



March 10, 2025

Residential Holdings LLC  
2456 SW Cary Parkway – Unit 1  
Cary, North Carolina 27513

Attn: Tungar Gencel  
[tungar@nestatellc.com](mailto:tungar@nestatellc.com)

Re: Report for Asbestos Testing Services  
200 Rand Mill Street  
Garner, North Carolina

Dear Mr. Gencel,

The purpose of this report is to present the results of asbestos testing performed on February 27, 2025, at the above referenced address.

We appreciate the opportunity to provide this service to you. If you have any questions regarding this report, please contact the undersigned.

Sincerely,

**CIH Services**

Scott D. Rohlf CIH  
Principal Industrial Hygienist

## **Asbestos Testing Report**

200 Rand Mill Street

March 10, 2025



## **1.0 PROJECT DESCRIPTION**

Carolina Industrial Hygiene Services (CIH Services) conducted an asbestos survey at the residential building located at 200 Rand Mill Street, Garner, North Carolina. The survey was conducted on February 27, 2025, by Scott D. Rohlf CIH, a North Carolina Accredited asbestos inspector (12130). Interior and exterior building materials were assessed and tested. Homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented.

## **2.0 SCOPE**

### **2.1 Visual Assessment**

Our testing activities began with visual observation of the interior of the subject area to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color, texture, and date of application.

### **2.2 Sample Collection**

Based on results of the visual observation, bulk samples of suspect ACM were collected. Random samples of suspect materials were collected in each homogeneous area. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

### **2.3 Sample Analysis**

Bulk samples were submitted under chain of custody to EMSL Analytical of Morrisville, North Carolina for analysis by Polarized Light Microscopy per EPA methodology EPA/600/R-93/116. The percentage of asbestos, where applicable, was determined by microscopic visual estimation or point counting. EMSL is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 600271-0).

## **3.0 RESULTS**

The following materials tested contain more than 1% asbestos:

- Vinyl Sheet Flooring (Middle Layer) – Kitchen
- Plaster Base Coat – Throughout

## **4.0 RECOMMENDATIONS AND CONCLUSIONS**

Building components containing 1% or more of asbestos are considered to be asbestos containing materials (ACM) and are regulated by the Federal EPA and the State of North Carolina. If the client desires to remove or otherwise disturb the identified asbestos containing materials, the client should

## Asbestos Testing Report

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engage an accredited asbestos abatement company to remove asbestos containing material as desired.

Materials that contain less than 1% are not regulated by the EPA. Therefore, no special handling or disposal methods are required by EPA regulations. However, OSHA regulations still regulate employee exposure to building materials containing asbestos regardless of content percentage. Therefore, prior to disturbance, any contractors disturbing these materials should be notified of their presence so appropriate protective measures can be taken.

If drywall/joint compound contains asbestos, because it is almost impossible to delineate the drywall and joint compound, the EPA allows asbestos inspectors to collect composite samples of these materials. Negative drywall (large amount of the mass) and asbestos containing joint compound (small amount of the mass) overall make up a wall system that is classified by the EPA as being <1% asbestos content. Because of this condition, differing handling procedures may be applicable. Please check with your federal, state, and local regulations and laws for additional information.

**Due to the unsafe nature of the subject building and the nature of this sampling, not all areas of the building could be assessed, and the overall assessment is not considered all-encompassing or as a final determination of asbestos content in the building in its entirety and this sampling should be considered a targeted screening of the work areas as described by the client contact. If the client encounters other suspect asbestos containing materials not sampled in this report or previously sampled, they should have those materials tested for asbestos prior to disturbance.**



**APPENDIX A**  
**SUMMARY OF SUSPECT ACM SAMPLES**



## SUSPECTED ASBESTOS-CONTAINING MATERIALS

200 Rand Mill Street  
Garner, North Carolina

SAMPLE NUMBER	HA NO.	DESCRIPTION	LOCATION	PERCENT/TYPE ASBESTOS
1	1	Vinyl Sheet Flooring (Top Layer)	Kitchen	NAD
2	2	<b>Vinyl Sheet Flooring (Middle Layer)</b>	<b>Kitchen</b>	<b>25% Chrysotile</b>
3	3	Vinyl Sheet Flooring (Top Layer)	Kitchen	NAD
4	4	Vinyl Sheet Flooring (Under Sink)	Kitchen	NAD
5	5	Sink Mastic	Kitchen	NAD
6	6	Ceiling Texture	Kitchen	NAD
7	6	Ceiling Texture	Kitchen	NAD
8	6	Ceiling Texture	Kitchen	NAD
9	7	Drywall/Joint Compound	Living Room	NAD
10	7	Drywall/Joint Compound	Living Room	NAD
11	7	Drywall/Joint Compound	Middle Hallway	NAD
12	8	Vinyl Sheet Flooring	Bathroom	NAD
13	9	Vinyl Sheet Flooring	Back Hallway	NAD
14a	10	Plaster Skim Coat	Hall Closet	NAD
14b	11	Plaster Brown Coat	Hall Closet	<1% Chrysotile
15a	10	Plaster Skim Coat	Living Room	NAD
15b	11	Plaster Brown Coat	Living Room	<1% Chrysotile
16a	10	Plaster Skim Coat	Bedroom	NAD
<b>16b</b>	<b>11</b>	<b>Plaster Brown Coat</b>	<b>Bedroom</b>	<b>9% Chrysotile</b>
17a	10	Plaster Skim Coat	Back Hallway	NAD
17b	11	Plaster Brown Coat	Back Hallway	<1% Chrysotile
18	12	Roof Shingle	Exterior	NAD
19	12	Roof Shingle	Exterior	NAD
20	13	Tar Paper	Exterior	NAD
21	13	Tar Paper	Exterior	NAD
22	14	Window Glazing	Exterior	NAD
23	14	Window Glazing	Exterior	NAD
24	15	Window Caulking	Exterior	NAD
25	15	Window Caulking	Exterior	NAD

NAD = No Asbestos Detected



## APPENDIX B

# LABORATORY RESULTS



# EMSL Analytical, Inc.

2500 Gateway Centre Blvd., Suite 600 Morrisville, NC 27560

Tel/Fax: (919) 465-3900 / (919) 465-3950

<http://www.EMSL.com> / [raleighlab@emsl.com](mailto:raleighlab@emsl.com)

EMSL Order: 292501241

Customer ID: CIHY42

Customer PO:

Project ID:

**Attention:** Scott Rohlf  
Carolina Industrial Hygiene Services  
1208 Barnford Mill Road  
Wake Forest, NC 27587

**Phone:** (919) 868-0768

**Fax:**

**Received Date:** 02/28/2025 11:00 AM

**Analysis Date:** 03/05/2025 - 03/06/2025

**Collected Date:**

**Project:** 200 Rand Mill Garner

## Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 292501241-0001	Kitchen - VSF Top	Gray/White Fibrous Homogeneous	25% Cellulose 10% Glass	65% Non-fibrous (Other)	None Detected
2 292501241-0002	Kitchen - VSF Middle	Tan Fibrous Homogeneous	15% Cellulose	60% Non-fibrous (Other)	<b>25% Chrysotile</b>
3 292501241-0003	Kitchen - VSF Bottom	Brown/Tan/Black Fibrous Homogeneous	45% Cellulose 10% Synthetic	45% Non-fibrous (Other)	None Detected
4 292501241-0004	Under Sink - VSF	Gray/Beige Fibrous Homogeneous	25% Cellulose 10% Glass	65% Non-fibrous (Other)	None Detected
5 292501241-0005	Under Sink - Sink Mastic	White Fibrous Homogeneous	20% Cellulose	20% Ca Carbonate 60% Non-fibrous (Other)	None Detected
6 292501241-0006	Kitchen - Ceiling Texture	White Non-Fibrous Homogeneous		55% Ca Carbonate 5% Micaceous Flakes 40% Non-fibrous (Other)	None Detected
7 292501241-0007	Living Room - Ceiling Texture	White Non-Fibrous Homogeneous		55% Ca Carbonate 5% Micaceous Flakes 40% Non-fibrous (Other)	None Detected
8 292501241-0008	Living Room - Ceiling Texture	White Non-Fibrous Homogeneous		55% Ca Carbonate 5% Micaceous Flakes 40% Non-fibrous (Other)	None Detected
9 292501241-0009 <i>This is a composite result of drywall and joint compound.</i>	Living Room - DW/JC	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass <1% Wollastonite	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
10 292501241-0010 <i>This is a composite result of drywall and joint compound.</i>	Living Room - DW/JC	Brown/Gray/White Fibrous Homogeneous	12% Cellulose <1% Glass <1% Wollastonite	20% Ca Carbonate 30% Gypsum 38% Non-fibrous (Other)	None Detected
11 292501241-0011	Middle Hallway - DW/JC	Gray/White Fibrous Homogeneous	10% Cellulose	55% Ca Carbonate 20% Gypsum 15% Non-fibrous (Other)	None Detected
12 292501241-0012	Bathroom - VSF	Brown/Gray Fibrous Homogeneous	20% Cellulose 10% Glass	70% Non-fibrous (Other)	None Detected
13 292501241-0013	Back Hall - VSF	Gray/Beige Fibrous Homogeneous	25% Cellulose 10% Glass 2% Wollastonite	63% Non-fibrous (Other)	None Detected
14-Skim Coat 292501241-0014	Hall Closet - Plaster	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
14-Base Coat 292501241-0014A	Hall Closet - Plaster	Tan Non-Fibrous Homogeneous		20% Quartz 10% Ca Carbonate 70% Non-fibrous (Other)	<b>&lt;1% Chrysotile</b>

Initial report from: 03/06/2025 17:04:58



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
15-Skim Coat <small>292501241-0015</small>	Living Room - Plaster	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
15-Base Coat <small>292501241-0015A</small>	Living Room - Plaster	Tan Non-Fibrous Homogeneous		20% Quartz 10% Ca Carbonate 70% Non-fibrous (Other)	<1% Chrysotile
16-Skim Coat <small>292501241-0016</small>	Bed 1 - Plaster	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
16-Base Coat <small>292501241-0016A</small>	Bed 1 - Plaster	Yellow Non-Fibrous Homogeneous		20% Quartz 20% Ca Carbonate 51% Non-fibrous (Other)	9% Chrysotile
17-Skim Coat <small>292501241-0017</small>	Back Hall - Plaster	White Non-Fibrous Homogeneous		70% Ca Carbonate 30% Non-fibrous (Other)	None Detected
17-Base Coat <small>292501241-0017A</small>	Back Hall - Plaster	Yellow Non-Fibrous Homogeneous		20% Quartz 20% Ca Carbonate 60% Non-fibrous (Other)	<1% Chrysotile
18 <small>292501241-0018</small>	Exterior - Roof Shingle	Black Fibrous Homogeneous	20% Glass	20% Quartz 10% Ca Carbonate 50% Non-fibrous (Other)	None Detected
19 <small>292501241-0019</small>	Exterior - Roof Shingle	Black Fibrous Homogeneous	10% Glass	10% Quartz 10% Ca Carbonate 70% Non-fibrous (Other)	None Detected
20 <small>292501241-0020</small>	Exterior - Tar Paper	Black Fibrous Homogeneous	65% Cellulose	35% Non-fibrous (Other)	None Detected
21 <small>292501241-0021</small>	Exterior - Tar Paper	Brown/Black Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
22 <small>292501241-0022</small>	Exterior - Window Glazing	White Non-Fibrous Homogeneous		25% Ca Carbonate 75% Non-fibrous (Other)	None Detected
23 <small>292501241-0023</small>	Exterior - Window Glazing	White/Various Fibrous Homogeneous	2% Wollastonite	15% Ca Carbonate 83% Non-fibrous (Other)	None Detected
24 <small>292501241-0024</small>	Exterior - Window Caulking	Gray/White Fibrous Homogeneous	2% Cellulose	25% Ca Carbonate 73% Non-fibrous (Other)	None Detected
25 <small>292501241-0025</small>	Exterior - Window Caulking	White/Various Non-Fibrous Homogeneous		15% Ca Carbonate 85% Non-fibrous (Other)	None Detected



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EMSL Order: 292501241

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Analyst(s)

*Joshua Moorman (19)*

*Roxsee Stover (10)*

Billy Barnes, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Morrisville, NC NVLAP Lab Code 200671-0, VA 3333 000278, WVA LT000296

Initial report from: 03/06/2025 17:04:58