

Asbestos Survey

For:
Harnett County



Prepared by:
MGB 2000 LLC
Blueprint for Asbestos Services
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Sites Surveyed:
2815 Olivia Road
Sanford, NC 27332
on
May 6, 2025

Report/Data Summary:

Client: Harnett County

Site Surveyed: 2815 Olivia Road
Sanford, NC 27332

Date Surveyed: May 6, 2025

Inspection/Survey Objectives:

Michael G. Bullard, NC Asbestos Inspector License #11915 was hired by the Client to inspect an old daycare building located at 2815 Olivia Road, Sanford, NC. A total of 23 samples were taken and of those 23 samples, 10 samples tested positive for asbestos.

This Asbestos-in-Building Materials survey was conducted in such a way as to ensure compliance with the US EPA's National Emissions Standard for Hazardous Air Pollutants (NESHAPS) and all state and local regulations regarding Asbestos.

Bulk samples were analyzed for asbestos by the Scientific Analytical Institute (SAI) using polarized light microscopy (PLM) per the EPA-600-R-93-1 method. Bulk samples were initially examined using a stereomicroscope at a magnification of 10X – 50X. Suspect asbestos fibers were then mounted in the appropriate refractive index oils and observed using PLM. Following the PLM examination, a determination was made regarding the type and percentage of asbestos present in each sample.

Inspection/Survey Procedures:

See Hazard Assessment Inspection, Sampling & Laboratory Procedures

Results:

See attached Site Analysis Results Sheets

Recommendation Guidelines (Response Actions)

1. Removal – Complete removal of ACM following all Federal and State removal regulations.
2. Enclosure – The construction of an air-tight barrier installed between the friable asbestos and the building environment.
3. Encapsulation – The application of sprayed-on liquid material that will surround or embed the asbestos fibers in an adhesive matrix to prevent the release of fibers.
4. Repair – The process of returning the damaged ACMs to an undamaged condition.
5. Operations & Maintenance (O&M) Plan – The development of a plan detailing a program of training, cleaning, work practices, occupant notification, and periodic surveillance to maintain friable and/or non-friable ACMs in good condition. The plan would also ensure the cleanup of any asbestos fibers previously released or present in the building environment and the anticipated prevention of further release by minimizing and controlling ACM disturbance. It should be noted that while an O&M plan is a good method for preventing occupant exposure to asbestos, it is an interim means of dealing with the material. Eventually, all ACM will have to be removed and properly disposed of.

It is strongly recommended that any friable and damaged ACM, because of its high potential for releasing fibers into the environment, be removed immediately using qualified personnel and by all applicable State and Federal regulations. Any damaged non-friable ACM that can be repaired and maintained, should be repaired as soon as feasible. It is recommended that those ACMs determined to be in good condition with a low potential for disturbance, be left in place and maintained in good condition. This is best accomplished with the development and implementation of an Operations & Maintenance program. If the building owner intends to renovate or demolish any part of the facility or conduct similar activities which may disturb ACMs, (unless the structure is an owner-occupied residential dwelling, the materials must be removed by a North Carolina licensed abatement contractor.

Recommendations and Discussion

The ACM must be removed by an experienced and accredited asbestos removal contractor per EPA, State of North Carolina, and OSHA asbestos regulations before any future disturbance of the demolition. If the ACM will not be disturbed, they may be left in place but must be monitored under an operations and maintenance program.

It is recommended that asbestos abatement specifications be prepared if you plan to obtain bids from abatement contractors to remove the ACM. This document does not contain means and methods for removal, minimum qualification requirements of the abatement contractors and workers, respiratory requirements, negative pressure containment requirements, disposal requirements, or air monitoring and clearance criteria. The State of North Carolina, Health Hazards Control Unit (HHCU) has specific regulations that must be adhered to during asbestos removal/abatement projects. MGB LLC can assist you with these requirements.

You should be aware that stringent requirements are imposed upon anyone renovating a structure in which ACM will be disturbed. This work must be performed by OSHA asbestos regulations, 29 CFR 1910 & 1926, and NESHAP asbestos regulations 40 CFR 61, subpart M. North Carolina regulations require the accreditation of personnel who work in the asbestos field and notification and permitting fees for asbestos

removal projects. There is a 10-working day notification period required prior to abatement of more than 160 square feet or 260 linear feet of regulated asbestos in a facility. Failure to take proper precautions and action to protect human health and the environment can result in penalties, danger to personnel, and construction delays.

Limitations

Please note that this document is not a specification for asbestos removal. It does not contain means and methods for asbestos abatement. If you are planning an asbestos abatement project, please contact MGB LLC to discuss the requirements. Use of this document without the express written consent of MGB LLC is at the sole risk of the user and/or abatement contractor.

This report summarizes our evaluation of the conditions observed at the site. The findings prepared by MGB LLC are based upon testing performed in the building. Additional ACM may exist (undetected) in other areas due to their inaccessibility or due to the limited nature of our testing. Our recommendations are based on the guidelines presented in EPA, State of North Carolina or OSHA asbestos regulations.

MGB 2000 LLC

THE FOLLOWING TABLE SUMMARIZES THE ASBESTOS CONTAINING MATERIALS IDENTIFIED IN THE BUILDING

TABLE 1 Asbestos Containing Materials 2815 Olivia Road, Sanford, NC 27332						
Sample Number	Asbestos Material	Approximate Location	Percent Asbestos	Friability (F/NF)	Condition	Recommendations
1 - A	12x12 White Floor Tile	Front Entrance / 3,800 sq. ft.	7% Chrysotile	NF	Good	Remove before demolition
1 - B	Mastic	Front Entrance / 4,000 sq. ft.	10% Chrysotile	NF	Good	Remove before demolition
6 - B	Mixed Mastic	Front Entrance / sq. ft. same as sample# 1-B	2% Chrysotile	NF	Good	Remove before demolition
7 - B	Mastic	Restroom Right Side / sq. ft. same as sample# 1-B	2% Chrysotile	NF	Good	Remove before demolition
9 - A	12x12 Floor Tile	Restroom / sq. ft. same as sample# 1-A	2% Chrysotile	NF	Good	Remove before demolition
9 - B	Mastic	Restroom / sq. ft. same as sample# 1-B	2% Chrysotile	NF	Good	Remove before demolition
10 - B	Mastic	Restroom Left / sq. ft. same as sample# 1-B	2% Chrysotile	NF	Good	Remove before demolition
11	Pipe Insulation	Pipes Attic / 280 linear ft.	60% Chrysotile	F	Good	Remove before demolition
12	Pipe Insulation	Pipes Attic Front / sq. ft. same as sample# 11	60% Chrysotile	F	Good	Remove before demolition
13	Glaze	Wood Frame Windows / 15 windows	2% Chrysotile	NF	Good	Remove before demolition

According to the definition used by the Environmental Protection Agency (EPA), a material is classified as asbestos-containing if it contains greater than one percent of asbestos.



Scientific Analytical Institute
 4604 Dundas Dr. Greensboro, NC 27407
 Phone: 336.292.3888 Fax: 336.292.3313
 www.sallab.com lab@sallab.com

Lab Use Only
 Lab Order ID: 1509461
 Client Code: _____

Company Contact Information	
Company: MGB2000llc	Contact: Michael G Bullard
Address: 2434 pepperstone drive	Phone <input type="checkbox"/> : 336-577-2075
Graham NC 27253	Fax <input type="checkbox"/> : 336-226-9989
	Email <input checked="" type="checkbox"/> mgbamj@aol.com

Asbestos Test Types	
PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>
Positive stop	<input type="checkbox"/>
PLM Point Count	<input type="checkbox"/>
PCM NIOSH 7400	<input type="checkbox"/>
TEM AHERA	<input type="checkbox"/>
TEM Level II	<input type="checkbox"/>
TEM NIOSH 7402	<input type="checkbox"/>
TEM Bulk Qualitative	<input type="checkbox"/>
TEM Bulk Chatfield	<input type="checkbox"/>
TEM Bulk Quantitative	<input type="checkbox"/>
TEM Wipe ASTM D6480-99	<input type="checkbox"/>
TEM Microvac ASTM D5755-02	<input type="checkbox"/>
TEM Water EPA 100.2	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>

Billing/Invoice Information	Turn Around Times	
Company:	90 Min. <input type="checkbox"/>	48 Hours <input type="checkbox"/>
Contact:	3 Hours <input type="checkbox"/>	72 Hours <input checked="" type="checkbox"/>
Address: SAME	6 Hours <input type="checkbox"/>	96 Hours <input type="checkbox"/>
	12 Hours <input type="checkbox"/>	120 Hours <input type="checkbox"/>
	24 Hours <input type="checkbox"/>	144+ Hours <input type="checkbox"/>

PO Number: MGB1054 2815 Olivia Rd Sanford NC
Project Name/Number: Harnett County 20252711

Sample ID #	Description/Location	Volume/Area	Comments
1	12x 12 floor tile white / front entrance		
2	12x12 ceiling tile white / front entrance		
3	Plaster / ceiling front entrance		
4	Surfacing / ceiling front entrance		
5	Plaster / walls front entrance		
6	12x12 floor tile brown / front entrance		
7	12x12 floor tile / restroom right side		
8	Plaster / walls brown		
9	12x12 floor tile / restroom left side		
10	12x12 floor tile beige / restroom. Left		
11	Pipe insulation / pipes attic		
12	Pipe insulation / pipes attic front		Accepted <input checked="" type="checkbox"/>
13	Glaze / wood frame windows		Rejected <input type="checkbox"/>
14	Shingles / roof		
15	Tar / mechanical room roof		

Total # of Samples _____

Relinquished by	Date/Time	Received by	Date/Time
Michael G Bullard	5-6-25	<i>Manda Taylor</i>	5/7/25 9:10



Bulk Asbestos Analysis

By Polarized Light Microscopy
 EPA Method: 600/R-93/116 and
 40 CFR, Part 763, Subpart E, App.E



Customer: MGB LLC
 2434 Pepperstone Dr
 Graham, NC 27253

Attn: Michael Bullard

Lab Order ID: 10081461

Analysis: PLM

Date Received: 05/07/2025

Date Reported: 05/12/2025

Project: Harnett County 20252711

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
1 - A	12x12 Floor tile white/ front entrance	7% Chrysotile		93% Other	White Non-Fibrous Homogeneous
10081461_0001	tile				Dissolved
1 - B	12x12 Floor tile white/ front entrance	10% Chrysotile		90% Other	Black Non-Fibrous Homogeneous
10081461_0016	mastic				Dissolved
2	12x12 Ceiling tile white/ front entrance	None Detected	90% Cellulose	10% Other	Brown Fibrous Homogeneous
10081461_0002					Ashed
3 - A	Plaster/ ceiling front entrance	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10081461_0003	plaster				Crushed
3 - B	Plaster/ ceiling front entrance	None Detected	10% Cellulose	90% Other	Gray Non-Fibrous Homogeneous
10081461_0017	drywall				Crushed
4	Surfacing/ ceiling front entrance	None Detected		100% Other	White Non-Fibrous Homogeneous
10081461_0004					Crushed
5 - A	Plaster/ walls front entrance	None Detected		100% Other	White Non-Fibrous Homogeneous
10081461_0005	finish				Crushed
5 - B	Plaster/ walls front entrance	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10081461_0018	base				Crushed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Leo Shaffer (23)

Analyst

Approved Signatory



Bulk Asbestos Analysis

By Polarized Light Microscopy
 EPA Method: 600/R-93/116 and
 40 CFR, Part 763, Subpart E, App.E



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 2434 Pepperstone Dr
 Graham, NC 27253

Attn: Michael Bullard

Lab Order ID: 10081461

Analysis: PLM

Date Received: 05/07/2025

Date Reported: 05/12/2025

Project: Harnett County 20252711

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
6 - A	12x12 Floor tile borwn/ front entrance	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10081461_0006	tile				Dissolved
6 - B	12x12 Floor tile borwn/ front entrance	2% Chrysotile		98% Other	Black, Brown Non-Fibrous Heterogeneous
10081461_0019	mixed mastic				Dissolved
7 - A	12x12 Floor tile/ restroom right side	None Detected		100% Other	White Non-Fibrous Homogeneous
10081461_0007	tile				Dissolved
7 - B	12x12 Floor tile/ restroom right side	2% Chrysotile		98% Other	Black Non-Fibrous Homogeneous
10081461_0020	mastic				Dissolved
8 - A	Plaster/ walls brown	None Detected		100% Other	White Non-Fibrous Homogeneous
10081461_0008	finish				Crushed
8 - B	Plaster/ walls brown	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10081461_0021	base				Crushed
9 - A	12x12 Floor tile/ restroom	2% Chrysotile		98% Other	Beige Non-Fibrous Homogeneous
10081461_0009	tile				Dissolved
9 - B	12x12 Floor tile/ restroom	2% Chrysotile		98% Other	Black Non-Fibrous Homogeneous
10081461_0022	mastic				Dissolved

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Bulk Asbestos Analysis

By Polarized Light Microscopy
 EPA Method: 600/R-93/116 and
 40 CFR, Part 763, Subpart E, App.E



Customer: MGB LLC
 2434 Pepperstone Dr
 Graham, NC 27253

Attn: Michael Bullard

Lab Order ID: 10081461

Analysis: PLM

Date Received: 05/07/2025

Date Reported: 05/12/2025

Project: Harnett County 20252711

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
10 - A	12x12 Floor tile beige/ restroom. left	None Detected		100% Other	Beige Non-Fibrous Homogeneous
10081461_0010	tile				Dissolved
10 - B	12x12 Floor tile beige/ restroom. left	2% Chrysotile		98% Other	Black Non-Fibrous Homogeneous
10081461_0023	mastic				Dissolved
11	Pipe insulation/ pipes attic	60% Chrysotile		40% Other	Gray Fibrous Homogeneous
10081461_0011					Ashed
12	Pipe insulation/ pipes attic front	60% Chrysotile		40% Other	Gray Fibrous Homogeneous
10081461_0012					Ashed
13	Glaze/ wood frame windows	2% Chrysotile		98% Other	White Non-Fibrous Homogeneous
10081461_0013					Dissolved
14	Shingles/ roof	None Detected	15% Fiber Glass	85% Other	Black Non-Fibrous Homogeneous
10081461_0014					Dissolved
15	Tar/ mechanical room roof	None Detected	10% Cellulose	90% Other	Black Non-Fibrous Homogeneous
10081461_0015					Dissolved

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