmental.com>
Sent: Friday, December 1, 2023 11:16 AM
To: Chris Nickel
Cc: Ron Lawler
Subject: 505 E. Walton Blvd., Pontiac Asbestos Notification
Attachments: 23-054.A Notification 3.1.23.pdf

Chris,

I have attached a copy of the asbestos notification for the mentioned project above.

In regards to 1457 E. Joslyn Ave., Pontiac, there was no notification required for the asbestos abatement for this project.

Thanks
Brian Christie
Estimator



We Have Moved

24422 Ryan Road
Warren, Michigan 48091

Office: (586) 755-9030
Fax: (586) 755-9068
Mobile: (586) 519-2409



www.bdsenvironmental.com

24422 Ryan Road
Warren, Michigan
48091

Tel: (586) 755-9030
Fax: (586) 755-9068

March 3, 2023

Todd Ewers
The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

RE: Completion of Asbestos Response Actions
Vacant Residence, 505 E. Walton Blvd, Pontiac, Michigan 48340
BDS Project No. 23-054.A

Dear Mr. Ewers,

BDS Environmental has completed the following asbestos abatement response actions at the above referenced project on March 1, 2023

1. Removed and disposed of 375 linear feet asbestos-containing exterior seam sealant from the house windows, doors, & ridge lines and the doors of the garage.
2. Removed and disposed of 45 square feet asbestos-containing duct wrap throughout house.
3. Removed and disposed of 65 square feet asbestos-containing 9"x9" floor tile from FS 12.
4. All asbestos removal was performed in accordance with OSHA Class I and II asbestos removal requirements as found in 29 CFR 1926.1101.

The visual inspection and air results indicated that the asbestos response actions have been successfully completed. It is safe to reoccupy the work area.

It has been a pleasure to be of service to you. Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL

A handwritten signature in blue ink that reads 'Ron Lawler'.

Ron Lawler
Sales Manager

BUILDING DECOMMISSION SERVICES, LLC





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105 Bradford Road, Suite 320 • Wexford, PA 15090 • Voice: 412.463.6576

Environmental Services, Inc.

March 7, 2023

Mr. Kenneth J. Lawler
General Manager
BDS Environmental
24422 Ryan Road
Warren, MI 48091

**RE: ASBESTOS CLEARANCE AIR MONITORING DOCUMENTATION
1457 E. JOSLYN AVENUE - JOB# 23-055.A
PONTIAC, MICHIGAN
PERFORMANCE PROJECT# 2310234**

Dear Mr. Lawler:

In accordance with your request, Performance Environmental Services, Inc. (*Performance*) provided clearance air monitoring services after removal of asbestos-containing flooring materials from the kitchen and basement stairs of the residence located at 1457 E. Joslyn Avenue in Pontiac, Michigan. Clearance air monitoring activities were performed on March 3, 2023.

As part of our air monitoring services, *Performance* collected a clearance sample after the removal activities. The sample was analyzed using Phase Contrast Microscopy (PCM) and the result indicated clearance airborne fiber concentrations were at or below the Michigan Department of Labor and Economic Opportunity (LEO) clearance criteria of 0.05 fibers per cubic centimeter (f/cc) as well as the EPA recommended guideline of 0.01 f/cc for general occupancy (or below detection).

Attached, please find the PCM laboratory report and Air Monitoring Clearance Statement. If there are any questions or comments concerning this report, please feel free to contact us.

Sincerely,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

A handwritten signature in black ink that reads "Jeffrey S. Gross".

Jeffrey S. Gross
Senior Project Manager

JSG/DAW:hr

Attachments

A handwritten signature in black ink that reads "Dennis A. Wood".

Dennis A. Wood
Senior Project Manager



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105 Bradford Road, Suite 320 • Wexford, PA 15090 • Voice: 412.463.6576

Environmental Services, Inc.

THIS AREA HAS BEEN CLEARED FOR REOCCUPANCY

AIR MONITORING CLEARANCE STATEMENT

Project Number:	2310234
Project Name:	1457 E. Joslyn Avenue
City, State:	Pontiac, MI
Date of Air Monitoring:	03/03/2023
Client Name (Job #):	BDS Environmental (23-055.A)
Abatement Contractor Name:	BDS Environmental
Location Within Facility:	Kitchen and basement stairs
Type of Material Removed:	Flooring
Performance Personnel:	Jason Skelton
Notes:	

AIR TESTING:

As part of the asbestos removal at the above referenced location, *Performance* conducted clearance (or area/clearance) air sampling. Samples were collected for analysis using Phase Contrast Microscopy (PCM), NIOSH Method 7400. The results of the clearance (or area/clearance) air samples indicated:

- airborne fiber concentrations were at or below the EPA recommended clearance criteria of 0.01 fibers/cc for negative pressure enclosures.
- airborne fiber concentrations were below the Michigan Department of Labor and Economic Opportunity (LEO) required clearance criteria of 0.05 fibers/cc for negative pressure enclosures.

VISUAL EXTENT OF WORK:

The contractor removed the asbestos-containing materials listed above at the above referenced location. The surfaces where removal occurred were cleaned upon completion of the abatement activities.

QUALIFICATIONS:

The scope of work for this project included removal of only the asbestos-containing materials listed above in the specific location identified. *Performance* did not monitor any abatement activities or work practices and our air sampling was conducted after the removal activities were completed. The project may not have included the removal of all asbestos-containing materials within the renovation area and there may be asbestos-containing materials in inaccessible areas within the remediated area. If renovation, demolition, or maintenance activities have the potential to disturb any remaining asbestos-containing materials, then *Performance* recommends that these materials be removed prior to such activities. Federal, state, and local laws regulate removal, transportation and disposal of asbestos-containing materials.

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH (continued)

11. PROJECT DESCRIPTION: Complete A) for Renovation (asbestos removal/encapsulation) or B) for Demolition:			
A) RENOVATION: Mark all surfaces/types of RACM to be removed:		Encapsulation (for LARA): Mark surfaces/types to be encapsulated:	
<input type="checkbox"/> Piping	<input type="checkbox"/> Fittings	<input type="checkbox"/> Boiler(s)	<input type="checkbox"/> Tanks(s)
<input type="checkbox"/> Beam(s)	<input checked="" type="checkbox"/> Duct(s)	<input type="checkbox"/> Tunnel(s)	<input type="checkbox"/> Ceiling Tile(s)
<input type="checkbox"/> Mag Block		<input type="checkbox"/> Other (describe):	
Method of removal: Describe how the asbestos will be removed:			
<input type="checkbox"/> Glove Bag	<input checked="" type="checkbox"/> Neg. Pressure Cont.	<input type="checkbox"/> Cut into sections and remove	<input type="checkbox"/> Hand Scraping
<input type="checkbox"/> Dry Removal (please provide attachment with a description and explanation)		<input type="checkbox"/> Other (describe):	
B) DEMOLITION: Indicate if complete or partial demolition:			
<input type="checkbox"/> Complete or <input type="checkbox"/> Partial (describe part of facility to be demolished):			
Method of Demolition: Describe the method of demolition of facility, bridge, etc.:			
<input type="checkbox"/> Excavator or other heavy equipment	<input type="checkbox"/> Disassembly by hand	<input type="checkbox"/> Explosives	<input type="checkbox"/> Other (describe):
12. ENGINEERING CONTROLS: Describe work practices and engineering controls used to prevent visible emissions before, during, and after removal, and until proper disposal:			
<input checked="" type="checkbox"/> Water spray to control dust	<input checked="" type="checkbox"/> Place in leak tight containers	<input checked="" type="checkbox"/> Adequately wet material	<input type="checkbox"/> Other (describe):
13. UNEXPECTED ASBESTOS: Describe the steps you intend to follow in the event that unexpected RACM is found or previously non-friable asbestos becomes friable (crumbled, pulverized, reduced to powder, etc.) and therefore regulated:			
<input checked="" type="checkbox"/> Stop Work	<input checked="" type="checkbox"/> Wet material	<input checked="" type="checkbox"/> Contact DEQ and abatement contractor	<input checked="" type="checkbox"/> Revise notification
<input type="checkbox"/> Other (describe):			
14. PROCEDURE(S) USED TO DETECT THE PRESENCE OF ASBESTOS:			
A) Indicate how you determined whether or not asbestos is in the facility. If analytical sampling was used, describe method of analysis. (The determination of the presence or absence of asbestos must be made prior to submitting a renovation/demolition notification):			
<input checked="" type="checkbox"/> All suspect materials sampled and analyzed using Polarized Light Microscopy (PLM)		<input type="checkbox"/> Other (describe):	
B) Name, address, and phone number of company performing asbestos survey: BDS Environmental, 586-755-9030, 24422 Ryan Rd, Warren, MI, 48091			
C) Name, accreditation number of inspector, and date of inspection: Brian Christie, 38967, 01/24/2023			
15. EMERGENCY RENOVATIONS: Date/time of emergency: _____ Describe the sudden, unexpected event: _____ Explain how the event caused unsafe conditions, and/or would cause equipment damage and/or an unreasonable financial burden: _____			
16. I certify that an individual trained in the provisions of 40 CFR Part 61, Subpart M, will be on-site during the renovation and during demolition involving RACM above the threshold and/or during an ordered demolition. Evidence that this person has completed the required training will be available for inspection at the renovation or demolition site.			
Kenneth Lawler		02/16/2023	
_____ Signature of Owner or Abatement/Demolition Contractor		_____ Date	
17. Signature Requirements for Projects with Negative Pressure Enclosures: (required by LARA) Per Section 221(1)(2) of P.A. 135 of 1986, as amended, clearance air monitoring is required for any asbestos abatement project involving 10 linear feet/15 square feet or more of friable material which is performed within a negative pressure enclosure. I (the building owner or lessee) have been advised by the contractor of my responsibility under Act 135 to have clearance air monitoring performed on this project.			
Kenneth Lawler		02/16/2023	
_____ Signature of Building Owner or Lessee		_____ Signature of Asbestos Abatement Contractor Representative	
Date		Date	
NOTE: <u>It is not mandatory that a signed copy be sent to LARA unless requested.</u> For affected projects, this section of the notification form must be completed, signed, and made part of your records before the project begins.			
18. I certify that the above information is correct:			
Kenneth Lawler (MaShell Keyes)		Kenneth Lawler (MaShell Keyes)	
02/16/2023		02/16/2023	
_____ Printed Name of Owner/Operator		_____ Signature of Owner/Operator	
Date		Date	



www.bdsenvironmental.com

24422 Ryan Road
Warren, Michigan
48091

Tel: (586) 755-9030
Fax: (586) 755-9068

December 4, 2023

Todd Ewers
The Innovant Group
7792 Boardwalk Road
Brighton, Michigan 48116

RE: Vacant Residence, 505 E. Walton Blvd, Pontiac, Michigan 48340
BDS Project No. 23-054.A

Dear Mr. Ewers,

BDS Environmental performed asbestos abatement response actions at the above referenced project on March 1, 2023, which generated approximately one cubic yard of waste. The asbestos waste was thoroughly wetted then placed in double bagged asbestos waste disposal bags with a generator label affixed to each bag. Each bag was sealed shut and "goose necked" with duct tape. The asbestos waste was then transported to 640 W. Huron Street, Pontiac, Michigan and placed in our enclosed asbestos waste dumpster on March 1, 2023. BDS was also performing asbestos abatement activities at the Webster Community Center at that address. The dumpster containing the asbestos waste associated with 505 E. Walton and 640 W. Huron was picked up on March 8, 2023, and transported to Arbor Hills Landfill, 10690 W. 6 Mile Road, Northville, Michigan. The waste manifest associated with all asbestos waste present in that dumpster is document number 16515 and is attached for your review.

Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,
BDS ENVIRONMENTAL

A handwritten signature in black ink that reads 'Kenneth J. Lawler'.

Kenneth J. Lawler
General Manager

BUILDING DECOMMISSION SERVICES, LLC



ASBESTOS & SPECIAL WASTE MANIFEST

1. Generator ID Number

22-821

2. Page 1 of

3. Emergency Response Phone

586.755.9030

4. Waste Tracking Number

ASW 16515

5. Generator's Name and Mailing Address

Mican Community
32 Newberry St
Pontiac MI 48341

Generator's Site Address (if different than mailing address)

Webster Community Center
640 W. Huron St
Pontiac MI 48341

Generator's Phone:

6. Transporter 1 Company Name

Metro Waste - Runco
PO Box 37379
Oak Park, MI 48237

U.S. EPA ID Number

248.336.2333

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Arbor Hills Landfill, Inc.
10690 W. 6 Mile Road
Northville, MI 48168
248-412-0691

U.S. EPA ID Number

MIK114185416

Facility's Phone:

9. Waste Shipping Name and Description

1. RQ, NA2212, Asbestos, 9, PGIII, ERG 171

10. Containers

No. Type

11. Total Quantity

12. Unit Wt./Vol.

DA

40

40²

13. Special Handling Instructions and Additional Information

AH5266-Asbestos Friable Non Friable
MI EGLE-NESHAP Asbestos Program
PO BOX 30260
Lansing MI 48909

Operator: BDS Environmental
2422 Ryan Rd
Warren, MI 48091
586.755.9030

ASBESTOS COORDINATES
Easting:
Northing:
Elevation:

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

Phillip Bryant for Gen

Phillip Bryant

03 08 23

15. International Shipments

Import to U.S.

Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

Ricky Wright

Ricky Wright

3 8 23

Transporter 2 Printed/typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

Quantity

Type

Residue

Partial Rejection

Full Rejection

Manifest Reference Number:

U.S. EPA ID Number

17b. Alternate Facility (or Generator)

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

Signature

Month Day Year

WICKMAN

[Signature]

03 08 23

RETURN TO OPERATOR

GENERATOR

INTL

TRANSPORTER

DESIGNATED FACILITY

Eisinger, Diane (EGLE)

From: Howe, Jeremy (EGLE)
Sent: Tuesday, December 5, 2023 3:49 PM
To: Eisinger, Diane (EGLE)
Subject: FW: Violation Notice U632306869 and U632306870
Attachments: BDS NESHAP 23-055 1457 E. Joslyn Ave., Pontiac.pdf; BDS NESHAP 23-054 505 E Walton Blvd.,, Pontiac, MI.pdf; Signed Abatement Proposals.pdf; 1457 E Joslyn Abatement Completion.pdf; 505 e Walton Abatement Completion.pdf

Jeremy Howe
Supervisor
Air Quality Division / Technical Programs Unit
Michigan Department of Environment, Great Lakes, and Energy
231-878-6687 | howej1@michigan.gov
Follow Us | [Michigan.gov/EGLE](https://www.michigan.gov/EGLE)

Coming Soon!



MiEnviro Portal

From: Chris Nickel <chris.nickel@theinnovantgroup.com>
Sent: Tuesday, December 5, 2023 3:07 PM
To: Bell, Tammy (EGLE) <BellT4@michigan.gov>; Howe, Jeremy (EGLE) <HoweJ1@michigan.gov>
Cc: Wolf, Jason (EGLE) <WOLFJ2@michigan.gov>; douglasamber13@gmail.com; Keith Anderson <keith.anderson@theinnovantgroup.com>
Subject: Violation Notice U632306869 and U632306870

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Good Afternoon,

I am in receipt of a violation notice for the demolition of homes located at 1457 E. Joslyn and 505 E. Walton in Pontiac dated 11/20/23. All environmental investigation and work was completed by BDS Environmental and their 3rd party air quality contractor. Attached please find documentation from BDS related to each homes in question. Included attachments are: initial inspection report for the properties, the signed abatement quotes, the completion letters, air monitoring clearance statements, notification, and waste manifest. If I missed something or you should need any further information on the project, please contact me at your earliest convenience.

Sincerely,

Chris Nickel



The Innovant Group
7792 Boardwalk Rd.

Brighton, MI 48116

Email: Chris.Nickel@TheInnovantGroup.com

Cell: 847.561.4168