



January 5, 2023

Sean Johnson
True Homes USA
2649 Brekonridge Centre Drive – Suite 104
Monroe, NC 28110

Subject: Asbestos Survey Report
504 & 640 St Matthews Road
Erwin, NC
PEI Job #: PE230101

Dear Mr. Johnson:

Pearce Environmental, Inc. is pleased to present this report for the limited survey to identify Asbestos-Containing Materials (ACM) at the referenced property. This report contains project information, survey procedures and survey results. The survey was performed on January 3, 2023 by Pearce Environmental's Inspector Josh Pearce (North Carolina Asbestos Inspector No. 12361).

ASBESTOS SURVEY PROCEDURES

We understand that the structures are to be demolished. Both friable and non-friable suspect ACM were considered during the course of the survey. Friable materials are those materials which can be pulverized or reduced to powder by hand pressure. A sampling strategy was determined and bulk samples of suspect ACM were obtained. Suspect ACM's were grouped based on material homogeneity. A homogeneous area is an area which contains materials that seem by texture, color and wear to be uniform and applied during the same general time period. The two Grain Bins and Old Barn at 504 St. Matthews were observed as containing no suspect materials.

To determine the presence or absence of asbestos content in the suspect materials, samples were collected and transported to Eurofins CEI located in Cary, North Carolina under chain-of-custody documentation for laboratory analysis. The collected samples were placed into individual sample containers, sealed and a unique identification number was assigned to the sample container at the time of collection.

ANALYSIS PROCEDURES AND RESULTS

The collected asbestos samples were analyzed using Polarized Light Microscopy (PLM) in conjunction with dispersion staining techniques using EPA Method 600/M4-82-020 per 40 CFR 763. The bulk laboratory analysis provided the asbestos content (positive or negative), percentage of asbestos, asbestos type and identification of other non-asbestos fibers. A material is considered to be Asbestos-Containing if greater than 1% asbestos is found in the material. Results are presented in the table below as well as the attached "**Laboratory Analysis Report**".

ASBESTOS SURVEY RESULTS

SAMPLE ID NO.	MATERIAL DESCRIPTION	SAMPLE LOCATION	TYPE AND PERCENTAGE OF ASBESTOS
504 St. Matthews Road			
504-1 504-2	12"x 12" White Floor Tile with Black Mastic	Bathroom	Floor Tile – None Detected Mastic – None Detected
504-3 504-4 504-5	Ceiling Texture	Kitchen Living Room Dining Room	2% Chrysotile
504-6 504-7	Drywall with Joint Compound	Kitchen Living Room	None Detected
504-8 504-9	Shingle	House Garage	None Detected
640 St. Matthews Road			
640-1 640-2	1'x 1' Ceiling Tile	Living Room Front Bedroom	None Detected
640-3 640-4	Yellow Vinyl Sheet Flooring	Kitchen (Top Layer) Bathroom (Top Layer)	None Detected
640-5 640-6	Brown Vinyl Sheet Flooring	Kitchen (Bottom Layer) Bathroom (Bottom Layer)	20% Chrysotile
640-7 640-8	Orange Vinyl Sheet Flooring	Bathroom (Middle Layer)	20% Chrysotile
640-9 640-10 640-11	Ceiling Texture (On Drywall)	Living Room Front Bedroom Rear Bedroom	2% Chrysotile
640-12 640-13 640-14	Ceiling Texture (On Wood)	Kitchen Kitchen Bathroom	2% Chrysotile
640-15 640-16	Drywall with Joint Compound	Living Room Front Bedroom	None Detected
640-17 640-18	Window Caulk	Front Rear	None Detected
640-19 640-20	Window Glazing	Front Rear	None Detected
640-21 640-22	Shingle	House Garage	None Detected
640-23 640-24	Drywall with Joint Compound	Detached Garage	None Detected

Based on laboratory analysis, the following materials were found to be Asbestos-Containing:

504 St. Matthews Road

- Ceiling Texture – Kitchen, Living Room, Dining Room – Approx. 850 SqFt

640 St. Matthews Road

- Brown Vinyl Flooring – Kitchen, Bathroom - Approx. 200 SqFt
- Orange Vinyl Flooring – Bathroom – Approx. 45 SqFt
- Ceiling Texture – Throughout Main Living Area – Approx. 1,200 SqFt

QUALIFICATIONS

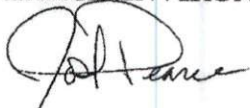
The National Emissions Standard for Hazardous Air Pollutants (NESHAP) requires the removal of asbestos-containing materials prior to renovation or demolition activities, which would disturb them. Pearce Environmental recommends that asbestos removal be performed by a qualified asbestos abatement contractor, using North Carolina accredited personnel, in accordance with applicable federal, state, and local regulations governing the removal of asbestos-containing materials.

This report summarizes Pearce Environmental's evaluation of the conditions observed at the subject property during the course of the survey. Our findings are based upon our observations at the property and analyses of the samples obtained at the time of this survey. Additional asbestos-containing materials may exist (undetected) in other portions of the structure due to inaccessibility or due to an undetectable change in materials or in areas not included in the scope of this survey. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

Pearce Environmental appreciates the opportunity to have provided these services. We would be glad to discuss any of the results contained in this report, at your convenience. If there are any questions concerning this report or results, please contact us.

Sincerely,

PEARCE ENVIRONMENTAL, INC.



Josh Pearce
President

Attachments: Laboratory Analysis Reports