

March 7, 2023

City of Fairbury

612 D Street

Fairbury, NE 68352



RE: Fairbury Asbestos Inspection Report

Property of Randy Griffin

321 W 3rd Street

Fairbury, NE 68352

40.134300° N, 97.189582° 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 DD), 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 DD)

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 DD is an Equal Opportunity Provider and Employer



Building Asbestos Inspection Report

Inspection Date: 2/13/2023

☒-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: 1,200 sq. ft. Length: 48 ft. Width: 26 ft.
Address: 321 W 3rd Street Building No.: N/A
City: Fairbury Property Owner: Randy Griffin
State: NE Latitude: 40.134300°
Zip Code: 68352 Longitude: -97.189582°

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 listed sample numbers "FAI-321-130223-024" and "FAI-321-130223-025" as "Gray Felt Paper" on the Chain of Custody. These numbers should be listed as "Gray Shingles, and should be interpreted as such for the Lab Reports and Chain of Custody Receipts section.



Inspection Date: 2/13/2023

Asbestos Results

ACM Present¹: YES Total Number of ACM Components: 3

Total Number of Materials Containing $\leq 1\%$ Asbestos: 0

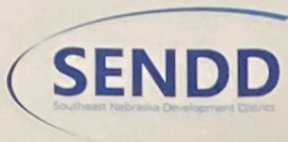
Notes

Asbestos Samples

Sample Date	Sample ID	Description	Location	Asbestos Result ²	Asbestos Type	ACM Category	Friable Y/N	Quantity
2/13/2023	FAI-321-130223-001, 002, 003	Tan Vinyl Sheet Flooring	Interior, Dining Room, Kitchen, & Bathroom	None Detected	N/A	N/A	N	384 sf
2/13/2023	FAI-321-130223-004, 005, 006	Cream Vinyl Sheet Flooring	Interior, Mud Room	None Detected	N/A	N/A	N	49 sf
2/13/2023	FAI-321-130223-007, 008, 009	9" x 9" Tan Vinyl Floor Tile / Black Mastic	Interior, Basement: office	3% / 2%	Chrysotile / Chrysotile	Cat 1 / Cat 2	N	384 sf
2/13/2023	FAI-321-130223-010, 011, 012	White Ceiling Tile	Interior, Basement: office (ceiling & debris)	None Detected	N/A	N/A	N	50 sf
2/13/2023	FAI-321-130223-013, 014, 015	White Caulk	Exterior, Front Porch Door and Corner seams	5%	Chrysotile	Cat 2	N	6 sf
2/13/2023	FAI-321-130223-016, 017, 018	Brown Shingles	Exterior, Covering Foundation Windows	None Detected	N/A	N/A	N	10 sf
2/13/2023	FAI-321-130223-019, 020, 021, 022, 023	Gray Shingles	Exterior, Roof	None Detected	N/A	N/A	N	1,130 sf
2/13/2023	FAI-321-130223-024, 025, 026, 027, 028	Gray Felt Paper	Exterior, Walls under wood siding	None Detected	N/A	N/A	N	1,480 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: 2/13/2023

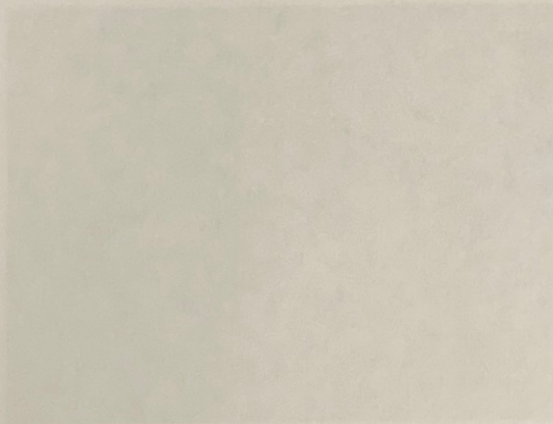
Asset Photos



Southeast exterior elevation
viewing northwest



Northeast exterior elevation
viewing southwest



FAI 321-130223-004, 005, 006
None Detected, Cream Vinyl Sheet
Flooring



FAI 321-130223-004, 005, 006
None Detected, Cream Vinyl Sheet
Flooring



Building Asbestos Inspection Report

Inspection Date: 2/13/2023

Sample Photos



FAI-321-130223-001, 002, 003
None Detected, Tan Vinyl Sheet
Flooring



FAI-321-130223-001, 002, 003
None Detected, Tan Vinyl Sheet
Flooring



FAI-321-130223-004, 005, 006
None Detected, Cream Vinyl Sheet
Flooring



FAI-321-130223-004, 005, 006
None Detected, Cream Vinyl Sheet
Flooring



Building Asbestos Inspection Report

Inspection Date: 2/13/2023



FAI-321-130223-007, 008, 009 3%
/ 2%, 9" x 9" Tan Vinyl Floor Tile /
Black Mastic



FAI-321-130223-007, 008, 009 3%
/ 2%, 9" x 9" Tan Vinyl Floor Tile /
Black Mastic



FAI-321-130223-010, 011, 012
None Detected, White Ceiling Tile



FAI-321-130223-010, 011, 012
None Detected, White Ceiling Tile



Building Asbestos Inspection Report

Inspection Date: 2/13/2023



FAI-321-130223-013, 014, 015 5%,
White Caulk



FAI-321-130223-013, 014, 015 5%,
White Caulk



FAI-321-130223-016, 017, 018
None Detected, Brown Shingles



FAI-321-130223-016, 017, 018
None Detected, Brown Shingles



Building Asbestos Inspection Report

Inspection Date: 2/13/2023



FAI-321-130223-019, 020, 021,
022, 023 None Detected, Gray
Shingles



FAI-321-130223-019, 020, 021,
022, 023 None Detected, Gray
Shingles



FAI-321-130223-024, 025, 026,
027, 028 None Detected, Gray Felt
Paper



FAI-321-130223-024, 025, 026,
027, 028 None Detected, Gray Felt
Paper



Building Asbestos Inspection Report

Inspection Date: 2/13/2023

FIGURES

Inspection Date: 2/13/2022

Address: 321 W 3rd Street, Fairbury, NE 68352

Property Owner: Randy Griffin



Building Asbestos Inspection Report

Inspection Date: 2/13/2023

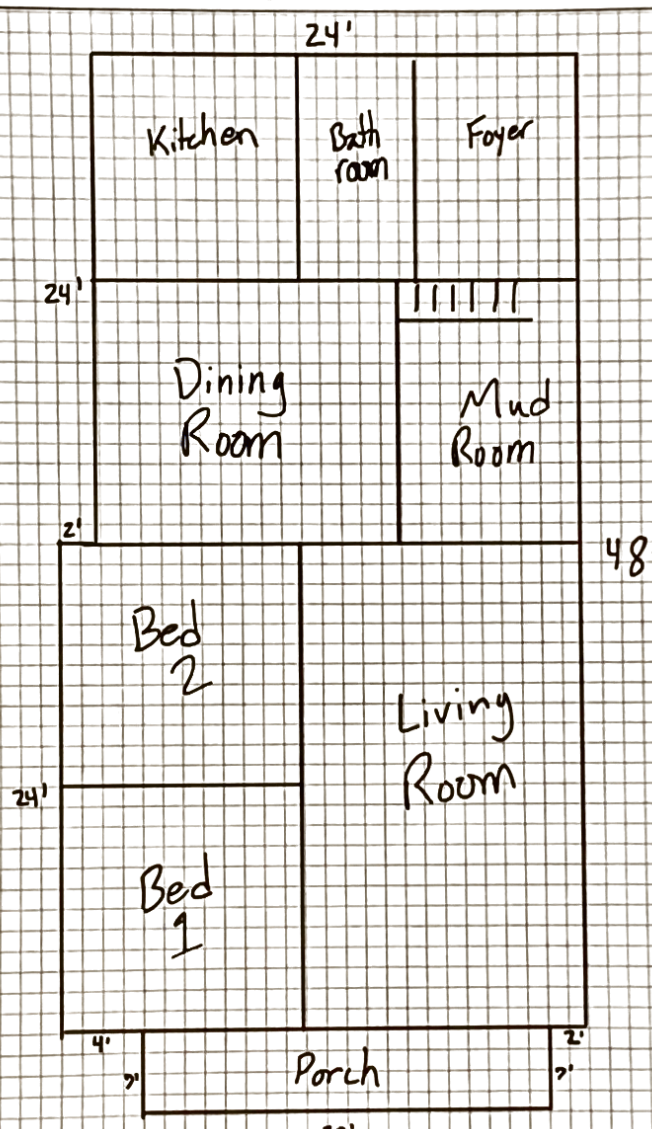
AERIAL VIEW



FIELD SCHEMATICS

Floor Plan (Main Floor)

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



24'

Kitchen Bath room Foyer

24'

Dining Room Mud Room

2'

48'

Bed 2 Living Room

24'

Bed 1

4' 2'

Porch 20'

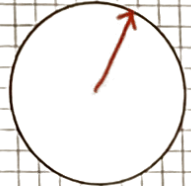
2'

2'

20'

SCHEMATIC DRAWINGS	
PROJECT NUMBER:	321 W 3 rd
ASSET # & NAME:	
DATE:	

COMPASS





Building Asbestos Inspection Report

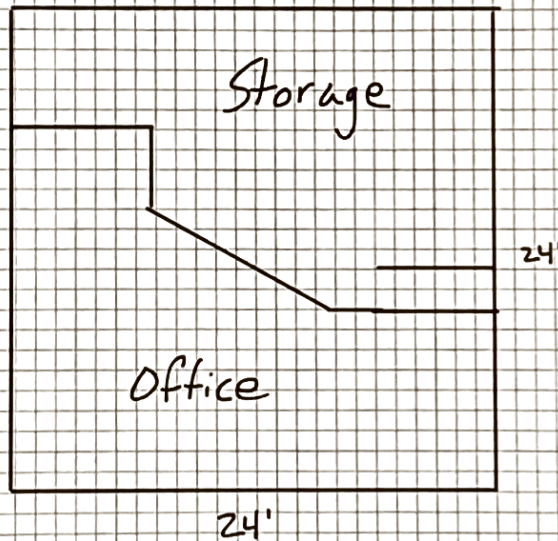
Inspection Date: 2/13/2023

FIELD SCHEMATICS

Floor Plan (Basement)

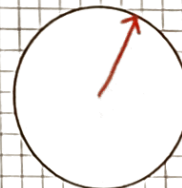
If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.

Basement



SCHEMATIC DRAWINGS	
PROJECT NUMBER:	<u>321 W 3rd</u>
ASSET # & NAME:	_____
DATE:	_____

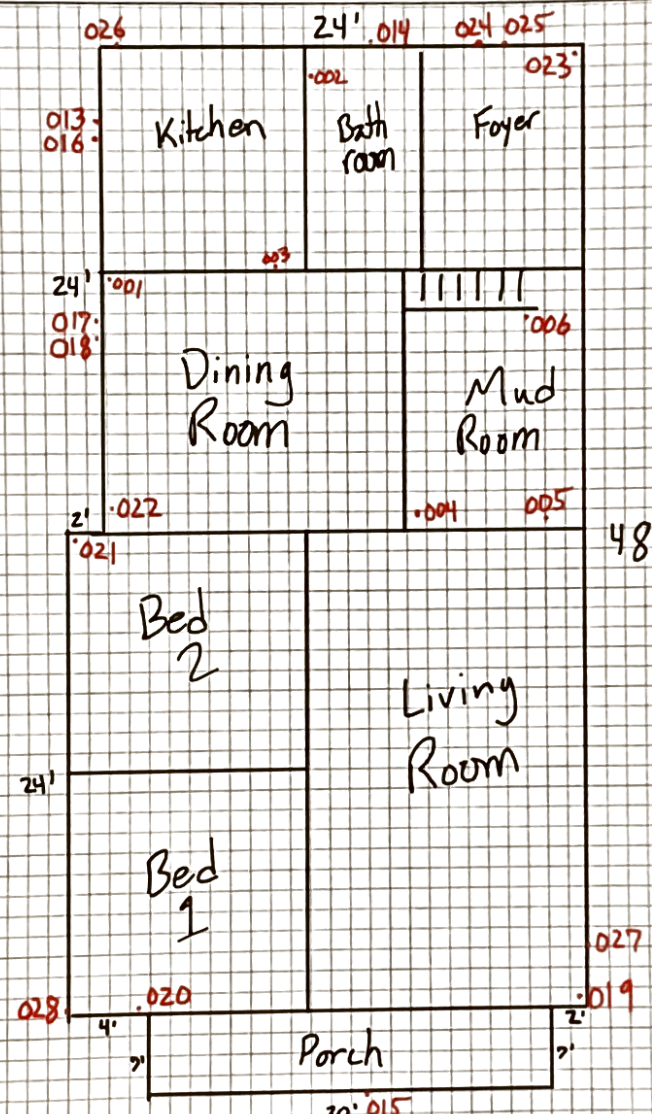
COMPASS



FIELD SCHEMATICS

Sample Locations (Main Floor)

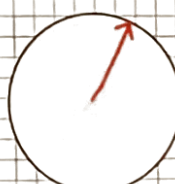
If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.



026 24' 014 024 025
013 016 Kitchen Bath room Foyer 023
24' 001 003
017 018 Dining Room Mud Room 006
2' 022 004 005 48'
021 Bed 2 Living Room
24' Bed 1
028 020 027 019
4' 7' Porch 2' 7'
20' 015

SCHEMATIC DRAWINGS	
PROJECT NUMBER:	321 W 3 rd
ASSET # & NAME:	
DATE:	

COMPASS

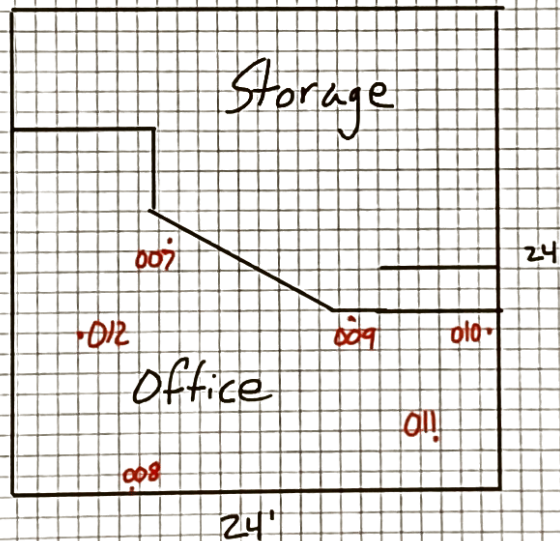


FIELD SCHEMATICS

Sample Locations (Basement)

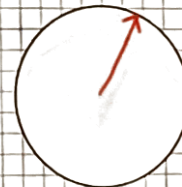
If an asset is not demolished, a revised field sketch is required.
Please draw remaining structure and hatch all remaining ACM.

Basement



SCHEMATIC DRAWINGS	
PROJECT NUMBER:	321 W 3 rd
ASSET # & NAME:	
DATE:	

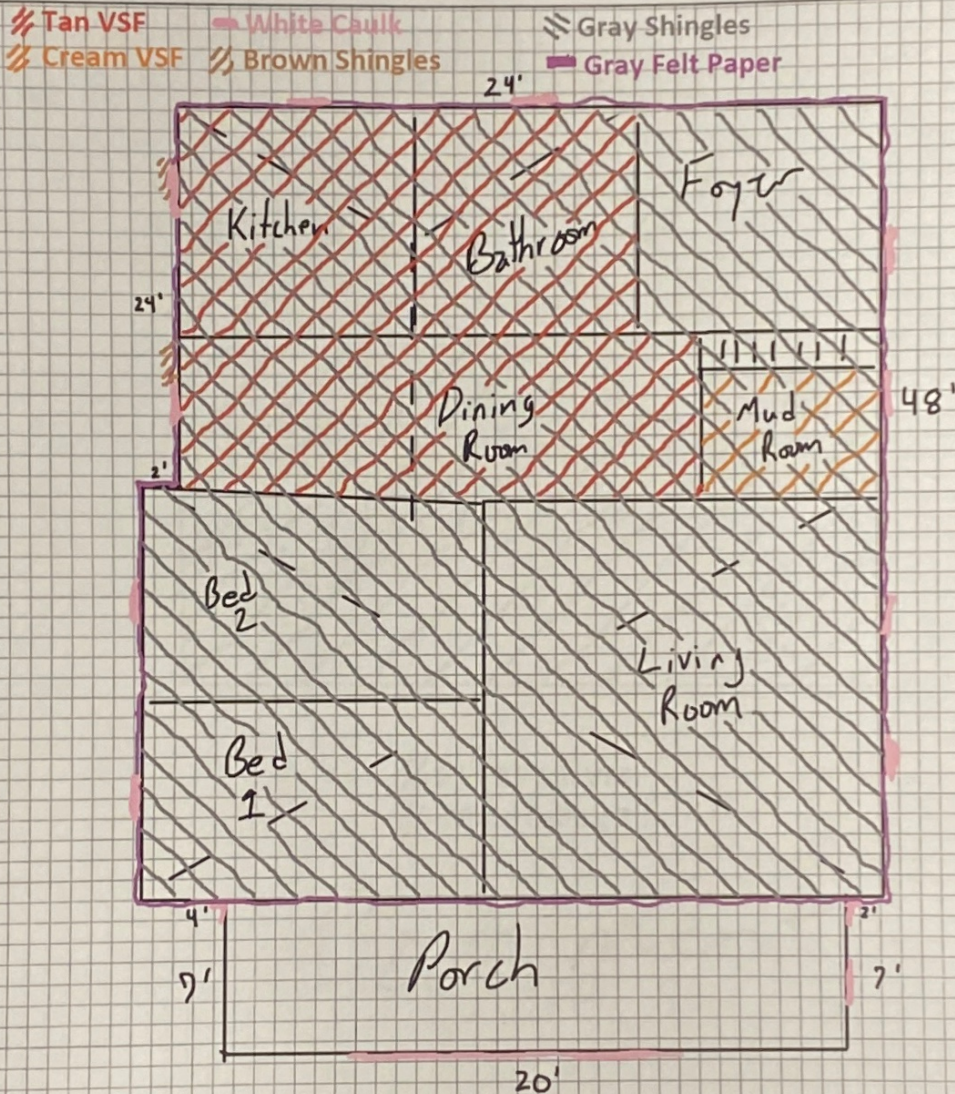
COMPASS



FIELD SCHEMATICS

Hatchings (Main Floor)

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



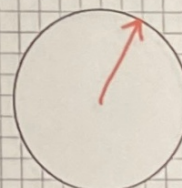
SCHEMATIC DRAWINGS

PROJECT NUMBER: 321 W 3RD

ASSET # & NAME: _____

DATE: _____

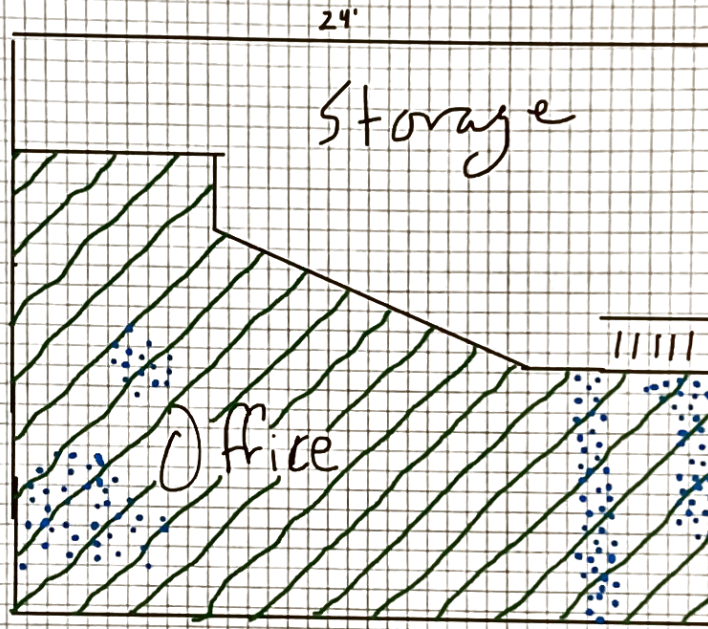
COMPASS



FIELD SCHEMATICS

Hatchings (Basement)

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

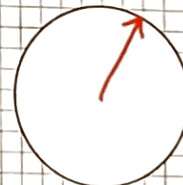


// 9" x 9" Tan VFT
 ■ White Ceiling Tile

Basement

SCHEMATIC DRAWINGS	
PROJECT NUMBER:	321 W 3 RD
ASSET # & NAME:	
DATE:	

COMPASS





Building Asbestos Inspection Report

Inspection Date: 2/13/2023

Lab Reports and Chain of Custody Receipts

Inspection Date: 2/13/2022

Address: 321 W 3rd Street, Fairbury, NE 68352

Property Owner: Randy Griffin



Environmental Hazards Services, L.L.C.
7489 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 23-02-04538

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

Received Date: 02/27/2023
Analyzed Date: 03/03/2023
Reported Date: 03/08/2023

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Client Number:
28-5852

Fax Number:
402-475-2764

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04538-001A	FAI-321-130223-001	Flooring	Off-White Vinyl-Like; Fibrous; Inhomogenous	NAD	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
23-02-04538-001B	FAI-321-130223-001	Mastic	Clear Yellow Adhesive; Homogenous	NAD	3% Cellulose 97% Non-Fibrous
23-02-04538-002A	FAI-321-130223-002	Flooring	Off-White Vinyl-Like; Fibrous; Inhomogenous	NAD	15% Cellulose 5% Fibrous Glass 80% Non-Fibrous
23-02-04538-002B	FAI-321-130223-002	Mastic	Yellow Adhesive; Homogenous	NAD	3% Cellulose 97% Non-Fibrous
23-02-04538-003A	FAI-321-130223-003	Flooring	Off-White Vinyl-Like; Fibrous; Inhomogenous	NAD	20% Cellulose 80% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04538

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04538-003B	FAI-321-130223-003	Mastic	Yellow Adhesive; Homogenous	NAD	5% Cellulose 95% Non-Fibrous
23-02-04538-004	FAI-321-130223-004		Light Gray Vinyl-Like; Black Fibrous; Inhomogenous	NAD	40% Cellulose 60% Non-Fibrous
23-02-04538-005	FAI-321-130223-005		Light Gray Vinyl-Like; Black Fibrous; Inhomogenous	NAD	40% Cellulose 60% Non-Fibrous
23-02-04538-006	FAI-321-130223-006		Light Gray Vinyl-Like; Black Fibrous; Inhomogenous	NAD	40% Cellulose 60% Non-Fibrous
23-02-04538-007A	FAI-321-130223-007	Tile	Tan Vinyl-Like; Homogenous	3% Chrysotile	97% Non-Fibrous
				Total Asbestos: 3%	
23-02-04538-007B	FAI-321-130223-007	Mastic	Black Adhesive; Homogenous	2% Chrysotile	3% Cellulose 95% Non-Fibrous
				Total Asbestos: 2%	
23-02-04538-008A	FAI-321-130223-008	Tile	Did Not Analyze (Positive Stop)		
23-02-04538-008B	FAI-321-130223-008	Mastic	Did Not Analyze (Positive Stop)		

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04538

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04538-009A	FAI-321-130223-009	Tile		Did Not Analyze (Positive Stop)	
23-02-04538-009B	FAI-321-130223-009	Mastic		Did Not Analyze (Positive Stop)	
23-02-04538-010	FAI-321-130223-010		Brown Fibrous; White Brittle; Homogenous	NAD	95% Cellulose 5% Non-Fibrous
23-02-04538-011	FAI-321-130223-011		Brown Fibrous; White Brittle; Homogenous	NAD	95% Cellulose 5% Non-Fibrous
23-02-04538-012	FAI-321-130223-012		Brown Fibrous; White Brittle; Homogenous	NAD	95% Cellulose 5% Non-Fibrous
23-02-04538-013	FAI-321-130223-013		Pale Pink Brittle Chalky; Homogenous	5% Chrysotile	95% Non-Fibrous
Total Asbestos: 5%					
23-02-04538-014	FAI-321-130223-014			Did Not Analyze (Positive Stop)	
23-02-04538-015	FAI-321-130223-015			Did Not Analyze (Positive Stop)	

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04538

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04538-016	FAI-321-130223-016		Black Tar-Like; Fibrous; Brown Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-017	FAI-321-130223-017		Black Tar-Like; Fibrous; Brown Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-018	FAI-321-130223-018		Black Tar-Like; Fibrous; Brown Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-019	FAI-321-130223-019		Black Tar-Like; Fibrous; Gray Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-020	FAI-321-130223-020		Black Tar-Like; Fibrous; Gray Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-021	FAI-321-130223-021		Black Tar-Like; Fibrous; Gray Aggregate; Inhomogenous	NAD	20% Fibrous Glass 80% Non-Fibrous
23-02-04538-022	FAI-321-130223-022		Black Tar-Like; Fibrous; Gray Aggregate; Inhomogenous	NAD	18% Fibrous Glass 82% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04538

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-02-04538-023	FAI-321-130223-023		Black Tar-Like; Fibrous; Gray Aggregate; Inhomogenous	NAD	18% Fibrous Glass 82% Non-Fibrous
23-02-04538-024	FAI-321-130223-024		Gray/Beige Fibrous; Homogenous	NAD	98% Cellulose 2% Non-Fibrous
23-02-04538-025	FAI-321-130223-025		Gray/Beige Fibrous; Homogenous	NAD	96% Cellulose 4% Non-Fibrous
23-02-04538-026	FAI-321-130223-026		Gray/Beige Fibrous; Homogenous	NAD	96% Cellulose 4% Non-Fibrous
23-02-04538-027	FAI-321-130223-027		Gray/Beige Fibrous; Homogenous	NAD	98% Cellulose 2% Non-Fibrous
23-02-04538-028	FAI-321-130223-028		Gray/Beige Fibrous; Homogenous	NAD	95% Cellulose 5% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 28-5852

Report Number: 23-02-04538

Project/Test Address: Fairbury Flood Buyout; 321 W 3rd St

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 52-M12010-4

QC Blank: SRM 1886 Fiberglass

Reporting Limit: 1% Asbestos

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

Analyst: Kay Harris

Reviewed By Authorized Signatory:



Tasha Eaddy
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 #101582-0 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 3

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		jwarreilmann@sendd.org	
Project Name/Test Address		Fairbury Flood Buyout / 321 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 AHERA	NIOSH 7402	Time in Total Minutes		Flow Rate in L/Min
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:	4:00 pm
Signature:	<i>Brent Pendgraft</i>				

LAB USE ONLY - BELOW THIS LINE

Received By: A. Walker
 Signature: A. Walker
 Date: 02, 27, 23 Time: 2:33 ☐ AM ☒ PM
☐ Portal Contact Added

23-02-04538



Due Date:
 03/06/2023
 (Monday)
 AE

KMH

26 PLM



ASBESTOS CHAIN OF CUSTODY

Address: 321 W 3rd St Owner: Randy Griffin Date: 2/13/2023

Sample Number				Asbestos Material Description
City	House #	DDMMYY	Sample #	
FAI	321	-130223-	001	Tan Vinyl Sheet Flooring w/ Yellow Glue
			002	
			003	
			004	Cream Vinyl Sheet Flooring (self-adhesive)
			005	
			006	
			007	9" x 9" Tan Vinyl Floor Tile (self-adhesive)
			008	
			009	
			010	White Ceiling Tile
			011	
			012	
			013	White Caulk
			014	
			015	
			016	Brown Shingles
			017	
			018	
			019	Gray Shingles
			020	
			021	

CHAIN OF CUSTODY	
Date: <u>2/22/2023</u>	Date: _____
Relinquished By: <u>Brent Pendgraff</u>	Received By: _____

Recd By: A. Walker A. Walker 02/27/23 2:33pm

Southeast Nebraska Development District
7407 O Street
Lincoln, NE 68510
PH: 402-475-2560
FX: 402-475-2794



Page: 3 of 3

4538

ASBESTOS CHAIN OF CUSTODY

Address: 321 W 3rd St Owner: Randy Griffin Date: 2/13/2023

Sample Number				Asbestos Material Description
City	House #	DDMMYY	Sample #	
FAI	321	130223	022 023 024 025 026	Gray Felt Paper
* 2 extra samples rec'd 2/13/23				
FAI	321	130223	027	
FAI	321	130223	028	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	

CHAIN OF CUSTODY

Date: 2/22/23

Date: _____

Relinquished By: Brent Pendgraff

Received By: _____

Rec'd By: A. Walker A. Walker 02/27/23 2:33pm