Asbestos Inspection Report

306 W. Sumter Street

Florence, South Carolina

Prepared for: City of Florence
324 W. Evans Street
Florence, SC 29501
Annie Brown ahbrown@cityofflorence.com

Prepared by: Enga Hair, AHERA Building Inspector License #BI-01591

Date of Inspection: August 21, 2026

Date of Report: August 28, 2026

Project Number: 26-865

ECH CONSULTANTS

1823 Trade Street
Florence, SC
803.807.6488

August 28, 2026

Dr. Annie Brown, Ph.D
City of Florence
324 W. Evans Street
Florence, SC 29501

RE: 306 W. Sumter Street
Florence, SC

Dear Dr. Brown,

We are pleased submit the enclosed limited Asbestos Inspection Report for the above captioned project. The inspection was conducted on August 21, 2026, in conformance with the South Carolina Department Environmental Services (SCDES) Standards of Performance for Asbestos Projects, Regulation 61-86.1 and the Environmental Protection Agency (EPA) minimum sampling requirements.

If you have any questions or need any additional information please do not hesitate to call me at 803.807.6488 or email me at enga@echconsultants.com.

Respectfully,

Enga Hair, CIH, PE

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EXECUTIVE SUMMARY

The purpose of this investigation was to conduct a visual inspection, sample and analyze suspect asbestos containing materials (ACM) which may be disturbed during the future **demolition**, to determine if any occupational exposures and/or environmental releases of airborne asbestos may occur.

The suspect materials were those identified in the United States Environmental Protection Agency (EPA) manual, Guidance for Controlling Asbestos. The identification of ACM meet compliance standards established the EPA under regulation 40 CFR, Part 61, National Emission Standards for Hazardous Air Pollutants, Asbestos NESHAP Revision, Final Rule. Additional suspect ACMs may be present in locations that are inaccessible. If discovered, these suspect materials should be sampled and tested. A material that is of similar color, texture, age and size throughout the building to a material that has been identified as asbestos containing should be assumed to contain asbestos.

The survey was conducted by licensed inspector Enga Hair - #01591 on August 21, 2026. Bulk samples were recorded on a Chain of Custody and submitted to a Polarized Light Microscopy (PLM) laboratory. Eurofins|CEI Labs, Inc., located in Fort Mill, South Carolina, is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for satisfactory compliance with criteria established in Title 15, part 7, Code of Regulations, by the National Institute of Standards and Technology (NIST). The laboratory analysis reports the specific type of asbestos identified (there are six (6) types of asbestos minerals) and the percentage of asbestos present.

The EPA defines materials as asbestos containing IF an asbestos content of greater than 1% is detected in a representative sample. The sampling strategy utilized throughout the survey complies with the instructions specified in the EPA Regulation 40 CFR, Part 763.

ECH Consultants appreciates the opportunity to provide this limited asbestos inspection report for use by City of Florence and their assigns.

BACKGROUND

The structure located at 306 W. Sumter Street, Florence, South Carolina, is scheduled for a future demolition. The facility has the following characteristics:

Single story wooden structure substantially damaged
Approximately 1,500 Square Feet
Metal Roof
Approximately 2,100 Square Feet of Drywall with joint compound on walls some beneath wood paneling
Wooden floors throughout

ASBESTOS FINDINGS

The following Table details the six (6) Bulk Samples taken

Sample #	Description	Classification	Condition	Potential for Disturbance
1	Drywall	None Detected	Damaged	Low
2	Drywall	None Detected	Damaged	Low
3	Drywall	None Detected	Damaged	Low
4	Joint Compound	POSITIVE	Damaged	Low
5	Joint Compound A	POSITIVE	Damaged	Low
6	Joint Compound A	POSITIVE	Damaged	Low

Please refer to the enclosed Asbestos Analysis for additional information

ASBESTOS CONCLUSIONS

The following represents areas that are POSITIVE for Asbestos:

Non-Friable: N/A

Friable: Approximately 2,100 Square Feet of Drywall with joint compound on walls

*Asbestos Containing Materials identified in this inspection to be removed prior to demolition

PHOTOGRAPHS



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4

ASBESTOS BULK SAMPLE ANALYSIS

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August 27, 2026

Enga Hair
ECH Consultants
1823 Trade Street
Florence, SC 29501

CLIENT PROJECT: 306 W Sumter, Florence
LAB CODE: 780867-1

Dear Enga,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on 08/26/26. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA 40 CFR Appendix E to Subpart E of Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% by calibrated visual estimate.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Kamila Reichert

Kamila Reichert,
Laboratory Director

NVLAP 600323-0

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ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

ECH Consultants

CLIENT PROJECT:	306 W Sumter, Florence
LAB CODE:	780867-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	08/27/26
TOTAL SAMPLES ANALYZED:	4
# SAMPLES >1% ASBESTOS:	1
TOTAL LAYERS ANALYZED:	4

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 306 W Sumter, Florence **Lab Code:** 780867-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
1	4766617		Gray drywall	None Detected
2	4766618		Gray drywall	None Detected
3	4766619		Gray drywall	None Detected
4	4766620		Off-white joint compound	Chrysotile 2%
5	4766621		Sample Not Analyzed per Client Request	
6	4766622		Sample Not Analyzed per Client Request	

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: ECH Consultants
1823 Trade Street
Florence, SC 29501

Lab Code: 780867-1
Date Received: 08/26/26
Date Analyzed: 08/27/26
Date Reported: 08/27/26

Project: 306 W Sumter, Florence

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1 4766617	Drywall	Heterogeneous Gray Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
2 4766618	Drywall	Heterogeneous Gray Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
3 4766619	Drywall	Heterogeneous Gray Fibrous Bound	20%	Cellulose	80%	Gypsum	None Detected
4 4766620	Joint Compound	Heterogeneous Off-white Non-Fibrous Bound			60% 33% 5%	Binder Calc Carb Paint	Chrysotile 2%
5 4766621		Sample Not Analyzed per Client Request					
6 4766622		Sample Not Analyzed per Client Request					

LEGEND:

Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

REPORTING LIMIT: 1% by calibrated visual estimation

REGULATORY LIMIT: 1%

Due to the limitations of the EPA 600 / R93 / 116 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

Olivia Gardner
Analyst

DATA QA:

Raegan Brown
8/27/2026

APPROVED BY:

Kamila Reichert,
Laboratory Director

eurofins | Built Environment Testing

RES Job #: 780867

SUBMITTED BY		INVOICE TO		CONTACT INFORMATION		SERIES
Company:	ECH Consultants	Company:	ECH Consultants	Contact:	Enga Hair	-1 PLM Priority
Address:	1823 Trade Street	Address:	1823 Trade Street	Phone:	(803) 807-6488	
	Florence, SC 29501		Florence, SC 29501	Fax:		
				Cell:	(803) 807-6488	
Project Number and/or P.O. #:	None Given	Project Zip Code:		Final Data Deliverable Email Address:		
Project Description/Location:	306 W Sumter, Florence			enga@echconsultants.com (+ 2 ADDNL. CONTACTS)		

ASBESTOS LABORATORY

PLM / PCM / TEM / NYS DTL RUSH PRIORITY STANDARD

CHEMISTRY LABORATORY

Dust RUSH PRIORITY STANDARD

Metals RUSH PRIORITY STANDARD *PRIOR NOTICE REQUIRED FOR SAME DAY TAT

Organics* SAME DAY RUSH PRIORITY STANDARD

MICROBIOLOGY LABORATORY

Viable Analysis** PRIORITY STANDARD **TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH

Medical Device Analysis RUSH STANDARD

Mold Analysis RUSH PRIORITY STANDARD

****Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.****

Special Instructions:

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Food = F
Paint = P	Soil = S
Surface = SU	Swab = SW
Tape = T	Wipe = W
Drinking Water = DW	
Waste Water = WW	
ASTM E1792 approved wipe media only	

LAB NOTES

1 DAY TEM; Combine samples to make weight for TEM if needed; Stop positive.

Client Sample ID Number (Sample ID's must be unique)	REQUESTED ANALYSIS: ASBESTOS — PLM - PLM Short Report (EPA/600/R-93/116)	TEM	PCM	NYS	CHEMISTRY — DUST	METALS	ORGANICS	MICROBIOLOGY — VIABLES	MEDICAL	MOLD	ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Length (or Aliquots) x Width (or Area/Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
1 1	X														B				PROG(A)
2 2	X														B				PROG(A)
3 3	X														B				PROG(A)
4 4	X														B				PROG(B)
5 5	X														B				PROG(B)
6 6	X														B				PROG(B)

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.
Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall consitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By:		Date/Time: 08/26/2026 9:44:11	Sample Condition: Acceptable
Received By:	IS Ivana Saric	Date/Time: 08/26/2026 12:28:32	Carrier: Fed-Ex

CHAIN OF CUSTODY

eurofins | CEI

2752 Pleasant Rd. Suite 100A Fort Mill, SC 29708
Tel: 803-526-5146; Fax: 919-481-1442

ECEI Lab Code:	
ECEI Lab I.D. Range:	780867

COMPANY INFORMATION		PROJECT INFORMATION	
ECEI CLIENT #:		Job Contact:	Enga Hair
Company:	ECH Consultants	Email / Tel:	enga@echconsultants.com
Address:	1823 Trade Street	Project Name:	306 W Sumter
	Florence, SC 29501	Project ID#:	Florence
Billing Email:	enga@echconsultants.com	PO #:	
Tel:	803.807.6488	State of sample origin	SC

ECEI standard terms are Net 30 days

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600/R-93/116	☐	☐	☒	☐	☐	☐
PLM POINT COUNT (400)	EPA 600/R-93/116	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600/R-93/116	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600/R-93/116		☐	☐	☐	☐	☐
PLM BULK	CARB 435		☐	☐	☐	☐	☐
PCM AIR*	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD / EPA 600/R-93/116 Sec. 2.5.5.1		☐	☒	☐	☐	☐
TEM SOIL	ASTM D7521-16			☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD			☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD		☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

*Blanks should be taken from the same sample lot as field samples

REMARKS / SPECIAL INSTRUCTIONS:
Stop positives; Combine samples to make weight for TEM if needed

☒ Accept Samples
☐ Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
EH	08/22/24 1:10	IS	8/26/26 9:44am

By submitting samples, you are agreeing to ECEI's Terms and Conditions.
Samples will be disposed of 30 days after analysis

Version: CCOC.01.22.1/2.LM-FM

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SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company:	Job Contact: Enga Hair
Project Name: 306 W Sumter	
Project ID #: Florence	Tel: 803.807.0648

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
1	drywall		PLM ☒	TEM ☐
2	↓		PLM ☒	TEM ☐
3	↓		PLM ☒	TEM ☐
4	joint compound		PLM ☒	TEM ☐
5	↓		PLM ☒	TEM ☐
6	↓		PLM ☒	TEM ☐
			PLM ☐	TEM ☐
			PLM ☐	TEM ☐
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SCDES INSPECTOR LICENSE

