

March 7, 2023

City of Fairbury
612 D Street
Fairbury, NE 68352



RE: Fairbury Asbestos Inspection Report
Property of Michael Soalfeld
121 W 3rd Street
Fairbury, NE 68352
40.134250° N, 97.186489° W

To Whom It May Concern:

Scope of Work-NESHAP inspection: The above referenced asset was inspected for asbestos containing materials (ACM). The survey criteria included an inspection to identify visible suspect asbestos containing applications and sampling to identify asbestos containing materials. Non-destructive sampling was performed to access areas that were not readily accessible. However, materials that were not visible during the inspection because of their location (i.e. void spaces, inaccessible pipe tunnels, or any other areas inaccessible to the inspector) are considered ACM until they are sampled and found to be non-ACM. The inspection was conducted by Southeast Nebraska Development District (SEND D D), 7407 O Street, Lincoln, NE 68510.

Inspection findings are summarized in the attached report. Please refer to the attached schematics, photographic logs and test results for additional information.

If you have any questions or desire additional information, please do not hesitate to contact me.

Respectfully submitted,
Southeast Nebraska Development District (SEND D D)

LINCOLN OFFICE
7407 O Street
Lincoln, NE 68510
Office: 402-475-2560

www.sendd.org



AUBURN OFFICE
919 Central Avenue
Auburn, NE 68305
Office: 402-862-2201

SEND D D is an Equal Opportunity Provider and Employer



Building Asbestos Inspection Report

Inspection Date: 2/10/2023

☒ -Initial Inspection ☐ -Reinspection ☒ -NESHAP Inspection

Inspection Company

Company: SEND D City: Lincoln
Address: 7407 O Street State: NE Zip: 68510

Inspector Information

First Name: Brent Last Name: Pendgraft
License Type: State License No.: 1429 License State: NE

Asset Information

☐ Building Occupied ☐ Building could not be located at time of inspection

Area: 1,008 sq. ft. Length: 42 ft. Width: 24 ft.
Address: 121 W 3rd Street Building No.: N/A
City: Fairbury Property Owner: Michael Soalfeld
State: NE Latitude: 40.134250°
Zip Code: 68352 Longitude: -97.186489°

Key Contacts

Name	Phone Number/Email	Role/Responsibility
Brent Pendgraft	402-858-2245	Inspector
Jim Warrelmann	402-907-2023	Housing Director
Ryan Bauman	402-907-2030	Housing Coordinator
Laura Bedlan	lbedlan@fairburyne.org	City of Fairbury Contact

Inspection Limitations

The inspector inadvertently used 210 as the house # instead of 121 in the sample numbers on the Chain of Custody forms. All sample numbers should, instead, be prefixed as "FAI-121-100223-".



Building Asbestos Inspection Report

Inspection Date: 2/10/2023

Asbestos Results

ACM Present¹: YES Total Number of ACM Components: 2

Total Number of Materials Containing <=1% Asbestos: 1

Notes

The inspector inadvertently used 210 as the house # instead of 121 in the sample numbers on the Chain of Custody forms. All sample numbers should, instead, be prefixed as "FAI-121-100223-".

Asbestos Samples

Sample Date	Sample ID	Description	Location	Asbestos Result ²	Asbestos Type	ACM Category	Friable Y/N	Quantity
2/10/2023	FAI-210-100223-001, 002, 003	Tan Vinyl Sheet Flooring	Interior, Bathroom	None Detected	N/A	N/A	N	64 sf
2/10/2023	FAI-210-100223-004, 005, 006	9" x 9" Tan Vinyl Floor Tile	Interior, Bed 2	3% Detected	Chrysotile	Cat 1	N	100 sf
2/10/2023	FAI-210-100223-007, 008, 009	Ceiling Texture	Interior, Bathroom	None Detected	N/A	N/A	N	64 sf
2/10/2023	FAI-210-100223-010, 011, 012, 013, 014	Gray Shingles	Exterior, Roof	None Detected	N/A	N/A	N	1,350 sf
2/10/2023	FAI-210-100223-015, 016, 017	White Caulk	Exterior, Window seams	<1%	Chrysotile	N/A	N	6 sf

¹ "ACM Present" is defined as material with >1% asbestos, except in California, where Asbestos-Containing Construction Material (ACCM) is defined as >0.1% asbestos.

² For samples collected in sets, only the highest result is reported. Some of the collected samples may not have been analyzed. See the attached laboratory report for additional details.



Building Asbestos Inspection Report

Inspection Date: 2/10/2023

Asset Photos



Southeast exterior elevation
viewing northwest



Northwest exterior elevation
viewing southeast

Sample Photos



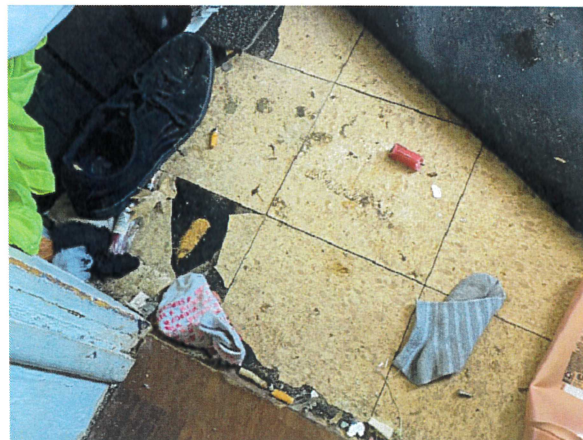
FAI-121-100223-001, 002, 003
None Detected, Tan Vinyl Sheet
Flooring



FAI-121-100223-001, 002, 003
None Detected, Tan Vinyl Sheet
Flooring



FAI-121-100223-004, 005, 006 **3%**,
9" x 9" Tan Vinyl Floor Tile



FAI-121-100223-004, 005, 006 **3%**,
9" x 9" Tan Vinyl Floor Tile



Building Asbestos Inspection Report

Inspection Date: 2/10/2023



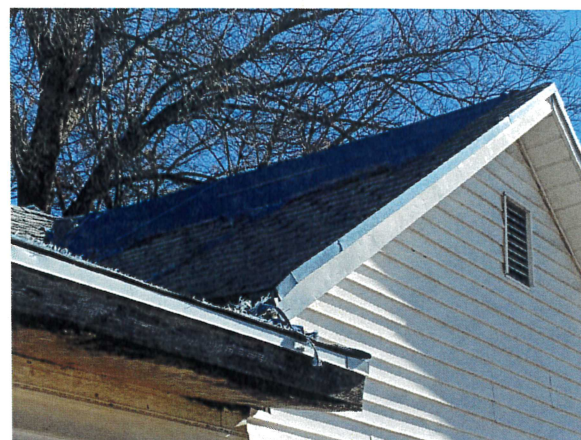
FAI-121-100223-007, 008, 009
None Detected, Ceiling Texture



FAI-121-100223-007, 008, 009
None Detected, Ceiling Texture



FAI-121-100223-010, 011, 012,
013, 014 None Detected, Gray
Shingles



FAI-121-100223-010, 011, 012,
013, 014 None Detected, Gray
Shingles



Building Asbestos Inspection Report

Inspection Date: 2/10/2023



FAI-121-100223-015, 016, 017
<1%, White Caulk



FAI-121-100223-015, 016, 017
<1%, White Caulk



Building Asbestos Inspection Report

Inspection Date: 2/10/2023

FIGURES

Inspection Date: 2/10/2023

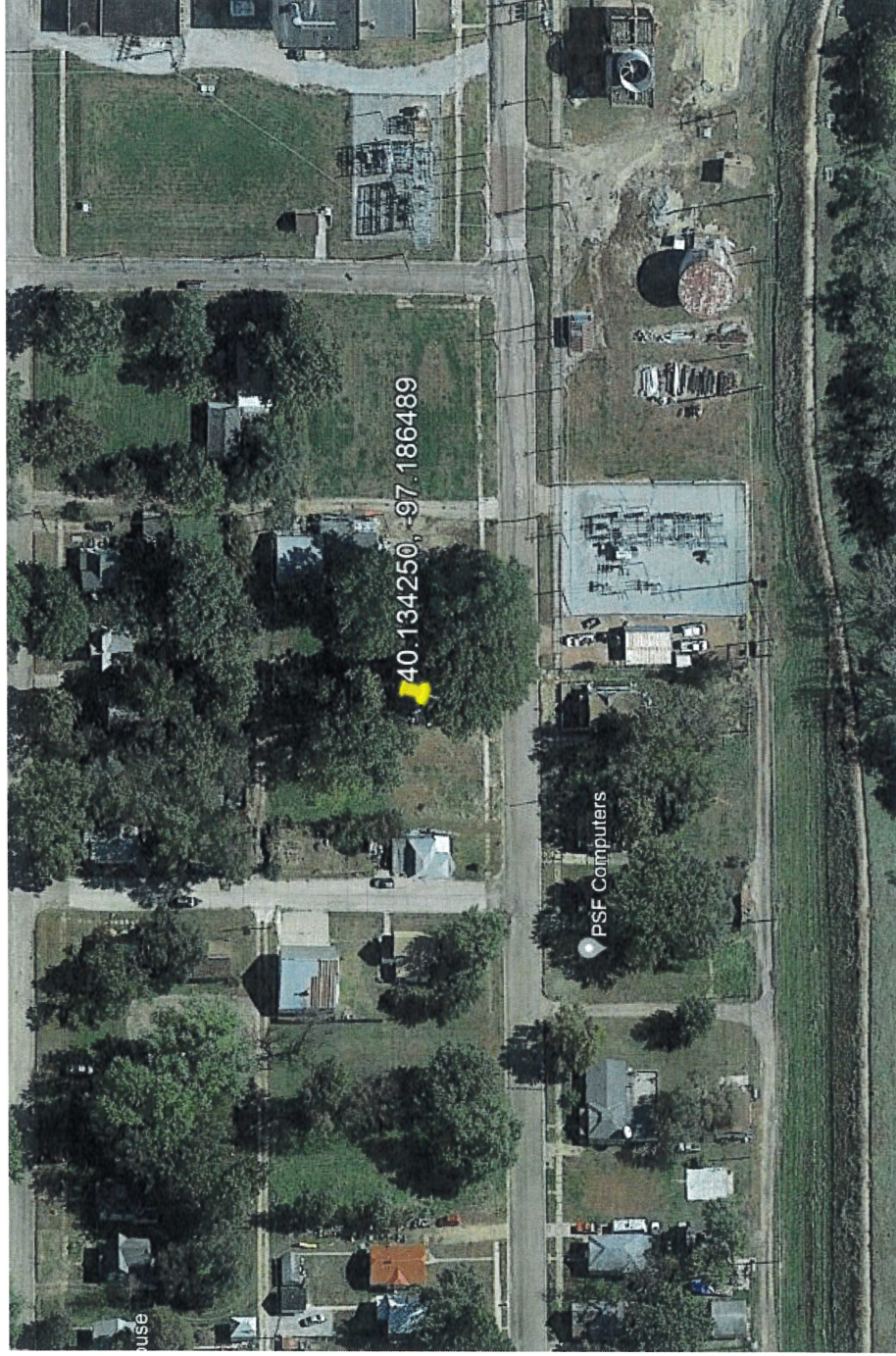
Address: 121 W 3rd Street, Fairbury, NE 68352

Property Owner: Michael Soalfeld

Building Asbestos Inspection Report

Inspection Date: 2/10/2023

AERIAL VIEW





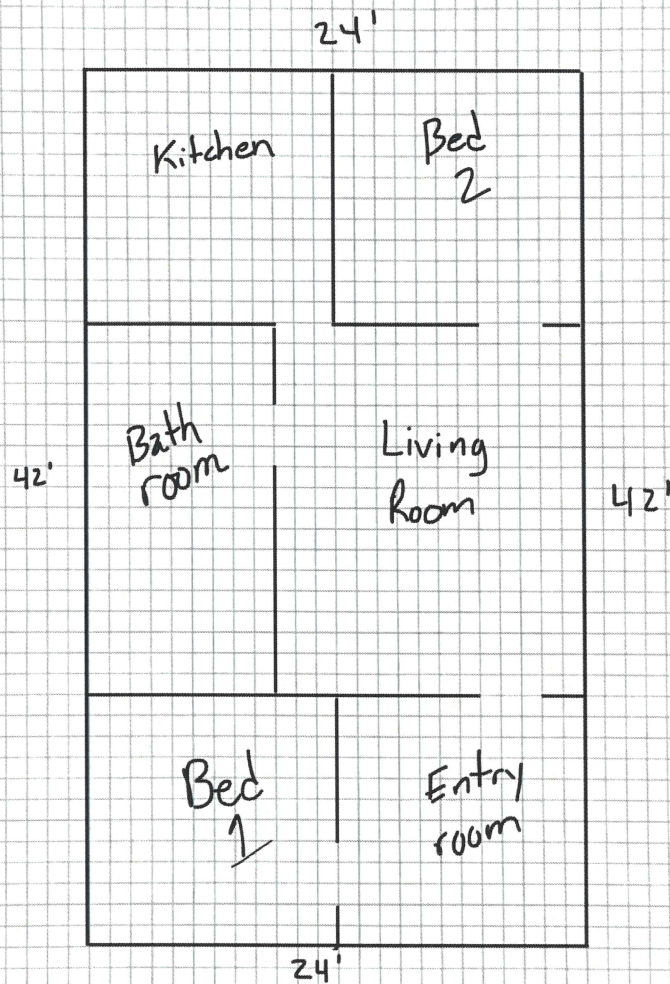
Building Asbestos Inspection Report

Inspection Date: 2/10/2023

FIELD SCHEMATICS

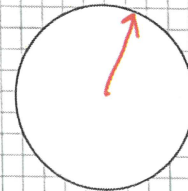
Floor Plan

If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.



SCHEMATIC DRAWINGS	
PROJECT NUMBER:	121 W 3 rd St
ASSET # & NAME:	
DATE:	

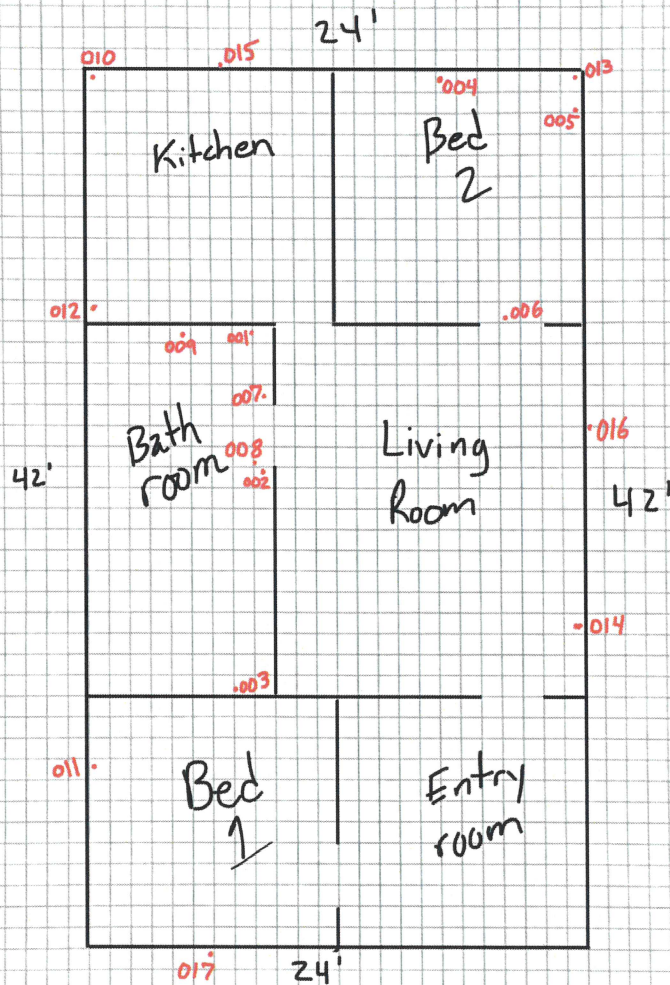
COMPASS



FIELD SCHEMATICS

Sample Locations

If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.



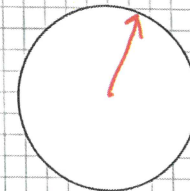
SCHEMATIC DRAWINGS

PROJECT NUMBER: 121 W 3rd St

ASSET # & NAME: _____

DATE: _____

COMPASS



FIELD SCHEMATICS

Hatchings

If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.

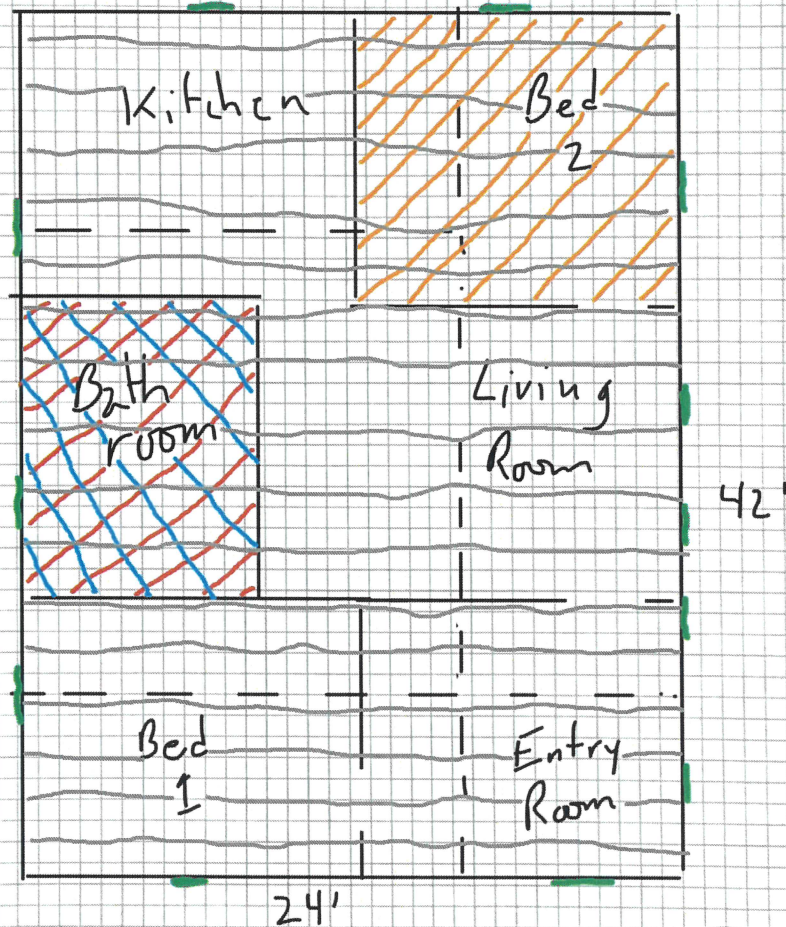
 **Brown VSF**

 **Ceiling Texture**

 **White Caulk**

 **White Sealant**

 **Gray Shingles**



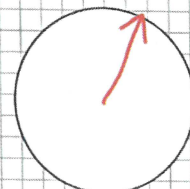
SCHEMATIC DRAWINGS

PROJECT NUMBER: 121 W 3RD

ASSET # & NAME: _____

DATE: _____

COMPASS





Building Asbestos Inspection Report

Inspection Date: 2/10/2023

Lab Reports and Chain of Custody Receipts

Inspection Date: 2/10/2023

Address: 121 W 3rd Street, Fairbury, NE 68352

Property Owner: Michael Soalfeld



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237

Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 23-02-04753

Client: Southeast Nebraska Dev. Dist.
7407 O St.
Lincoln, NE 68510

Received Date: 02/28/2023
Analyzed Date: 03/05/2023
Reported Date: 03/07/2023

Project/Test Address: Fairbury Flood Buyout; 210 W 3rd St

Client Number:
28-5852

Fax Number:
402-475-2794

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04753-001A	FAI-210-100223-001	Linoleum	Tan Vinyl; White Fibrous; Inhomogeneous	NAD	20% Cellulose 3% Fibrous Glass 77% Non-Fibrous
23-02-04753-001B	FAI-210-100223-001	Mastic	Clear Adhesive; Brown Granular; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-02-04753-002A	FAI-210-100223-002	Linoleum	Tan Vinyl; White Fibrous; Inhomogeneous	NAD	20% Cellulose 3% Fibrous Glass 77% Non-Fibrous
23-02-04753-002B	FAI-210-100223-002	Mastic	Clear Adhesive; Brown Granular; Inhomogeneous	NAD	3% Cellulose 97% Non-Fibrous
23-02-04753-003A	FAI-210-100223-003	Linoleum	Tan Vinyl; White Fibrous; Inhomogeneous	NAD	20% Cellulose 3% Fibrous Glass 77% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04753

Project/Test Address: Fairbury Flood Buyout; 210 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04753-003B	FAI-210-100223-003	Mastic	Clear Adhesive; Brown Granular; Inhomogeneous	NAD	3% Cellulose 1% Synthetic 96% Non-Fibrous
23-02-04753-004A	FAI-210-100223-004	Tile	Tan Vinyl; Homogeneous	3% Chrysotile	97% Non-Fibrous
Total Asbestos: 3%					
23-02-04753-004B	FAI-210-100223-004	Mastic	Black Adhesive; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
23-02-04753-005A	FAI-210-100223-005	Tile		Did Not Analyze (Positive Stop)	
23-02-04753-005B	FAI-210-100223-005	Felt/Mastic	Tan Fibrous; Black Adhesive; Inhomogeneous	NAD	52% Cellulose 48% Non-Fibrous
Unable to cleanly separate materials.					
23-02-04753-006A	FAI-210-100223-006	Tile		Did Not Analyze (Positive Stop)	
23-02-04753-006B	FAI-210-100223-006	Mastic	Black Adhesive; Homogeneous	NAD	5% Cellulose 95% Non-Fibrous
23-02-04753-007	FAI-210-100223-007		Off-White Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04753

Project/Test Address: Fairbury Flood Buyout; 210 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04753-008	FAI-210-100223-008		Off-White Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
23-02-04753-009	FAI-210-100223-009		Off-White Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
23-02-04753-010	FAI-210-100223-010		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	22% Cellulose 78% Non-Fibrous
23-02-04753-011	FAI-210-100223-011		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	22% Cellulose 78% Non-Fibrous
23-02-04753-012	FAI-210-100223-012		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	22% Cellulose 78% Non-Fibrous
23-02-04753-013	FAI-210-100223-013		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	22% Cellulose 78% Non-Fibrous
23-02-04753-014	FAI-210-100223-014		Black Tar-Like; Gray Aggregate; Inhomogeneous	NAD	22% Cellulose 78% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04753

Project/Test Address: Fairbury Flood Buyout; 210 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04753-015A	FAI-210-100223-015	Caulk I	White Brittle; Homogeneous	NAD	100% Non-Fibrous
23-02-04753-015B	FAI-210-100223-015	Caulk II	White Rubbery; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
23-02-04753-015C	FAI-210-100223-015	Caulk III	Off-White Brittle; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
23-02-04753-015D	FAI-210-100223-015	Caulk IV	Tan Brittle; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
23-02-04753-016A	FAI-210-100223-016	Caulk I	White Brittle; Homogeneous	NAD	100% Non-Fibrous
23-02-04753-016B	FAI-210-100223-016	Caulk II	Off-White Brittle; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
23-02-04753-016C	FAI-210-100223-016	Caulk III	Tan Brittle; White Paint-Like; Inhomogeneous	Trace <1% Chrysotile	100% Non-Fibrous
Total Asbestos:				Trace <1%	
Chrysotile present throughout sample.					
23-02-04753-017A	FAI-210-100223-017	Caulk I	White Brittle; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04753

Project/Test Address: Fairbury Flood Buyout; 210 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04753-017B	FAI-210-100223-017	Caulk II	White Rubbery; Homogeneous	NAD	1% Cellulose 99% Non-Fibrous
23-02-04753-017C	FAI-210-100223-017	Caulk III	Off-White Brittle; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous
23-02-04753-017D	FAI-210-100223-017	Caulk IV	Tan Brittle; White Paint-Like; Inhomogeneous	NAD	100% Non-Fibrous

QC Sample: 57-M22009-1

QC Blank: SRM 1886 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 800/R-93/116, EPA Method 600/M4-82-020

Analyst: Vickie Holmes

Reviewed By Authorized Signatory:

Melissa Kanode

Melissa Kanode

QA/QC Clerk

These results are based on a comparative visual estimate. The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected

ENVIRONMENTAL HAZARDS SERVICES, LLC

Asbestos Chain of Custody Form

Page 1 of 2

Company Name	Southeast Nebraska Development District			Account #	28-5852 D		
Company Address	7407 O Street			City/State/Zip	Lincoln, NE 68510		
Phone	402-475-2560			Email	jwarrelmann@senndd.org		
Project Name/Test Address	Fairbury Flood Buyout / 210 W 3rd St						
PO Number				Collected By	Brent Pendgraft		
Turn-Around Time	☒ 5 Day ☐ 3 Day ☐ 2 Day ☐ 1 Day ☐ Same Day / Weekend - Must Call Ahead						
☐ PLM New York Protocol		☐ PLM New Jersey Protocol		☐ PLM South Carolina Protocol			

LAB NUMBER	Client Sample ID	Homogeneous Area	Positive Stop	Collection Date & Time	BULK				AIR				COMMENTS
					PLM	Point Count 400	Point Count 1000	TEM Bulk	PCM	TEM/ASHERA	NIOSH 7402	Time in Total Minutes	
1	See Attached		✓		✓								
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													

Released By:	Brent Pendgraft	Date:	2/22/23	Time:	10:45 am
Signature:	<i>Brent Pendgraft</i>				

LAB USE ONLY - BELOW THIS LINE

Received By: T. Ash

Signature: *[Signature]*

Date: 2/28/23 Time: 3p

☐ Portal Contact Added

☐ AM ☐ PM

23-02-04753



Due Date:
03/07/2023
(Tuesday)
AE

7469 WHITEPINE RD, RICHMOND, VA 23237 (800)-347-4010

RESULTS VIA CLIENT PORTAL AVAILABLE @ www.leadlab.com

17 PM



ASBESTOS CHAIN OF CUSTODY

Address: 210 W 3rd St Owner: Michael Soalfeld Date: 2/10/2023

Sample Number				Asbestos Material Description
City	House #	DDMMYY	Sample #	
FAI	210	-100223-	001	Tan Vinyl Sheet Flooring (self-adhesive)
			002	
			003	
	-	-	004	9"x9" Tan Vinyl Floor Tile w/ Black Mastic
			005	
			006	
	-	-	007	Ceiling Texture
			008	
			009	
	-	-	010	Gray Shingles
			011	
			012	
			013	
	-	-	014	White Caulk
			015	
			016	
	-	-	017	
	-	-		

CHAIN OF CUSTODY

Date: _____

Date: 2/18/23 2

Relinquished By: _____

Received By: TAL