1104 & 1106 Alma St. Building Demolition Bid Package

Section I: Invitation to Bid

Durham Community Land Trustees (DCLT) is a community land trust that builds strong communities by developing, managing, and advocating for permanent affordable housing. DCLT offers residents with low and moderate incomes a stable foundation for achieving economic security in Durham, NC.

Durham Community Land Trustees Inc. (hereinafter "we", "us", or "DCLT") presents this invitation to bid on a construction project located at 1104 & 1106 Alma St Durham NC 27703. The project consists of demolition and disposal of the entire dwelling structure on each lot.

DCLT prefers to engage and hire project coordination by a prime contractor of record (hereinafter "Contractor", "you", or "your") to provide construction services to DCLT, with administrative responsibilities for ensuring that all project requirements are met and properly documented. These services will include:

- Project management and oversight for the project described in the ***Section III: Scope of Work*** section below
- Continuous site controls and supervision to ensure that the project is guided from start to finish without interruption and minimizing disruption to the residents and/or neighbors of the property.
- Providing administrative support to meet the reporting requirements for project documentation required by DCLT to fulfill its agreements with sources of funding for the project.
- Providing all required insurances, licensing, inspections, and safety measures for the duration of the project. (Note that any bids in excess of $40k require a General Contractors license in accordance with NC Statutes.)

The Contractor may also perform direct services on the project. Careful attention to problem solving will be needed to ensure that all trades and specialty contractors have the information needed to compose accurate cost proposals prior to beginning the work. DCLT will designate a primary point of contact (our Project Manager) for the Contractor to work with before, during, and at the close of the construction process.

DCLT is interested in prime contractor and subcontractor teams with HUB list certification and MWBE ownership. DCLT prefers to engage with vendors in the development of affordable housing who value best practices in construction, site controls, environmental stewardship, and community development.

A Bid Form is also included in Section III of this Document. You may respond to this invitation via email by completing all required information and returning a digital copy to development@dclt.org with the subject line "1104 & 1106 Alma St Demolition Bid Package" and include your company name in the body of the email, with a phone number for contact.

Section II: Contractor Information and Insurance Requirements

Business Name:

Owner(s):

Authorized Agent:

Business Address:

Office Phone No: **Mobile No:** **Email:**

Type of Business: Corporation ☐ Partnership ☐ Sole Proprietorship ☐

INITIALS HERE if you have submitted current Contractor Information and Insurance Requirements to DCLT in the past 9 months, or recently completed a similar project, and you do not need to re-submit Contractor Information.

1. Describe trades and the types of construction in which your company has current capacity to perform (check all that apply): HVAC ☐ Electrical ☐
   Masonry ☐ Painting ☐ Plumbing/Heating ☐ Roofing ☐ General Contractor ☐ Carpentry
   Other:

- Number of comparable jobs you have completed as a trade or general contractor?
- Number of years your company has been in business in the Durham area
- Have the principals (owner or owners) of the company had construction businesses in the past 5 years under other names? Yes ☐ No ☐ If yes, list the following information:
  Company Name
  Address
  Dates
- How many employees does your company have?
- What is your contractor / trade license number?
- For HVAC or GCs, are you *SystemVision* certified? ☐ Yes ☐ No (If yes, please attach certification)

- Are you a certified Disadvantaged/Minority/Woman Owned or a HUD Section 3 certified enterprise? ☐ Yes ☐ No (If yes, please attach current information from the applicable certifying authority).

List 3 owners of comparable jobs you have completed in the past 5 years:

Client Name	Project Address	Contact Information

List four contractors or subcontractors with whom your currently do business:

Company	Trade	Contact Name	Contact Phone

All information stated in this application is accurate and complete.

_____ _____
Signature Date

_____
Name

Attachments: Please attach the following documents and return them with your submittal:

___ Current Contractor or Trade License, if applicable

___ Documentation of for DBE/MBE/WBE/HUD Section 3 status from certifying agencies, if applicable

___ System Vision Certification or other green building certifications, if applicable

___ Current Insurance Certificates (not endorsed)
- Workers Comp
- Liability
- Automobile

___ W-9

Insurance requirements.

You must have liability and workers compensation insurance to work on a DCLT job. Please note that if you submit a bid or proposal to DCLT, you are required to submit copies of your certificate of insurance listing the prescribed amounts. If you are selected as a contractor, you will be required to list DCLT and our project financing sources as an additional insured on certificates.

Worker's Compensation

All contractors and subcontractors and other firms must maintain Worker's Compensation and Employer's Liability Insurance in the following limits to cover each employee who is or may be engaged in work on DCLT property:

Worker's Comp/Employer's Liability	Statutory
● Bodily Injury by Accident/Disease	$100,000 each accident
● Bodily Injury by Accident/Disease	$100,000 each employee
● Bodily Injury by Accident/Disease	$500,000 policy limit

Commercial General Liability Insurance

Contractors, subcontractors and other firms must maintain Commercial General Liability Insurance in an amount not less than $1,000,000 bodily injury and property damage in a combined single limit. The following indicated extensions of coverage must be provided:

- Contractual Liability
- Broad Form Property Damage
- Personal Injury ($1MM)
- Fire Legal Liability ($50K – any one fire)
- Medical Expense ($5K – any one person)
- Premises Operations ($1 MM)
- Products – Completed Operations ($1 MM)
- Independent Contractors and Subcontractors ($1 MM)
- Explosion Collapse and Underground Liability
- Additional Insured Endorsements
- Waiver of Subrogation in favor of Durham Community Land Trustees

Automobile Liability Insurance - not less than $500,000 bodily injury and property damage combined single limit. The following indicated extensions of coverage must be provided:

- Owned, Non-owned and Hired Vehicles
- Additional Insured Endorsements

Section III: Scope of Work and Bid Form for Submittal

Scope of Work

1. Submit to Durham City-County Inspections the required Building Demolition Permit Application package, including the Acknowledgement of Potential Requirements for Asbestos Inspection, the City of Durham Public Works Department Engineering Division Demolition Information Form, and the NC DHHS Form 3768. A winning bidder should apply for permits after receiving a Notice of Intent to Award the bid from DCLT
2. Upon obtaining the required permits, notify DCLT of intent to begin work no sooner than 5 business days, so we can give our residents and other neighbors advance warning.
3. Contractor is responsible for calling 811 & having all utilities marked prior to beginning work.
4. Contractor will ensure that all utility services have been properly disconnected and safely terminated by licensed trade contractors or the Utility provider.
5. Provide safety barricades, traffic controls, temporary sanitary facilities for Workers' convenience (Porta-John) as needed throughout the duration of the project, and maintain all areas in the Right-of-Way and all areas adjacent to the property with the highest degree of caution and cleanliness.
6. Provide a description of the Lead Hazard Management and Asbestos Hazard Management process to be employed for the project, as needed based on the attached inspection reports.
7. Provide all Labor, Materials, and Other items as needed to entirely remove all building elements from the parcel in accordance with Local, State, and Federal regulations including noise pollution, air pollution, dust control, and environmental laws.
8. Remove and dispose of appliances and other items that may contain refrigerants in accordance with 40 CFR, Part 82. Appliances and other items that may contain refrigerants include, but are not limited to, refrigerators, freezers, dehumidifiers and portable or central air conditioners. **A manifest will be required for all hazardous waste material disposal.**
9. Properly dispose of all construction debris in a NC Certified Landfill, and **provide DCLT receipt copies of all the disposal actions prior to invoice submittal.**
10. Provide labor and materials for rough grading and site stabilization, with "seed and straw" as the finished product unless otherwise specified.
11. IMPORTANT - In the event Contractor discovers any unforeseen environmental hazard during the course of demolition, Contractor must STOP WORK immediately, and communicate the finding to DCLT in order to determine a proper course of action.
12. The structures identified in this Invitation to Bid shall be vacated. In case the Contractor finds that any structure is not vacated, the Contractor shall immediately notify DCLT's Project Manager and shall not begin demolition or site clearance operations on such property until further notice.

I have read, understand, and agree to each item in the above Scope of Work INTIALS HERE

Bid Form for submittal

PROPOSAL

DEMOLITION OF DWELLING

TO DURHAM COMMUNITY LAND TRUSTEES DURHAM, NORTH CAROLINA

The undersigned hereby declares that he/she has carefully examined and shall provide and pay for all materials, labor, tools, equipment, transportation, temporary construction, charges, levies, fees, permits and other expenses necessary to complete this work and perform all work in accordance with the demolition specifications, the Scope of Work, and the requirements under them for the following sum to wit:

Site Address	**Bid**
Dwelling at 1104 Alma	$
Dwelling at 1106 Alma	$
Add Alternate pricing for removal of 64 SF of Asbestos Containing Material (see Special Instructions on page 7 of Bid Package)	$
TOTAL	$

Company: _____

Printed Name of Representative_____

Signature & Date _____

Special Instructions

Bidders must provide an "Add Alternate" pricing to include removal of 64 sf of ACMs as described below, and shown in the attachment "Final Survey Report_1106 Alma Street".

SURVEY RESULTS

Asbestos

Asbestos in amounts greater than one percent (1%) was detected in the following materials:

TYPE OF MATERIAL	GENERAL LOCATION*	TYPE OF ASBESTOS AND PERCENTAGE	ESTIMATED QUANTITY
Black Mastic	1106 Alma Street Unit A- Kitchen Bottom Layer Under Linoleum and Floor Tile	2% Chrysotile	64 square feet (sq. ft)

* Based on the results of samples analyzed, it would be reasonable to assume that ACMs are present in these locations.

ACM was identified in the bulk sample collected in the Kitchen in the 1106 Alma Street residence. The identified ACM black floor mastic is located below a layer of linoleum, one layer of floor tile and below a layer of plywood sheathing adhered to a layer of floor tile. Before any demolition or renovations are conducted where ACM was detected, these items must be removed in compliance with EPA NESHAP (National Emission Standard for Hazardous Air Pollutants) regulations. The State of North Carolina will require a permit before removal and demolition, which will include removal of asbestos from the work area if more than 160 square feet or 260 linear feet of asbestos is removed. Also, a demolition permit will be required whenever any demolition is performed from City of Durham. It will require 10 days of notice time before the demolition or abatement can be initiated.

View of 1104 & 1106 from Alma St

List of Attachments

1. **Final Survey Report_1104 Alma Street**
2. **Final Survey Report_1106 Alma Street**
3. **R2304301 - 1104 DEMO - 04-10-2023**
4. **R2304301 - 1106 DEMO - 04-10-2023**

REPORT OF FACILITY SURVEY TO IDENTIFY ASBESTOS-CONTAINING MATERIALS AND LEAD BASED CONTAINING PAINT

DEMOLITION OF RESIDENCE
1104 ALMA STREET RESIDENCES
DURHAM, NORTH CAROLINA 27703
EEC JOB NO.: N-23-022

FOR:

DURHAM COMMUNITY LAND TRUSTEES
1208 WEST CHAPEL HILL STREET
DURHAM, NORTH CAROLINA 27701

BY:

EEC, Inc.
8514 SIX FORKS ROAD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
PHONE: 919-846-1016
FAX: 919-846-1813

EEC, INC.

PHONE: (919) 846-1016

8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615 FAX: (919) 846-1813

March 6, 2023

Durham Community Land Trustees
1208 West Chapel Hill Street
Durham, North Carolina 27701

Attention: **Mr. Ajax Woolley**
Pre-Development Manager

Subject: **Report of Building Facility Survey to Identify Asbestos-Containing Materials and Lead Based Paint Chips**
1104 Alma Street Residences
Demolition Projects
Durham, North Carolina 27703
EEC Job No.: N-23-022

Dear Mr. Ajax:

EEC, Inc. is pleased to present this report of our survey's to identify asbestos-containing materials (ACM) and Lead Based Paints (LBP) in the three residences located on Alma Street in Durham, North Carolina. Our survey pertains to the residence located at 1104 Alma Street located in Durham, North Carolina. This report presents known project information, previous information from survey reports, survey results and recommendations.

PROJECT INFORMATION

It is our understanding that the residence is to be demolished in the future and the land use is to be determined later. The residence is a single story A-frame duplex style residence located at 1104 Alma Street. The residence was built in 1939 with a floor plan of 1,168 square feet for the residence. The residence has painted wood siding on the exterior of the buildings. The interior of the residence is a mix of plaster and/or sheetrock paneling throughout. The interior floor is either plywood sheathing or tongue and groove wood flooring. The residence has a crawlspace with fiberglass insulation underneath and all new plumbing piping from our visual inspection. The demolition of the residences has a potential of disturbing possible ACM and Lead paint. On February 23 and 24, 2023, EEC representative Stephen Halyard conducted the ACM and Lead inspection, survey and sampling of the building materials. Bulk

sampling was conducted of materials such as flooring, sheetrock, plaster, exterior and interior paint that may be disturbed during demolition.

For any renovation or demolition, if planned, would require permitting for the project through North Carolina Hazard Control Unit in compliance with EPA NESHAP regulations.

SURVEY PROCEDURES

EEC representatives, Stephen Halyard (*N. C. Asbestos Inspector No. 12360*) performed the ACM and LBP building survey in the interior and exterior of the residence. This survey began with EEC conducting a visual assessment of the areas identified to be demolished and/or renovated. The visual assessment began with our representative walking through all of the areas and determining locations where sampling has to be conducted and assessment has to be made. Both, friable and non-friable suspect ACM's were considered during the course of the survey. Friable materials are those materials that can be pulverized or reduced to powder by hand pressure. At the same time, a LBP sampling strategy was also determined for collection from the various surfaces and substrates in the interior and exterior of the residences.

Our sampling strategy was determined and bulk samples were obtained in the residence. Suspect materials were grouped based on material homogeneity. A homogeneous area is an area that contains materials that seem by texture, color and wear to be uniform and applied during the same general time period. Several suspect materials were observed in each of the residences. Bulk suspected building materials were sampled and sent to AmeriSci Richmond (AmeriSci), located in Midlothian, Virginia, for analysis. AmeriSci is National Voluntary Laboratory Accreditation Program (NVLAP) accredited. Their accreditation number is 200671-0. The collected LBP samples were delivered to EMSL located in Kernersville, North Carolina and their lead accreditation number is 102564.

Each bulk sample obtained was placed in a sealed container (zip lock plastic bag) and labeled with a consecutive number, location, date and the name of the inspector. This information was logged on our "Asbestos Bulk Sampling Record" and "Lead Based Paint Chip Sampling Record" sheets then returned to our laboratory. A signed chain-of-custody form is maintained with the samples until they are returned or disposed of.

ANALYSIS PROCEDURES

Asbestos

Samples were collected from all suspect materials in the interior of each residence. ACM sampling consisted in the sample collection of linoleum flooring, 1-foot by 1-foot floor tile and mastics under linoleum, sheetrock walls and plasters. These samples were then properly sealed along with the Chain of Custody forms and submitted to the AmeriSci laboratory for analysis. The bulk samples were analyzed using Polarized Light Microscopy (PLM), coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA) accredited test method EPA 600/M4-82-020 that incorporates method EPA-600/R-93/116 where applicable as per 40 CFR 763. A summary of the bulk sampling performed during our assessment is attached in the section entitled, "**Asbestos Bulk Sampling Record**". The bulk sample results are presented in the attached "EMSL – PLM Bulk Asbestos Report".

Lead in Paint

LBP samples were collected from the interior painted walls, painted cabinets, trim frames and exterior painted surfaces (such as brick, metal handrails and wood siding) on each of the residence. The paint chip samples were analyzed using the EPA's 3040B/7420 Method. This method determines the total lead concentration (percentage by weight) of the bulk samples obtained. The requirements of the OSHA Lead in Construction Standard, 29 CFR 1926.62, are invoked if any lead is present in the sample. The OSHA standard requires that workers be provided with necessary personal protective equipment while working with identified lead paint and the company must develop a lead compliance plan. A summary of the paint chip sampling performed during our assessment is attached in the section entitled, "**Paint Chip Sampling Record**". We have also attached a copy of the laboratory report in the section entitled, "EMSL – Lead in Paint Report". ACM and LBP chip sample locations are attached in the section entitle "**Bulk and Paint Chip Sample Location Drawings**".

SURVEY RESULTS

Asbestos

No asbestos containing material was found in the building material samples collected and analyzed. No abatement is necessary.

Lead Paint

The requirements of the OSHA Lead in Construction Standard, 29 CFR 1926.62, are invoked if any lead is present in the sample with no minimum concentration limit. However, if the Housing Urban Development (HUD) Standard for work performed in "child-occupied" building(s) and other residential units is used as the base line for establishing "lead-based" paint, then the Federal Lead Standard is 0.5% lead by weight (or 5000 parts per million). This standard also defines "lead-free" paint as <0.06% by weight (or 600 parts per million). The following paint samples were identified to be a lead-based paint:

SAMPLE DESCRIPTION	GENERAL LOCATION	LEAD CONCENTRATION (PERCENT BY WEIGHT)
Sample 104L-11 Gray Paint on Wood	Exterior Wood Siding	6.3%

For lead paint removal, if you remove component with lead paint it can be disposed of as construction waste. If you strip paint and repaint, then all waste collected has to be tested to make sure that there is no leachable lead that can enter in to our drinking water. Waste above EPA drinking water standard must be disposed of as hazardous waste. In some cases, it is economical to take the component removed and replaced so less time and cost for construction work in addition to the documentation paperwork and storage of records for a long time.

QUALIFICATIONS

This report summarizes EEC's evaluation of the conditions observed at the residences located at 1104 Alma Street located in Durham, North Carolina during the course of our survey. Our findings are based upon the analysis of the samples obtained on the days of our survey. ACMs may exist (undetected) in other portions

of the building. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

EEC 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 at (919) 846-1016.

Sincerely,

EEC, INC.

Stephen Halyard
Asbestos Building Inspector
N.C. Inspector No. 123060

Mike Shrimanker, PE, CIH, CSP
President

Attachments: Asbestos Bulk Sampling Location Drawings
Asbestos Bulk Sampling Record
Lead Paint Chip Sample Location Drawings
Lead Paint Paint Chip Sampling Record
Photographs
AmeriSci Richmond – PLM Bulk Asbestos Laboratory Report
EMSL – Lead in Paint Chip Laboratory Report

ASBESTOS BULK SAMPLING LOCATION DRAWINGS

RALEIGH, NC

INDUSTRIAL HYGIENE SAFETY AND
ENVIRONMENTAL ENGINEERING SERVICES
8514 SIX FORKS ROAD SUITE 101
RALEIGH, NORTH CAROLINA 27615
TEL NO. (919) 846-1016
FAX NO. (919) 846-1813

ASBESTOS BULK SAMPLING LOCATIONS
DURHAM COMMUNITY LAND TRUSTEES
RESIDENCE 104 A & B
1104 ALMA STREET
DURHAM, NORTH CAROLINA 27703

ISSUED:	
REVISION:	--- ---
DRAWN BY:	SH
REVIEWED BY:	SH
APPROVED BY:	MS
PROJECT NO.:	N-023-022
SHEET NO.:	2

Existing Floor Plan
1104 Alma
Durham, NC
LIVING AREA
1168 SQ FT

ASBESTOS BULK SAMPLING RECORD

ASBESTOS BULK SAMPLING RECORD

DURHAM COMMUNITY LAND TRUSTEES
1104 ALMA STREET RESIDENCE
DURHAM, NORTH CAROLINA
EEC JOB NO.: N-23-022
SAMPLED BY: STEPHEN HALYARD
SAMPLE DATES: FEBRUARY 23 & 24, 2023

SAMPLE NUMBER	SAMPLE LOCATION	TYPE OF MATERIAL	TYPE OF ASBESTOS AND PERCENTAGE
1104 ALMA STREET			
104-1	Exterior Roof	Red/Black Shingle	None Detected
104-2	Unit A – Dining Room	White Plaster Skim Coat	None Detected
104-2(A)	Unit A – Dining Room	Gray Plaster Basecoat	None Detected
104-3	Unit A - Kitchen	Brown Linoleum	None Detected
104-3(A)	Unit A - Kitchen	1-foot by 1-foot White Red Green Floor Tile	None Detected
104-3(B)	Unit A - Kitchen	1-foot by 1-foot Blue-Gray Floor Tile	None Detected
104-3(C)	Unit A - Kitchen	Off White Floor Tile and Black Mastic	None Detected
104-3(D)	Unit A - Kitchen	Floor Tile Black Mastic	None Detected
104-3(E)	Unit A - Kitchen	White Floor Tile	None Detected
104-4	Main Entry	Yellow/Brown Linoleum	None Detected
104-5	Unit A - Bathroom	Yellow/Brown Linoleum	None Detected
104-6	Unit B - Dining Room	White Plaster Skim Coat	None Detected
104-6(A)	Unit B - Dining Room	Gray Plaster Basecoat	None Detected
104-7	Unit B - Kitchen	White Skim Coat	None Detected
104-8	Unit B - Bedroom	White/Brown Sheetrock Wall	None Detected
104-9	Unit B – Living Room	Brown Linoleum	None Detected
104-9(A)	Unit B – Living Room	White Leveling Compound	None Detected
104-10	Unit B - Bathroom	Brown Linoleum	None Detected
104-10(A)	Unit B - Bathroom	White Leveling Compound	None Detected

PAINT CHIP SAMPLING LOCATION DRAWINGS

RALEIGH, NC
INDUSTRIAL HYGIENE SAFETY AND
ENVIRONMENTAL ENGINEERING SERVICES
8514 SIX FORKS ROAD SUITE 101
RALEIGH, NORTH CAROLINA 27615
TEL NO. (919) 846-1016
FAX NO. (919) 846-1813
LEAD PAINT CHIP SAMPLING LOCATIONS
DURHAM COMMUNITY LAND TRUSTEES
RESIDENCE 104 A & B
1104 ALMA STREET
DURHAM, NORTH CAROLINA 27703
ISSUED:
REVISION: --- ---
DRAWN BY: SH
REVIEWED BY: SH
APPROVED BY: MS
PROJECT NO.: N-023-022
SHEET NO.: 5
Existing Floor Plan
1104 Alma
Durham, NC
LIVING AREA
1168 SQ FT
104L-6
104L-8
104L-5
104L-7
104L-10
Kitchen
LR.
Apt. B
BR.
CL.
Dining
FP.
Common
Entrance
FP.
CL.
Dining
BR.
Kitchen
LR.
Apt. A
104L-4
104L-3
104L-2
104L-1
104L-11
104L-9
104L-12

LEAD BASED PAINT CHIP SAMPLING RECORD

LEAD BASED PAINT CHIP SAMPLING RECORD

DURHAM COMMUNITY LAND TRUSTEES
1104 ALMA STREET RESIDENCE
DURHAM, NORTH CAROLINA
EEC JOB NO.: N-23-022
SAMPLED BY: STEPHEN HALYARD
SAMPLE DATES: FEBRUARY 23 & 24, 2023

SAMPLE ID	SAMPLE LOCATION	PAINT COLOR	PAINT SUBSTRATE	TOTAL CONCENTRATION (% BY WEIGHT)*
1104 ALMA STREET				
104L -1	Unit A – Living Room	Gray	Plaster	<0.0080
104L -2	Unit A – Kitchen Window Sill	White	Wood	<0.0080
104L -3	Unit A – Dining Room Cabinet	Blue	Wood	<0.0080
104L -4	Unit A – Bedroom Door	White	Wood	0.015
104L -5	Unit B – Living Room	Yellow	Plaster	<0.0080
104L -6	Unit B – Kitchen Door Trim	White	Wood	<0.0080
104L -7	Unit B – Living Room Window Sill	White	Wood	0.021
104L -8	Unit B – Dining Room	Light Blue	Plaster	<0.0080
104L -9	Exterior Entry Screen Door	Black	Metal	0.024
104L -10	Exterior Front Steps	Gray	Brick	<0.0080
104L -11	**Exterior Siding**	**Gray**	**Wood**	**6.3**
104L -12	Exterior Handrail	Black	Metal	0.012

PHOTOGRAPHS

PHOTOGRAPHS OF LEAD PAINT CHIP SAMPLES
1104 ALMA STREET RESIDENCE
DEMOLITION PROJECT
DURHAM, NORTH CAROLINA
EEC PROJECT No.: N-23-022

PHOTO No. 1
Typical View of 1104 Alma Street Entry with Gray Paint on Wood Siding

PHOTO No. 2
Typical View of 1104 Alma Street Left Side with Gray Paint on Wood Siding

PHOTO No. 3
Typical View of 1104 Alma Street Rear with Gray Paint on Wood Siding

PHOTO No. 4
Typical View of 1104 Alma Street Right Side with Gray Paint on Wood Siding

AMERISCI RICHMOND
PLM BULK ASBESTOS LABORATORY REPORT

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
102-9	123022125-09	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Living Room; Texture Plaster Ceiling			
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
104-1	123022125-10	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Exterior Roof; Shingle			
Analyst Description: Red/Black, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 5.0%, Non-fibrous 95%			
104-2	123022125-11.1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Dining Room; Plaster			
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%			
104-2	123022125-11.2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Dining Room; Plaster			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
104-3	123022125-12L1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Linoleum **Asbestos Types:** **Other Material:** Cellulose 15%, Fibrous glass 5.0%, Non-fibrous 80%			
104-3	123022125-12L2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			
Analyst Description: White/Green/Red, Heterogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
104-3	123022125-12L3	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Blue-Gray, Heterogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-3	123022125-12L4	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-3	123022125-12L5	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-3	123022125-12L6	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-4	123022125-13	***No***	NAD
Location: Main Entry; Yellow Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Yellow/Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
104-5	123022125-14	***No***	NAD
Location: Unit A - Bathroom; Yellow Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Yellow/Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			

See Reporting notes on last page

EMSL
LEAD IN PAINT CHIP LABORATORY REPORT

EMSL Analytical, Inc.
706 Gralin Street, Kernersville, NC 27284
Phone/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com greensborolab@emsl.com

EMSL Order:	022301714
CustomerID:	EECI50
CustomerPO:	
ProjectID:	

Attn: **Stephen Halyard**
EEC, Inc.
8514 Six Forks Road
Suite 101
Raleigh, NC 27615

Phone: (919) 846-1016
Fax: (919) 846-1813
Received: 2/27/2023 08:30 AM
Collected:

Project: **Alma Street Homes**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Weight*	*Lead Concentration*
104L-1	*022301714-0001*		3/4/2023	.2833 g	<0.0080 % wt
104L-2	*022301714-0002*		3/4/2023	.3511 g	<0.0080 % wt
104L-3	*022301714-0003*		3/4/2023	.2592 g	<0.0080 % wt
104L-4	*022301714-0004*		3/4/2023	.3738 g	0.015 % wt
104L-5	*022301714-0005*		3/4/2023	.2942 g	<0.0080 % wt
104L-6	*022301714-0006*		3/4/2023	.2709 g	<0.0080 % wt
104L-7	*022301714-0007*		3/4/2023	.3717 g	0.021 % wt
104L-8	*022301714-0008*		3/4/2023	.2622 g	<0.0080 % wt
104L-9	*022301714-0009*		3/4/2023	.2489 g	0.024 % wt
104L-10	*022301714-0010*		3/4/2023	.3105 g	<0.0080 % wt
104L-11	*022301714-0011*		3/4/2023	.3528 g	6.3 % wt
104L-12	*022301714-0012*		3/4/2023	.3232 g	0.012 % wt

James Cole

James Cole, Laboratory Manager
or other approved signatory

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC AIHA LAP, LLC-ELLAP Accredited #102564

Initial report from 03/06/2023 07:53:30

EEC152

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only)*: 714

EMSL ANALYTICAL, INC.
706 GRALIN STREET
KERNERSVILLE, NC 27284
336-992-1025

Company : EEC Inc		**EMSL-Bill to:** ☐ Same ☐ Different If Bill to is Different note instructions in Comments**	
Street:		*Third Party Billing requires written authorization from third party*	
City:	**State/Province:**	**Zip/Postal Code:**	**Country:**
Report To (Name): Stephen Halyard		**Fax #:**	
Telephone #:		**Email Address: labresults@eecincorporated.com**	
Project Name/Number: Alma Street Homes			
Please Provide Results: ☐ Fax ☒ Email	**Purchase Order:**	**U.S. State Samples Taken: NC**	

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hours | ☐ 6 Hours | ☐ 24 Hours | ☐ 48 Hours | ☐ 3 Days | ☐ 4 Days | ☒ 5 Days | ☐ 10 Days

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

Matrix	Method	Instrument	Reporting Limit	Check
Chips ☐ mg/cm² ☒ % by wt.	SW846-7000B/7420 or AOAC 974.02	Flame Atomic Absorption	0.01%	☒
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES	0.5 µg/filter	☐
Wipe* ☐ ASTM ☐ non ASTM *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B/7420	Flame Atomic Absorption	10 µg/wipe	☐
	SW846-6010B or C	ICP-AES	0.5 µg/wipe	☐
TCLP	SW846-1311/7420/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7420	Flame Atomic Absorption	40 mg/kg (ppm)	☐
	SW846-7421	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW86-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Wastewater	SM3111B or SW846-7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Drinking Water	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐

Other:	**Preservation Method (Water):**
Name of Sampler: Stephen Halyard	**Signature of Sampler:** Stephen Halyard

Sample #	Location	Volume/Area	Date/Time Sampled
	See Attached		
	Chain of Custody		

Client Sample #'s	-			**Total # of Samples:**	32
Relinquished (Client):	**Stephen Halyard** (SH)	**Date:**	2-24-23	**Time:**	
Received (Lab):	JS	**Date:**	2/24/23 2-27-23	**Time:**	3:34 8:30am
Comments:					

(3) total
FedEx 771403729560

PAINT CHIP SAMPLING RECORD

EEC, INC.
8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615
Ph: 919-846-1016
Fax: 919-846-1813

FACILITY NAME: 104 Alma Street

EEC PROJECT NO. _____

DATE SAMPLES COLLECTED: 2-23-23

DATE RECEIVED IN LAB: _____

SAMPLER'S NAME: Stephen Halyard

RECEIVER'S NAME: _____

SAMPLER'S SIGNATURE: _____

RECEIVER'S SIGNATURE: _____

*-Sample Field I.D. No.	Sample Location	Paint Color	Paint Substrate	Total Concentration	Estimated Quantity (If Req'd by Client)
104L -1	Unit A – Living Room	Gray	Plaster		
104L -2	Unit A – Kitchen Window Sill	White	Wood		
104L -3	Unit A – Dining Room Cabinet	Blue	Wood		
104L -4	Unit A – Bedroom Door	White	Wood		
104L -5	Unit B – Living Room	Yellow	Plaster		
104L -6	Unit B – Kitchen Door Trim	White	Wood		
104L -7	Unit B – Living Room Window Sill	White	Wood		
104L -8	Unit B – Dining Room	Light Blue	Plaster		
104L -9	Exterior Entry Screen Door	Black	Metal		
104L -10	Exterior Front Steps	Gray	Brick		
104L -11	Exterior Siding	Gray	Wood		
104L -12	Exterior Handrail	Black	Metal		

Analyst's Signature: _____

Analysis Method: Total Lead Concentration

REPORT OF FACILITY SURVEY TO IDENTIFY ASBESTOS-CONTAINING MATERIALS AND LEAD BASED CONTAINING PAINT

DEMOLITION OF RESIDENCE
1106 ALMA STREET RESIDENCES
DURHAM, NORTH CAROLINA 27703
EEC JOB NO.: N-23-022

FOR:

DURHAM COMMUNITY LAND TRUSTEES
1208 WEST CHAPEL HILL STREET
DURHAM, NORTH CAROLINA 27701

BY:

EEC, Inc.
8514 SIX FORKS ROAD, SUITE 101
RALEIGH, NORTH CAROLINA 27615
PHONE: 919-846-1016
FAX: 919-846-1813

EEC, INC.

PHONE: (919) 846-1016

8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615 FAX: (919) 846-1813

March 6, 2023

Durham Community Land Trustees
1208 West Chapel Hill Street
Durham, North Carolina 27701

Attention: **Mr. Ajax Woolley**
Pre-Development Manager

Subject: **Report of Building Facility Survey to Identify Asbestos-Containing Materials and Lead Based Paint Chips**
1106 Alma Street Residences
Demolition Projects
Durham, North Carolina 27703
EEC Job No.: N-23-022

Dear Mr. Ajax:

EEC, Inc. is pleased to present this report of our survey to identify asbestos-containing materials (ACM) and Lead Based Paints (LBP) in the three residences located on Alma Street in Durham, North Carolina. Our survey pertains to the residence located at 1106 Alma Street located in Durham, North Carolina. This report presents known project information, previous information from survey reports, survey results and recommendations.

PROJECT INFORMATION

It is our understanding that the three residences are to be demolished in the future and the land use is to be determined later. The residence is a single story A-frame duplex style residences located at 1106 Alma Street. The residence was built in 1939 with a floor plan of 1,168 square feet of the residence. The residence has painted wood siding on the exterior of the buildings. The wood siding is covered with vinyl siding on the entire exterior of the residence. The interior of the residence is a mix of plaster and/or sheetrock paneling throughout. The interior floor is either plywood sheathing or tongue and groove wood flooring. The residence has a crawlspace with fiberglass insulation underneath and all new plumbing piping from our visual inspection. The demolition of the residences has a potential of disturbing possible ACM and Lead paint. On February 23 and 24, 2023, EEC representative Stephen Halyard conducted the ACM and Lead inspection, survey and sampling of the building materials. Bulk sampling was conducted

of materials such as flooring, sheetrock, plaster, exterior and interior paint that may be disturbed during demolition.

For any renovation or demolition, if planned, would require permitting for the project through North Carolina Hazard Control Unit in compliance with EPA NESHAP regulations.

SURVEY PROCEDURES

EEC representatives, Stephen Halyard (*N. C. Asbestos Inspector No. 12360*) performed the ACM and LBP building survey in the interior and exterior of the residence. This survey began with EEC conducting a visual assessment of the house identified to be demolished. The visual assessment began with our representative walking through all of the areas and determining locations where sampling has to be conducted and assessment has to be made. Both, friable and non-friable suspect ACM's were considered during the course of the survey. Friable materials are those materials that can be pulverized or reduced to powder by hand pressure. At the same time, a LBP sampling strategy was also determined for collection from the various surfaces and substrates in the interior and exterior of the residences.

Our sampling strategy was determined and bulk samples were obtained in the residence. Suspect materials were grouped based on material homogeneity. A homogeneous area is an area that contains materials that seem by texture, color and wear to be uniform and applied during the same general time period. Several suspect materials were observed in each of the residences. Bulk suspected building materials were sampled and sent to AmeriSci Richmond (AmeriSci), located in Midlothian, Virginia, for analysis. AmeriSci is National Voluntary Laboratory Accreditation Program (NVLAP) accredited. Their accreditation number is 200671-0. The collected LBP samples were delivered to EMSL located in Kernersville, North Carolina and their lead accreditation number is 102564.

Each bulk sample obtained was placed in a sealed container (zip lock plastic bag) and labeled with a consecutive number, location, date and the name of the inspector. This information was logged on our "Asbestos Bulk Sampling Record" and "Lead Based Paint Chip Sampling Record" sheets then returned to our laboratory. A signed chain-of-custody form is maintained with the samples until they are returned or disposed of.

ANALYSIS PROCEDURES

Asbestos

Samples were collected from all suspect materials in the interior of each residence. ACM sampling consisted in the sample collection of linoleum flooring, 1-foot by 1-foot floor tile and mastics under linoleum, sheetrock walls and plasters. These samples were then properly sealed along with the Chain of Custody forms and submitted to the AmeriSci laboratory for analysis. The bulk samples were analyzed using Polarized Light Microscopy (PLM), coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA) accredited test method EPA 600/M4-82-020 that incorporates method EPA-600/R-93/116 where applicable as per 40 CFR 763. A summary of the bulk sampling performed during our assessment is attached in the section entitled, "**Asbestos Bulk Sampling Record**". The bulk sample results are presented in the attached "EMSL – PLM Bulk Asbestos Report".

Lead in Paint

LBP samples were collected from the interior painted walls, painted cabinets, trim frames and exterior painted surfaces (such as brick, metal handrails and wood siding) on each of the residence. The paint chip samples were analyzed using the EPA's 3040B/7420 Method. This method determines the total lead concentration (percentage by weight) of the bulk samples obtained. The requirements of the OSHA Lead in Construction Standard, 29 CFR 1926.62, are invoked if any lead is present in the sample. The OSHA standard requires that workers be provided with necessary personal protective equipment while working with identified lead paint and the company must develop a lead compliance plan. A summary of the paint chip sampling performed during our assessment is attached in the section entitled, "**Paint Chip Sampling Record**". We have also attached a copy of the laboratory report in the section entitled, "EMSL – Lead in Paint Report". ACM and LBP chip sample locations are attached in the section entitle "**Bulk and Paint Chip Sample Location Drawings**".

SURVEY RESULTS

Asbestos

Asbestos in amounts greater than one percent (1%) was detected in the following materials:

TYPE OF MATERIAL	GENERAL LOCATION*	TYPE OF ASBESTOS AND PERCENTAGE	ESTIMATED QUANTITY
Black Mastic	1106 Alma Street Unit A- Kitchen Bottom Layer Under Linoleum and Floor Tile	2% Chrysotile	64 square feet (sq. ft)

* Based on the results of samples analyzed, it would be reasonable to assume that ACMs are present in these locations.

ACM was identified in the bulk sample collected in the Kitchen in the 1106 Alma Street residence. The identified ACM black floor mastic is located below a layer of linoleum, one layer of floor tile and below a layer of plywood sheathing adhered to a layer of floor tile. Before any demolition or renovations are conducted where ACM was detected, these items must be removed in compliance with EPA NESHAP (National Emission Standard for Hazardous Air Pollutants) regulations. The State of North Carolina will require a permit before removal and demolition, which will include removal of asbestos from the work area if more than 160 square feet or 260 linear feet of asbestos is removed. Also, a demolition permit will be required whenever any demolition is performed from City of Durham. It will require 10 days of notice time before the demolition or abatement can be initiated.

Lead Paint

The requirements of the OSHA Lead in Construction Standard, 29 CFR 1926.62, are invoked if any lead is present in the sample with no minimum concentration limit. However, if the Housing Urban Development (HUD) Standard for work performed in "child-occupied" building(s) and other residential units is used as the base line for establishing "lead-based" paint, then the Federal Lead Standard is 0.5% lead by weight (or 5000 parts per million). This standard also defines "lead-free" paint as <0.06% by weight (or 600 parts per million).

None of the analyzed paint chip samples were analyzed to contain more that 0.5% lead by weight. For lead paint removal, if you remove component with lead paint it can be disposed of as construction waste. If you

strip paint and repaint, then all waste collected has to be tested to make sure that there is no leachable lead that can enter in to our drinking water. Waste above EPA drinking water standard must be disposed of as hazardous waste. In some cases, it is economical to take the component removed and replaced so less time and cost for construction work in addition to the documentation paperwork and storage of records for a long time.

QUALIFICATIONS

This report summarizes EEC's evaluation of the conditions observed at the residences located at 1106 Alma Street located in Durham, North Carolina during the course of our survey. Our findings are based upon the analysis of the samples obtained on the days of our survey. ACMs may exist (undetected) in other portions of the building. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

EEC 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 at (919) 846-1016.

Sincerely,

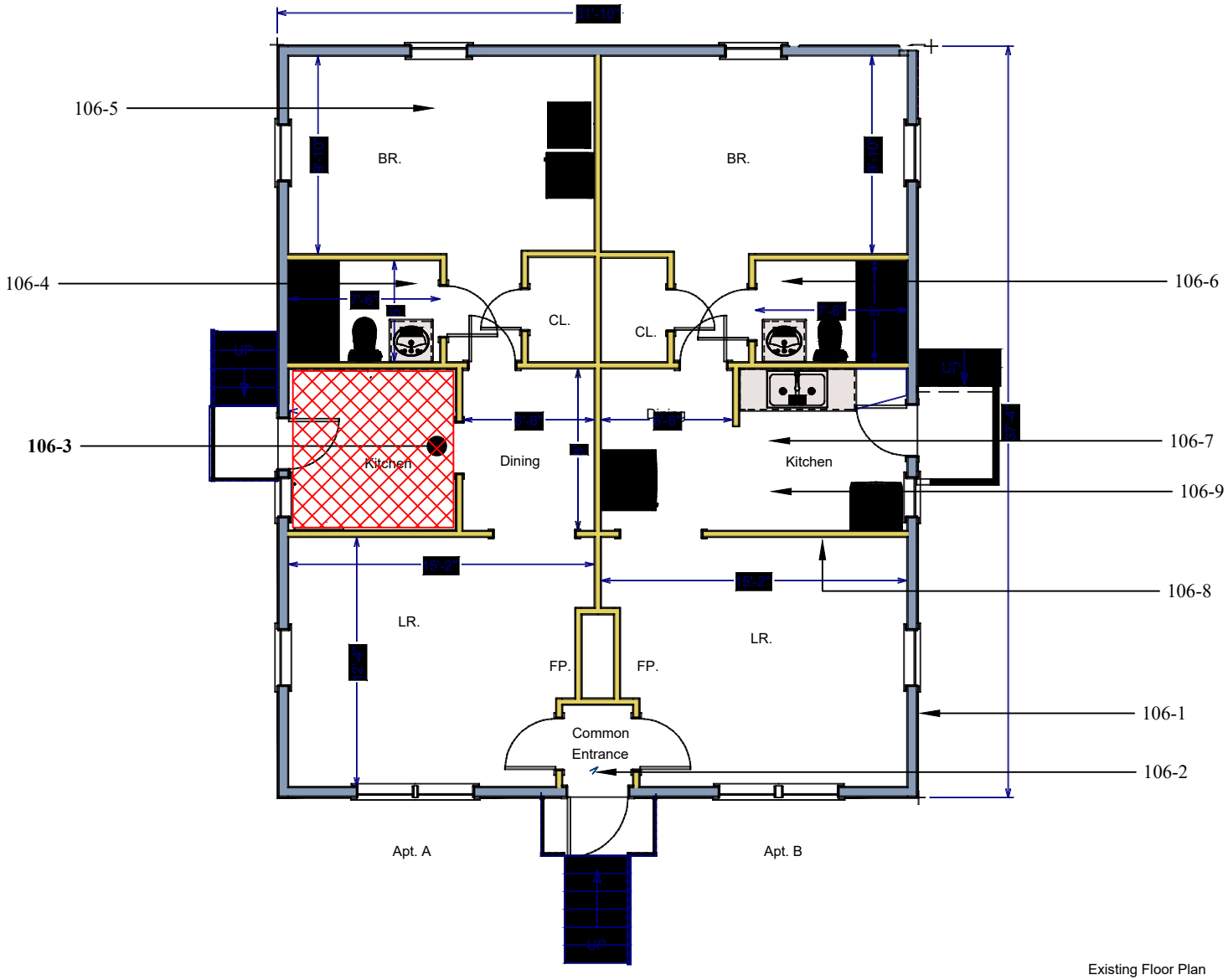
EEC, INC.

Stephen Halyard
Asbestos Building Inspector
N.C. Inspector No. 123060

Mike Shrimanker, PE, CIH, CSP
President

Attachments: Asbestos Bulk Sampling Location Drawings
Asbestos Bulk Sampling Record
Lead Paint Chip Sample Location Drawings
Lead Paint Paint Chip Sampling Record
Photographs
AmeriSci Richmond – PLM Bulk Asbestos Laboratory Report
EMSL – Lead in Paint Chip Laboratory Report

ASBESTOS BULK SAMPLING LOCATION DRAWINGS



Existing Floor Plan
1106 Alma
Durham, NC

LIVING AREA
1168 SQ FT

EE Cinc
RALEIGH, NC

INDUSTRIAL HYGIENE SAFETY AND ENVIRONMENTAL ENGINEERING SERVICES
8514 SIX FORKS ROAD SUITE 101
RALEIGH, NORTH CAROLINA 27615
TEL NO. (919) 846-1016
FAX NO. (919) 846-1813

ASBESTOS BULK SAMPLING LOCATIONS
DURHAM COMMUNITY LAND TRUSTEES
RESIDENCE 106 A & B
1106 ALMA STREET
DURHAM, NORTH CAROLINA 27703

ISSUED:

REVISION:

DRAWN BY:	SH
REVIEWED BY:	SH
APPROVED BY:	MS

PROJECT NO.:
N-023-022

SHEET NO.:
3

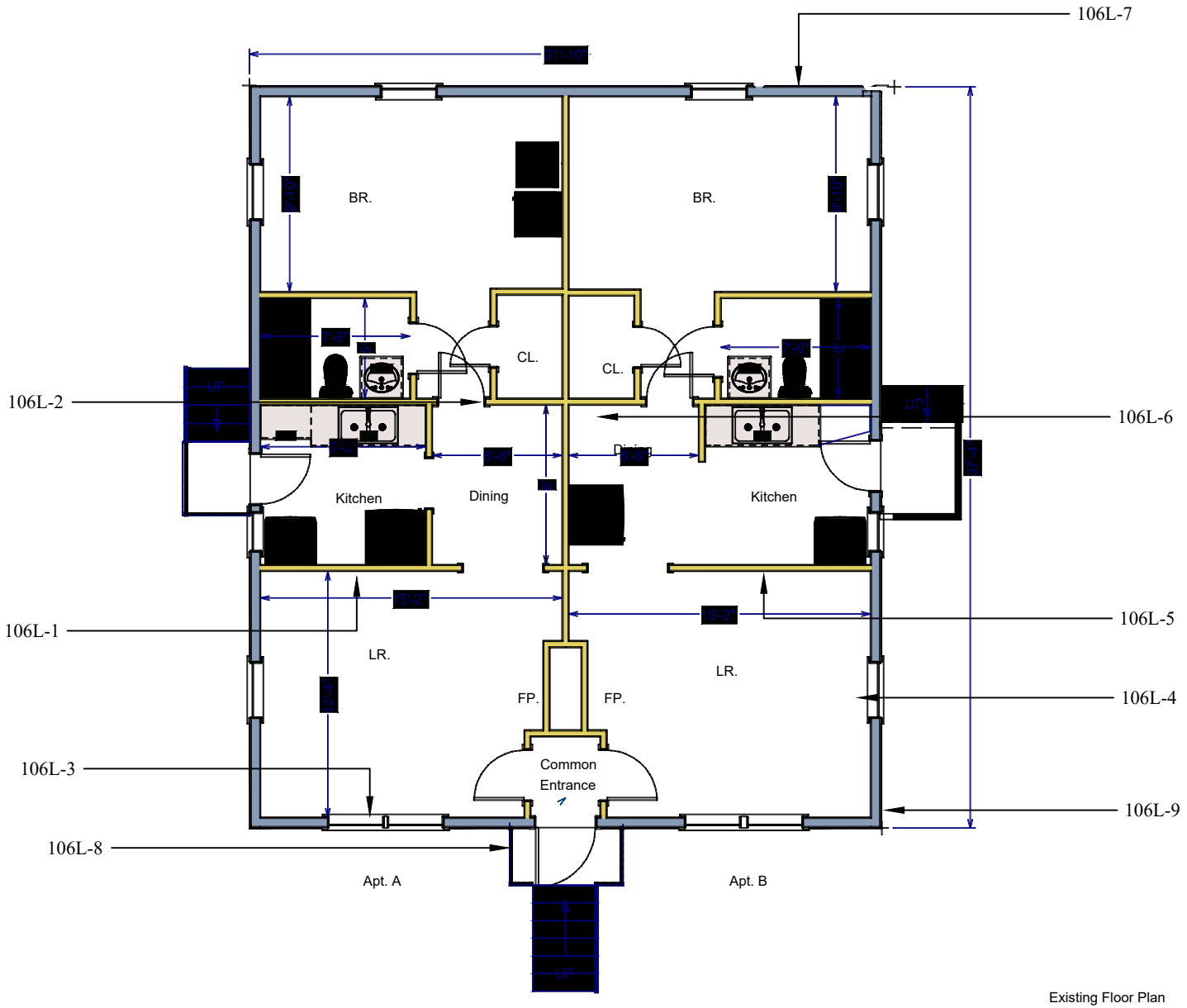
ASBESTOS BULK SAMPLING RECORD

ASBESTOS BULK SAMPLING RECORD

DURHAM COMMUNITY LAND TRUSTEES
1106 ALMA STREET RESIDENCE
DURHAM, NORTH CAROLINA
EEC JOB NO.: N-23-022
SAMPLED BY: STEPHEN HALYARD
SAMPLE DATES: FEBRUARY 23 & 24, 2023

SAMPLE NUMBER	SAMPLE LOCATION	TYPE OF MATERIAL	TYPE OF ASBESTOS AND PERCENTAGE
1106 ALMA STREET			
106 -1	Exterior Roof	Black Shingle	None Detected
106 -2	Main Entry	Brown Linoleum	None Detected
106 -3	Unit A - Kitchen	Layer #1- Yellow Linoleum	None Detected
106 -3(A)	Unit A - Kitchen	Layer #2- White Floor Tile	None Detected
106 -3(B)	Unit A - Kitchen	Layer #2- White Floor Tile Black Mastic	**2% Chrysotile**
106 -4	Unit A - Bathroom	Light Brown Linoleum	None Detected
106 -5	Unit A - Bedroom	White Plaster Skim Coat	None Detected
106-5(A)	Unit A - Bedroom	Gray Plaster Base Coat	None Detected
106 -6	Unit B - Bathroom	Brown Linoleum	None Detected
106 -7	Unit B - Kitchen	Light Gray Linoleum	None Detected
106 -8	Unit B – Living Room	White Skim Coat	None Detected
106-8(A)	Unit B – Living Room	Gray Plaster Base Coat	None Detected
106(B)	Unit B – Living Room	White/Brown Sheetrock	None Detected
106 -9	Unit B - Kitchen	White Wall Panel	None Detected
106-9(A)	Unit B - Kitchen	White Plaster Skim Coat	None Detected
106-9(B)	Unit B - Kitchen	Gray Base Coat	None Detected
106-9(C)	Unit B - Kitchen	White/Brown Sheetrock	None Detected

PAINT CHIP SAMPLING LOCATION DRAWINGS



Existing Floor Plan
1106 Alma
Durham, NC

LIVING AREA
1168 SQ FT

EE Cinc
RALEIGH, NC

INDUSTRIAL HYGIENE SAFETY AND ENVIRONMENTAL ENGINEERING SERVICES
8514 SIX FORKS ROAD SUITE 101
RALEIGH, NORTH CAROLINA 27615
TEL NO. (919) 846-1016
FAX NO. (919) 846-1813

LEAD PAINT CHIP SAMPLING LOCATIONS
DURHAM COMMUNITY LAND TRUSTEES
RESIDENCE 106 A & B
1106 ALMA STREET
DURHAM, NORTH CAROLINA 27703

ISSUED:

REVISION:

DRAWN BY:	SH
REVIEWED BY:	SH
APPROVED BY:	MS

PROJECT NO.:
N-023-022

SHEET NO.:
6

LEAD BASED PAINT CHIP SAMPLING RECORD

LEAD BASED PAINT CHIP SAMPLING RECORD

DURHAM COMMUNITY LAND TRUSTEES
1106 ALMA STREET RESIDENCE
DURHAM, NORTH CAROLINA
EEC JOB NO.: N-23-022
SAMPLED BY: STEPHEN HALYARD
SAMPLE DATES: FEBRUARY 23 & 24, 2023

SAMPLE ID	SAMPLE LOCATION	PAINT COLOR	PAINT SUBSTRATE	TOTAL CONCENTRATION (% BY WEIGHT)*
1106 ALMA STREET				
106L -1	Unit A – Living Room	Orange	Plaster	<0.0080
106L -2	Unit A – Bedroom Door Trim	White	Wood	0.013
106L -3	Unit A – Living Room Window Sill	White	Wood	<0.0080
106L -4	Unit B – Living Room Window Sill	White	Wood	<0.0080
106L -5	Unit B – Living Room	Blue	Plaster	0.022
106L -6	Unit A – Dining Room Cabinet	White	Wood	0.016
106L -7	Exterior Wood Siding	Gray	Wood	0.036
106L -8	Exterior Handrail	Black	Metal	0.012
106L -9	Exterior Crawlspace	Blue	Brick	0.039

PHOTOGRAPHS

AMERISCI RICHMOND
PLM BULK ASBESTOS LABORATORY REPORT

PHOTOGRAPHS OF ASBESTOS BULK SAMPLES
1106 ALMA STREET RESIDENCE
DEMOLITION PROJECT
DURHAM, NORTH CAROLINA
EEC PROJECT No.: N-23-022

PHOTO No. 1
Typical View of 1106 Alma Street Residence. Exterior has Vinyl Siding

PHOTO No. 2
Typical View of 1106 Alma Street on Left Side

PHOTO No. 3
Typical View of 1106 Alma Street On Right Side

PHOTO No. 4
Typical View of 1106 Alma Street In The Rear

PHOTOGRAPHS OF ASBESTOS BULK SAMPLES
1106 ALMA STREET RESIDENCE
DEMOLITION PROJECT
DURHAM, NORTH CAROLINA
EEC PROJECT No.: N-23-022

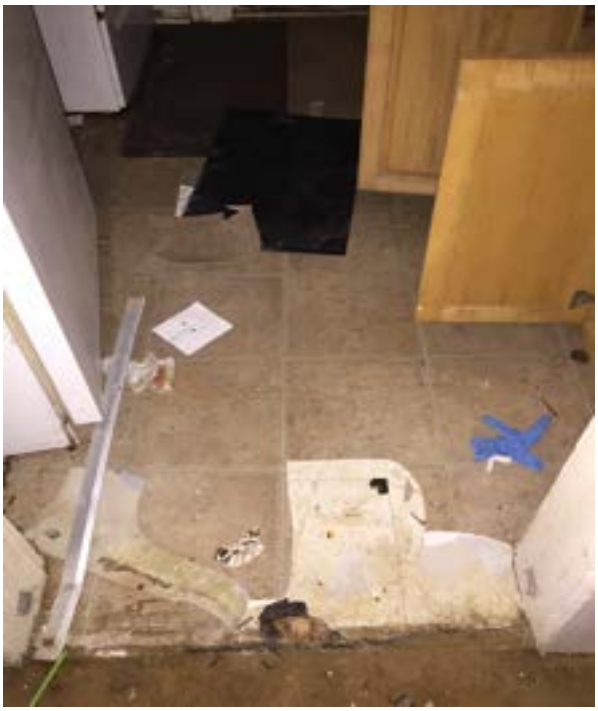


PHOTO No. 5
Typical View of 1106 Alma Street Kitchen Flooring with Multiple Floor Coverings

PHOTO No. 6
Typical View of Positive Black Mastic Below the Layers of Flooring. Top: Brown Linoleum, Second Layer White Floor Tile, Thrid layer Playwood, Fourth Layer Floor Tile and Black Mastic

AMERISCI RICHMOND
PLM BULK ASBESTOS LABORATORY REPORT

EMSL Analytical, Inc.
706 Gralin Street, Kernersville, NC 27284
Phone/Fax: (336) 992-1025 / (336) 992-4175
http://www.EMSL.com greensborolab@emsl.com

EMSL Order:	022301713
CustomerID:	EECI50
CustomerPO:	
ProjectID:	

Attn: **Stephen Halyard**
EEC, Inc.
8514 Six Forks Road
Suite 101
Raleigh, NC 27615

Phone:	(919) 846-1016
Fax:	(919) 846-1813
Received:	2/27/2023 08:30 AM
Collected:	

Project: **Alma Street Homes**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Weight*	*Lead Concentration*
106L-1	*022301713-0001*		3/4/2023	.3098 g	<0.0080 % wt
106L-2	*022301713-0002*		3/4/2023	.2652 g	0.013 % wt
106L-3	*022301713-0003*		3/4/2023	.2664 g	<0.0080 % wt
106L-4	*022301713-0004*		3/4/2023	.2996 g	<0.0080 % wt
106L-5	*022301713-0005*		3/4/2023	.2985 g	0.022 % wt
106L-6	*022301713-0006*		3/4/2023	.291 g	0.016 % wt
106L-7	*022301713-0007*		3/4/2023	.293 g	0.036 % wt
106L-8	*022301713-0008*		3/4/2023	.3297 g	0.012 % wt
106L-9	*022301713-0009*		3/4/2023	.3455 g	0.039 % wt

James Cole

James Cole, Laboratory Manager
or other approved signatory

* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Kernersville, NC AIHA LAP, LLC-ELLAP Accredited #102564

Initial report from 03/06/2023 07:52:04

OrderID: 022301713 EEC Inc

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only):* 1713

EMSL ANALYTICAL, INC.
706 GRALIN STREET
KERNERSVILLE, NC 27284
336-992-1025

Company : EEC Inc		**EMSL-Bill to:** ☐ Same ☐ Different If Bill to is Different note instructions in Comments**	
Street:		*Third Party Billing requires written authorization from third party*	
City:	**State/Province:**	**Zip/Postal Code:**	**Country:**
Report To (Name): Stephen Halyard		**Fax #:**	
Telephone #:		**Email Address: labresults@eecincorporated.com**	
Project Name/Number: Alma Street Homes			
Please Provide Results: ☐ Fax ☒ Email	**Purchase Order:**	**U.S. State Samples Taken: NC**	

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hours ☐ 6 Hours ☐ 24 Hours ☐ 48 Hours ☐ 3 Days ☐ 4 Days ☒ 5 Days ☐ 10 Days

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

Matrix	Method	Instrument	Reporting Limit	Check
Chips ☐ mg/cm² ☒ % by wt.	SW846-7000B/7420 or AOAC 974.02	Flame Atomic Absorption	0.01%	☒
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES	0.5 µg/filter	☐
Wipe* ☐ ASTM ☐ non ASTM *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B/7420	Flame Atomic Absorption	10 µg/wipe	☐
	SW846-6010B or C	ICP-AES	0.5 µg/wipe	☐
TCLP	SW846-1311/7420/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7420	Flame Atomic Absorption	40 mg/kg (ppm)	☐
	SW846-7421	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW86-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Wastewater	SM3111B or SW846-7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Drinking Water	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐

Other:	**Preservation Method (Water):**
Name of Sampler: Stephen Halyard	**Signature of Sampler:** Stephen Halyard

Sample #	Location	Volume/Area	Date/Time Sampled
	See Attached		
	Chain of Custody		

Client Sample #'s	-			**Total # of Samples:**	32
Relinquished (Client):	**Stephen Halyard** (SH)	**Date:**	2-24-23	**Time:**	
Received (Lab):	JS	**Date:**	2/24/23 2-27-23	**Time:**	3:36 8:30am
Comments:					

(3) total
FMSFX 77140372 9570

PAINT CHIP SAMPLING RECORD

EEC, INC.
8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615
Ph: 919-846-1016
Fax: 919-846-1813

FACILITY NAME: 106 Alma Street

EEC PROJECT NO. _____

DATE SAMPLES COLLECTED: 2-24-23

DATE RECEIVED IN LAB: _____

SAMPLER'S NAME: Stephen Halyard

RECEIVER'S NAME: _____

SAMPLER'S SIGNATURE: Stephen Halyard

RECEIVER'S SIGNATURE: _____

*-Sample Field I.D. No.	Sample Location	Paint Color	Paint Substrate	Total Concentration	Estimated Quantity (If Req'd by Client)
106L -1	Unit A – Living Room	Orange	Plaster		
106L -2	Unit A – Bedroom Door Trim	White	Wood		
106L -3	Unit A – Living Room Window Sill	White	Wood		
106L -4	Unit B – Living Room Window Sill	White	Wood		
106L -5	Unit B – Living Room	Blue	Plaster		
106L -6	Unit A – Dining Room Cabinet	White	Wood		
106L -7	Exterior Wood Siding	Gray	Wood		
106L -8	Exterior Handrail	Black	Metal		
106L -9	Exterior Crawlspace	Blue	Brick		

Analyst's Signature: _____

Analysis Method: Total Lead Concentration

EMSL
LEAD IN PAINT CHIP LABORATORY REPORT

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: 8047631200 FAX: 8047631800

March 4, 2023

EEC INC
Attn: Donnie Mercer Jr
8514 Six Forks Road
Suite 101
Raleigh, NC 27615

RE: EEC INC
Job Number 123022125
P.O. #102 Alma Street
102 Alma Street

Dear Donnie Mercer Jr:

Enclosed are the results for PLM asbestos analysis of the following EEC INC samples received at AmeriSci on Monday, February 27, 2023, for a 5 day turnaround:

102-1, 102-2, 102-3, 102-4, 102-5, 102-6, 102-7, 102-8, 102-9, 104-1, 104-2, 104-3, 104-4, 104-5, 104-6, 104-7, 104-8, 104-9, 104-10, 106-1, 106-2, 106-3, 106-4, 106-5, 106-6, 106-7, 106-8, 106-9

The 28 samples contained in zip lock bag were shipped to AmeriSci via Fed Ex 8728 9030 9213 S 850. These samples were prepared and analyzed according to EPA PLM Method (EPA 600/R-93/116 Section 2.2). The required analytical information, analysis results, analyst signature and laboratory identification are contained in the PLM Bulk Asbestos Report. If TEM analysis was requested for selected samples the gravimetric reduction data (by Sec 2.3) and TEM Asbestos % (by Sec 2.5) are included in Table 1 along with a summary of Asbestos % by PLM for all samples analyzed.

This report relates ONLY to the sample analysis expressed as % asbestos. AmeriSci assumes no responsibility for customer supplied data such as “sample type”, "location", or “area sampled”. This report must not be used to claim product endorsement by AmeriSci, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology accreditation requirements mandate that this report must not be reproduced, except in full, without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

Glenn F. Massey

QA Manager | Authorized Signatory

AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

EEC INC
Attn: Donnie Mercer Jr
8514 Six Forks Road
Suite 101
Raleigh, NC 27615

Date Received 02/27/23
Date Examined 03/03/23

RE: 102 Alma Street

AmeriSci Job # 123022125
P.O. #

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
102-1	123022125-01	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Exterior Roof; Shingle			
Analyst Description: Green/Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Fibrous glass 5.0%, Non-fibrous 95%			
102-2	123022125-02.1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Living Room; Plaster			
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
102-2	123022125-02.2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Living Room; Plaster			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100%			
102-3	123022125-03.1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Bedroom; Plaster			
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
102-3	123022125-03.2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Bedroom; Plaster			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
102-4	123022125-04	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A - Bathroom; Yellow Linoleum			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15%, Fibrous glass 5.0%, Non-fibrous 80%			
102-5	123022125-05	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit A- Kitchen; Yellow Linoleum			
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15%, Fibrous glass 5.0%, Non-fibrous 80%			
102-6	123022125-06	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Bathroom; Yellow Linoleum			
Analyst Description: Yellow/Green, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
102-7	123022125-07	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Bedroom; Texture Plaster Ceiling			
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
102-8	123022125-08.1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Dining Room; Plaster			
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%			
102-8	123022125-08.2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Dining Room; Plaster			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
102-9	123022125-09	***No***	NAD
Location: Unit B - Living Room; Texture Plaster Ceiling			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 100%			
104-1	123022125-10	***No***	NAD
Location: Exterior Roof; Shingle			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Red/Black, Heterogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Fibrous glass 5.0%, Non-fibrous 95%			
104-2	123022125-11.1	***No***	NAD
Location: Unit A - Dining Room; Plaster			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster) **Asbestos Types:** **Other Material:** Non-fibrous 100%			
104-2	123022125-11.2	***No***	NAD
Location: Unit A - Dining Room; Plaster			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster) **Asbestos Types:** **Other Material:** Cellulose Trace, Non-fibrous 100%			
104-3	123022125-12L1	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Linoleum **Asbestos Types:** **Other Material:** Cellulose 15%, Fibrous glass 5.0%, Non-fibrous 80%			
104-3	123022125-12L2	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White/Green/Red, Heterogeneous, Non-Fibrous, Floor Tile **Asbestos Types:** **Other Material:** Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
104-3	123022125-12L3	***No***	NAD

Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: Blue-Gray, Heterogeneous, Non-Fibrous, Floor Tile
Asbestos Types:
Other Material: Non-fibrous 100%

104-3	123022125-12L4	***No***	NAD

Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Floor Tile
Asbestos Types:
Other Material: Non-fibrous 100%

104-3	123022125-12L5	***No***	NAD

Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic
Asbestos Types:
Other Material: Non-fibrous 100%

104-3	123022125-12L6	***No***	NAD

Location: Unit A - Kitchen; Layer #1 - Beige Linoleum; Layer #2 - 1-Foot By 1-Foot White And Blue Floor Tile; Layer #2- Brown Floor Tile And Black Mastic

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: White, Heterogeneous, Non-Fibrous, Floor Tile
Asbestos Types:
Other Material: Non-fibrous 100%

104-4	123022125-13	***No***	NAD

Location: Main Entry; Yellow Linoleum

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: Yellow/Brown, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%

104-5	123022125-14	***No***	NAD

Location: Unit A - Bathroom; Yellow Linoleum

(by CVES)
by William M. Dunstan
on 03/03/23

Analyst Description: Yellow/Brown, Heterogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
104-6	123022125-15.1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Dining Room; Plaster			
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-6	123022125-15.2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Dining Room; Plaster			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100%			
104-7	123022125-16	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Kitchen; Skim Coat			
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
104-8	123022125-17	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Bedroom; Sheetrock Wall			
Analyst Description: White/Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 2.0%, Fibrous glass 2.0%, Non-fibrous 96%			
104-9	123022125-18L1	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Living Room; Brown Linoleum And Leveling Compound			
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Linoleum			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
104-9	123022125-18L2	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23
Location: Unit B - Living Room; Brown Linoleum And Leveling Compound			
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Leveling Compound			
Asbestos Types:			
Other Material: Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
104-10	123022125-19L1	***No***	NAD
Location: Unit B - Bathroom; Brown Linoleum And Leveling Compound			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Linoleum			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
104-10	123022125-19L2	***No***	NAD
Location: Unit B - Bathroom; Brown Linoleum And Leveling Compound			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Leveling Compound			
Asbestos Types:			
Other Material: Non-fibrous 100%			
106-1	123022125-20	***No***	NAD
Location: Exterior Roof; Shingle			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Fibrous glass 5.0%, Non-fibrous 95%			
106-2	123022125-21	***No***	NAD
Location: Main Entry; Gray Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
106-3	123022125-22L1	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Yellow Linoleum; Layer #2- White Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Linoleum			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
106-3	123022125-22L2	***No***	NAD
Location: Unit A - Kitchen; Layer #1 - Yellow Linoleum; Layer #2- White Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Floor Tile			
Asbestos Types:			
Other Material: Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
106-3	123022125-22L3	***Yes***	2.0%
Location: Unit A - Kitchen; Layer #1 - Yellow Linoleum; Layer #2- White Floor Tile And Black Mastic			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Black, Heterogeneous, Non-Fibrous, Mastic			
Asbestos Types: Chrysotile 2.0%			
Other Material: Non-fibrous 98%			
106-4	123022125-23	***No***	NAD
Location: Unit A- Bathroom; Yellow Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Lt. Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
106-5	123022125-24L1	***No***	NAD
Location: Unit A - Bedroom; Textured Plaster			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
106-5	123022125-24L2	***No***	NAD
Location: Unit A - Bedroom; Textured Plaster			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Animal hair Trace, Non-fibrous 100%			
106-6	123022125-25	***No***	NAD
Location: Unit B - Bathroom; Brown Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Brown, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 10%, Fibrous glass 5.0%, Non-fibrous 85%			
106-7	123022125-26	***No***	NAD
Location: Unit B - Kitchen; Yellow Linoleum			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Lt. Gray, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 15%, Fibrous glass 5.0%, Non-fibrous 80%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
106-8	123022125-27.1	***No***	NAD
Location: Unit B - Living Room; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
106-8	123022125-27.2	***No***	NAD
Location: Unit B - Living Room; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100%			
106-8	123022125-27.3	***No***	NAD
Location: Unit B - Living Room; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White/Brown, Heterogeneous, Non-Fibrous, Sheetrock			
Asbestos Types:			
Other Material: Cellulose 4.0%, Non-fibrous 96%			
106-9	123022125-28L1	***No***	NAD
Location: Unit B - Kitchen; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Fibrous, Wall Panel			
Asbestos Types:			
Other Material: Fibrous glass 25%, Non-fibrous 75%			
106-9	123022125-28.2	***No***	NAD
Location: Unit B - Kitchen; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: White, Heterogeneous, Non-Fibrous, Cementitious, Skim Coat (Plaster)			
Asbestos Types:			
Other Material: Non-fibrous 100%			
106-9	123022125-28.3	***No***	NAD
Location: Unit B - Kitchen; Plaster And Sheetrock			(by CVES) by William M. Dunstan on 03/03/23
Analyst Description: Gray, Heterogeneous, Non-Fibrous, Cementitious, Base Coat (Plaster)			
Asbestos Types:			
Other Material: Cellulose Trace, Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

102 Alma Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
106-9	123022125-28.4	***No***	NAD (by CVES) by William M. Dunstan on 03/03/23

Location: Unit B - Kitchen; Plaster And Sheetrock

Analyst Description: White/Brown, Heterogeneous, Non-Fibrous, Sheetrock

Asbestos Types:

Other Material: Cellulose 3.0%, Non-fibrous 97%

Reporting Notes:

Analyzed by: William M. Dunstan 

Reviewed by: William M. Dunstan 

Date: 3/3/2023

*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6120 microscope, Serial #2200363, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

AMERI SCI
America's Laboratory

CHAIN OF CUSTODY RECORD

AMERISCI RICHMOND Job No.: 1230221 25

AMERISCI RICHMOND
13635 GENITO ROAD
MIDLOTHIAN, VA 23112
PHONE: (804) 763-1200
FAX: (804) 763-1800
TOLL FREE (800) 476-5227
www.amerisci.com

EEC, INC	8514 Six Forks Road, Suite 101 Raleigh, NC 27615	P.O # SPECIAL INSTRUCTIONS:

PROJECT INFORMATION	ANALYSIS TYPE	TURNAROUND TIME (X)							AIR FILTER INFORMATION:	
		6-8 HR	12 HR	24 HR	48 HR	72 HR	5 DAY	OTHER		
JOB NAME: Alma Street Homes	TEM/AHERA								MCE	
	TEM/LEVEL II								PC	
JOB NO.:	TEM/7402								25-MM	
	TEM/BULK								37-MM	
JOB MANAGER: Stephen Halyard	TEM/DUST								0.45 UM	
	TEM/WATER								0.85 UM	
JOB DESCRIPTION: ACm Survey	PLM						X		OTHER:	
	PCM									
	OTHER									

RESULTS TO: EEC, Inc	INVOICE TO: EEC, Inc	RETURN SAMPLES: YES ____ NO X	
EMAIL RESULTS: Y	EMAIL ADDRESS: labresults@eecincorporated.com	PHONE: 919-846-1016	
WRITTEN REPORT TO: EEC, Inc		FAX: 919-846-1813	
COMMENTS: Also email to shalyrd29@gmail.com		SITE FAX:	
		PAGER/CELL:	

LAB ID	SAMPLE ID	SAMPLE LOCATION	START TIME	STOP TIME	TOTAL TIME	x LITERS /MIN	= TOTAL VOLUME	DATE COLLECTED
		SEE						
		ATTACHED						
		CHAIN OF						
		CUSTODY						

SAMPLED BY: Stephen Halyard SH	DATE/TIME: 2-24-23	Received By: Received	DATE/TIME:
RELINQUISHED BY:	DATE/TIME	Received in Lab By: FEB 27 2023	DATE/TIME:

TLM

123022125

ASBESTOS BULK SAMPLING RECORD

EEC, INC.
8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615
Ph: 919-846-1016
Fax: 919-846-1813

FACILITY NAME: 102 Alma Street

EEC PROJECT NO.

DATE SAMPLES COLLECTED: 2-23-23

DATE RECEIVED IN LAB: _____

SAMPLER'S NAME: Stephen Halyard

RECEIVER'S NAME: _____

SAMPLER'S SIGNATURE: Stephen Halyard

RECEIVER'S SIGNATURE: _____

*-Sample Field I.D. No.	Sample Location	Type of Material	Type of Asbestos	Percentage Asbestos	Estimated Quantity (If Req'd by Client)
102-1	Exterior Roof	Shingle			
102-2	Unit A - Living Room	Plaster			
102-3	Unit A - Bedroom	Plaster			
102-4	Unit A - Bathroom	Yellow Linoleum			
102-5	Unit A - Kitchen	Yellow Linoleum			
102-6	Unit B - Bathroom	Yellow Linoleum			
102-7	Unit B - Bedroom	Texture Plaster Ceiling			
102-8	Unit B - Dining Room	Plaster			
102-9	Unit B - Living Room	Texture Plaster Ceiling			

Received

FEB 27 2023

TLM

Analyst's Signature: _____

Analysis Method: PLM with Dispersion Staining

123022125

ASBESTOS BULK SAMPLING RECORD

EEC, INC.
8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615
Ph: 919-846-1016
Fax: 919-846-1813

FACILITY NAME: 104 Alma Street

EEC PROJECT NO.

DATE SAMPLES COLLECTED: 2-23-23

DATE RECEIVED IN LAB: _____

SAMPLER'S NAME: Stephen Halyard

RECEIVER'S NAME: _____

SAMPLER'S SIGNATURE: Stephen Halyard

RECEIVER'S SIGNATURE: _____

*-Sample Field I.D. No.	Sample Location	Type of Material	Type of Asbestos	Percentage Asbestos	Estimated Quantity (If Req'd by Client)
104-1	Exterior Roof	Shingle			
104-2	Unit A – Dining Room	Plaster			
104-3	Unit A - Kitchen	Layer #1- Beige Linoleum Layer #2- 1-foot by 1-foot White and Blue Floor Tile Layer #3- Brown Floor Tile and Black Mastic			
104-4	Main Entry	Yellow Linoleum			
104-5	Unit A - Bathroom	Yellow Linoleum			
104-6	Unit B – Dining Room	Plaster			
104-7	Unit B - Kitchen	Skim Coat			
104-8	Unit B - Bedroom	Sheetrock Wall			
104-9	Unit B – Living Room	Brown Linoleum and Leveling Compound			
104-10	Unit B - Bathroom	Brown Linoleum and Leveling Compound			

Received
FEB 27 2023
TLM

Analyst's Signature: _____

Analysis Method: PLM with Dispersion Staining

1230221125

ASBESTOS BULK SAMPLING RECORD

EEC, INC.
8514 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27615
Ph: 919-846-1016
Fax: 919-846-1813

FACILITY NAME: 106 Alma Street

EEC PROJECT NO.

DATE SAMPLES COLLECTED: 2-24-23

DATE RECEIVED IN LAB: _____

SAMPLER'S NAME: Stephen Halyard

RECEIVER'S NAME: _____

SAMPLER'S SIGNATURE: Stephen Halyard

RECEIVER'S SIGNATURE: _____

*-Sample Field I.D. No.	Sample Location	Type of Material	Type of Asbestos	Percentage Asbestos	Estimated Quantity (If Req'd by Client)
106 -1	Exterior Roof	Shingle			
106 -2	Main Entry	Gray Linoleum			
106 -3	Unit A - Kitchen	Layer #1- Yellow Linoleum Layer #2- White Floor Tile and Black Mastic			
106 -4	Unit A - Bathroom	Yellow Linoleum			
106 -5	Unit A - Bedroom	Textured Plaster			
106 -6	Unit B - Bathroom	Brown Linoleum			
106 -7	Unit B - Kitchen	Yellow Linoleum			
106 -8	Unit B – Living Room	Plaster and Sheetrock			
106 -9	Unit B - Kitchen	Plaster and Sheetrock			

Received

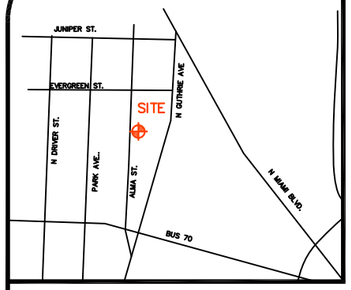
FEB 27 2023

TM

Analyst's Signature: _____

Analysis Method: PLM with Dispersion Staining

VICINITY MAP
SCALE: 1"=40'



SITE DATA	
ZONING: RU-5(2)	
LOT SIZE	N/A
PRIMARY STREET	20' MIN
SIDE STREET	20' MIN
SIDE LOT LINE	6' MIN
REAR LOT LINE	25' MIN
BUILDING HEIGHT	
IMPERVIOUS MAX	

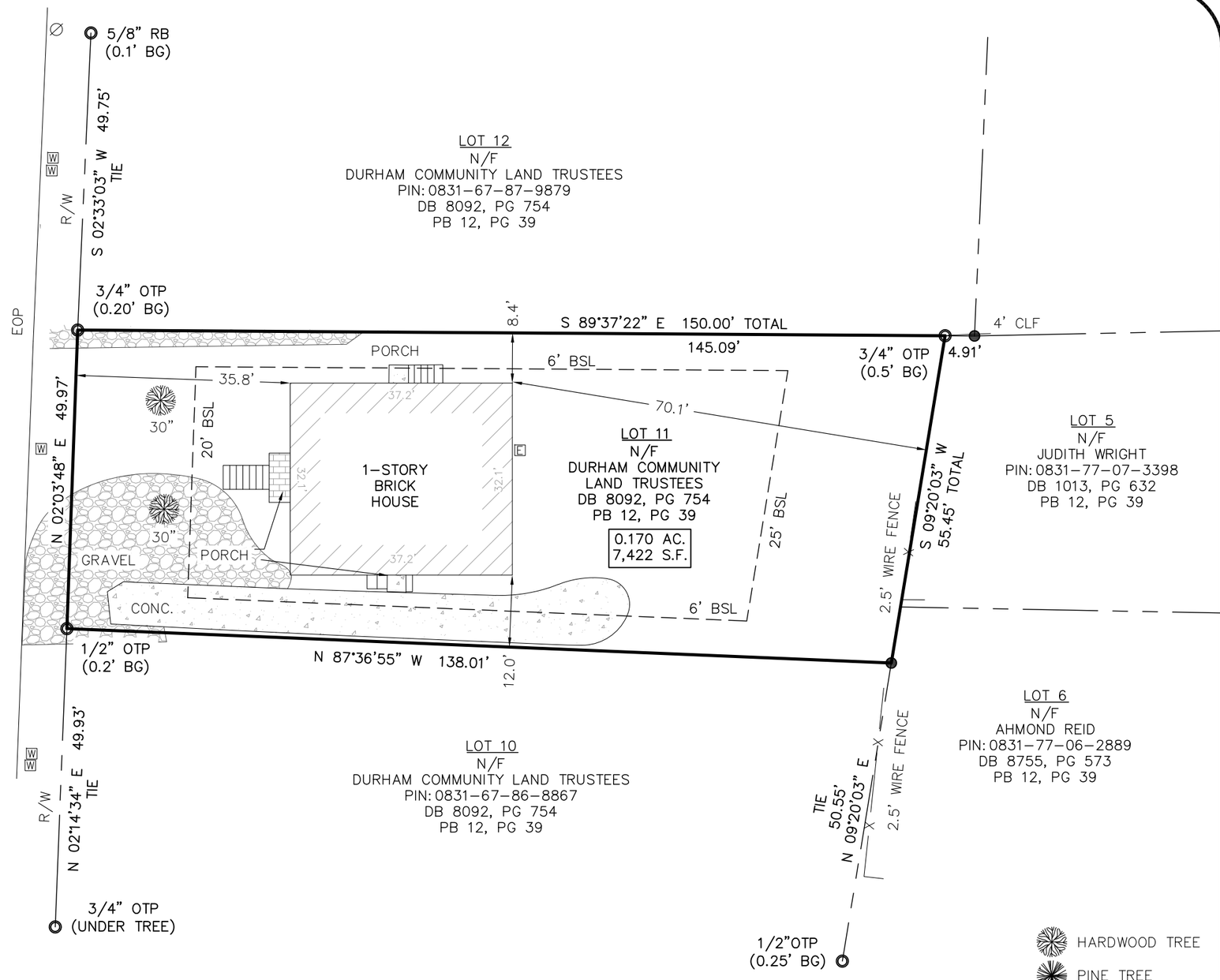
GENERAL NOTES

1. THIS SURVEY IS NOT TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, AND WAS PREPARED FOR THE SOLE USE OF THE PERSON(S) ON ENTITY NAMED HEREON.
2. PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS AND ENCUMBRANCES THAT MAY BENEFIT AND/OR BURDEN THESE PROPERTIES.
3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDER GROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN HEREON.
4. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED & GROUND, UNLESS OTHERWISE NOTED AS "GRID".
6. ALL AREA(S) ON THIS PLAT WERE CALCULATED BY THE COORDINATE METHOD.
7. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL #831 (DURHAM COUNTY), BEARING MAP #3720083100J, EFFECTIVE DATE OF 5/2/20006; THE SUBJECT PARCEL LIES IN ZONE "X".
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY/COUNTY & NCDOT STANDARDS AND SPECIFICATIONS.
9. THIS PLAT WAS PREPARED USING A TRIMBLE S SERIES ROBOTIC TOTAL STATION. FIELDWORK COMPLETED: 03/21/2023

I, WATTS B. FEARRINGTON, JR., HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8092, PAGE 754, OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 12, PAGE 39, OR OTHER REFERENCE SOURCE SHOWN HEREON; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 7TH DAY OF APRIL, 2023.

NORTH CAROLINA PROFESSIONAL SEAL L-3468 LAND SURVEYOR W. B. FEARRINGTON, JR.

WATTS B. FEARRINGTON, JR., PLS-3468



NORTH
NC GRID
NAD 83 (2011)

SCALE: 1"=20'

DEMOLITION PLAN

PREPARED FOR: DURHAM COMMUNITY LAND TRUSTEES
1104 ALMA ST., DURHAM, NC 27701
PIN: 0831-67-87-9328
LOT 11 - "PROPERTY OF J. L. SALLY" PLAT
CITY OF DURHAM - DURHAM TOWNSHIP
DURHAM COUNTY, NORTH CAROLINA - 04/07/2023

LEGEND

PROPERTY CORNER	JB JUNCTION BOX	N/F NOW OR FORMERLY	G GAS METER		
FOUND (AS NOTED)	DRAINAGE INLET	R/W RIGHT-OF-WAY	GV GAS VALVE		
5/8" REBAR SET	POWER POLE	OTP OPEN TOP PIPE	CLF CHAIN LINK FENCE		
R/W MONUMENT	LIGHT POLE	CTP CLOSED TOP PIPE	-X- FENCE LINE		
WATER METER	POWER POLE	RB REBAR	-U- UTILITY LINE		
WATER VALVE	W/LIGHT	OH OVERHANG	CONC. CONCRETE		
FIRE HYDRANT	GUY WIRE	CNT. CANTILEVER	SUBJECT PROPERTY LINE		
MANHOLE	E POWER METER	DB DEED BOOK	ADJOINING PROPERTY LINE		
CLEAN OUT	ELECTRIC BOX	PB PLAT BOOK	AG ABOVE GRADE		
SIGN	A/C UNIT	PG PAGE	BG BELOW GRADE		
	CABLE BOX	BSL BUILDING SETBACK LINE			
	TELEPHONE BOX	EOP EDGE OF PAVEMENT			

BOUNDARY zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS
WWW.BOUNDARYZONE.COM
FIRM NUMBER: C-3534

GRAPHIC SCALE - FEET
10 0 20 40

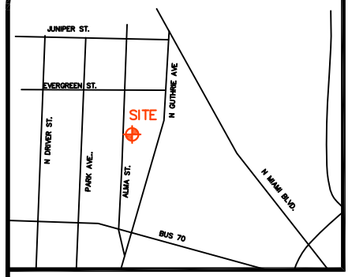
PROVIDING SERVICES FOR
METRO ATLANTA,
RALEIGH-DURHAM,
& CENTRAL FLORIDA

8024 GLENWOOD AVENUE
#109, RALEIGH, NC 27612
(919) 363-9226

PROJECT
R23043-01

SHEET
1 OF 1

VICINITY MAP
SCALE: 1"=40'



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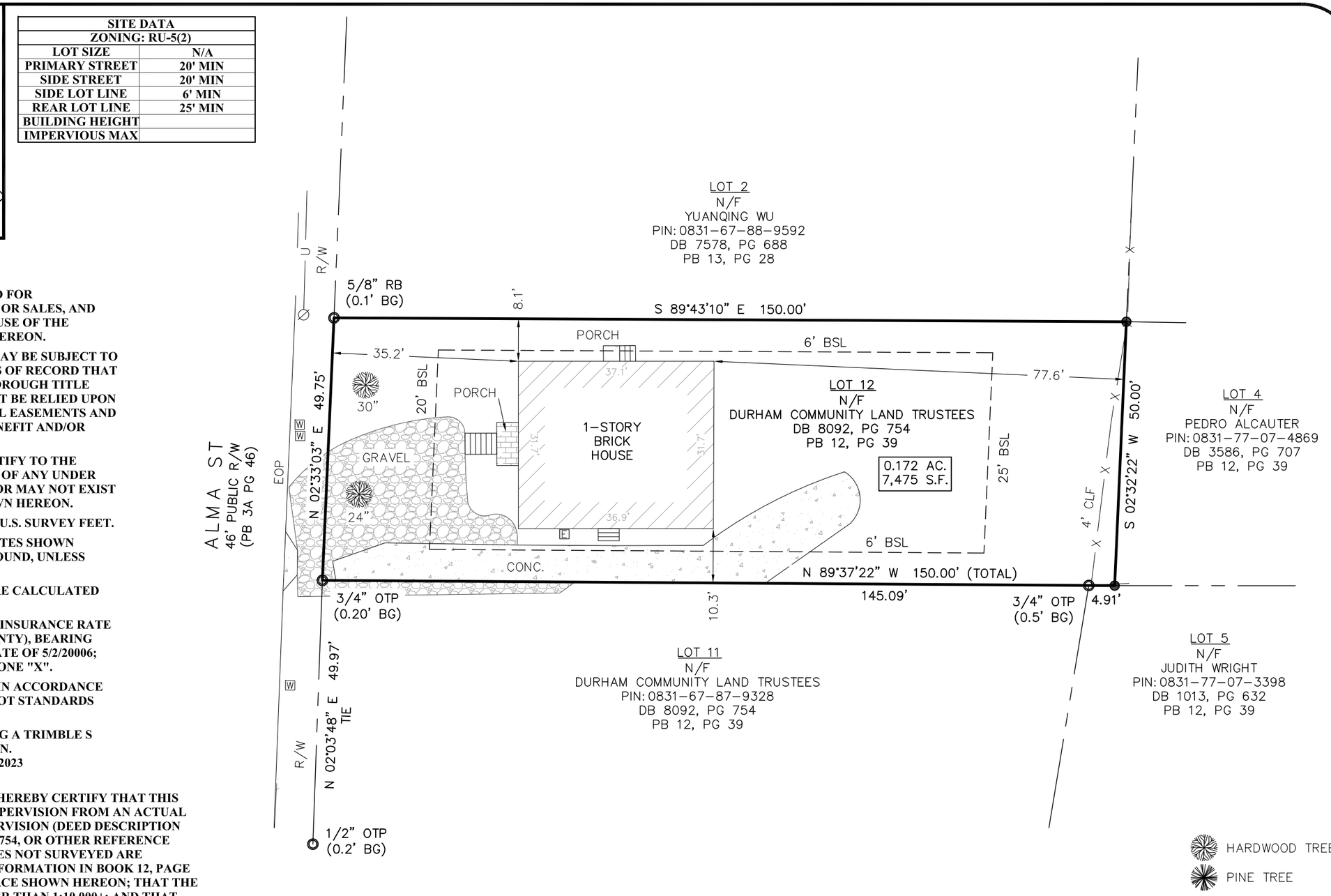

NORTH
NC GRID
NAD 83 (2011)

SCALE: 1"=20'

DEMOLITION PLAN

PREPARED FOR: DURHAM COMMUNITY LAND TRUSTEES
1106 ALMA ST., DURHAM, NC 27701
PIN: 0831-67-87-9879
LOT 12 - "PROPERTY OF J. L. SALLY" PLAT
CITY OF DURHAM - DURHAM TOWNSHIP
DURHAM COUNTY, NORTH CAROLINA - 04/07/2023

LEGEND

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PROJECT
R23043-01

SHEET
1 OF 1