



June 26, 2023
Council Work Session Meeting

Mayor Bryan Hough
Mayor Pro-Tem Phyllis Harris
Councilman Ivory Craig
Councilman Jeff Meadows
Councilman David Moore
Councilwoman Christina Pawlish
Councilwoman Lauren Shoemaker
Marie M. Anders, City Attorney
Danny Jackson, Interim City Manager

**CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL WORK SESSION
Location: Council Chambers**



**June 26, 2023
6:30 P.M.**

CALL TO ORDER BY THE MAYOR

INVOCATION

SET THE AGENDA

CONSENT AGENDA

1. Approval of Budget Amendment
 - GASB
2. Approval of Position Allotment
3. Approval of MOU with Gaston County Communications
4. Approval of Contract for Economic Development Services with Better City
5. Approval of an Agreement with the Mount Holly Police Foundation
6. Approval of an Agreement with the Mount Holly Community Foundation
7. Approval of minutes from the June 12, 2023 Council Meeting
8. Approval of the minutes from the June 12, 2023 Closed Session

AGENDA

1. Presentation of a promotional video for Mount Holly Non-Profit Organizations from the Tourism Development Authority *Philip McGinnis*
2. Presentation of Facilities Condition Assessment of 131 South Main Street *Creech and Associates*
3. Discussion of the City Manager Hiring Process *Geraldine Gardner*

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (3 and 5)

ADJOURN



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: June 21, 2023
From: Michelle Wood, Finance Director	Meeting Date: June 26, 2023
Agenda Item to be considered: Year End Budget Amendment for GASB 96 new reporting for Fiscal Year ending 6-30-2023	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Existing SBITA prior to 7/1/22 should have budget for the remaining portion of the agreement in a capital outlay expenditure account and a subscription proceeds account. All SBITA entered into during FY2023 should have enough budget for the full term of the agreement in a capital outlay expenditure account and a subscription proceeds account.	
Fiscal Impact:	
Will Item affect current budget	☒ YES ☐ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☒ YES ☐ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: Staff recommends approving the Year End Budget Amendment for SBITA	
Result of City Council Decision: _____	
Attachments: 1. Budget Amendment	



City of Mount Holly Action Agenda Item

To: Mayor and City Council	Date: June 21, 2023
From: Michelle Wood, Finance Director	Meeting Date: June 26, 2023
Agenda Item to be considered: 2023-2024 Position Allotment	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request: Adopt the 2023-2024 Position Allotment, previous adopted allotment did not include the 3 additional captain promotion positions	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☒ YES ☐ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: Staff recommends approving the 2023-2024 Position Allotment	
Result of City Council Decision: _____	
Attachments: 1. 2023-2024 Position Allotment - Updated	

Position Allotment FY 23-24

ADMINISTRATION : (21 Full, 1 Part, 2 PT Temp)		
Position	Positions Authorized FY 23-24	
City Manager	1	
Assistant City Manager	1	
HR Director	1	
City Clerk	1	
Finance Director	1	
Deputy Finance Director	1	
General Ledger Accountant	1	
Fiscal Analyst	1	
Administrative Asst - Finance	1	
Customer Service Associate	2	
Deputy City Clerk	1	
Maintenance Supervisor	1	
Maintenance Technician	2	
Electrician	1	
Landscape Tech	1	
IT Technician I	1	
HR Coordinator	1	
Communic/Special Events Coordinator	1	
Custodian	1	
Revenue Collector (Part Time)	1	
Intern (Part Time Temp)	2	

PLANNING: (6 Full)		
Position		
Planning & Development Director	1	
Deputy Planning Director	1	
Economic Development Director	1	
Planner I	1	
GIS Technician	1	
Planning Technician	1	

STREETS/SOLID WASTE (19 Full)		
Position		
Streets & Solid Waste Director	1	
Asst Streets & Solid Waste Director	1	
Fleet Supervisor	1	
Crew Leader	2	
Solid Waste Worker I	9	
Solid Waste Worker II	5	

UTILITIES ADMINISTRATION (9 Full)		
Position		
Utility Director	1	
Deputy Utility Director	1	
Site Inspector	2	
Stormwater Compliance Specialist II	1	
Project Manager	1	
Engineer	1	
Utility Administrative Assistant	1	
Meter Analyst	1	

FIELD SERVICES (12 Full)		
Position		
Field Operations Manager	1	
Crew Leader	2	
Utility Crew (Utility Tech I or II)	5	
Meter Reader	1	
Location Tech	1	
Pump Specialist	1	
Pump Technician	1	

POLICE (49 Full, 7 Part, 2 Auxiliary)		
Position	Positions Authorized FY 23-24	
Police Chief	1	
Deputy Police Chief	1	
Captain	2	
Sergeant	8	
Corporal	5	
SRO	4	
Patrol Officer	17	
Telecommunicator	8	
Records Management Supervisor	1	
PD Executive Assistant	1	
Evidence Clerk	1	
Detectives - PT	2	
Auxiliary Officer (No Benefits)	2	
Crossing Guards - PT (No benefits)	5	

GARAGE (2 Full)		
Position		
Mechanic	1	
Mechanic Assistant	1	

FIRE (37 Full 16 Part)		
Position		
Fire Chief	1	
Deputy Fire Chief	1	
Captain	10	
Fire Inspector	1	
Firefighter	24	
Firefighter PT	16	

PARKS & RECREATION (7 Full 12 Part)		
Position		
Recreation Superintendent	1	
Athletic Coordinator	1	
Recreation Maintenance Supervisor	1	
Maintenance Technician	2	
Recreation Specialist	2	
PT - Recreation Aide (no benefits)	12	

WATER (7 Full)		
Position		
ORC	1	
Plant Operator	6	

WASTEWATER (5 Full 1 Part)		
Position		
ORC	1	
Plant Operator	2	
Relief Operator	1	
Backup ORC/Operator	1	
Plant Operator - PT	1	

Total Full Time Positions Allotted	175
Total Part Time Positions Allotted	39
Total Auxiliary Officer Positions Allotted	2
	<u>216</u>



City of Mount Holly Action Agenda Item

To: Mayor and City Council
Ryan Baker, Fire Chief

Date: June 16, 2023
Meeting Date: June 26, 2023

Agenda Item to be considered: MOU - Interlocal agreement providing for telecommunications dispatch and public safety computer support.

Will this require a public hearing? ☐ YES ☒ NO

Background/Purpose of Request:

This MOU will allow for the laptops that are installed in our apparatus to be integrated with the County's dispatch center. By doing so communication and efficiency will be increased. The agreement outlines the fiscal responsibility of the city. This would go into effect FY23-24 and has been funded within next years budget. The agreement requires the signatures of the Mayor, City Clerk, City Attorney and the City Finance Director.

Fiscal Impact:

Will the Item affect the current budget	☐ YES	☒ NO	☐ N/A
Reviewed by Finance Director	☒ YES	☐ NO	☐ N/A
Preaudit Certification required	☐ YES	☒ NO	☐ N/A
Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A
Budget Transfer required	☐ YES	☐ NO	☐ N/A

Total City Dollars:

Budget Code

Reviewed by City Attorney	☒ YES	☐ NO	☐ N/A
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Manager/Staff Recommendation:

Result of City Council Decision:

Attachments: amendment



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 6-20-23 Meeting Date: 6-26-23
Agenda Item to be considered: Approval of Contract for Economic Development Services with Better City	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : The City solicited firms through a Request for Proposal process in March 2023 and held interviews on April 26. The goal was to find a firm that could provide a multitude of economic development services.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Recommend approval of the contract for Fiscal Year 2023-2024	
Result of City Council Decision: _____	
Attachments: 1. Contract	



City of Mount Holly Action Agenda Item

To: City Council From: Brian DuPont	Date: 6-20-23 Meeting Date: 6-26-23
Agenda Item to be considered: Approval of an Agreement with the Mount Holly Police Foundation	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : The agreement outlines a process where the Mount Holly Police Foundation may utilize funds if available in the City's budget for items that serve a public purpose.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Recommend approval of the agreement	
Result of City Council Decision: _____	
Attachments: 1. Agreement	



City of Mount Holly Action Agenda Item

To: City Council	Date: 6-20-23
From: Brian DuPont	Meeting Date: 6-26-23
Agenda Item to be considered: Approval of an Agreement with the Mount Holly Community Development Foundation	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : The agreement outlines a process where the Mount Holly Community Development Foundation may utilize funds if available in the City's budget for items that serve a public purpose.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☒ YES ☐ NO ☐ N/A
Manager/Staff Recommendation: Recommend approval of the agreement	
Result of City Council Decision: _____	
Attachments: 1. Agreement	

CITY OF MOUNT HOLLY
MOUNT HOLLY CITY COUNCIL MEETING
MONDAY, June 12, 2023
COUNCIL CHAMBERS
7:00 PM

Call to Order

Mayor Hough called the meeting to order at 7:00 pm. The following were present:

Mayor Bryan Hough	Danny Jackson, Interim City Manager
Mayor Pro Tem Phyllis Harris	Brian DuPont, Assistant City Manager
Councilman Ivory Craig	Brian Reagan, Police Chief
Councilman Jeff Meadows	Ryan Baker, Fire Chief
Councilman David Moore	Greg Beal, Planning Director
Councilwoman Christina Pawlish	Tony Walker, Streets and Solid Waste Director
Councilwoman Lauren Shoemaker	Jonathan Wilson, Director of Utilities
Marie M. Anders, City Attorney	Mark Jusko, Recreation Supervisor
	Michelle Wood, Finance Director

Invocation

Councilman David Moore led Council, staff and attendees in prayer.

Pledge of Allegiance

Boy Scout Troop 59 led the Council, staff and attendees in the Pledge of Allegiance.

SET THE AGENDA

Mayor Hough advised that item #2 under presentations will be moved to #5. With no additional changes to the agenda Councilman Meadows made a motion to approve the agenda as amended. Councilwoman Pawlish seconded the motion. All Council Members present voted in favor. (Motion Carried)

CONSENT AGENDA

1. Approval of Budget Amendments (year-end)
2. Approval of Release of Letter of Credit of Imagery Phase I
3. Appointment of Parks & Recreation Commission member
4. Call for a public hearing to consider a proposed text amendment to permit lounges to operate in the B-1, B-2, & B-3, with certain conditions. The proposed text amendment would update the following sections of the Zoning Ordinance: 3.26, 6.5, 7.1, & 8.1.
5. Approval of Minutes of the May 22, 2023 Council Work Session Meeting
6. Approval of Minutes of the May 22, 2023 Closed Session

Mayor Pro Tem Harris made a motion to approve the consent agenda. Councilwoman Shoemaker seconded the motion. All Council Members present voted in favor. (Motion Carried)

PRESENTATIONS

1. Presentation from Daimler Truck

Joanna Cooper

Ms. Joanna Cooper, GM of Operations for the Mount Holly Daimler plant came before the Council to make a presentation that described the progression of the Mount Holly plant over the years. She advised that they recently celebrated the completion of their 750,000th truck from the Mount Holly facility. She advised that Daimler has a very diverse, very skilled work force. Daimler works to protect the environment while building faster, better, stronger trucks. Daimler will be rolling out their first electric truck in the near future. Ms. Cooper commented that they are looking forward to the continued partnership with the City and are always looking for ways to give back to the community.

2. Presentation by the Mount Holly Athletic Association donating funds to purchase a PA system for Tuckasee Park Ballfield

Marty Taylor and Jenn Thompson with the Mount Holly Athletic Association came before the City Council to donate funds in the amount of \$9,000 for a PA System at Tuck Park. Mr. Taylor advised that the MHAA has donated funds in the past for score boards, volleyball equipment and baseball equipment among other things. Ms. Thompson commented that the Association has other funding projects they are currently working on. She advised that their next project is funding scoring huts for Tuck Park in hopes this will elevate the park and make it more attractive to some of the state championship tournaments. The cost of the scoring huts will be provided to the City Council at a future meeting.

3. Presentation from the Gaston County Fire Fighters Association

Josh Brown

Josh Brown with the Gaston County Fire Fighters Association came before the City Council to recognize the East Gaston Volunteer Fire Department Mount Holly Fire Department for their assistance on a call on a lifesaving call at Gaston County Dye and Machine on August 8, 2022. Within 2 minutes of the call East Gaston was on the scene. CPR and 2 shots were administered and by the time EMS arrived the gentleman was breathing and had a pulse. Mr. Brown recognized Patrick Mayhew, Blake Buchanan, Zechariah Wiggs and Hayden Kish individually and presented the Mount Holly Fire Department with a certificate to hang on the wall at the station.

4. Presentation by the Mount Holly Police Foundation donating the funding for the First Annual Kids Camp

Reeves McGlohan came before the City Council to present a check for funding from the Mount Holly Police Foundation for the first annual Kids Camp. He advised that being in education most of his life this program is near and dear to his heart. The program is designed to help kids understand the ins and outs of law enforcement. Mr. McGlohan thanked Chief Reagan for creating this opportunity for our local kids. He and the other Police Foundation members that were present presented Chief Reagan with a check for \$2200. Chief Reagan thanked the foundation for their support and commented that the kids were selected by the school principals for their leadership skills.

5. Presentation by the Centralina Council of Governments

Executive Director Geraldine Gardner with the Centralina Council of Governments (COG) came before the City Council to present a proposal to assist with the search for a new City Manager. Ms. Gardner explained some options the COG uses in the process for searching and interviewing the prospective candidates. She advised that for a position of this significance it should be left open for 30 days. Council will decide the preference with the interview process, a selection committee or an assessment center. She advised that the salary range will have to be competitive with the greater Charlotte area and only interview very qualified candidates. Ms. Gardner gave a timeline of advertising for the position for 30 days, interviews in August and by September make and offer and do background checks. She commented that some candidates ask for confidentiality and that has to be upheld during the hiring process. Mayor Hough advised that he feels the best option would be a Council/Staff Hiring Committee led by Mr. Jackson. Councilman Craig made a motion to use the Centralina Council of Governments for the City Manager hiring process. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. (Motion carried)

PUBLIC HEARING

1. Budget Highlights and Public hearing on the 2023-2024 proposed Fiscal Year Budget and Fee Schedule

Mr. DuPont reviewed that 2023-2024 budget highlights. He advised that the proposed tax rate is 40.5 cents with no increase in water and sewer rates. The budget includes the implementation of the salary study, 3% COLA, 5% merit increases and 12 new Fire Fighter positions. He advised that there is no increase in employee health insurance costs and no changes to the Council compensation. \$1,287,968 of unassigned fund balance was used to balance the general fund budget. At this time. Councilwoman Pawlish made a motion to enter into and public hearing on the 2023-2024 proposed Fiscal Year Budget and Fee Schedule. Councilman Moore seconded the motion. All Council Members voted in favor. With no one

signed up to speak, Councilman Meadows made a motion to come out of the public hearing. Mayor Pro Tem Harris seconded the motion. All Council Members voted in favor. (Motion carried)

Mayor Hough commented that proposed tax rate of 40.5 cents is a decrease from 48.5 cents last year. In addition to dropping the tax rate 8 cents the budget includes 2 new fire trucks and 12 new fire fighter positions

PUBLIC COMMENT – Three (3) Minute Limit

No one was signed up to speak.

NEW BUSINESS

1. Consideration and Approval of the 2023-2024 Budget Ordinance and Fee Schedule

Mayor Pro Tem Harris made a motion to approve the 2023-2024 Budget Ordinance and Fee Schedule as presented. (Resolution # 06122023A) Councilman Meadows seconded the motion. All Council Members voted in favor. Motion carried.

Mr. Jackson complimented staff on a job well done.

CLOSED SESSION

1. Closed Session Pursuant to N.C.G.S 143-318.11 (a) (5)

Councilwoman Pawlish made the motion to enter into Closed Session Pursuant to N.C.G.S 143-318.11 (a)(5) at 7:53pm. Councilman Moore seconded the motion. All Council Members present voted in favor. (Motion Carried)

Councilman Moore made a motion to come out of closed session and back into regular session at 9:08pm. Councilman Meadows seconded the motion. All Council Members present voted in favor. (Motion carried)

Mayor Hough advised there was no action taken during closed session.

ADJOURN

With no additional items for discussion, Mayor Hough entertained a motion to adjourn.

Councilwoman Pawlish made the motion to adjourn the June 12, 2023 Council Meeting. Councilman Craig seconded the motion. All Council Members present voted in favor. (Motion Carried)

The meeting adjourned at 9:09pm.



City of Mount Holly Action Agenda Item

To: City Council From: Amy Miller, City Clerk	Date: June 20, 2023 Meeting Date: June 26, 2023																																				
Agenda Item to be considered: Approval of the Minutes from the June 12, 2023 Closed Sessions																																					
Will this require a public hearing? ☐ YES ☒ NO																																					
Background/Purpose of Request: As per the internal staff policy shared with Council, approval of closed session minutes will be part of the consent agenda. A copy of the minutes will be provided under a separate cover to Council as part of the closed session information packet.																																					
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="4">Fiscal Impact:</td></tr><tr><td>Will Item affect current budget</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr><tr><td>Reviewed by Finance Director</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr><tr><td>Preaudit Certification required</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr><tr><td>Capital Project Ordinance required</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr><tr><td>Budget Transfer required</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr><tr><td>Total City Dollars:</td><td colspan="3">\$</td></tr><tr><td>Budget Code</td><td colspan="3"></td></tr><tr><td>Reviewed by City Attorney</td><td>☐ YES</td><td>☐ NO</td><td>☐ N/A</td></tr></table>		Fiscal Impact:				Will Item affect current budget	☐ YES	☐ NO	☐ N/A	Reviewed by Finance Director	☐ YES	☐ NO	☐ N/A	Preaudit Certification required	☐ YES	☐ NO	☐ N/A	Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A	Budget Transfer required	☐ YES	☐ NO	☐ N/A	Total City Dollars:	\$			Budget Code				Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A
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Capital Project Ordinance required	☐ YES	☐ NO	☐ N/A																																		
Budget Transfer required	☐ YES	☐ NO	☐ N/A																																		
Total City Dollars:	\$																																				
Budget Code																																					
Reviewed by City Attorney	☐ YES	☐ NO	☐ N/A																																		
Manager/Staff Recommendation: Approval																																					
Result of City Council Decision:																																					
Attachments: 1. Minutes emailed with the closed session information																																					



City of Mount Holly Action Agenda Item

To: City Council	Date: 6-6-23
From: Brian DuPont	Meeting Date: 6-26-23
Agenda Item to be considered: Presentation of a promotional video for Mount Holly Non-Profit Organizations from the Tourism Development Authority.	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : Philip McGinnis, TDA Marketing Consultant, will be presenting the video produced about Mount Holly non-profits.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☐ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments:	
1.	



City of Mount Holly Action Agenda Item

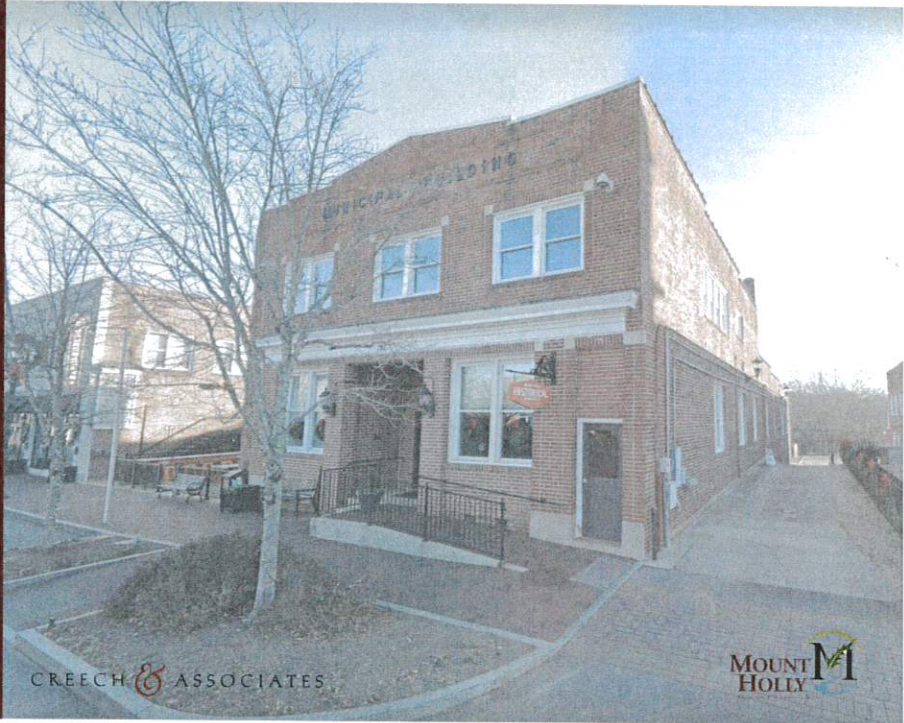
To: Mayor and City Council	Date: June 16, 2023
From: Jeremy Moss, Building & Grounds	Meeting Date: June 26, 2023
Agenda Item to be considered: Presentation from Creech & Associates with respect to the property located at 131 S Main Street.	
Will this require a public hearing? ☐ YES ☐ NO	
Background/Purpose of Request: Garrie Brinkley, Chair of the Old City Hall Facilities Committee, will introduce Creech & Associates who will provide a presentation covering the completed Facility Condition Assessment of 131 S Main Street. This report will also include three renovation scenarios.	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☐ NO ☒ N/A
Reviewed by Finance Director	☐ YES ☐ NO ☒ N/A
Preaudit Certification required	☐ YES ☐ NO ☒ N/A
Capital Project Ordinance required	☐ YES ☐ NO ☒ N/A
Budget Transfer required	☐ YES ☐ NO ☒ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation:	
Result of City Council Decision:	
Attachments: 1. Facility Condition Assessment of 131 South Main Street 2. Presentation by Creech & Associates	

CITY OF MOUNT HOLLY
NORTH CAROLINA

FACILITY CONDITION
ASSESSMENT

06-26-2023

RENOVATION
OPTIONS



CREECH & ASSOCIATES

MOUNT
HOLLY

BUILDING ASSESSMENT SCHEDULE

PROJECT START
BUILDING ASSESSMENT
PRELIMINARY REPORT
CLIENT UPDATE
ANALYZE DATA
RENOVATION OPTIONS
COST ESTIMATE
FINAL REPORT



BUILDING ASSESSMENT CLIENT REVIEW

PRESENTATION TO ADVISORY COMMITTEE

May 26, 2023

PRESENTATION TO THE HISTORICAL SOCIETY

June 13, 2023

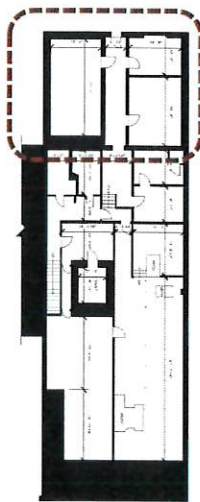
Attendees:

Nancy Wrenn
Camille Jessen
Perry Toomey
Billie Luckey
William Brooks
Freda Goode
Garrie Brinkley



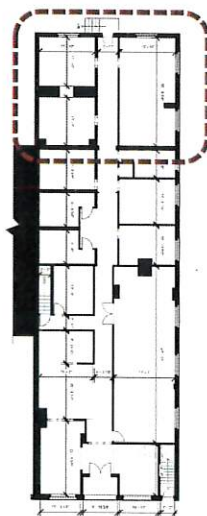
1A

BUILDING OVERVIEW

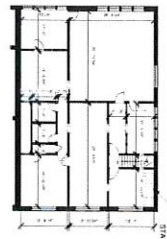


BASEMENT PLAN
4,439 SF

ADDITION



FIRST FLOOR
4,994 SF



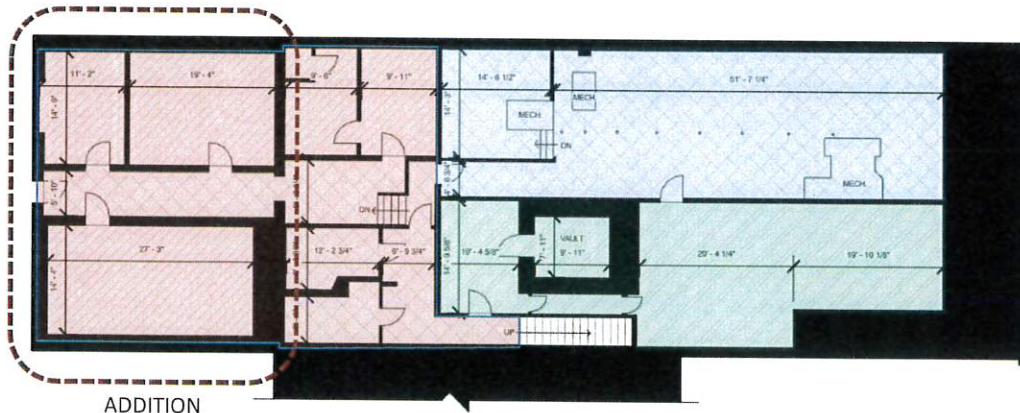
SECOND FLOOR
2,194 SF

ADDRESS: 131 S. MAIN ST
YEAR BUILT : 1920
STORIES: 2 + BASEMENT
SF: 11,627



1B

BUILDING OVERVIEW



ADDITION

LEASABLE
BASEMENT AREA:
2,074 SF

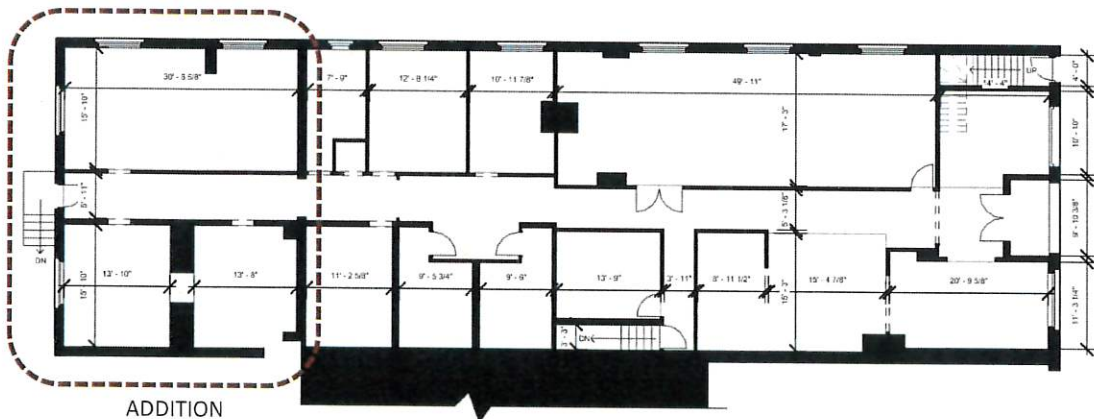
MECHANICAL
BASEMENT AREA:
1,279 SF

STORAGE
BASEMENT AREA:
1,086 SF

TOTAL
BASEMENT AREA:
4,439 SF

1C

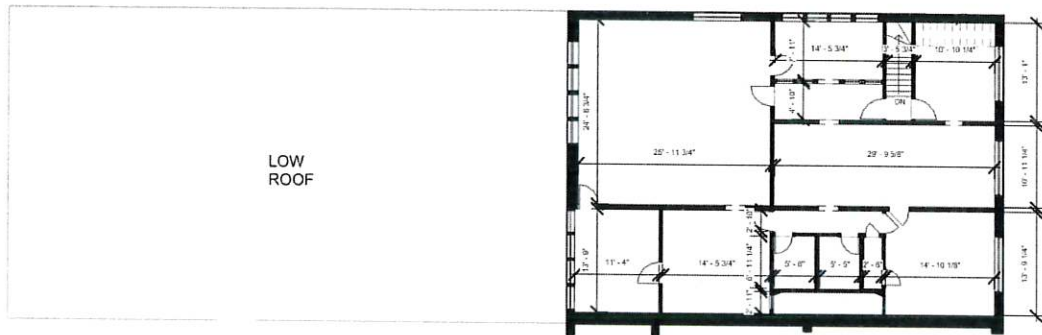
BUILDING OVERVIEW



ADDITION

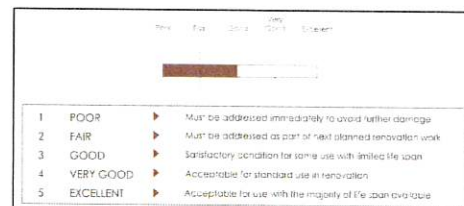
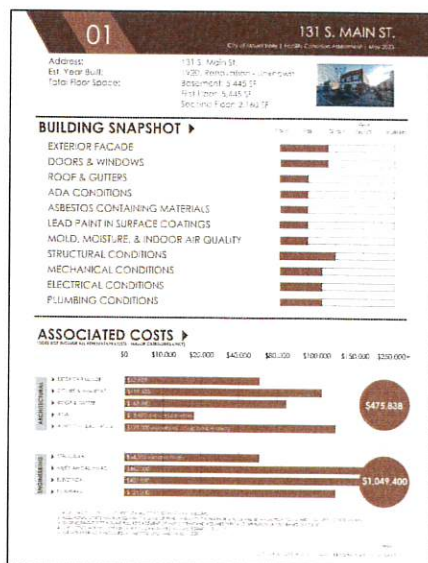
LEASABLE FIRST
FLOOR AREA:
4,994 SF

TOTAL FIRST
FLOOR AREA:
4,994 SF



LEASABLE SECOND
FLOOR AREA:
2,194 SF

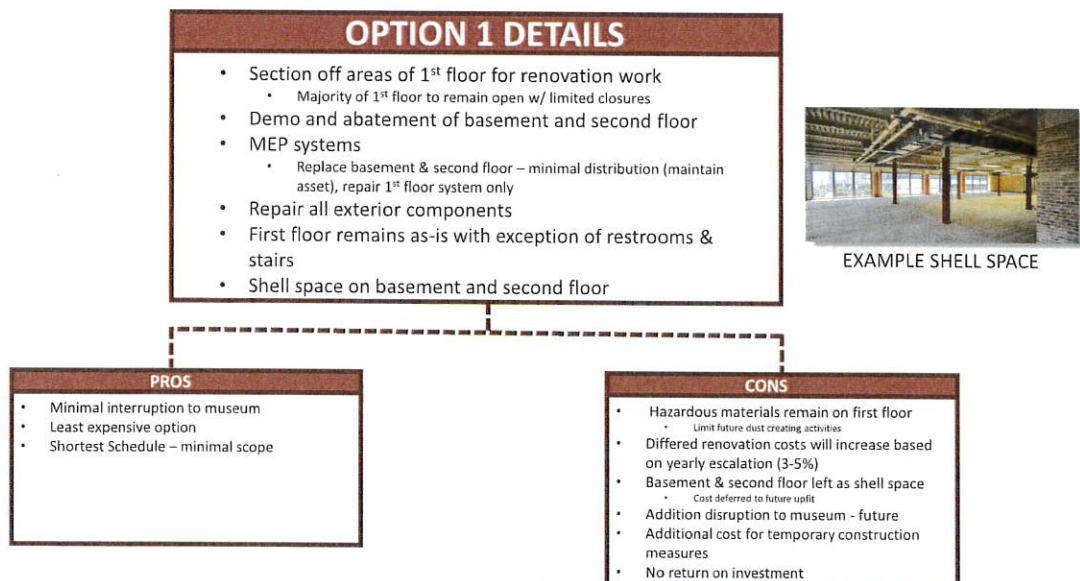
TOTAL SECOND
FLOOR AREA:
2,194 SF



A common approach to proposed renovation strategies involves the design team investigating various levels of time, cost, and scope.

LOW IMPACT	MEDIUM IMPACT	HIGH IMPACT
Drivers - Solutions that have a minimal impact on time, cost, and scope - Doesn't address all issues but focuses on major items	Drivers - Solutions that have a medium impact on time, cost, and scope - Addresses all items from low impact option but adds an additional level of refinement to the strategy	Drivers - Solutions that have a large impact on time, cost, and scope - Addresses all items associated with the study

There are several solutions to the renovation problem and various sub options that can be derived from the three main options presented in this study. Often, the appropriate solution comes from a hybrid approach that combines selected components from the proposed options.



3B

RENOVATION OPTION 1 – COSTS LOW IMPACT

EXTERIOR RENOVATION COSTS: \$225,576

- Brick Pointing & Repair
- Roof Replacement & Sheathing Repair
- Roof Insulation (comply with NC Energy)
- Parapet Flashing Repair
- Awning & Trim Repair
- Window Caulk & Trim Repair
- Paint

BASEMENT RENOVATION COSTS: \$298,120

- Demo & Abatement
- Structural Repairs
- Slab Repairs
- Moisture & Thermal Repairs
- Window Replacement
- MEP Repairs/Replacement
- **UNFINISHED SHELL SPACE**

1ST FLOOR RENOVATION COSTS: \$255,303

- Minimal Demo & Abatement
- Restroom Reno – ADA upgrades
- Replace Exterior Stair (1st floor egress)
- MEP Repairs
- Ceiling Replacement
- Paint

2ND FLOOR RENOVATION COSTS: \$158,958

- Demo & Abatement
- Replace Stair
- MEP Repairs/Replacement
- **UNFINISHED SHELL SPACE**

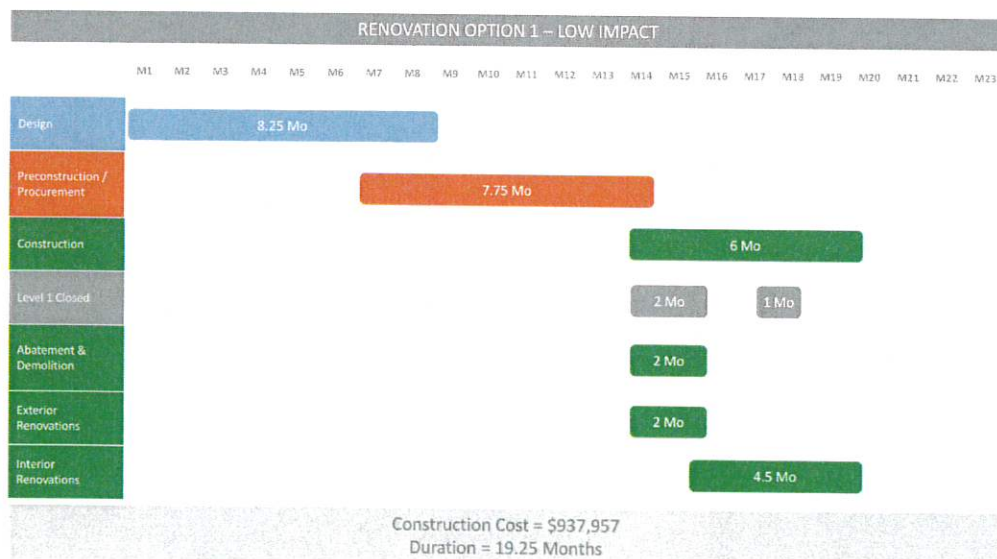
TOTAL PROBABLE CONSTRUCTION COST:

\$937,957

excludes soft costs (permitting, furnishings, special inspections, design fees, etc.)

3C

RENOVATION OPTION 1 – SCHEDULE LOW IMPACT



OPTION 2 DETAILS

- Vacate building
- Demo and abatement of entire building
- Repair/replace entire MEP systems
- Repair all exterior components
- Upfit first floor for occupancy
 - Assumed basic office layout for cost estimation
- Shell space on basement and second floor



EXAMPLE SHELL SPACE

PROS

- Economy of scale – time/cost
 - Address all hazardous materials at once
 - Repair/replace entire MEP system at once
- No future abatement & monitoring
- First floor will be ready for occupancy
- Potential for return on investment
 - First floor only
- Less expensive option

CONS

- Displace museum
- Differed renovation costs will increase based on yearly escalation (3-5%)
- Basement & second floor left as shell space
 - Cost deferred to future upfit
- Require the city to find tenants to realize ROI

EXTERIOR RENOVATION COSTS: \$225,576

- Brick Pointing & Repair
- Roof Replacement & Sheathing Repair
- Roof Insulation (comply with NC Energy)
- Parapet Flashing Repair
- Awning & Trim Repair
- Window Caulk & Trim Repair
- Paint

BASEMENT RENOVATION COSTS: \$298,120

- Demo & Abatement
- Structural Repairs
- Slab Repairs
- Moisture & Thermal Repairs
- Window Replacement
- MEP Repairs/Replacement

UNFINISHED SHELL SPACE

1ST FLOOR RENOVATION COSTS: \$1,106,364

- Demo & Abatement
- Restroom Reno
- Replace Exterior Stair (1st floor egress)
- MEP Repairs/Replacement
- Ceiling Replacement
- Paint

FINISHED SPACE FOR OCCUPANCY

2ND FLOOR RENOVATION COSTS: \$158,958

- Demo & Abatement
- Replace Stair
- MEP Repairs/Replacement

UNFINISHED SHELL SPACE

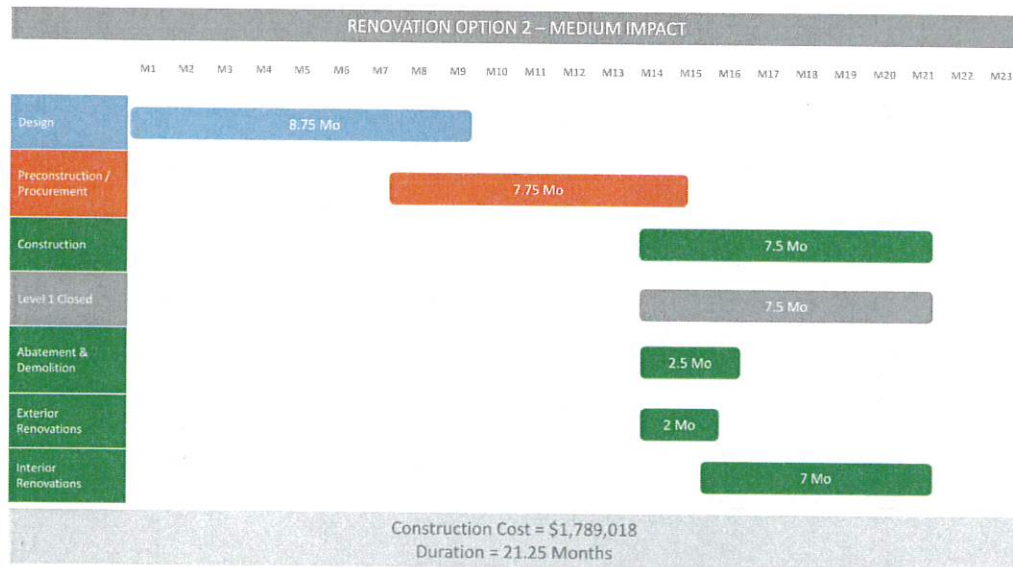
TOTAL PROBABLE CONSTRUCTION COST:

\$1,789,018

excludes soft costs (permitting, furnishings, special inspections, design fees, etc.)

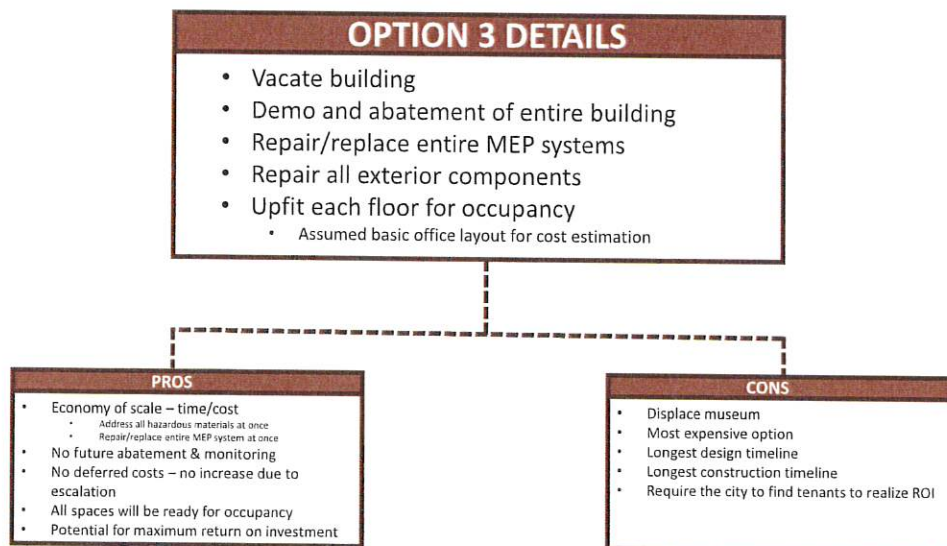
4C

RENOVATION OPTION 2 – SCHEDULE MEDIUM IMPACT



5A

RENOVATION OPTION 3 – DETAILS HIGH IMPACT



5B

RENOVATION OPTION 3 – COSTS HIGH IMPACT

EXTERIOR RENOVATION COSTS: \$225,576

- Brick Pointing & Repair
- Roof Replacement & Sheathing Repair
- Roof Insulation (comply with NC Energy)
- Parapet Flashing Repair
- Awning & Trim Repair
- Window Caulk & Trim Repair
- Paint

BASEMENT RENOVATION COSTS: \$830,681

- Demo & Abatement
- Structural Repairs
- Slab Repairs
- Moisture & Thermal Repairs
- Window Replacement
- MEP Repairs/Replacement
- Interior upfit – ready for occupancy

1ST FLOOR RENOVATION COSTS: \$1,153,910

- Demo & Abatement
- ADA upgrades
- Replace Exterior Stair (1st floor egress)
- MEP Repairs/Replacement
- Interior upfit – ready for occupancy

2ND FLOOR RENOVATION COSTS: \$514,436

- Demo & Abatement
- ADA upgrades
- Replace Stair
- MEP Repairs/Replacement
- Interior upfit – ready for occupancy

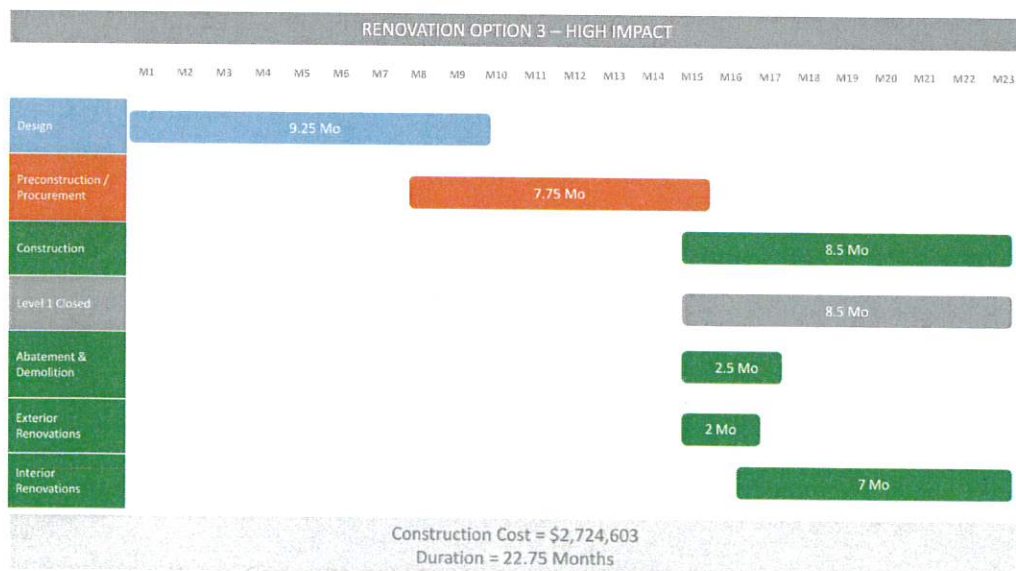
TOTAL PROBABLE CONSTRUCTION COST:

\$2,724,603

excludes soft costs (permitting, furnishings, special inspections, design fees, etc.)

5C

RENOVATION OPTION 3 – SCHEDULE HIGH IMPACT



RECOMMENDED OPTION

BASED ON STUDY SCOPE

OPTION 1 – MAINTAIN ASSET	OPTION 2 – MINIMAL ROI	OPTION 3 – MAXIMUM ROI
\$937,957 (19.25 MONTHS)	\$1,789,018 (21.25 MONTHS)	\$2,724,603 (22.75 MONTHS)

- Complete abatement of all hazardous materials (no future disruption or incurred liability)
- Full Replacement of all MEP Systems
- Potential for maximum return of investment
- Minimal add to overall schedule (3-months) and asset is fully renovated and ready for occupation
- Realized cost savings when compared to phased approach (escalation & economy of scale)
- Potential to obtain tenant while in design and share renovation costs (tenant upfit costs)
- Future design & engineering could provide cost savings (value engineering & fully define scope)

CONSTRUCTION COSTS (75%)		SOFT COSTS (25%)		TOTAL PROJECT BUDGET (100%)
\$2,724,603 • Site Development Costs • Building Costs • Construction Contingency • GC Fees	+	\$681,151 • FFE Costs • Design Fees • Owner Contingency • Permitting, Special Inspections, Material Testing, etc.	=	\$3,405,754

In addition to standard project costs, the city would need to account for addition costs related to moving and storage of museum exhibits while the building was being renovated in options 2 & 3. These anticipated costs are shown below for planning purposes and are approximate values:

- Moving & Storage Expenses (based on city provided info) \$47,000

Estimated Total Project Costs:
\$3,452,754

ELEVATOR DETAILS

- Placement of elevator problematic
 - Floor height changes on basement & partial second floor create alignment issues
 - No location on exterior for addition
- Potential tenant occupancies can trigger elevator requirement
 - Single tenant occupancy of entire building may require elevator (assembly, medical, etc.)
 - Less restrictive uses (office, business, etc.) may not require
- Costs will include structural upgrades in order to incorporate into existing building structure (additional costs)
- Option to use lift would greatly reduce costs

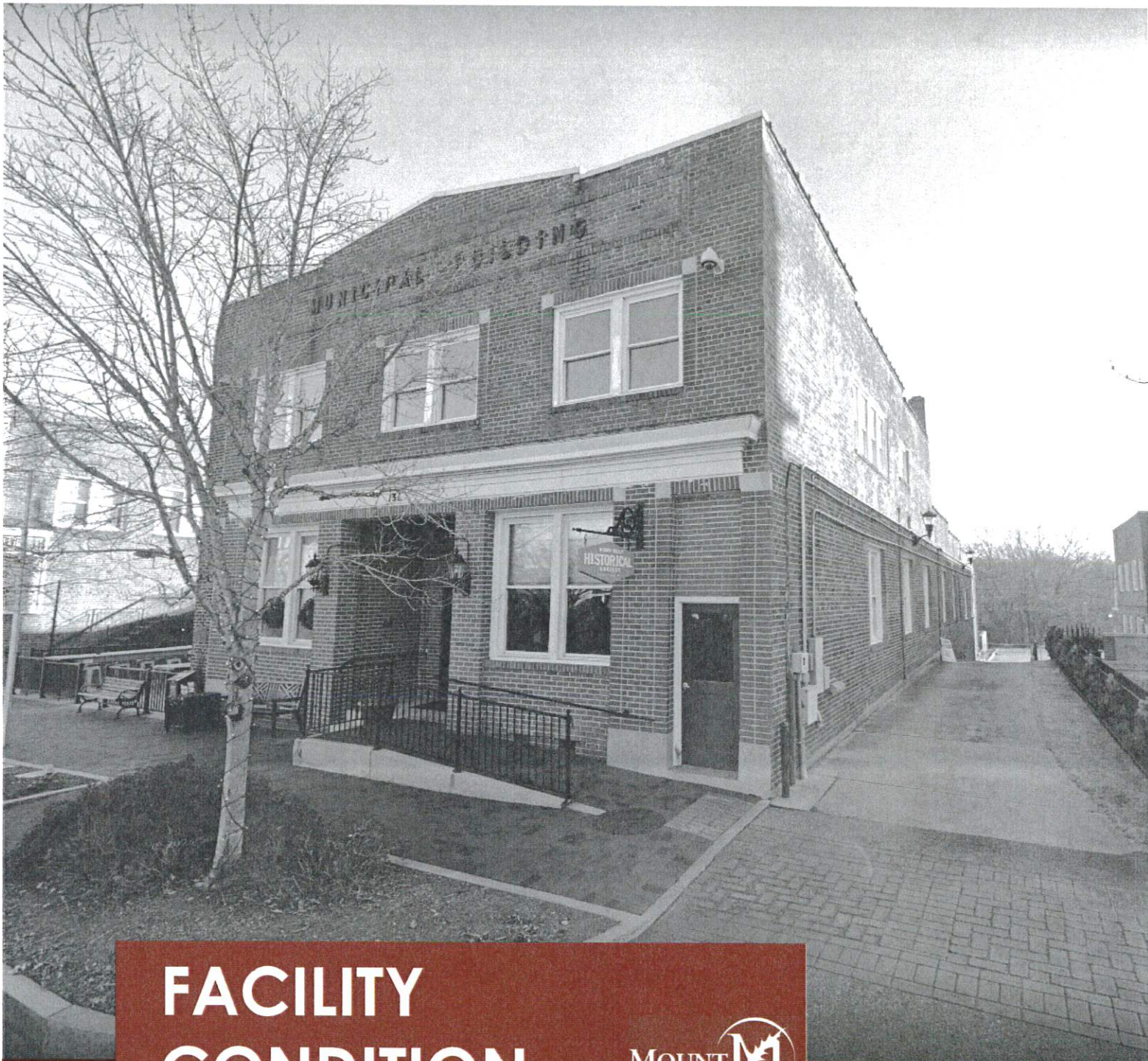
OPTION 1: ELEVATOR (INCLUDES ANTICIPATED STRUCTURAL UPGRADES)

\$225,000

OPTION 2: LIFT (INCLUDES ANTICIPATED STRUCTURAL UPGRADES)

\$110,000

Costs can be applied to any of the renovation options



FACILITY CONDITION ASSESSMENT



CITY OF MOUNT HOLLY

06.12.2023

CREECH & ASSOCIATES

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EXECUTIVE SUMMARY

In January of 2023, the City of Mount Holly selected Creech & Associates to perform a facility condition assessment, including hazardous materials, for the city owned building located at 131 S. Main St. The information obtained from the study will then be submitted to a professional cost estimator to determine costs associated with renovating the building.

FACILITIES CONDITION ASSESSMENT

The conditions encountered in the study span from the building's origin date in 1920 to the most recent renovation of the first floor for museum occupancy. While the first floor has been well maintained, the remaining spaces have considerable age that have created some deficiencies that were discovered during the assessment. Those items are highlighted in detail throughout the assessment report.

Architectural components of the building have been reviewed by the assessment team and specific recommendations have been provided to maintain the city's asset and outline the financial investment required to do so. The structural, plumbing, mechanical, and electrical systems were assessed by professional engineers in each respective specialty and some recommendations are given to inform cost. Lastly, a hazardous materials team has been included to evaluate the risks associated with renovating an older structures that may contain asbestos, lead paint, mold, or compromised indoor air quality. The major building components of the exterior and interior have been given a rating based on their condition from a 5-step system that spans from excellent to poor. The ranking system is as follows:



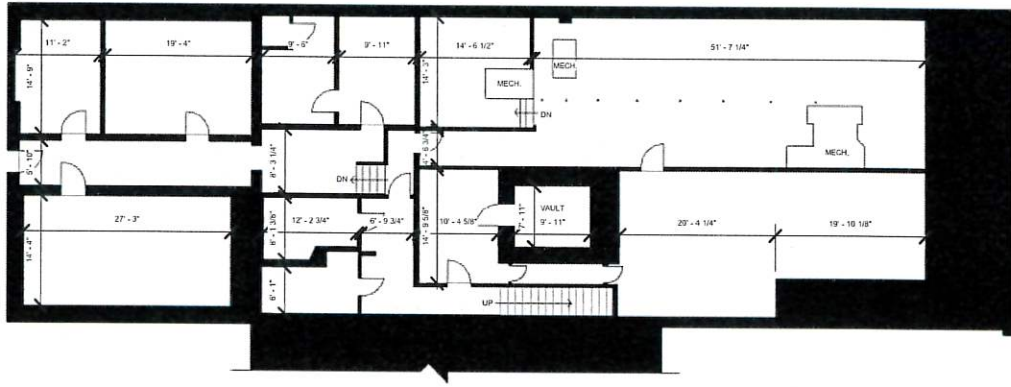
1	POOR	▶	Must be addressed immediately to avoid further damage
2	FAIR	▶	Must be addressed as part of next planned renovation work
3	GOOD	▶	Satisfactory condition for some use with limited life span
4	VERY GOOD	▶	Acceptable for standard use in renovation
5	EXCELLENT	▶	Acceptable for use with the majority of life span available



EXECUTIVE SUMMARY

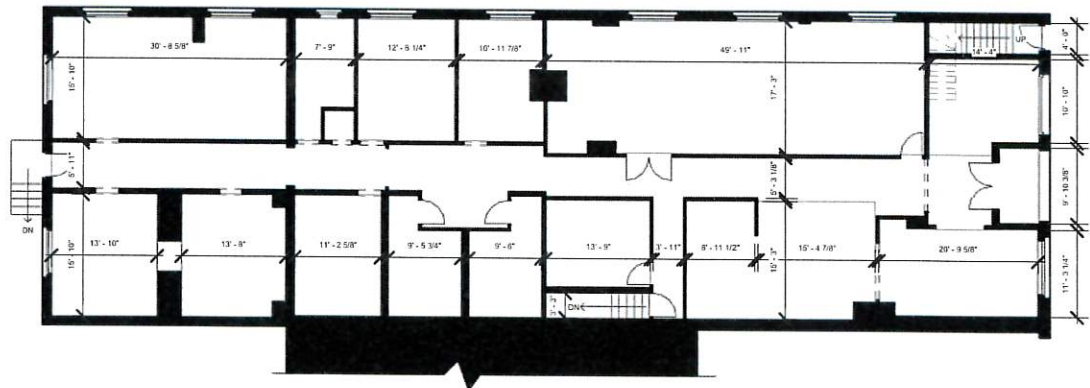
Basement Floor Plan

Total SF: 4,439



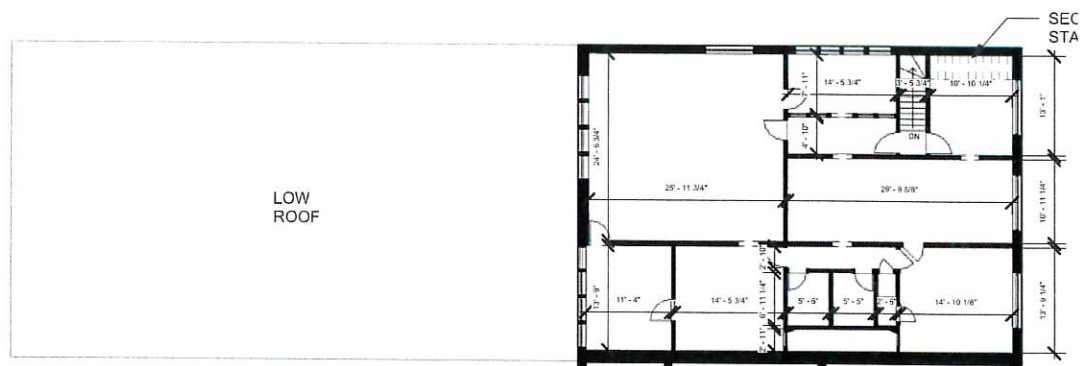
First Floor Plan

Total SF: 4,994



Second Floor Plan

Total SF: 2,194



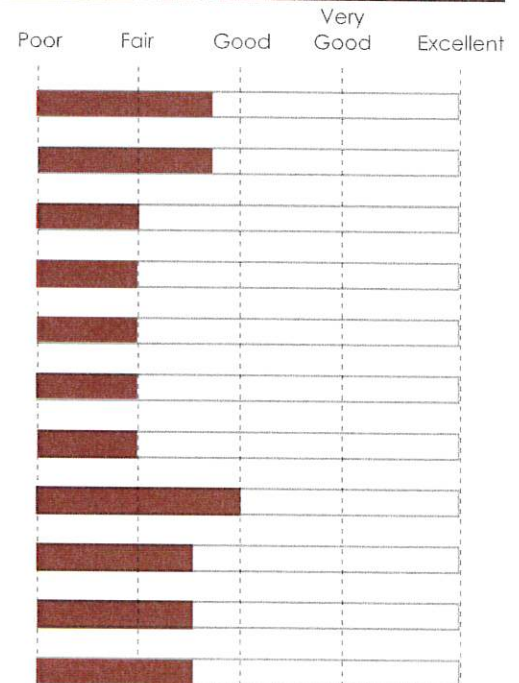
LOW
ROOF

Address: 131 S. Main St.
 Est. Year Built: 1920, Renovation - Unknown
 Total Floor Space: Basement: 4,439 SF
 First Floor: 4,994 SF
 Second Floor: 2,194 SF



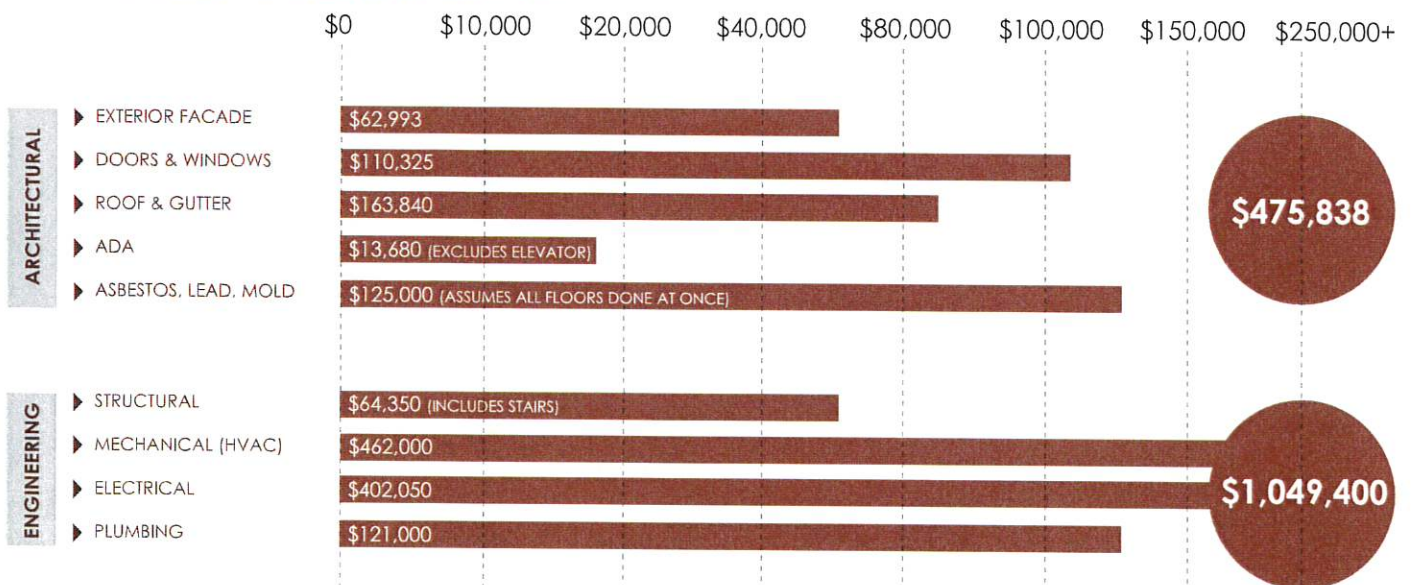
BUILDING SNAPSHOT ►

EXTERIOR FACADE
 DOORS & WINDOWS
 ROOF & GUTTERS
 ADA CONDITIONS
 ASBESTOS CONTAINING MATERIALS
 LEAD PAINT IN SURFACE COATINGS
 MOLD, MOISTURE, & INDOOR AIR QUALITY
 STRUCTURAL CONDITIONS
 MECHANICAL CONDITIONS
 ELECTRICAL CONDITIONS
 PLUMBING CONDITIONS



ASSOCIATED COSTS ►

(DOES NOT INCLUDE ALL RENOVATION COSTS - MAJOR CATEGORIES ONLY)



1. ASSOCIATED COSTS DO NOT INCLUDE ALL COSTS TO RENOVATE BUILDING
 2. ADDITIONAL COSTS ASSOCIATED WITH THE LEVEL OF RENOVATION TO THE INTERIOR SPACES WILL BE IN ADDITION TO THE ARCHITECTURAL COSTS SHOWN
 3. ENGINEERING COSTS ASSUME FULL REPLACEMENT OF MEP SYSTEMS AND ASSUMES TYPICAL DISTRIBUTION LAYOUT BASED ON THE SF
 4. SOFT COSTS NOT INCLUDED IN ESTIMATES (DESIGN FEES, SPECIAL TESTING, FFE, ETC.)
 5. AIR MONITORING IS INCLUDED IN ASBESTOS, LEAD, AND MOLD COSTS

131 S. MAIN ST. EXTERIOR ASSESSMENT

1. EXTERIOR FACADE

- The building façade consists of two generations of brick masonry, one for the original portion of the building (eastern two-thirds) and one for the addition (western third). In addition, the brick on the western portion of the northern elevation appears to be newer and similar to that of the addition. The brick is presumed to be original to the respective construction dates; approximately 1920 for the original portion of the building and unknown for the addition/north elevation.



- The original brick is generally in good condition with some isolated damage, including cracks and spalls. Replacing the damaged bricks is recommended. It's unclear if the mortar is original or if repointing has occurred at some time. The mortar is generally in fair condition and age-related deterioration/weather was observed, with some isolated areas being worse than others. In general, the mortar appears to have lost 1/8-1/4 inch from the surface. Repointing of the brick is recommended.
- The newer brick and mortar is generally in very good condition.



- Holes and unsealed penetrations were observed, primarily on the rear and south elevations, although some isolated ones were observed throughout. The building does not appear to have any waterproofing and relies on the brick itself to keep water out. Sealing any holes/penetrations is critical to the brick's waterproofing role.
- Staining was observed in various areas of the brick. In some areas, the staining is general in nature, such as dark microbial growth in areas with limited sun exposure such as the north elevation. In other areas, the staining is the result of water from the parapet walls. We recommend cleaning the brick to remove the staining. Issues with the parapet walls can be remediated during roof work to prevent further staining.

131 S. MAIN ST. EXTERIOR ASSESSMENT

2. WINDOWS

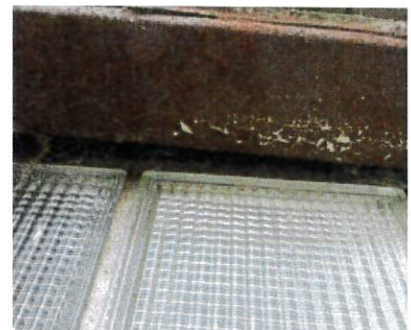
- The east elevation of the upper floor (overlooking the lower roof) utilizes metal corrugated panels. Metal awnings are located over the windows on this elevation. An open soffit with exposed wood framing is also present for the overhang of the upper roof. The corrugated metal panels are coated and are installed with fasteners in the underlying wood framing. Some of the fasteners are missing with open holes. The metal awnings over the windows are damaged as well as the metal flashing above the awnings. Water damage/ wood rot was observed at the overhang. The wood was painted but the paint has mostly worn away. Remediating these components is recommended.



- The original punched windows have been replaced with aluminum double-hung and single-hung windows with thermal glass, with the exception of two windows at the basement level on the north elevation. The age of the replacement windows was unknown. The replacement windows were generally in very good condition. Large pieces of metal flashing were observed on the exterior of the windows around the perimeter. Based on the size of the flashings, it appears the original window openings were built-out to accommodate smaller windows. Sealants were not readily observable between the windows/flashings and surrounding brick; however, sealants may be present under the flashing. Sealants were observed where the jamb flashing meets the sill flashing and where the sill flashing terminates at the brick at the ends.

131 S. MAIN ST. EXTERIOR ASSESSMENT

- Apparent water damage was observed on the interior below several of the windows on the upper floor. It's unclear if this damage is from previous leaks from the original windows. The upper floor has been vacant for an extended period of time. As such, there was no one readily available with knowledge of the window replacement and apparent leaks. Further assessment to include window water testing could be performed to determine if there are active leaks associated with the windows.



3. ROOF

- The building utilizes an EPDM single-ply membrane roofing system with a fluid-applied coating over the EPDM. One core each was performed on the high and low roofs to determine the roof composition. The roof decking is wood planks. A layer of felt paper is installed on the wood planks followed by an approximate ¾-inch Expanded Polystyrene (EPS) insulation board. At both core locations, only a single layer of EPS was observed. The EPDM is installed on the EPS and the coating on the EPDM.

131 S. MAIN ST. EXTERIOR ASSESSMENT

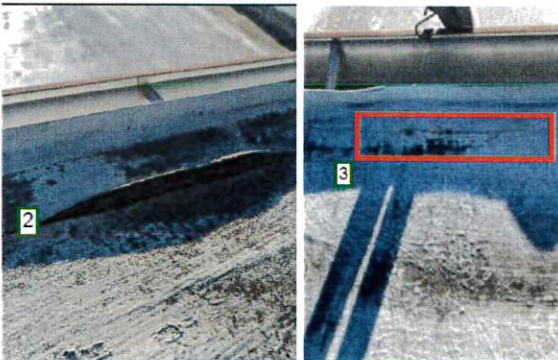
- The age of the EPDM and coating was unknown. Based on historic aerial imagery, the roof appears to be white in color predating 1993, indicating a coating has been installed on the EPDM for 30+ years. Coatings are typically installed when the membrane is nearing the end of its useful life and the frequency of leaks is increasing. The useful life of a coating varies greatly depending on the product, installed thickness, and exposure. It's presumed the roof has been recoated after the original coating system but the approximate date could not be confirmed with aerial imagery.
- The roof was in overall fair condition. The coating is worn, and some tears were apparent in the underlying membrane. Based on the apparent age of the EPDM and coating system, replacement of the roof is recommended.
- The parapet walls have metal flashing with silver coat paint and the white coating used on the membrane. The parapets on the south and west elevations, and the north elevation of the lower roof, have clay copings. The north elevation of the upper roof utilizes a metal coping. Replacement of the parapet flashing is recommended with the roof replacement.



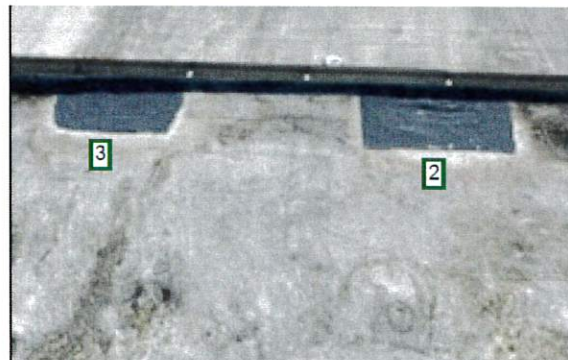
Existing: Upper Roof Existing Core (Location 1) with temporary patch.



Repaired: Upper Roof Core (Location 1) permanent repair. Self-adhering membrane was placed over existing patch and sealed.



Existing: Upper Roof failed seam (Location 2) & additional roof tear (Location 3).

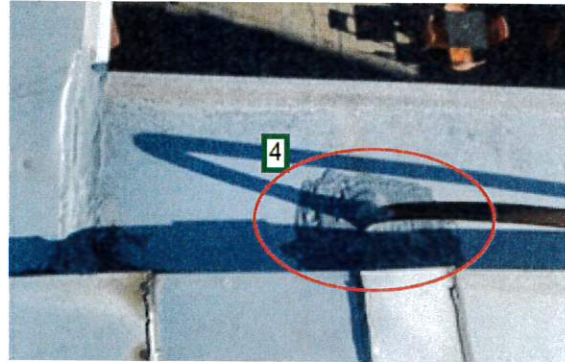


Repaired: Permanent repairs (Locations 2 & 3) completed Self-adhering membrane was placed over existing patch and sealed.

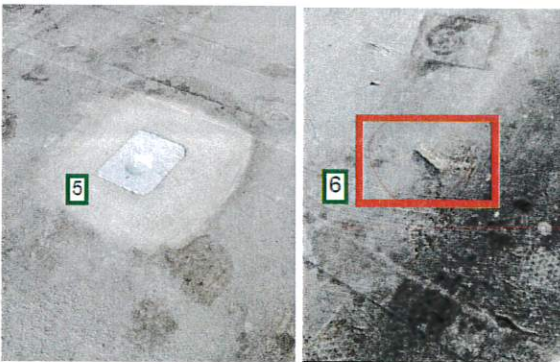
131 S. MAIN ST. EXTERIOR ASSESSMENT



Existing: Upper Roof Conduit Penetration (Location 4).



Repaired: Upper Roof Conduit Penetration (Location 4). Self-adhering membrane was placed over existing patch and sealed.



Existing: Lower Roof Existing Core (Location 5) with temporary patch and additional Roof Puncture (Location 6).



Repaired: Lower Roof Core and Lower Roof Puncture repair complete (Location 5 & 6). Self-adhering membrane was placed over existing patch and sealed.

4. ADA

- Accessible parking was not observed in the immediate vicinity of the building (some nearby businesses/churches have accessible parking in their lots). Street parking is present in front of the building but no accessible spaces are provided. The shared parking lot behind the building also has no accessible parking spaces. If accessible parking is added the lot behind the building, it could only serve the basement level as there's no accessible route from the parking lot to the main entrance on the front of the building.

131 S. MAIN ST.**EXTERIOR ASSESSMENT**

- The main entrance for the main level is elevated from the sidewalk by two steps. A ramp has been installed; however, the ramp does not meet ADA requirements. The slope at the bottom of the ramp extends to the building corner and in front of the upper-level entrance door. A flat landing is not provided at the bottom ramp. The landing at the top of the ramp is obstructed by a planter. In addition, the handrail does not extend the full length of the ramp, does not have complaint end extensions, and does not appear to have a compliant gripping cross-section.
- The elevated area in front of the main entrance door does not meet ADA requirements. The slope away from the building exceeds the 1:48 (approximately 2%) slope allowed. The slope measure varied from 1.5% to 2.5%, with three of the four measurements obtained exceeding 2%.
- The main floor of the building houses by the Museum is considered to be the only interior accessible area, with the exception of the restroom. Wheelchair-accessible stalls are not provided in the restrooms, the minimum knee clearance area under the lavatories is not provided, and the mirrors are not installed at compliant heights. The other areas of the main floor appear to be accessible with the exception of the water fountain.
- The interior areas of the upper floor and basement are not accessible. Accessible routes to these areas are not provided, and the areas themselves are not accessible. Significant improvement would be required to make these areas accessible.



131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****RESULTS FROM TESTING****1. ASBESTOS- CONTAINING MATERIALS**

- An Asbestos-Containing Material (ACM) is defined as any material containing more than one percent (>1%) asbestos.

Sample ID	Location	Material Description	Analytical Results	Category	Estimated Quantity
2-1,2	Second Floor	9" x 9" beige tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet
3-1,2	Second Floor	9" x 9" brown tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet
06-1,2	Second Floor	9" x 9" green tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	300 Square Feet
11-1,2	Roof	Silver Paint	3% Chrysotile	Cat I	400 Linear Feet
28-1,2	Basement	Green Stair Tread	3% Chrysotile	Cat I	25 Square Feet
30-1,2	Basement	TSI Elbow	3% Amosite	Regulated ACM (RACM)	121 Eblows
34-1,2	Basement	9" x 9" black tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	20 Square Feet
35-1,2	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - None Detected	Cat I	4,000 Square Feet

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****RESULTS FROM TESTING****1. ASBESTOS- CONTAINING MATERIALS**

36-1,2	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - 3% Chrysotile	Cat I	500 Square Feet
Assumed	Basement	Air-O-Cell	Assumed Positive	RACM	130 Linear Feet
Assumed	Basement	TSI Black Tar	Assumed Positive	CAT II	60 Linear Feet

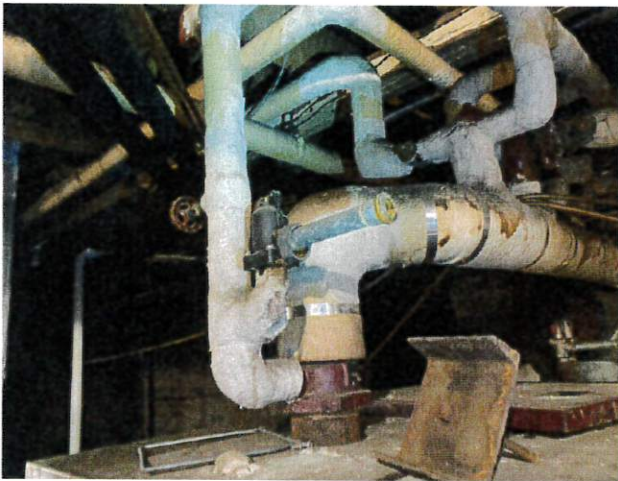
- A trace amount of asbestos (<1%) was detected in the bulk sample(s) of joint compound (samples 25-1,2) analyzed by the laboratory. Although materials that contain trace amounts of asbestos are not subject to US EPA or North Carolina regulations for the handling and disposal of asbestos, OSHA still regulates any work which will disturb materials identified with trace amounts of asbestos (reference the November 24 2003, OSHA Interpretation document - Compliance Requirements For Renovation Work Involving Materials Containing Less than 1% Asbestos). Therefore, any contractors disturbing these materials will need to comply with components of 29 CFR 1926.1101, as detailed in the 2003 OSHA Interpretation document.

2. SUSPECT OR ASSUMED ASBESTOS- CONTAINING MATERIALS

- Due to the inaccessibility or the destructive means that asbestos sampling requires, additional suspect ACMs may remain within the building hidden behind inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, sub-grade sealants, flooring located below underlayments, areas behind exterior walls, pipe trenches, and subsurface utilities, etc. These areas were deemed inaccessible and were not assessed.
- If these materials are discovered during construction activities, they should be presumed to contain asbestos and be treated as ACMs or be sampled immediately upon discovery and prior to disturbance for asbestos content by a certified asbestos inspector in accordance with 29 CFR 1926.1101.
- Based upon our past experience in the identification of ACMs in similarly constructed buildings, the following additional suspect ACMs may also be located in inaccessible areas of the structure:
 - **Thermal System Insulation Pipe Fittings and Pipe Gaskets** concealed areas behind walls, ceilings, sub-grade, etc.
 - **Air-o-Cell** pip insulation in the basement
 - **Black Mastic** on fiberglass pipe insulation in the basement
 - **Waterproofing/Vapor Barriers** behind solid walls, along exterior/perimeter walls, sub-grade, etc.
 - **Electrical Components** (electrical wiring and cloth, interior components)
 - **Vermiculite Filler** associated with concrete Masonry Unit (Blocks/Walls)
 - **Mastics** behind/under mirrors

131 S. MAIN ST.
ASBESTOS, LEAD AND MOLD SURVEY

RESULTS FROM TESTING



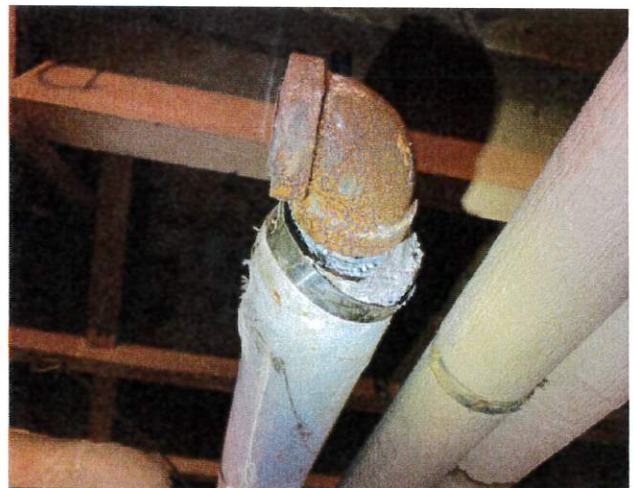
Asbestos-containing pipe elbows



Sampled splined ceiling tiles



View of Lower Roof



View of air-o-cell insulation

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****3. LEAD IN PAINT AND SURFACE COATINGS**

- Paint and surface coatings with contain detectable concentration of lead considered “lead-containing paints”. Since OSHA has no specific action level for lead in paint, all paint on the site found to have a measurable concentration of lead should be assumed to be lead-containing. Work performed which may disturb lead-containing paint is regulated under OSHA as referenced under 29 CFR 1926.62. **Nine Paint Chip samples were collected with six being classified as lead-based paint.** Paint and other surface coatings which are defined by applicable regulation as lead-based paints are summarized in the table below.

Sample ID Number	Location	Color	Substrate	Component	% Lead By Weight
L-1	Second Floor	Peach	Plaster	Wall	0.58%
L-3	Second Floor	Green	Wood	Door	0.53%
L-5	Second Floor	Green	Wood	Door Frame	0.51%
L-7	Second Floor	White	Wood	Exterior roof awning	10.0%

3. LEAD IN PAINT AND SURFACE COATINGS

- Paint and surface coatings with contain detectable concentration of lead considered “lead-containing paints”. Since OSHA has no specific action level for lead in paint, all paint on the site found to have a measurable concentration of lead should be assumed to be lead-containing. Work performed which may disturb lead-containing paint is regulated under OSHA as referenced under 29 CFR 1926.62. **Nine Paint Chip samples were collected with six being classified as lead-based paint.** Paint and other surface coatings which are defined by applicable regulation as lead-based paints are summarized in the table below.

*View of White Lead Based Paint*

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****4. MOLD, MOISTURE AND INDOOR AIR QUALITY**

- The second floor is vacant and did not appear to be a conditioned space at the time for our assessment. This floor has not been renovated, and appears to have been left vacant for a considerable period of time. Roof likely not active and from previous water intrusion events are evident on ceiling tiles, roof decking, and tile flooring.
- Water damage was observed underneath front and side exterior windows and plaster is crumbling at these intrusion points.
- The first floor is conditioned and renovated space with drywall walls, drop ceilings and hardwood, carpeted and tiles floors. A small amount of water damage was observed on second floor decking above the drop ceiling.
- The basement was observed to have significant delamination of plaster wall materials, at the front of the building this appears to be due to moisture intrusion through the brick. Water staining was observed on concrete floors in the basement. Moisture intrusion was apparent on carpeting and wall materials at the rear entrance of the building.

5. SPORE-TRAP AIR SAMPLES

- Fungal spore-trap air samples were collected from the surveyed areas. Representative exterior samples 1 and 8 were collected for comparison purposes and were utilized to generate a average concentration for comparison purposes, individual fungal genus concentrations are compared between interior samples and exterior representative samples. In general, interior spore counts of less than 500 total spores were found to not represent a airborne concentration requiring remedial action. The following table summarizes the results of sample analysis reported in spore counts per cubic meter of air. Please note that these samples are representative of the time and date sampling, as season and conditions change, fungal air concentrations may change.
- Below, bolded analysis indicates criteria for an elevated sample. Based on laboratory analysis of air samples collected, airborne concentrations of mold appeared to be lower than exterior ambient conditions, with the exception of the second floor air samples. Sample 2 identified the presence of *Chaetomium* (a genus representing a potential humidity or moisture intrusion problem) in the air sample, which is genus representing a potential humidity or moisture intrusion issue. Sample 3 identified a high total fungal concentration at a concentration of 940 spores per cubic meter. These samples appear to be related to the unconditioned nature of the second floor. These airborne concentrations may increase as relative humidity increases during the summer.
- There are currently no accepted regulatory standards or guidelines with respect to acceptable fungal levels inside buildings. It is important to note however that spore trap measurements can fluctuate rapidly and the readings reported should not be used as a definitive indication that mold and or health hazards related to mold are present or absent.
- Please note that Samples 1 and 8 were utilized to generate the average comparison criteria.

Sample Number	Sample Location	Fungal Spore Concentration (count/cubic meter) / Predominant Genus / Total Fungal Spore Concentration	Average of Exterior Samples for Total Fungal Spore Concentration Comparison
2	2nd Floor - Front	80 / <i>Ascospores</i> 300 / <i>Basidiospores</i> 40 / <i>Chaetomium</i> 740 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 0 / <i>Chaetomium</i> 3,830 / Total
3	2nd Floor - Rear	300 / <i>Ascospores</i> 490 / <i>Basidiospores</i> 940 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
4	1st Floor - Front	50 / <i>Aspergillus/Penicillium</i> 40 / <i>Ascospores</i> 300 / <i>Basidiospores</i> 420 / Total	20 / <i>Aspergillus/</i> <i>Penicillium</i> 2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
5	1st Floor - Rear	40 / <i>Cladosporium</i> 80 / <i>Basidiospores</i> 130 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
6	Basement	100 / <i>Aspergillus/Penicillium</i> 200 / <i>Basidiospores</i> 320 / Total	20 / <i>Aspergillus/</i> <i>Penicillium</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
7	1st Floor - Hallway	200 / <i>Basidiospores</i> 80 / <i>Cladosporium</i> 320 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total

- There are currently no accepted regulatory standards or guidelines with respect to acceptable fungal levels inside the buildings. It is important to note however that spore trap measurements can fluctuate rapidly and the reading reported should not be used as a definitive indication that mold and or health hazards related to mold are present or absent.

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****6. TEMPERATURE AND RELATIVE HUMIDITY**

- At the time of the assessment the outdoor climate was partly cloudy with intermittent rain. The EPA recommends maintaining the relative humidity (RH) below 60%, ideally 30 to 50%, to prevent mold growth. ASHRAE Standard 62.1-2019, Section 5.10 recommends mechanically cooled buildings limit indoor humidity to a maximum dew point of 60 degrees Fahrenheit during both occupied and unoccupied hours whenever the outdoor air dew point is above 60 degrees Fahrenheit. ASHRE recommends a general temperate range of 68 to 76 degrees Fahrenheit (comfort range) assuming relative humidity is between 30 and 60 % RH.
- The following table summarizes the indoor air temperate and relative humidity reading collected by ECS from various locations.

Location	Relative Humidity (%)	Carbon Dioxide (CO2)	Temperature (°F)
Exterior	67.9	401	57.8
2nd Floor	53.9	446	63.8
1st Floor	52.7	477	64.9
Basement	58.5	435	64.5

RECOMMENDATIONS AND REGULATORY REQUIREMENTS**1. ASBESTOS- CONTAINING MATERIALS**

- ACM's be properly removed prior to disturbance by renovation and/or demolition activities.
- Where material types have been identified as asbestos-containing that other materials with similar color, texture, age and size throughout the buildings interior and exterior be assumed to contain asbestos.
- A project specification be prepared to delineate and quantify known and suspect hazardous and regulated material sin the buildings and to outline proper procedures for the abatement. As it will help protect owners liability.
- If ACMs are to removed it is highly recommended that an industrial hygienist monitor the project.

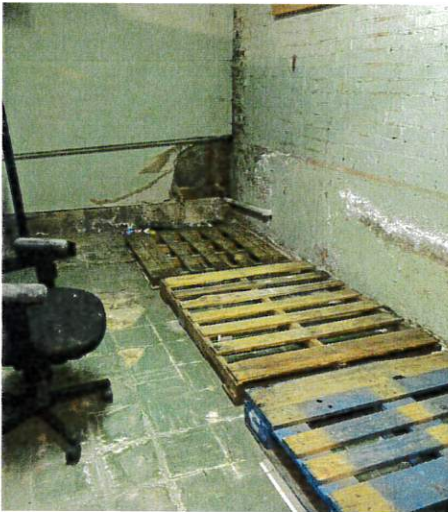
2. LEAD IN PAINT AND SURFACE COATINGS

- Recommended to submit any remaining lead paint chip samples for analysis prior to any renovation or demolition work.

3. MOLD, MOISTURE AND INDOOR AIR QUALITY

- Recommended that measures are taken to reduce the relative humidity introduced to the second floor to less than 50% in order to prevent possible mold growth, prior to renovation activities to prevent future mold growth and creating an unsafe environment for construction workers.
- Removal of potentially mold impacted building materials such as delaminated plaster in the basement and second floor and moisture impacted ceiling tiles on the second floor should be contracted asbestos abatement firm.
- Recommend that along with asbestos post-abatement sampling, that mold air sampling is conducted to document airborne fungal spore concentrations prior to put back of building materials as long as moisture intrusion issues are not present.
- Based on laboratory analysis of air samples collected, airborne concentrations of mold appeared to be lower then exterior ambient conditions, with the exception of the second floor air samples.

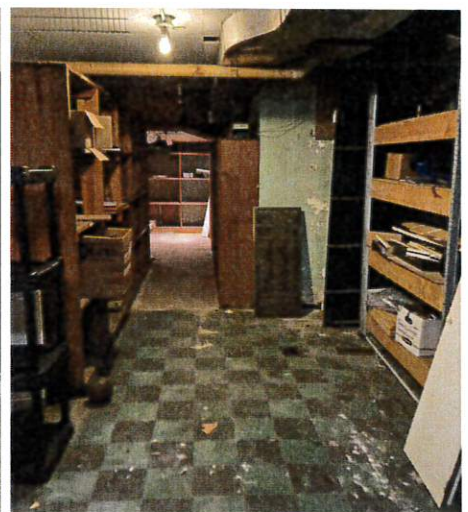
131 S. MAIN ST.
ASBESTOS, LEAD AND MOLD SURVEY



View of Basement Storage Room



View of Basement Safe



View of Basement



View of First Floor



View of Asbestos-Containing
Floor Tile



View of Plaster Delamination in
the Basement



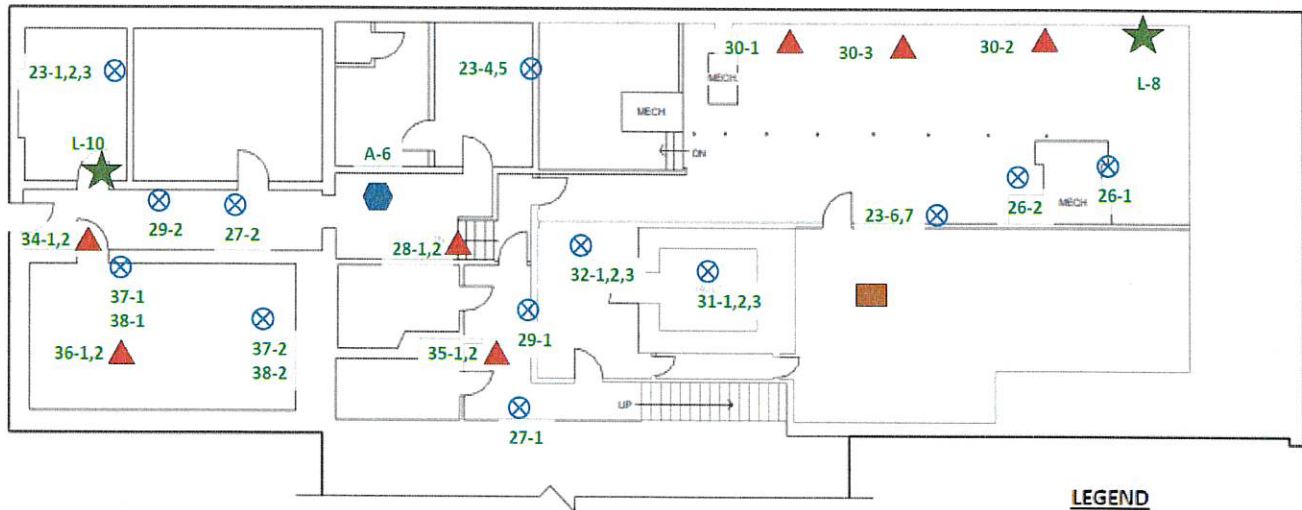
View of Water Staining on
Concrete in the Basement



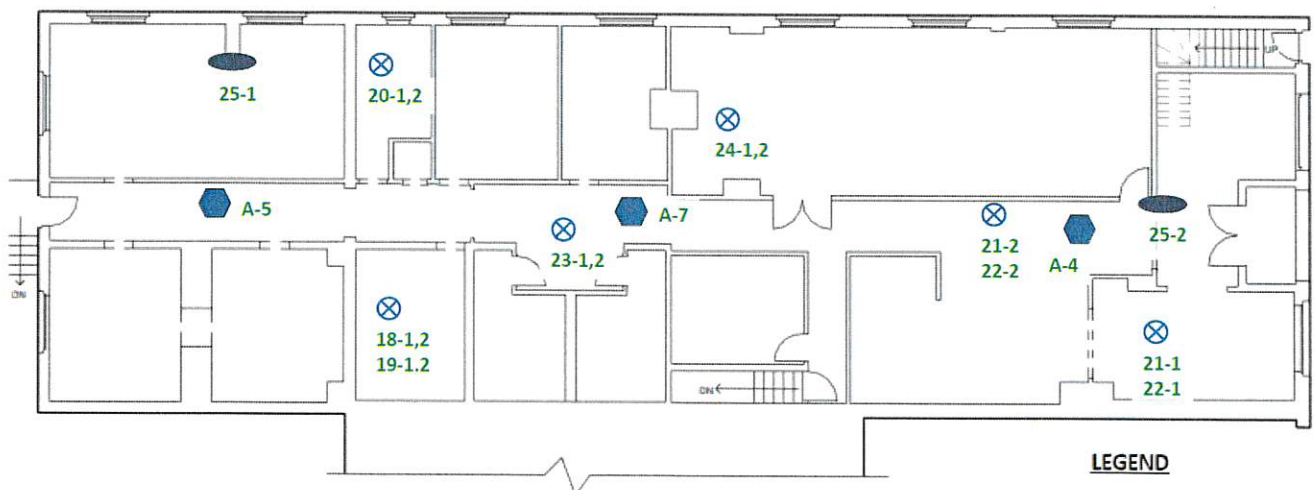
View of Plaster Delamination
below Windows



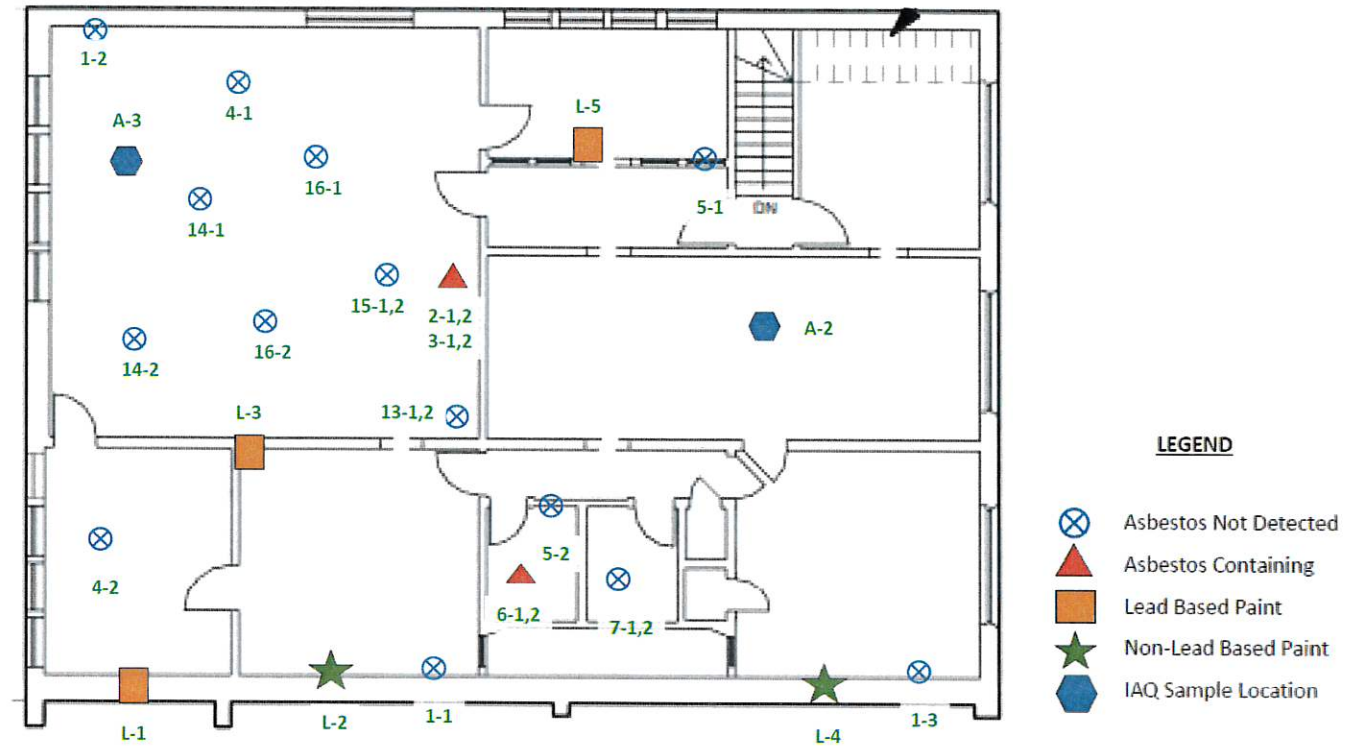
View of Old Roof Leak

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****SAMPLE LOCATION MAPS****Basement****LEGEND**

-  Asbestos Not Detected
-  Asbestos Containing
-  Non-Lead Based Paint
-  IAQ Sample

1st Floor**LEGEND**

-  Asbestos Not Detected
-  Asbestos Containing
-  <1% Chrysotile
-  Air Sample Location

131 S. MAIN ST.**ASBESTOS, LEAD AND MOLD SURVEY****2nd Floor****Roof**

131 S. MAIN ST. STRUCTURAL ASSESSMENT

1. BASEMENT

- The existing basement is constructed of multi width brick masonry at the perimeter. Some of the interior face of the brick was skim coated with cementitious material. The elevation of the slab on grade or joists vary elevation stepping down with the exterior grade from the street to rear parking lot. Some of the interior concrete steps and concrete walls appear to be a loading dock from the original building that was encapsulated into the building during the addition. As the exterior grade steps down towards the rear of the building, the ceiling height in the basement raises accordingly.
- Currently the front portion of the basement towards Main Street is primary mechanical systems in the unfinished space. The addition portion of the space is currently being used for town storage. There are finished bathrooms located at the base of the stairs. The bathrooms are on a framed joist floor with very low crawl space.
- Also located in the basement is a vault which appears to have been for a bank based on the safe deposit boxes, concrete lid, concrete walls and large width door opening. This vault is located near the interior stairs and would need to be removed to open the basement space.



Basement girder that needs a column



Basement unfinished side



Concrete wall at the vault



Basement at addition side

131 S. MAIN ST. STRUCTURAL ASSESSMENT



Floor Framing in basement bathroom



Concrete wall at the vault

2. FRAMING SYSTEMS

- The building is a wood floor and roof joists that bear on multi width exterior brick masonry with intermediate supports. The first-floor joists span over four spaces. Two of intermediate supports are steel or wood girders to round steel columns supports. The other first floor framing support is an intermediate wood or masonry wall. The floor joists are dimensional 2x12 (1 7/7x 11 7/8") spanning 16" on center. The floor sheathing is diagonal assumed to be approximately 7/8" thick based on the joist spacing. It was observed that in one location the girder was missing a support. (Located near basement wall closest to Main Street) The girder has a splice that is unsupported. We recommend that a replacement column be installed by the owner to prevent sagging in the floor.
- In the area of existing bathrooms, the basement is also wood joist framing. Thru the wall access panel, the joists with similar spacing and sheathing were observed girders and pilasters were also observed in this area. The crawl space also appeared to be dry.
- In the portion without the second floor, the first-floor framing removes the rows of steel columns at the edges. The use of steel beams allows for larger column free rooms.
- The first-floor framing appears to have a slope. This area may have exterior at one time.
- The second floor and roof framing were not accessible. However, based on the good condition of the walls and ceilings, we are assuming that framing is in similar good condition as the first floor.

3. EXTERIOR OF BUILDING

- The perimeter of the building is brick on all sides of the structure. During our visual inspection we did not notice any significant cracking which would have been an indicator of settlement or failure. We did note one roof drain that was missing that might need to be addressed. Under the windows dark mold was noted.

SUMMARY

- Overall the building appears to be in good condition. The building's previous use would be a good indication of potential future loading conditions. Based on our observations we note the following items be addressed immediately:
 - Support under first floor framing girder that is missing column
 - Exterior stairs repaired or replaced.
- The following items are minor in nature and will need to be addressed to prevent further damage
 - Flashing under windows
 - Roof Drain along side of building

131 S. MAIN ST.
STRUCTURAL ASSESSMENT



Exterior Stairs that need repair/replace



Roof drain from roof in need of repair



Flashing under windows need addressing



Exterior and entry ramp corner



Flashing under windows need addressing



Joint at addition

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

MECHANICAL SUMMARY

OVERVIEW

- The HVAC system serving the basement level for this building is a DX split system heat pump
- The HVAC system serving the main level (street level) for this portion of the building are two DX split system heat pumps
- The second level of this building is unconditioned

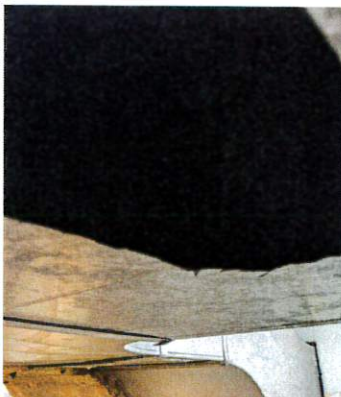
1. AIR HANDLERS

- Air Handler #1 is located in the basement and serves a portion of the main level of the building and part of the basement. It is manufactured by Carrier, provides 6,000 CFM of conditioned air, and was built in 2011. The unit is controlled by a wall mounted 7-day programmable thermostat. Associated condensing unit is manufactured by Carrier and was built in 2011 and is located on grade at the rear of the building. There are no known issues with this unit, and it has approximately 3 years of useful life remaining.



Air Handler #1 / Condensing Unit #1

- A portion of the ductwork serving Air Handler #1 is routed exposed in the basement and is not insulated. There are holes in the ductwork. The duct will have to be patched or replaced.



Exposed ductwork in basement with hole and no insulation



131 S. MAIN STREET**INFRASTRUCTURE ASSESSMENT AND FINDINGS****MECHANICAL SUMMARY**

- Air Handler #2 is located in the basement and serves a portion of the main level of the building. It is manufactured by Carrier, provides 3,000 CFM of conditioned air, and was built in 2011. The unit is controlled by a wall mounted 7-day programmable thermostat. Associated condensing unit is manufactured by Carrier and was built in 2011 and is located on grade at the rear of the building. There are no known issues with this unit, and it has approximately 3 years of useful life remaining.



Air Handler #2/ Condensing Unit #2

- Air Handler #3 is located in the basement and serves a portion of the basement. It is manufactured by Carrier, provides 2,000 CFM of conditioned air, and was built in 2000. The unit was controlled by a wall mounted thermostat. Associated condensing unit is manufactured by Carrier and was built in 2000 and is located on grade at the rear of the building. The split system is not operable and is past its useful life.



Air Handler #3/ Condensing Unit #3

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

MECHANICAL SUMMARY

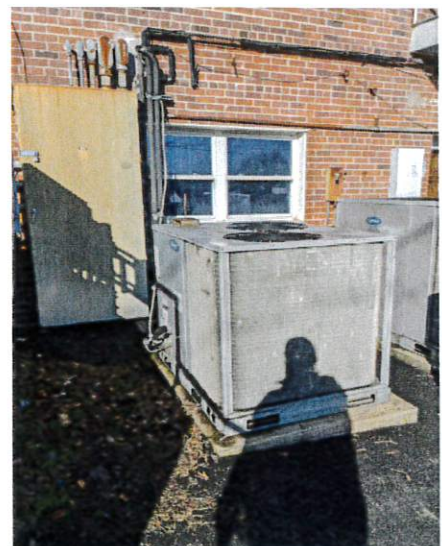
- The second level of the building is unconditioned and has abandoned heaters and radiators that were severed by the abandoned boiler in the basements. There is also abandoned exposed ductwork that appears to have been served by a removed air handler.

NOTES

- The main level HVAC equipment, Air Handler #1 and Air Handler #2 are well maintained. The equipment is near the end of its useful life of 20 years and should be scheduled for replacement.
- The ductwork serves by Air Handler #1 and Air Handler #2 should be evaluated for leaks and insulation added.
- No outside air is provided to any of the air handling systems.
- On the main level it was observed that part of the drop ceiling is being used as a return plenum. This is a code violation due to the structure above the ceiling being wooden.



*Second Level Abandoned
Heater and Radiator*



*Second Level Exposed
Abandoned Ductwork*

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

PLUMBING SUMMARY

2. PLUMBING

- The Hot Water for the building is provided by one (1) electric water heater located in the basement. The water heater is manufactured by A.O. Smith in 2021 and has a capacity of 40 gallons, with two non-simultaneous 4.5 Kw heating elements. It is equipped with a water filter. At the time of the visit the water heater had a small leak. The owner was made aware and had advised AME that a repair was already requested.



Water Heater

- The plumbing fixtures for the main level of the building are in working order, some of the toilets have yellow staining. The men's and women's restrooms do not meet current ADA requirements.



Main Level Men's and Women's Toilet

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

PLUMBING SUMMARY

- The main level has one drinking fountain.



Drinking Fountain

- The plumbing fixtures in the basement level of the building are not operational. The men's and women's restrooms do not meet current ADA requirements.



Basement Level Men's and Women's Toilet

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

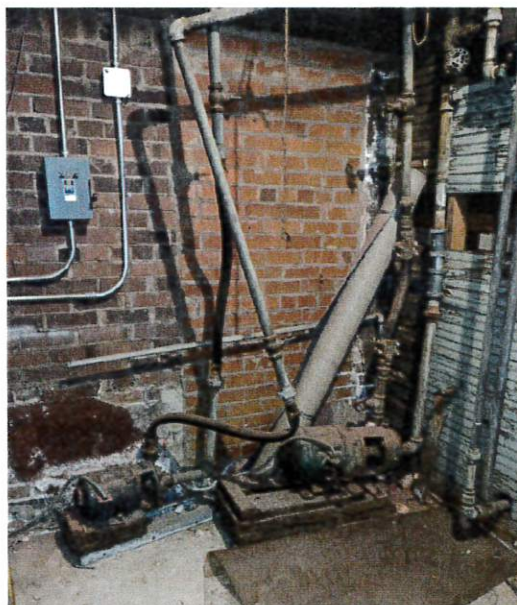
PLUMBING SUMMARY

- There is an abandoned boiler and associated piping in the basement. The boiler was used to provide heating to the building.



*Basement Level Abandoned
Boiler and Associated Piping*

- There are abandoned pumps with associated piping in the basement.



*Basement Level Abandoned
Pumps and Associated Piping*

131 S. MAIN STREET**INFRASTRUCTURE ASSESSMENT AND FINDINGS****PLUMBING SUMMARY**

- The plumbing fixtures on the second level of the building are not operational. The men's and women's restrooms do not meet current ADA requirements.



Second Level Men's and Women's Toilet

NOTES

- The main level restrooms and drinking fountain need to be brought up to current ADA standards.
- The basement level restrooms need to be repaired and brought up to current ADA standards.
- The second level restrooms need to be repaired and brought up to current ADA standards.
- The water heater needs to be brought up to code. A drain pan, Thermostatic mixing valve, and an expansion tank are required.
- The water heater does not have a drain for the safety valve. A drain needs to be provided or the valve discharge needs to be directed to a suitable location.
- It is recommended the abandoned boiler and associated piping be removed in their entirety.
- It is recommended the abandoned pumps and associated piping be removed in their entirety.
- Please note that some of the insulation may contain asbestos. Proper testing needs to be conducted and any asbestos abated prior to removal of any of the systems.

3. FIRE PROTECTION

- The building is not sprinkled.

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

ELECTRICAL SUMMARY

1. POWER

- Power is delivered to the residence from Duke Energy Progress via a combination of underground and overhead cabling to a utility pole mounted transformer
- The Pole mounted transformer feeds, via underground feeder, an exterior wireway (208/120V) that feeds two meters.
- The first meter feeds a 100A disconnect that feeds a panel that feeds the street lighting and a shore power panel at the front of the building. These panels are exterior to the building.
- The second meter feeds a 600A (208/120V) Main Panelboard on the rear exterior of the building. The main panelboard has a main circuit breaker and feeds all the loads in the building. Most of the electrical equipment installed in this building was installed in 1990, except for the 2nd floor, and is at its useful life expectancy. There is no surge protection device or digital metering on the main service.



Service Transformer



Wireway and Meters



*Street Lighting Panel at
Rear of Building*



*Street Lighting/Shore Panel
at Front of Building*

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

ELECTRICAL SUMMARY

1. POWER

- Power is distributed from the main distribution panel to panelboards on each floor. The power distribution equipment and wiring on the first floor and in the basement appear to have been upgraded to meet current codes. There is still some old power wiring installed on these floors but has been abandoned and is no longer active. The power distribution equipment and wiring on the 2nd floor is very old and does not meet current codes. All of this should be removed and replaced if this space will be utilized.
- The maximum power load seen by the Building service over the past year is 42kW. The normal power system feeds approximately 11,200 SF. For this size building, the average electrical use is typically between 5-6W/SF. This building's electrical usage is 4W/SF. The reason this building's usage is lower than the average is because of its limited use and that the 3rd floor is completely unused.



Main Distribution Panel



2nd Floor Panel

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

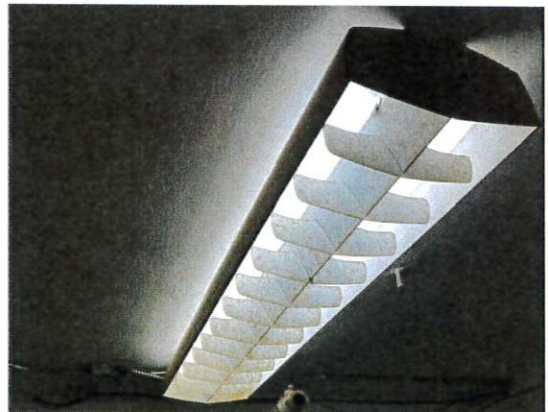
ELECTRICAL SUMMARY

2. EMERGENCY POWER

- There is no emergency power for this building provided from a generator. The only emergency power is 90-minute batteries in the Exit Lights and “Bug-Eyed” emergency lighting fixtures.

3. LIGHTING

- The lighting in the building is a mixture of incandescent A bulbs, fluorescent downlights, fluorescent troffers and fluorescent industrial fixtures. All of the fluorescent fixtures in the building are either T8 or T12 lamps. None of these fixtures meet today’s energy standards. There are currently no plans to upgrade to LED. There is not a lighting control system. Typical controls are manual, with occupancy sensors as required and some manual dimmers.
- The building has standardized LED exit signs and “bug-eyed” emergency egress fixtures.
- The exterior building lighting are well mounted lights. The wall mounted lights are utilizing LED screw in bulbs. The site lighting is controlled through photocells. There does not appear to be any emergency egress lighting outside at the exterior exits as required by code.



Typical Lighting

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

ELECTRICAL SUMMARY

- Summary of lighting per floor:
 - Basement - Mixture of Incandescent Fixtures and older T12 Fluorescent Fixtures. The lighting levels are not adequate. Exit Signs and emergency egress lighting spacing and locations do not meet current code.
 - 1st Floor - Mixture of Fluorescent Down lights and T8 Fluorescent Fixtures. The lighting levels appear to be adequate. Exit Signs and emergency egress lighting spacing and locations appear to meet current code. A few locations may need to be added.
 - 2nd Floor - Mixture of Incandescent Fixtures and older T12 Fluorescent Fixtures. The lighting levels are not adequate. No exit signs or emergency egress lighting is installed.



Exterior Lighting

131 S. MAIN STREET

INFRASTRUCTURE ASSESSMENT AND FINDINGS

ELECTRICAL SUMMARY

4. COMMUNICATIONS

- Not exactly sure how communications are delivered or distributed in the building. Will need to do more research to expand this section.

5. PUBLIC ADDRESS

- There is one public address system installed in this facility. It is installed in the Meeting Room on the 1st Floor. It is used only for this room. There are also two speakers installed in the ceiling of the hallway outside the meeting room. These do not appear to work with the system in the Meeting Room but need to verify.

6. SECURITY SYSTEM

- There is a security system installed on the first floor. It consists of a keypad, motion detectors and door contacts.

7. FIRE ALARM

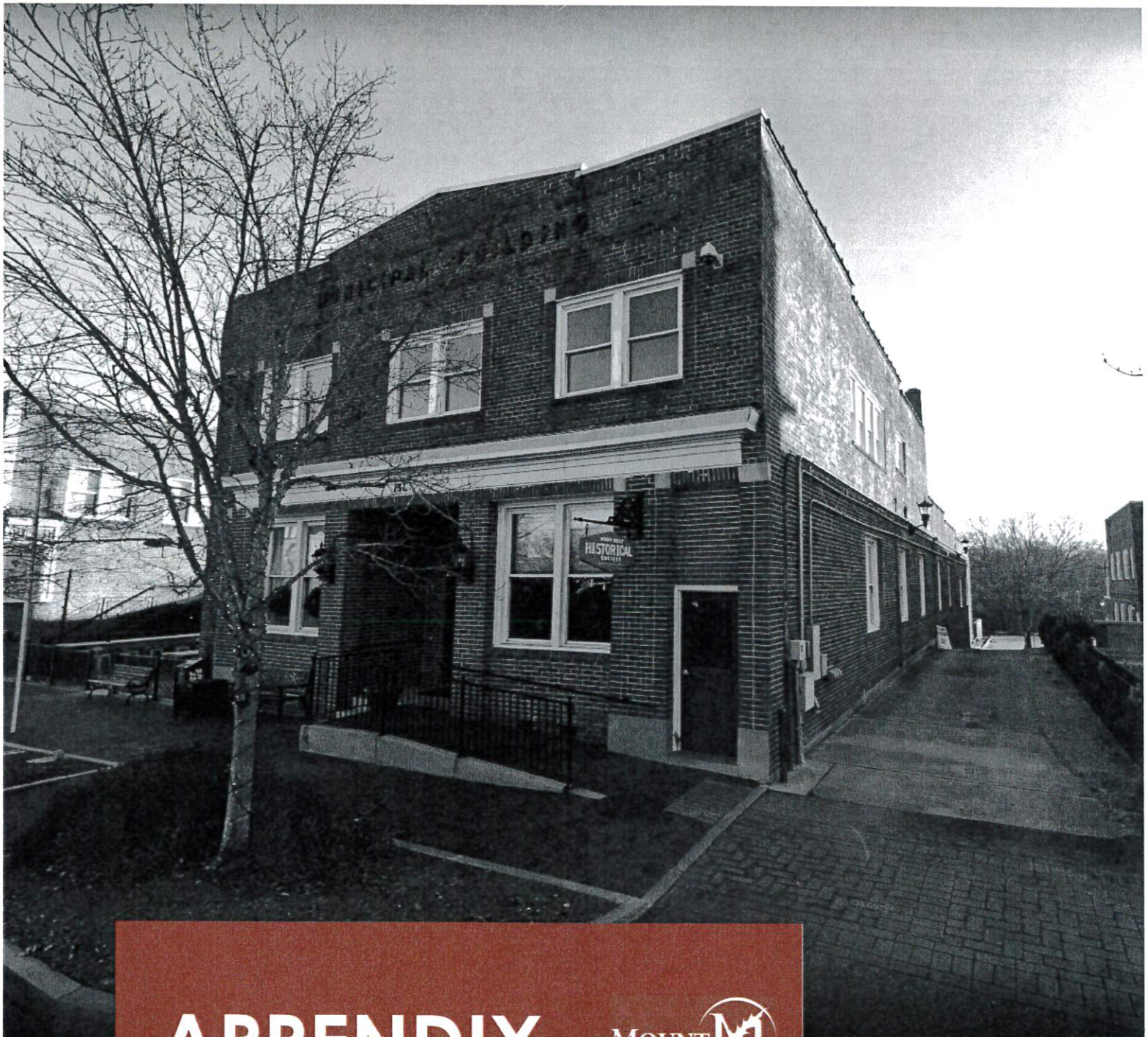
- There is not a fire alarm system installed in this building. But there are smoke duct detectors installed on the HVAC units. Not sure how they annunciate the building if smoke is detected.

NOTES

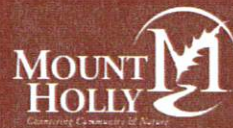
- The HVAC system serving the basement level for this building is a DX split system heat pump.
- The HVAC system serving the main level (street level) for this portion of the building are two DX split system heat pumps.
- The second level of this building is unconditioned.



Security System



APPENDIX



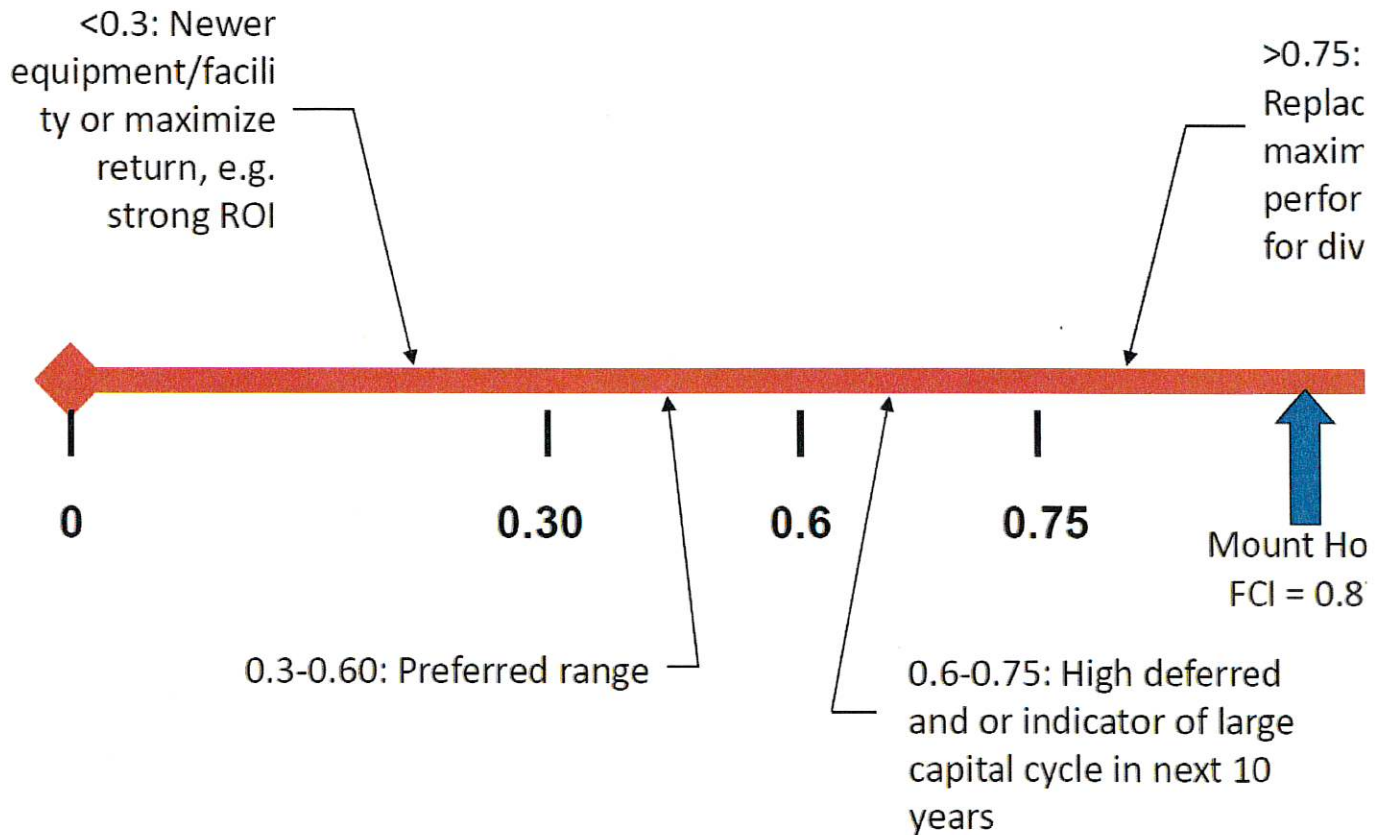
REPORT ABBREVIATIONS
FACILITY CONDITION ASSESSMENT BASELINE METRICS
FACILITY CONDITION INDEX (FCI) CONTINUUM
5 YEAR CAPITAL RENEWAL ASSET DATA LIST & PLAN
ASSET DATA LIST

REPORT ABBREVIATIONS

A	AMPS
AAP	AVERAGE AGE OF PLANT
ADA	AMERICAN DISABILITIES ACT
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BAS	BUILDING AUTOMATION SYSTEM
BTU	BRITISH THERMAL UNIT
BTUH	BTU'S PER HOUR
CRAC	COMPUTER ROOM AIR CONDITIONER
CCTV	CLOSED CIRCUIT TELEVISION
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CMU	CONCRETE MASONRY UNIT
CU	CONDENSING UNIT
DDC	DIRECT DIGITAL CONTROLS
DX EQUIPMENT	DIRECT EXPANSION EQUIPMENT
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER
FCA	FACILITY CONDITION ASSESSMENT
FCI	FACILITY CONDITION INDEX
FDC	FIRE DEPARTMENT CONNECTION
GPM	GALLONS PER MINUTE
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
IFMA	INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION
KVA	KILO-VOLTAMPS
KW	KILOWATT
MBH	1000 BTU'S PER HOUR
MDP	MAIN DISTRIBUTION PANEL
MEP	MECHANICAL ELECTRICAL PLUMBING
MTS	MANUAL TRANSFER SWITCH
PA	PUBLIC ADDRESS
PTAC	PACKAGED THRU WALL AIR CONDITIONER
PW	PUBLIC WORKS
ROI	RETURN ON INVESTMENT
RTU	ROOF TOP UNIT
SF	SQUARE FEET
UH	UNIT HEATER
V	VOLTS
W	WATT
W/SF	WATTS PER SQUARE FOOT
WH	WATER HEATER
XFMR	TRANSFORMER

FCA Total Equipment Baseline Metrics			
Total Number of Equipment	14		
Total Replacement Value	\$322.2K		
Total Value of Deferred (2019 and Prior)	\$121K		
Total Next 5 Years (including deferred)	\$321K		
MEP Systems AAP	21.3		
MEP Systems FCI	0.87		
FCA Electrical Equipment Baseline Metrics			
Total Number of Equipment	7		
Total Replacement Value	\$112K		
Total Value of Deferred (2019 and Prior)	\$112K		
Total Next 5 Years (including deferred)	\$112K		
Electrical Systems AAP	38		
Electrical Systems FCI	1		
FCA Mechanical Equipment Baseline Metrics			
Total Number of Equipment	6		
Total Replacement Value	\$209K		
Total Value of Deferred (2019 and Prior)	\$9K		
Total Next 5 Years (including deferred)	\$209K		
Mechanical Systems AAP	12.5		
Mechanical Systems FCI	0.81		
FCA Plumbing Equipment Baseline Metrics			
Total Number of Equipment	1		
Total Replacement Value	\$1.2K		
Total Value of Deferred (2019 and Prior)	\$0		
Total Next 5 Years (including deferred)	\$0K		
Plumbing Systems AAP	2		
Plumbing Systems FCI	0.13		

Facility Condition Index (FCI) Continuum



National Average = .55-.65 (IFMA)

City of Mount Holly, NC															
2/21/2023															
5 YEAR CAPITAL RENEWAL ASSET DATA LIST															
Current Year: 2023															

	City of Mount Holly, NC						
	5 YEAR CAPITAL RENEWAL PLAN						
	2/21/2023						
Recommended Projects			Equipment Costs	R-O-M BUDGET	2024	2025	2026
1	Replace Older Electrical Equipment		\$112,000	\$336,000	\$ 168,000	\$ 168,000	
2	Replace Older Mechanical Equipment		\$9,000	\$27,000	\$ 27,000		
3	Replace Mechanical Equipment (2026)		\$200,000	\$600,000			\$ 200,000
		Total	\$321,000	\$963,000	\$195,000	\$168,000	\$200,000

City of Mount Holly, NC																
2/21/2023																
ASSET DATA LIST																
Current Year: 2023																
Asset System	Home Tag	Building	Floor	Equipment Type	Manufacturer	Model	Serial Number	Capacity	Capacity Units	Year Installed	Fiscal Year	Electric Service	Replacement Cost	Condition	FCI	
Electrical	MDP	131 S. Main Street	Outside - Back	Distribution Panel	Square D	HCW	12337929940	600	AMPS	1990	2020	208V	\$ 40,000.00	3	1	
Electrical	P2	131 S. Main Street	1st Floor	Panelboard	Square D	NOJB	442L225CU	200	AMPS	1990	2020	208V	\$ 14,000.00	3	1	
Electrical	P2A	131 S. Main Street	1st Floor	Panelboard	Square D	NOJB	442L100CU	60	AMPS	1990	2020	208V	\$ 8,000.00	3	1	
Electrical	P3	131 S. Main Street	Basement	Panelboard	Square D	QO LOAD CENTER	GOC412L125	125	AMPS	1990	2020	208V	\$ 8,000.00	3	1	
Electrical	P1	131 S. Main Street	Basement	Panelboard	Square D	NOJB	442L400CU	300	AMPS	1990	2020	208V	\$ 20,000.00	3	1	
Electrical	P1A	131 S. Main Street	Basement	Panelboard	Square D	NOJB	442L225CU	100	AMPS	1990	2020	208V	\$ 8,000.00	3	1	
Electrical	2nd Floor PNL	131 S. Main Street	2nd Floor	Panelboard	Westinghouse	-	-	225	AMPS	1990	1990	208V	\$ 14,000.00	5	1	
Mechanical	AHU-1	131 S. Main Street	1st Floor	Air Handler	Carrier	26RUQAT6A2A6A0A0A0A0	2611U26804	6000	CFM	2011	2025	480V	\$ 50,000.00	5	0	
Mechanical	CU-1	131 S. Main Street	Outside	Condensing Unit	Carrier	38AUQAT6A0A5A0A0A0A0	2311U19822	6000	CFM	2011	2025	480V	\$ 50,000.00	3	0	
Mechanical	AHU-2	131 S. Main Street	Basement	Air Handler	Carrier	40RUQAT6A2A6A0A0A0A0	2211U22243	3000	CFM	2011	2025	208V	\$ 50,000.00	3	0	
Mechanical	CU-2	131 S. Main Street	Outside	Condensing Unit	Carrier	38AUQAT6A0A5A0A0A0A0	2311G30988	3000	CFM	2011	2025	208V	\$ 50,000.00	3	0	
Mechanical	AHU-3	131 S. Main Street	Basement	Air Handler	Carrier	FB44NA060	0892H03283	2000	CFM	2000	2020	208V	\$ 4,500.00	5	1	
Mechanical	CU-3	131 S. Main Street	Outside	Condensing Unit	Carrier	38YCC060520	2400E00047	2000	CFM	2000	2020	208V	\$ 4,500.00	5	1	
Plumbing	WH-1	131 S. Main Street	Basement	Domestic Water Heater	A.O. Smith	E5-40R45DV 110	2146127173083	4500	WATTS	2021	2036	208V	\$ 1,200.00	1	0	

Condition:

- 1 = New or like New
- 2 = Good, Greater than 50% life left
- 3 = Fair, Less than 50% life left
- 4 = Poor
- 5 = Failed or Failure Soon

ASBESTOS, LEAD AND MOLD SURVEY



MT. HOLLY FCA

131 SOUTH MAIN STREET
MT. HOLLY, NORTH CAROLINA 28120

ECS PROJECT NO. 49:19584

FOR: CREECH & ASSOCIATES

APRIL 11, 2023

REVISED MAY 16, 2023



EXECUTIVE SUMMARY

The subject property consists of a commercial building located at 131 South Main Street in Mt. Holly, North Carolina. Based on the information available the building contains approximately 15,000 square feet of space. The building was reportedly constructed in 1920. ECS understands that asbestos and lead-based paint testing has been requested as part of an upcoming renovation project.

Asbestos

Based on the laboratory analysis of the bulk samples collected during the survey, the following materials were reported to contain asbestos:

- 9"x9" Beige Tile and Black Mastic;
- 9"x9" Brown Tile and Black Mastic;
- 9"x9" Green Tile and Black Mastic;
- Roof Silver Paint;
- Green Stair Tread;
- TSI Elbow; and,
- 9"x9" Black Tile and Black Mastic.

The following materials were assumed to contain asbestos:

- Air-O-Cell TSI Piping; and,
- Black tar on TSI Piping.

Lead Paint

The lead paint survey was performed by collecting paint chip samples to identify lead concentrations in painted surfaces. Based on the findings of the lead survey, the following materials were considered lead-based paint (LBP):

- Exterior Wall - Peach Paint;
- Interior Door - Green Paint;
- Interior Wall - Green Paint; and,
- Exterior Wall - White Paint.

Based on the findings of the lead paint survey, the following materials were considered lead-containing paint (LCP):

- Exterior Wall - Green Paint;
- Exterior Wall - Gray and Peach Paint;
- Roof Vent - Red Paint;
- Exterior Windows - White Paint;
- Interior Walls - White Paint; and,
- Interior Doors - Green Paint.

Mold and Indoor Air Quality

The purpose of this testing is to establish baselines for the current condition of the presence of mold and airborne fungal spore concentrations, as the building is planned for renovation activities. Based on laboratory analysis of air samples collected, airborne concentrations of mold appeared to be lower than exterior ambient conditions, with the exception of the second floor air samples. Sample 2 identified the presence of *Chaetomium* in the air sample, which is a genus representing a potential humidity or moisture intrusion issue. Sample 3 identified a high total fungal concentration at a concentration of 940 spores per cubic meter. These samples appear to be related to the unconditioned nature of the second floor. These airborne concentrations may increase as relative humidity increases during the summer. ECS understands that the basement and second floor appeared to be vacant or utilized for storage, and partially unconditioned. This may allow for building materials to be impacted by mold growth due to elevated relative humidity or water intrusion issues that are unnoticed due to the lack of routine maintenance or activity in these spaces. This mold, moisture and indoor air quality testing is limited to the conditions present at the time and date of the site visit.

The executive summary is an integral portion of this report, however, ECS recommends the report be read in its entirety.

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1.0 SITE DESCRIPTION

The subject property consists of a commercial building located at 131 South Main Street in Mt. Holly, North Carolina. Based on the information available the building contains approximately 15,000 square feet of space. The building was reportedly constructed in 1920. ECS understands that asbestos and lead-based paint testing has been requested as part of an upcoming renovation project.

2.0 METHODOLOGY

ECS performed the authorized Scope of Services in general accordance with our proposal, standard industry practice(s) and methods specified by regulation(s) for the identification of Asbestos-Containing Materials (ACMs) and LBPs.

2.1 Asbestos-Containing Materials

The limited minorly destructive asbestos survey was performed by Mr. Alex Sayre, an asbestos inspector, who has received EPA accredited training and is licensed by North Carolina (NC Accreditation No. 12887). Samples of suspect ACMs were collected utilizing hand tools and placed into individual, labeled plastic bags. Unique bulk suspect ACM samples were submitted to SAI in Greensboro, North Carolina for analysis via Polarized Light Microscopy (PLM) in accordance with current EPA-600 methodology. Materials consisting of additional layers were analyzed separately. SAI is listed as an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) managed by the National Institute of Standards and Technology (NIST) for bulk sample analysis by currently approved EPA methodology by PLM.

During the survey, ECS attempted to identify suspect ACMs in readily accessible areas. However, due to the destructive means required to identify some materials, certain areas were deemed inaccessible (i.e. behind walls or sub grade materials) and were not surveyed for suspect ACMs. Unidentified suspect ACMs may be located in these and/or other inaccessible areas.

Samples were collected in general accordance with EPA Standard 40 CFR 763 Subpart E, Asbestos Hazard Emergency Response Act (AHERA) and OSHA Standard 29 CFR 1926.1101 Inspection Protocol. Multiple samples of each unique material were submitted. Samples were analyzed using "Positive Stop" methodology. If one sample of a homogeneous material is reported to contain asbestos, the remaining samples of that material are not analyzed. EPA regulations stipulate that if one sample contains asbestos the entire quantity of that material contains asbestos, regardless of additional analysis.

2.2 Lead in Paint

The LBP survey was performed by collection of suspect paint chip samples to identify lead concentrations in painted surfaces.

The survey was conducted utilizing the U.S. EPA definition of LBP. Under this definition, painted surfaces which contain lead in concentrations equal to or greater than 0.5% lead by weight are classified as coated with LBP. Paints with concentrations of lead detectable by the Flame Atomic Absorption lab analysis are considered lead-containing paints. Activities which disturb

lead-containing paints and glazing (while not lead-based paints by the U.S. EPA definition) are regulated by OSHA (29 CFR 1926.62). Because the current or proposed use of the property is not residential or child-occupied, the scope of the LBP survey was not conducted in accordance with HUD Chapter 7 requirements.

2.3 Mold, moisture and Indoor Air quality

The purpose of this testing is to establish baselines for the current condition of the presence of mold and airborne fungal spore concentrations, as the building is planned for renovation activities. For air sample collection, a high volume sampling pump and spore trap cassettes were utilized in sampling for airborne fungal spores, hyphal fragments, insect fragments, and pollen. Analytical background levels on the slide of skin fragments, fibers, and other debris are also reported. Samples were collected with an air flow of 15 liters/minute verified by a pre-calibrated rotameter for 5 minutes.

The intent of this air testing is to profile the air in select locations within the building in regards to fungal spore activity. Elevation of airborne fungal spore counts within the structure can be used as an indicator of the possible presence of mold growth generated by sources of moisture within a building. However lack of elevations in spore count levels does not necessarily indicate that moisture intrusion concerns do not exist.

Samples collected were transported/shipped to EMSL Analytical (EMSL) located in Pineville, North Carolina for analysis. EMSL is an AIHA (American Industrial Hygiene Association) EMLAP (Environmental Microbiology Laboratory Accreditation Program) accredited laboratory. The samples were analyzed for total spore concentrations in accordance to the laboratory's quantification methods. The analytical results and chain of custody are attached.

Environmental conditions, including temperature and relative humidity (RH), were recorded using a TSI-Calc brand meter. The purpose of these measurements was to evaluate if interior temperature and RH were sufficient to support mold growth and also to measure general indoor comfort parameters related to temperature/relative humidity. The relative humidity is the ratio of the amount of moisture contained in the air to the maximum amount of moisture the air can contain at a specific temperature.

The key to controlling mold growth is moisture control. The EPA recommends maintaining the relative humidity (RH) below 60%, ideally 30 to 50%, to prevent mold growth. ASHRAE recommends general temperature a range of 68 to 76°F (comfort range) assuming relative humidity is between 30 to 60% RH.

3.0 RESULTS

The following is a summary of laboratory results, findings and observations.

3.1 Asbestos-Containing Materials

An Asbestos-Containing Material (ACM) is defined as any material containing more than one percent (>1%) asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, PLM. Materials are categorized by the U.S. EPA in the following categories:

- Friable ACMs are defined as any ACM that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable ACMs are defined as any ACM that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.
- Category I non-friable ACM are listed as following: packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than one percent (>1%) asbestos.
- Category II non-friable ACM are listed as any material, excluding Category I non-friable ACM, containing more than one percent (>1%) asbestos.

Regulated Asbestos-Containing Materials (RACM) are friable ACM or non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or has crumbled, been pulverized, or reduced to powder in the course of renovation and/or demolition operations.

SAI submitted a signed final laboratory report to ECS on February 22, 2022. Ten of the bulk samples submitted for analysis were reported to contain asbestos in detectable concentrations. These materials are summarized below. A complete list of the sampled materials submitted for analysis and sample locations are located in the Appendix of this report. Additional details regarding the overall locations of the materials identified as asbestos-containing are provided further in the report. Photographs of collected samples reported as asbestos-containing are also located in the Appendix of this report.

In total, 87 bulk samples from 39 homogeneous areas were submitted to the laboratory of which 127 layers were analyzed.

Summary of Asbestos-Containing Materials Identified

Sample ID	Location	Material Description	Analytical Results	Category	Estimated Quantity
2-1,2	Second Floor	9" x 9" beige tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet
3-1,2	Second Floor	9" x 9" brown tile and black mastic	Floor Tile - 5% Chrysotile Mastic - None Detected	Cat I	1,000 Square Feet

Sample ID	Location	Material Description	Analytical Results	Category	Estimated Quantity
06-1,2	Second Floor	9" x 9" green tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	300 Square Feet
11-1,2	Roof	Silver Paint	3% Chrysotile	Cat I	400 Linear Feet
28-1,2	Basement	Green Stair Tread	3% Chrysotile	Cat I	25 Square Feet
30-1,2	Basement	TSI Elbow	3% Amosite	Regulated ACM (RACM)	121 Eblows
34-1,2	Basement	9" x 9" black tile and black mastic	Floor Tile - 4% Chrysotile Mastic - None Detected	Cat I	20 Square Feet
35-1,2	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - None Detected	Cat I	4,000 Square Feet
36-1,2	Basement	9" x 9" green tile and black mastic	Floor Tile - 3% Chrysotile Mastic - 3% Chrysotile	Cat I	500 Square Feet
Assumed	Basement	Air-O-Cell	Assumed Positive	RACM	130 Linear Feet
Assumed	Basement	TSI Black Tar	Assumed Positive	CAT II	60 Linear Feet

A trace amount of asbestos ($\leq 1\%$) was detected in the bulk sample(s) of joint compound (samples 25-1,2) analyzed by the laboratory. Although materials that contain trace amounts of asbestos are not subject to U.S. EPA or North Carolina regulations for the handling and disposal of asbestos, OSHA still regulates any work which will disturb materials identified with trace amounts of asbestos (reference

the November 24, 2003, OSHA Interpretation document - Compliance Requirements For Renovation Work Involving Materials Containing Less Than 1% Asbestos). Therefore, any Contractors disturbing these materials will need to comply with components of 29 CFR 1926.1101, as detailed in the 2003, OSHA Interpretation document.

3.2 Suspect or Assumed Asbestos-Containing Materials

Due to the inaccessibility or the destructive means that asbestos sampling requires, additional suspect ACMs may remain within the building hidden behind inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, sub-grade sealants, flooring located below underlayments, areas behind exterior walls, pipe trenches, and subsurface utilities, etc. These areas were deemed inaccessible and were not assessed.

If these materials are discovered during construction activities, they should be presumed to contain asbestos and be treated as ACMs or be sampled immediately upon discovery and prior to disturbance for asbestos content by a certified asbestos inspector in accordance with 29 CFR 1926.1101.

Based upon our past experience in the identification of ACMs in similarly constructed buildings, the following additional suspect ACMs may also be located in inaccessible areas of the structure:

- **Thermal System Insulation, Pipe Fittings and Pipe Gaskets** concealed areas behind walls, ceilings, sub-grade, etc.
- **Air-o-Cell pipe insulation** in the basement.
- **Black Mastic** on fiberglass pipe insulation in the basement.
- **Waterproofing/Vapor Barriers** behind solid walls, along exterior/perimeter walls, sub-grade, etc.
- **Electrical Components** (electrical wiring and cloth, interior components).
- **Vermiculite Filler** associated with Concrete Masonry Unit (Blocks/Walls) .
- **Mastics** behind/under mirrors.

3.3 Lead in Paint and Surface Coatings

Paint and surface coatings which contain detectable concentrations of lead considered "lead-containing paints". Since OSHA has no specific action level for lead in paint, all paint on the site found to have a measurable concentration of lead should be assumed to be lead-containing. Work performed which may disturb lead-containing paint is regulated under OSHA as referenced under 29 CFR 1926.62. Nine paint chip samples were collected with six being classified as lead-based paint. Traces of lead were detected in the other three paint chip samples. Paint and other surface coatings which are defined by applicable regulation as lead-based paints are summarized in the table below and photographs of lead-based paint identified are located in the Appendix.

Summary of Lead Paint Results

Sample ID Number	Location	Color	Substrate	Component	% Lead By Weight
L-1	Second Floor	Peach	Plaster	Wall	0.58%
L-3	Second Floor	Green	Wood	Door	0.53%
L-5	Second Floor	Green	Wood	Door Frame	0.51%
L-7	Second Floor	White	Wood	Exterior roof awning	10.0%

3.4 Mold, Moisture and Indoor Air Quality

ECS conducted a mold and indoor air quality assessment on March 10, 2023, with laboratory data results dated March 24, 2023. The following observations were made at the subject property:

- The second floor is vacant and did not appear to be a conditioned space at the time of our assessment. This floor has not been renovated, and appears to have been left vacant for a considerable period of time. Roof looks, likely not active and from previous water intrusion events are evident on ceiling tiles, roof decking and tile flooring.
- Water damage was observed underneath front and side exterior windows and plaster is crumbling at these intrusion points.
- The first floor is a conditioned and renovated space with drywall walls, drop ceilings and hardwood, carpeted and tile floors. A small amount of water damage was observed on second floor decking above the drop ceiling.
- The basement was observed to have significant delamination of plaster wall materials, at the front of the building this appears to be due to moisture intrusion through the brick. Water staining was observed on concrete floors in the basement. Moisture intrusion was apparent on carpeting and wall materials at the rear entrance of the building.

3.4.1 Spore-Trap Air Samples

Fungal spore-trap air samples were collected from the surveyed areas. Representative exterior samples, samples 1 and 8 were collected for comparison purposes and were utilized to generate a average concentration for comparison purposes. Individual fungal genus concentrations are compared between interior samples and the exterior representative samples. In general, interior spore counts of less than 500 total spores were found to not represent a airborne concentration requiring remedial action. The following table summarizes the results of sample analysis reported in spore counts per cubic meter of air. Please note that these samples are representative of the time and date of sampling, as season and conditions change, fungal air concentrations may change.

Spore-Trap Sample Results

Sample Number	Sample Location	Fungal Spore Concentration (count/cubic meter) / Predominant Genus / Total Fungal Spore Concentration	Average of Exterior Samples for Total Fungal Spore Concentration Comparison
2	2nd Floor - Front	80 / <i>Ascospores</i> 300 / <i>Basidiospores</i> 40 / <i>Chaetomium</i> 740 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 0 / <i>Chaetomium</i> 3,830 / Total
3	2nd Floor - Rear	300 / <i>Ascospores</i> 490 / <i>Basidiospores</i> 940 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
4	1st Floor - Front	50 / <i>Aspergillus/Penicillium</i> 40 / <i>Ascospores</i> 300 / <i>Basidiospores</i> 420 / Total	20 / <i>Aspergillus/</i> <i>Penicillium</i> 2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
5	1st Floor - Rear	40 / <i>Cladosporium</i> 80 / <i>Basidiospores</i> 130 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
6	Basement	100 / <i>Aspergillus/Penicillium</i> 200 / <i>Basidiospores</i> 320 / Total	20 / <i>Aspergillus/</i> <i>Penicillium</i> 1,150 / <i>Basidiospores</i> 3,830 / Total
7	1st Floor - Hallway	200 / <i>Basidiospores</i> 80 / <i>Cladosporium</i> 320 / Total	2,600 / <i>Ascospores</i> 1,150 / <i>Basidiospores</i> 3,830 / Total

Bolded analysis indicates criteria for an elevated sample. Based on laboratory analysis of air samples collected, airborne concentrations of mold appeared to be lower than exterior ambient conditions, with the exception of the second floor air samples. Sample 2 identified the presence of *Chaetomium* in the air sample, which is a genus representing a potential humidity or moisture intrusion issue. Sample

3 identified a high total fungal concentration at a concentration of 940 spores per cubic meter. These samples appear to be related to the unconditioned nature of the second floor. These airborne concentrations may increase as relative humidity increases during the summer.

There are currently no accepted regulatory standards or guidelines with respect to acceptable fungal levels inside buildings. It is important to note however that spore trap measurements can fluctuate rapidly and the readings reported should not be used as a definitive indication that mold and or health hazards related to mold are present or absent.

Please note that Samples 1 and 8 were utilized to generate the average comparison criteria.

3.4.2 Temperature and Relative Humidity

At the time of the assessment the outdoor climate was partly cloudy with intermittent rain. The EPA recommends maintaining the relative humidity (RH) below 60%, ideally 30 to 50%, to prevent mold growth. ASHRAE Standard 62.1-2019, Section 5.10 recommends mechanically cooled buildings limit indoor humidity to a maximum dew point of 60° Fahrenheit during both occupied and unoccupied hours whenever the outdoor air dew point is above 60° Fahrenheit. ASHRAE recommends a general temperature a range of 68 to 76°F (comfort range) assuming relative humidity is between 30 to 60% RH.

The following table summarizes the indoor air temperature and relative humidity readings collected by ECS from various locations.

SmartTable

Location	Relative Humidity (%)	Carbon Dioxide (CO2)	Temperature (°F)
Exterior	67.9	401	57.8
2nd Floor	53.9	446	63.8
1st Floor	52.7	477	64.9
Basement	58.5	435	64.5

4.0 RECOMMENDATIONS AND REGULATORY REQUIREMENTS

Based on our understanding of the purpose of the Asbestos, Lead and Mold Survey, the results of laboratory analysis, and our findings and observations, ECS presents the following recommendations.

4.1 Asbestos-Containing Materials

Asbestos was identified in floor tile, mastic, and/or ceiling texture as previously noted. ECS recommends that ACMs are properly removed prior to disturbance by renovation and/or demolition activities. ECS recommends where a material type has been identified as asbestos-containing that other materials with similar color, texture, age and size throughout the building's interior and exterior

be assumed to contain asbestos. Please refer to Section 4.1 for a complete list of building materials that were reported positive for asbestos and to Section 4.2 for materials that were assumed to contain asbestos.

Depending on the quantity and type of materials to be removed, a project specification may be required for the project. ECS recommends that a project specification be prepared to delineate and quantify known and suspect hazardous and regulated materials in the buildings and to outline proper procedures for the abatement. This will help protect the owner's liability in better defining the scope of work and contractors' roles and responsibilities in the abatement process and holding the contractor accountable for the performance of the project. The specification typically defines the Contractor's scope of work and outline requirements and procedures that must be followed for the project. The intent of the specification is to give performance requirements for the Contractor so that the project can be completed safely and in compliance with applicable federal and state regulations. Typically, the specification document serves as part of the site owner's contract with the contractor.

If ACMs are to be removed, it is recommended that an industrial hygienist monitor the project. The industrial hygienist should evaluate if the asbestos abatement work is in accordance with project specifications, U.S. EPA regulation 40 CFR Part 61-National Emission Standards for Hazardous Air Pollutants Subpart M: National Emission Standard for Asbestos, and U.S. Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 – Asbestos in Construction. The industrial hygienist should assess each work area to monitor the removal of ACMs. Only after the industrial hygienist has determined the identified ACMs have been removed should final clearance air samples be collected. ECS assumes that abatement work will be completed followed by this post-verification air sampling, thus releasing the project to the renovation contractor.

Suspect ACMs not observed due to inaccessibility or not sampled due to the destructive means that sampling would require may also be encountered during construction activities. At the time of the survey, only limited destructive means were used to locate or sample suspect ACMs; therefore, additional suspect ACMs may remain within inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, exterior areas, sub-grade sealants, flooring located below underlayments, vapor barriers, pipe trenches, elevators, and other subsurface utilities, etc. If additional suspect ACMs are uncovered which were not accessible during this survey, it is recommended that these materials either be assumed to contain asbestos or be sampled prior to disturbance upon discovery for asbestos content by an asbestos inspector in accordance with 29 CFR 1926.1101.

4.2 Lead in Paint and Surface Coatings

Based on the laboratory analysis of the paint chip samples analyzed, lead-containing paint, as defined by OSHA, was detected in the nine paint chip samples collected and analyzed. Six of the paint chip samples were determined to be lead-based paint. The presence of lead is a concern primarily when conditions exist where it may be inhaled or ingested. Regardless of the analytical results of a material, all painted and/or glazed surfaces may still contain concentrations of lead in the paint, which when disturbed, may generate lead dust greater than the Permissible Exposure Limit (PEL) of 50 micrograms per cubic millimeter (ug/m³) as an 8-hour Time Weighted Average (TWA) established by the OSHA "Lead Exposure in Construction Rule (29 CFR 1926.62)."

The OSHA standard gives no guidance on acceptable levels of lead in paint at which no exposure to airborne lead (above the action level) would be expected. Rather, OSHA defines airborne concentrations, and references specific types of work practices and operations from which a lead hazard may be generated (reference 29 CFR 1926.62, section d). Environmental and personnel monitoring should be conducted during any removal/demolition process (as appropriate) to verify that actual personal exposures are below the PEL of 50 µg/m³ as an 8-hour TWA. Under OSHA requirements, the contractor performing renovation work will be required to conduct this monitoring and follow applicable requirements under 29 CFR 1926.62 if disturbing lead-containing paint.

ECS recommends submitting the remaining lead paint chip samples for analysis prior to any renovation or demolition work.

4.3 Mold, Moisture and Indoor Air Quality

The purpose of this testing is to establish baselines for the current condition of the presence of mold and airborne fungal spore concentrations, as the building is planned for renovation activities. Based on laboratory analysis of air samples collected, airborne concentrations of mold appeared to be lower than exterior ambient conditions, with the exception of the second floor air samples. Sample 2 identified the presence of *Chaetomium* in the air sample, which is a genus representing a potential humidity or moisture intrusion issue. Sample 3 identified a high total fungal concentration at a concentration of 940 spores per cubic meter. These samples appear to be related to the unconditioned nature of the second floor. These airborne concentrations may increase as relative humidity increases during the summer. ECS understands that the basement and second floor appeared to be vacant or utilized for storage, and partially unconditioned. This may allow for building materials to be impacted by mold growth due to elevated relative humidity or water intrusion issues that are unnoticed due to the lack of routine maintenance or activity in these spaces. This mold, moisture and indoor air quality testing is limited to the conditions present at the time and date of the site visit.

ECS recommends that measures are taken to reduce the relative humidity introduced to the second floor to less than 50% in order to prevent possible mold growth, prior to renovation activities to prevent further mold growth and creating an unsafe environment for construction workers.

As asbestos abatement is proposed for this project, removal of potentially mold impacted building materials such as delaminated plaster in the basement and second floor and moisture impacted ceiling tiles on the second floor should be conducted by the contracted asbestos abatement firm. The selected abatement firm should have the necessary training and PPE required for asbestos projects which can be used for mold remediation work.

ECS did not observe an active moisture intrusion at the time of our assessment. Stained ceiling tiles, delaminated plaster, and window sills were dry at the time of our survey. Observations made may be from past water intrusion issues that have been repaired, such as the stained ceiling tiles.

ECS recommends that along with asbestos post-abatement sampling, that mold air sampling is conducted to document airborne fungal spore concentrations prior to put back of building materials as long as moisture intrusion issues are not present.

Because of the nature of this environment, complete remediation of all microbial organisms within a building cannot be guaranteed. It is important to note that the reported mold levels are only reflective of conditions at the time of this test and that mold populations can vary over time, depending upon a number of conditions, including environmental factors (i.e., temperature and relative humidity). If significant mold growth reappears, or if the occupants experience prolonged allergic-type health complaints, they should seek further investigation of the problem.

Note: The purpose of this survey was to evaluate areas where visible or apparent mold growth and/or moisture intrusion has occurred and provide findings and recommendations for remedial work efforts. Identification and recommendation(s) for correction of all moisture intrusion concerns was outside of the scope of services for this work. As good practice all moisture intrusion concerns should be identified and corrected by a qualified contractor/engineer.

5.0 LIMITATIONS

The conclusions and recommendations presented within this report are based upon a reasonable level of assessment within normal bounds and standards of professional practice for a site in this particular geographic setting. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of the client. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and the client.

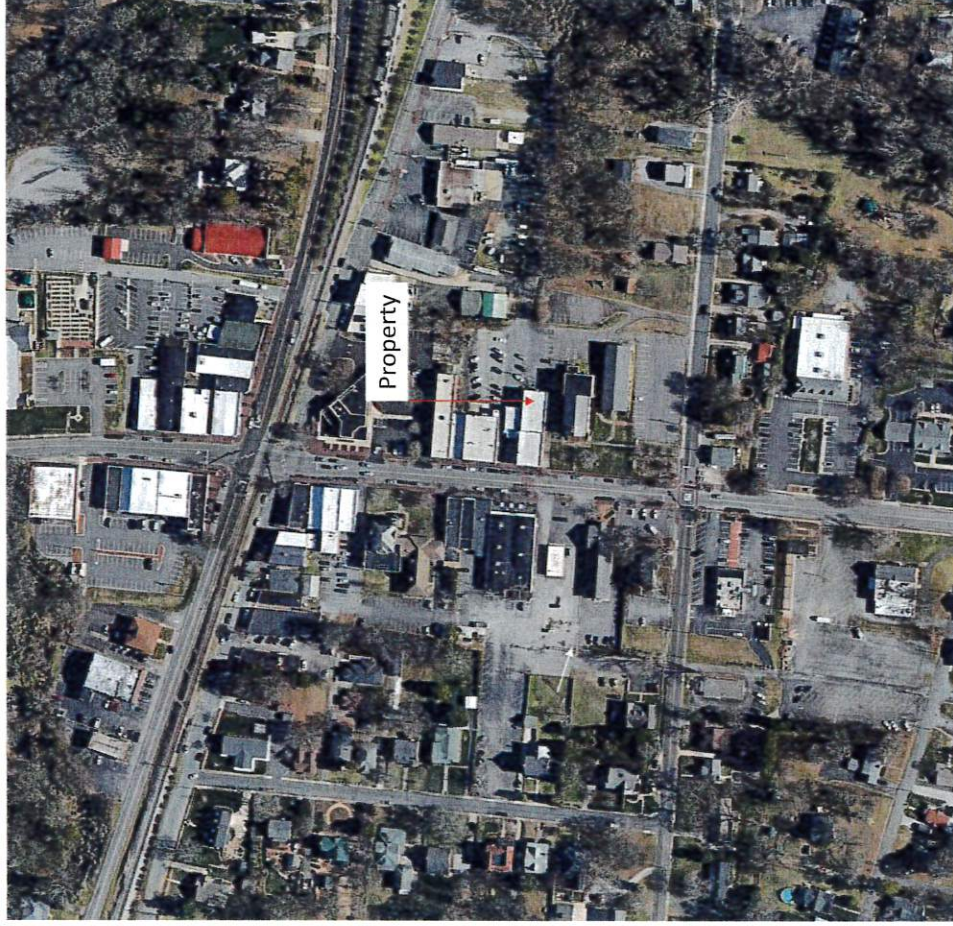
Our recommendations are in part based on federal, state, and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies, any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or federal requirements.

Appendix I: Drawings



Figure 1
Site Location Map

131 South Main Street
Mt. Holly, North Carolina
ECS Project No. 49-19584



Source: Google Earth

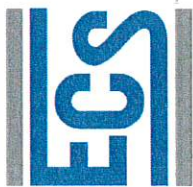


Figure 2
Sample Location Map - Basement
 131 South Main Street
 Mt. Holly, North Carolina
 ECS Project No. 49-19584

LEGEND

-  Asbestos Not Detected
-  Asbestos Containing
-  Non-Lead Based Paint
-  IAQ Sample

NOTES:

- Not to scale
- Samples Color Coded

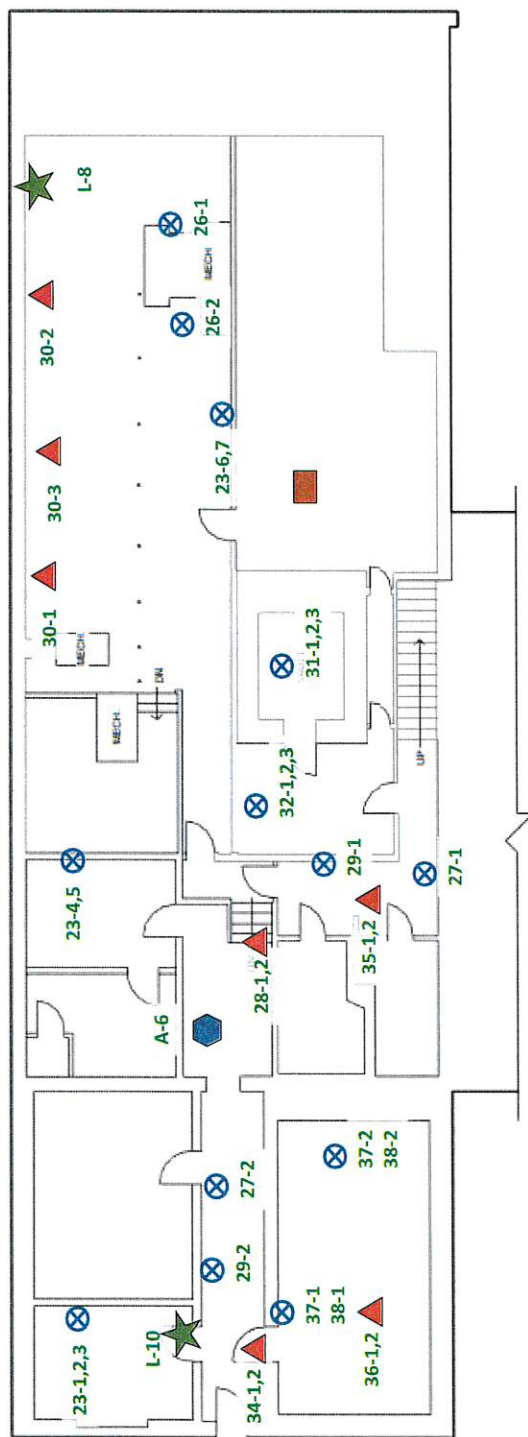




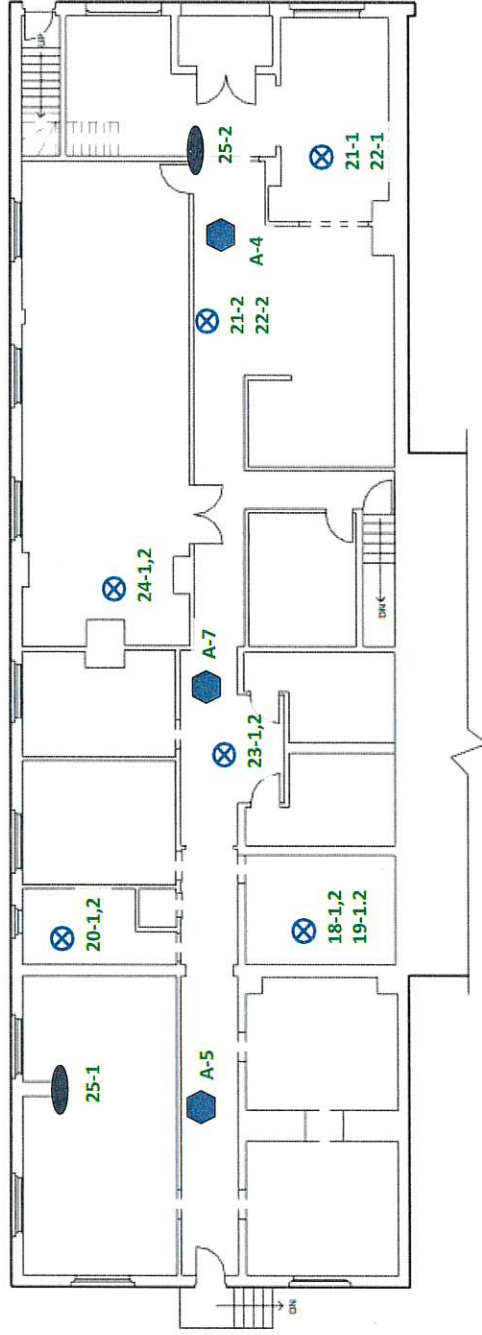
Figure 3
Sample Location Map – 1st Floor
 131 South Main Street
 Mt. Holly, North Carolina
 ECS Project No. 49-19584

LEGEND

-  Asbestos Not Detected
-  Asbestos Containing
-  <1% Chrysotile
-  Air Sample Location

NOTES:

- Not to scale
- Samples Color Coded



1-2
 2-2



Figure 4
Sample Location Map – 2nd Floor
 131 South Main Street
 Mt. Holly, North Carolina
 ECS Project No. 49-19584

LEGEND

- Asbestos Not Detected
- Asbestos Containing
- Lead Based Paint
- Non-Lead Based Paint
- IAQ Sample Location

NOTES:

- Not to scale
- Samples Color Coded



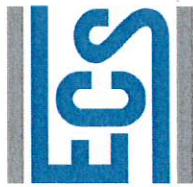


Figure 5

Sample Location Map – Roof
 131 South Main Street
 Mt. Holly, North Carolina
 ECS Project No. 49-19584

LEGEND

-  Asbestos Not Detected
-  Asbestos Containing
-  Lead Based Paint
-  Non-Lead Based Paint
-  Air Sample Location

NOTES:

- Not to scale
- Samples Color Coded



Appendix II: Site Photographs



1 - View of the subject site.



2 - View of asbestos-containing pipe elbows



3 - View of sampled splined ceiling tiles



4 - View of lower roof



5 - View of white lead based paint



6 - View of air-o-cell pipe insulation



7 - View of basement storage room



8 - View of basement safe



9 - View of basement



10 - View of first floor



11 - View of asbestos-containing black and green floor tile



12 - View of plaster delamination in the basement.



13 - View of water staining on concrete in the basement.



14 - View of plaster delamination below windows



15 - View of old roof leak.

Appendix III: Laboratory Report(s)



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016602

Analysis: PBP

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: Mt. Holly FCA

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L-1	Peach on plaster	0.1091	5800	0.58%
10016602_0001				
L-2	Green on plaster	0.1129	3800	0.38%
10016602_0002				
L-3	Greene on wood	0.1219	5300	0.53%
10016602_0003				
L-4	Gray and peach	0.1036	3500	0.35%
10016602_0004				
L-5	Green on wood	0.1522	5100	0.51%
10016602_0005				
L-6	Red on metal	0.0554	1100	0.11%
10016602_0006				
L-7	White on exterior wood	0.1481	100000	10.0%
10016602_0007				
L-8	White on exterior windows	0.0508	110	0.011%
10016602_0008				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Athena Summa (10)

Analyst

Approved Signatory



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016602

Analysis: PBP

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: Mt. Holly FCA

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L-9	White on plaster, basement	0.0764	920	0.092%
10016602_0009				
L-10	Green on door/door frame	0.0922	920	0.092%
10016602_0010				

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Athena Summa (10)

Analyst

Approved Signatory

Client:	ECS Southeast LLP	*Instructions: Use Column "B" for your contact info To See an Example Click the bottom Example Tab. Enter samples between "<<" and ">>" Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1" Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	Scientific Analytical Institute  4604 Dundas Drive Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@sailab.com
Contact:	Alex M. Sayre		
Address:	1812 Center Park Drive Charlotte NC 28217		
Phone:	704-525-5152		
Fax:			
Email:	asayre@ecslimited.com		
cc:	ioneil@ecslimited.com		
Project:	Mt. Holly FCA		
Client Notes:			
Date Sampled:		12/20/2019 0:00	
P.O. #.	49-19584		
Date Submitted:			
Analysis:	Paint Chip by Flame AA		
TurnAroundTime:	3-day		

Sample Number	Notes	Sample Description	Data 2
<<			
L-1		Peach on plaster	
L-2		Green on plaster	
L-3		Greene on wood	
L-4		Gray and peach	
L-5		Green on wood	
L-6		Red on metal	
L-7		White on exterior wood	
L-8		White on exterior windows	
L-9		White on plaster, basement	
L-10		Green on door/door frame	
>>			
			Accepted ☒
			Rejected ☐
			<i>Shulley</i>
			<i>2/17/2018</i>

Alex M. Sayre



Bulk Asbestos Analysis

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



NVLAP LAB CODE 200664-0

Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
01 01 - A	Plaster	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0001	finish				Crushed
01 01 - B	Plaster	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0088	base				Crushed
01 02 - A	Plaster	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0002	finish				Crushed
01 02 - B	Plaster	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0089	base				Crushed
01 03 - A	Plaster	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0003	finish				Crushed
01 03 - B	Plaster	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0090	base				Crushed
02 01 - A	9" beige tile and black mastic	5% Chrysotile		95% Other	Brown Non-Fibrous Homogeneous
10016610_0004	tile				Dissolved
02 01 - B	9" beige tile and black mastic	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0091	mastic				Dissolved

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Byron Stroble (123)

Analyst

Nathaniel J. Durham

Approved Signatory



Bulk Asbestos Analysis

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
02 02 - A	9" beige tile and black mastic	Not Analyzed			
10016610_0005	tile				
02 02 - B	9" beige tile and black mastic	None Detected		100% Other	Black
10016610_0092	mastic				Non-Fibrous Homogeneous Dissolved
03 01 - A	9" brown tile and black mastic	6% Chrysotile		94% Other	Brown
10016610_0006	tile				Non-Fibrous Homogeneous Dissolved
03 01 - B	9" brown tile and black mastic	None Detected		100% Other	Black
10016610_0093	mastic				Non-Fibrous Homogeneous Dissolved
03 02 - A		Not Analyzed			
10016610_0094	tile - not on coc				
03 02 - B		None Detected		100% Other	Black
10016610_0095	mastic - not on coc				Non-Fibrous Homogeneous Dissolved
04 01	1'x2' ceiling tile	None Detected	95% Cellulose	5% Other	Brown
10016610_0007					Fibrous Homogeneous Teased
04 02	1'x2' ceiling tile	None Detected	95% Cellulose	5% Other	Brown
10016610_0008					Fibrous Homogeneous Teased

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Byron Stroble (123)

Nathaniel J. Durham

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
05 01	Drywall and joint compound	None Detected	10% Cellulose	90% Other	Brown, White Non-Fibrous Heterogeneous
10016610_0009	<i>drywall:none detect;joint compound:none detect</i>				Teased
05 02	Drywall and joint compound	None Detected	10% Cellulose	90% Other	White, Brown Non-Fibrous Heterogeneous
10016610_0010	<i>drywall:none detect;joint compound:none detect</i>				Teased
06 01 - A	9" green vinyl floor tile and black mastic	4% Chrysotile		96% Other	Green Non-Fibrous Homogeneous
10016610_0011	<i>tile</i>				Dissolved
06 01 - B	9" green vinyl floor tile and black mastic	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0096	<i>mastic</i>				Dissolved
06 02 - A	9" green vinyl floor tile and black mastic	Not Analyzed			
10016610_0012	<i>tile</i>				
06 02 - B	9" green vinyl floor tile and black mastic	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0097	<i>mastic</i>				Dissolved
07 01	Splined ceiling	None Detected	90% Cellulose	10% Other	Brown, White Fibrous Homogeneous
10016610_0013					Teased
07 02	Splined ceiling	None Detected	90% Cellulose	10% Other	Brown, White Fibrous Homogeneous
10016610_0014					Teased

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 heterogeneous 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%.

Byron Stroble (123)

Analyst

Nathaniel J. Durham

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888



Bulk Asbestos Analysis

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
08 01	Elastomeric roof membrane	None Detected	10% Cellulose	90% Other	White, Black Non-Fibrous Heterogeneous
10016610_0015					Dissolved
08 02	Elastomeric roof membrane	None Detected	10% Cellulose	90% Other	White, Black Non-Fibrous Heterogeneous
10016610_0016					Dissolved
09 01 - A	EPDM and felt	None Detected	10% Synthetic Fibers	90% Other	Black, White Non-Fibrous Homogeneous
10016610_0017	EPDM				Ashed
09 01 - B	EPDM and felt	None Detected	70% Cellulose	30% Other	Black Fibrous Homogeneous
10016610_0098	felt				Teased, Dissolved
09 02 - A	EPDM and felt	None Detected	10% Synthetic Fibers	90% Other	White, Black Non-Fibrous Homogeneous
10016610_0018	EPDM				Ashed
09 02 - B	EPDM and felt	None Detected	70% Cellulose	30% Other	Black Fibrous Homogeneous
10016610_0099	felt				Teased, Dissolved
10 01	Flashing tar	None Detected	20% Synthetic Fibers	80% Other	White Non-Fibrous Homogeneous
10016610_0019					Ashed
10 02	Flashing tar	None Detected	20% Synthetic Fibers	80% Other	White Non-Fibrous Homogeneous
10016610_0020					Ashed

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%.

Byron Stroble (123)

Analyst

Nathaniel J. Durham

Approved Signatory



Bulk Asbestos Analysis

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
11 01	Silver paint	3% Chrysotile		97% Other	Black, Silver Non-Fibrous Homogeneous
10016610_0021					Dissolved
11 02	Silver paint	Not Analyzed			
10016610_0022					
12 01	White flashing coat	None Detected		100% Other	White, Black Non-Fibrous Heterogeneous
10016610_0023					Dissolved
12 02	White flashing coat	None Detected		100% Other	Black, White Non-Fibrous Heterogeneous
10016610_0024					Dissolved
13 01	Vibration dampener	None Detected		100% Other	Gray, Black Non-Fibrous Homogeneous
10016610_0025					Dissolved
13 02	Vibration dampener	None Detected		100% Other	Gray, Black Non-Fibrous Homogeneous
10016610_0026					Dissolved
14 01	Felt vapor barrier, hardwood	None Detected	60% Cellulose	40% Other	Black Fibrous Homogeneous
10016610_0027					Dissolved, Teased
14 02	Felt vapor barrier, hardwood	None Detected	60% Cellulose	40% Other	Black Fibrous Homogeneous
10016610_0028					Dissolved, Teased

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Byron Stroble (123)

Nathaniel J. Durham

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
15 01	Felt under floor tile	None Detected	70% Cellulose	30% Other	Black
10016610_0029					Fibrous
					Homogeneous
					Teased, Dissolved
15 02	Felt under floor tile	None Detected	70% Cellulose	30% Other	Black
10016610_0030					Fibrous
					Homogeneous
					Teased, Dissolved
16 01	Batt insulation wrapping	None Detected	80% Cellulose	20% Other	Brown, Black
10016610_0031					Fibrous
					Homogeneous
					Teased, Dissolved
16 02	Batt insulation wrapping	None Detected	80% Cellulose	20% Other	Brown, Black
10016610_0032					Fibrous
					Homogeneous
					Teased, Dissolved
17 01	12" black floor tile and black mastic	None Detected		100% Other	Black
10016610_0033					Non-Fibrous
					Homogeneous
					Dissolved
17 02	12" black floor tile and black mastic	None Detected		100% Other	Black
10016610_0034					Non-Fibrous
					Homogeneous
					Dissolved
18 01 - A	12" white floor tile and yellow mastic	None Detected		100% Other	White
10016610_0035	tile				Non-Fibrous
					Homogeneous
					Dissolved
18 01 - B	12" white floor tile and yellow mastic	None Detected		100% Other	Yellow
10016610_0100	mastic				Non-Fibrous
					Homogeneous
					Dissolved

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Byron Stroble (123)

Nathaniel J. Durham

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
18 02 - A	12" white floor tile and yellow mastic	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0036	tile				Dissolved
18 02 - B	12" white floor tile and yellow mastic	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10016610_0101	mastic				Dissolved
19 01 - A	12" tan floor tile and yellow mastic	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10016610_0037	tile				Dissolved
19 01 - B	12" tan floor tile and yellow mastic	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10016610_0102	mastic				Dissolved
19 02 - A	12" tan floor tile and yellow mastic	None Detected		100% Other	Tan Non-Fibrous Homogeneous
10016610_0038	tile				Dissolved
19 02 - B	12" tan floor tile and yellow mastic	None Detected		100% Other	Yellow Non-Fibrous Homogeneous
10016610_0103	mastic				Dissolved
20 01 - A	Black cove base	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0039	cove base				Ashed
20 01 - B	Black cove base	None Detected		100% Other	Yellow, Brown Non-Fibrous Heterogeneous
10016610_0104	mixed mastics				Dissolved

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%.

Byron Stroble (123)

Analyst

Nathaniel J. Durham

Approved Signatory



Bulk Asbestos Analysis

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
20 02 - A	Black cove base	None Detected		100% Other	Black
10016610_0040	cove base				Non-Fibrous
					Homogeneous
					Ashed
20 02 - B	Black cove base	None Detected		100% Other	Yellow, Brown
10016610_0105	mixed mastics				Non-Fibrous
					Heterogeneous
					Dissolved
21 01	2'x4' pinhole fissure ceiling tile	None Detected	45% Cellulose 45% Mineral Wool	10% Other	Gray
10016610_0041					Fibrous
					Homogeneous
					Ashed, Teased
21 02	2'x4' pinhole fissure ceiling tile	None Detected	45% Mineral Wool 45% Cellulose	10% Other	Gray
10016610_0042					Fibrous
					Homogeneous
					Ashed, Teased
22 01	2'x2' drop-in textured ceiling tile	None Detected	45% Mineral Wool 45% Cellulose	10% Other	Gray
10016610_0043					Fibrous
					Homogeneous
					Ashed, Teased
22 02	2'x2' drop-in textured ceiling tile	None Detected	45% Cellulose 45% Mineral Wool	10% Other	Gray
10016610_0044					Fibrous
					Homogeneous
					Teased, Ashed
23 01	1'x1' splined flat ceiling tile	Not Submitted			
10016610_0045					
23 02	1'x1' splined flat ceiling tile	Not Submitted			
10016610_0046					

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Byron Stroble (123)

Analyst

Nathaniel Durham

Approved Signatory



Bulk Asbestos Analysis

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



NVLAP LAB CODE 200664-0

Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
24 01	1'x1' textured ceiling tile	None Detected	90% Cellulose	10% Other	Brown, White Fibrous Homogeneous
10016610_0047					Teased, Ashed
24 02	1'x1' textured ceiling tile	None Detected	90% Cellulose	10% Other	White, Brown Fibrous Homogeneous
10016610_0048					Ashed, Teased
25 01	Drywall and joint compound - 1st floor	<1% Chrysotile	10% Cellulose	90% Other	Brown, Tan Non-Fibrous Heterogeneous
10016610_0049	<i>drywall:none detect;joint compound:3% chrysotile</i>				Teased
25 02	Drywall and joint compound - 1st floor	None Detected	10% Cellulose	90% Other	Brown, White Non-Fibrous Heterogeneous
10016610_0050	<i>drywall:none detect;joint compound:none detect</i>				Teased
26 01	HVAC duct mastic	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0051					Dissolved
26 02	HVAC duct mastic	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0052					Dissolved
27 01	Brown ceiling pucks	None Detected	2% Other	98% Other	Brown Non-Fibrous Homogeneous
10016610_0053	<i>TEM recommended</i>				Dissolved
27 02	Brown ceiling pucks	None Detected	2% Other	98% Other	Brown Non-Fibrous Homogeneous
10016610_0054	<i>TEM recommended</i>				Dissolved

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Analyst

Nathaniel J. Durham

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Bulk Asbestos Analysis

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Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
28 01 - A	green stair tread	3% Chrysotile		97% Other	Green
10016610_0055	stair tread				Non-Fibrous Homogeneous
					Ashed
28 01 - B	green stair tread	None Detected		100% Other	Brown
10016610_0106	mastic				Non-Fibrous Homogeneous
					Dissolved
28 02 - A	green stair tread	Not Analyzed			
10016610_0056	stair tread				
28 02 - B	green stair tread	None Detected		100% Other	Brown
10016610_0107	mastic				Non-Fibrous Homogeneous
					Dissolved
29 01 - A	3" black cove base and mastic	None Detected		100% Other	Black
10016610_0057	cove base				Non-Fibrous Homogeneous
					Ashed
29 01 - B	3" black cove base and mastic	None Detected		100% Other	Brown
10016610_0108	mastic - TEM recommended				Non-Fibrous Homogeneous
					Dissolved
29 02 - A	3" black cove base and mastic	None Detected		100% Other	Black
10016610_0058	cove base				Non-Fibrous Homogeneous
					Ashed
29 02 - B	3" black cove base and mastic	None Detected		100% Other	Brown
10016610_0109	mastic - TEM recommended				Non-Fibrous Homogeneous
					Dissolved

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Nathaniel J. Durham

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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: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
30 01	TSI elbow	3% Amosite	17% Mineral Wool	80% Other	Gray
10016610_0059					Non-Fibrous
					Homogeneous
					Teased
30 02	TSI elbow	Not Analyzed			
10016610_0060					
30 03	TSI elbow	Not Analyzed			
10016610_0061					
31 01	Ceiling texture, flat in vault	None Detected		100% Other	Gray
10016610_0062					Non-Fibrous
					Heterogeneous
					Crushed
31 02	Ceiling texture, flat in vault	None Detected		100% Other	Gray
10016610_0063					Non-Fibrous
					Heterogeneous
					Crushed
31 03	Ceiling texture, flat in vault	None Detected		100% Other	Gray
10016610_0064					Non-Fibrous
					Heterogeneous
					Crushed
32 01	Popcorn ceiling texture	None Detected		100% Other	White
10016610_0065					Non-Fibrous
					Homogeneous
					Teased
32 02	Popcorn ceiling texture	None Detected		100% Other	White
10016610_0066					Non-Fibrous
					Homogeneous
					Teased

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Byron Stroble (123)

Nathaniel J. Durham

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
32 03	Popcorn ceiling texture	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0067					Teased
33 01 - A	Plaster on drywall	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0068	finish				Crushed
33 01 - B	Plaster on drywall	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10016610_0110	base				Crushed
33 02 - A	Plaster on drywall	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0069	finish				Crushed
33 02 - B	Plaster on drywall	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10016610_0111	base				Crushed
33 03 - A	Plaster on drywall	None Detected		100% Other	White Non-Fibrous Homogeneous
10016610_0070	finish				Crushed
33 03 - B	Plaster on drywall	None Detected		100% Other	Brown Non-Fibrous Homogeneous
10016610_0112	base				Crushed
33 04 - A	Plaster on drywall	None Detected		100% Other	Gray Non-Fibrous Homogeneous
10016610_0071	finish				Crushed

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Byron Stroble (123)

Analyst

Nathaniel J. Durham

Approved Signatory



Bulk Asbestos Analysis

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
33 04 - B	Plaster on drywall	None Detected		100% Other	Brown
10016610_0113	base				Non-Fibrous
					Homogeneous
					Crushed
33 05 - A	Plaster on drywall	None Detected		100% Other	Brown
10016610_0072	single layer plaster				Non-Fibrous
					Homogeneous
					Crushed
33 05 - B	Plaster on drywall	None Detected	10% Cellulose	90% Other	Brown, White
10016610_0114	drywall				Non-Fibrous
					Homogeneous
					Teased
33 06 - A	Plaster on drywall	None Detected		100% Other	Gray
10016610_0073	finish				Non-Fibrous
					Homogeneous
					Crushed
33 06 - B	Plaster on drywall	None Detected		100% Other	Brown
10016610_0115	base				Non-Fibrous
					Homogeneous
					Crushed
33 06 - C	Plaster on drywall	None Detected	10% Cellulose	90% Other	Brown, White
10016610_0116	drywall				Non-Fibrous
					Homogeneous
					Teased
33 07 - A	Plaster on drywall	None Detected		100% Other	White
10016610_0074	finish				Non-Fibrous
					Homogeneous
					Crushed
33 07 - B	Plaster on drywall	None Detected		100% Other	Brown
10016610_0117	base				Non-Fibrous
					Homogeneous
					Crushed

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Nathaniel Durham

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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: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
34 01 - A	9" Black floor tile and mastic	4% Chrysotile		96% Other	Black Non-Fibrous Homogeneous
10016610_0075	tile				Dissolved
34 01 - B	9" Black floor tile and mastic	None Detected		100% Other	Black, Brown Non-Fibrous Heterogeneous
10016610_0118	mixed mastics				Dissolved
34 02 - A	9" Black floor tile and mastic	Not Analyzed			
10016610_0076	tile				
34 02 - B	9" Black floor tile and mastic	None Detected		100% Other	Brown, Black Non-Fibrous Heterogeneous
10016610_0119	mixed mastics				Dissolved
35 01 - A	9" Green floor tile and mastic	3% Chrysotile		97% Other	Green Non-Fibrous Homogeneous
10016610_0077	tile				Dissolved
35 01 - B	9" Green floor tile and mastic	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0120	mastic				Dissolved
35 02 - A	9" Green floor tile and mastic	Not Analyzed			
10016610_0078	tile				
35 02 - B	9" Green floor tile and mastic	None Detected		100% Other	Black Non-Fibrous Homogeneous
10016610_0121	mastic				Dissolved

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Byron Stroble (123)

Nathaniel J. Durham

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



Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
36 01 - A	9" green floor tile and mastic - storage	3% Chrysotile		97% Other	Green
10016610_0079	tile				Non-Fibrous
					Homogeneous
					Dissolved
36 01 - B	9" green floor tile and mastic - storage	6% Chrysotile		94% Other	Black
10016610_0122	mastic				Non-Fibrous
					Homogeneous
					Dissolved
36 02 - A	9" green floor tile and mastic - storage	Not Analyzed			
10016610_0080	tile				
36 02 - B	9" green floor tile and mastic - storage	Not Analyzed			
10016610_0123	mastic				
37 01	1'x1' ceiling tile with pinholes	None Detected	90% Cellulose	10% Other	White, Brown
10016610_0081					Fibrous
					Homogeneous
					Teased
37 02	1'x1' ceiling tile with pinholes	None Detected	90% Cellulose	10% Other	White, Brown
10016610_0082					Fibrous
					Homogeneous
					Teased
38 01	brown puck mastic	None Detected		100% Other	Brown
10016610_0083					Non-Fibrous
					Homogeneous
					Dissolved
38 02	brown puck mastic	None Detected		100% Other	Brown
10016610_0084					Non-Fibrous
					Homogeneous
					Dissolved

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Byron Stroble (123)

Analyst

Nathaniel J. Durham

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Customer: ECS Southeast, LLP
1812-D Center Park Drive
Charlotte, NC 28217

Attn: Alex Sayre
John O'Neil

Lab Order ID: 10016610

Analysis: PLM

Date Received: 02/17/2023

Date Reported: 02/22/2023

Project: 19584 - Mt. Holly FCA

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
39 01	Black mastic	Not Submitted			
10016610_0085					
39 02	Black mastic	Not Submitted			
10016610_0086					
39 03	Black mastic	Not Submitted			
10016610_0087					

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Byron Stroble (123)

Analyst

Approved Signatory

100/6610

Client: ECS Southeast LLP Contact: Alex M. Sayre Address: 1812 Center Park Drive Charlotte NC 28217 Phone: 704-525-5152 Fax: Email: asayre@ecslimited.com cc: loniel@ecslimited.com Project: 19584 - Mt. Holly FCA Client Notes: Date Sampled: 2/16/2023 0:00 P.O. #: 19584 - Mt. Holly FCA Date Submitted: Analysis: PLM Bulk w/ Positive Stop TurnAroundTime: 3-day	*Instructions: Use Column "B" for your contact info To See an Example Click the bottom Example Tab. Enter samples between "<<" and ">>" Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1" Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	Scientific Analytical Institute  4604 Dundas Drive Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@sailab.com
---	---	---

Sample Number	Notes	Sample Description	Data 2
<<			
01 01		Plaster	
01 02		Plaster	
01 03		Plaster	
02 01		9" beige tile and black mastic	
02 02		9" beige tile and black mastic	
03 01		9" brown tile and black mastic	
04 01		1'x2' ceiling tile	
04 02		1'x2' ceiling tile	
05 01		Drywall and joint compound	
05 02		Drywall and joint compound	
06 01		9" green vinyl floor tile and black mastic	
06 02		9" green vinyl floor tile and black mastic	
07 01		Splined ceiling	
07 02		Splined ceiling	
08 01		Elastomeric roof membrane	
08 02		Elastomeric roof membrane	
09 01		EPDM and felt	
09 02		EPDM and felt	
10 01		Flashing tar	
10 02		Flashing tar	
11 01		Silver paint	Accepted ☒
11 02		Silver paint	
12 01		White flashing coat	
12 02		White flashing coat	
13 01		Vibration dampener	Rejected ☐
13 02		Vibration dampener	
14 01		Felt vapor barrier, hardwood	
14 02		Felt vapor barrier, hardwood	
15 01		Felt under floor tile	
15 02		Felt under floor tile	
16 01		Batt insulation wrapping	
16 02		Batt insulation wrapping	
17 01		12" black floor tile and black mastic	
17 02		12" black floor tile and black mastic	
18 01		12" white floor tile and yellow mastic	
18 02		12" white floor tile and yellow mastic	
19 01		12" tan floor tile and yellow mastic	
19 02		12" tan floor tile and yellow mastic	
20 01		Black cove base	
20 02		Black cove base	
21 01		2'x4' pinhole fissure ceiling tile	
21 02		2'x4' pinhole fissure ceiling tile	
22 01		2'x2' drop-in textured ceiling tile	
22 02		2'x2' drop-in textured ceiling tile	
23 01		1'x1' splined flat ceiling tile	
23 02		1'x1' splined flat ceiling tile	
24 01		1'x1' textured ceiling tile	
24 02		1'x1' textured ceiling tile	
25 01		Drywall and joint compound - 1st floor	

B. Kelley
 2/17 10:30A

Received By

Alex M. Sayre

25 02		Drywall and joint compound - 1st floor
26 01		HVAC duct mastic
26 02		HVAC duct mastic
27 01		Brown ceiling pucks
27 02		Brown ceiling pucks
28 01		green stair tread
28 02		green stair tread
29 01		3" black cove base and mastic
29 02		3" black cove base and mastic
30 01		TSI elbow
30 02		TSI elbow
30 03		TSI elbow
31 01		Ceiling texture, flat in vault
31 02		Ceiling texture, flat in vault
31 03		Ceiling texture, flat in vault
32 01		Popcorn ceiling texture
32 02		Popcorn ceiling texture
32 03		Popcorn ceiling texture
33 01		Plaster on drywall
33 02		Plaster on drywall
33 03		Plaster on drywall
33 04		Plaster on drywall
33 05		Plaster on drywall
33 06		Plaster on drywall
33 07		Plaster on drywall
34 01		9" Black floor tile and mastic
34 02		9" Black floor tile and mastic
35 01		9" Green floor tile and mastic
35 02		9" Green floor tile and mastic
36 01		9" green floor tile and mastic - storage
36 02		9" green floor tile and mastic - storage
37 01		1'x1' ceiling tile with pinholes
37 02		1'x1' ceiling tile with pinholes
38 01		brown puck mastic
38 02		brown puck mastic
39 01		Black mastic
39 02		Black mastic
39 03		Black mastic
>>		



EMSL Analytical, Inc.

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<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412303322

Customer ID: ENCS55

Customer PO:

Project ID:

Attention: ECS Southeast, LLP-Charlotte

ECS Southeast, LLP

1812 Center Park Drive

Suite D

Charlotte, NC 28217

Project: Mt. Holly

Phone: (571) 510-5595

Fax: (864) 987-1615

Collected Date:

Received Date: 03/23/2023 04:10 PM

Analyzed Date: 03/24/2023

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	412303322-0001			412303322-0002			412303322-0003		
Client Sample ID:	1			2			3		
Volume (L):	75			75			75		
Sample Location:	Exterior			2nd Floor - Front			2nd Floor - Rear		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	1*	10*	1.4	1*	10*	1.1
Ascospores	56	2300	71.9	2	80	10.8	7	300	31.9
Aspergillus/Penicillium	-	-	-	-	-	-	-	-	-
Basidiospores	22	900	28.1	7	300	40.5	12	490	52.1
Bipolaris++	-	-	-	-	-	-	1	40	4.3
Chaetomium++	-	-	-	1	40	5.4	-	-	-
Cladosporium	-	-	-	2	80	10.8	-	-	-
Curvularia	-	-	-	1*	10*	1.4	-	-	-
Epicoccum	-	-	-	1	40	5.4	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	1	40	4.3
Myxomycetes++	-	-	-	2	80	10.8	1*	10*	1.1
Pithomyces++	-	-	-	1	40	5.4	1	40	4.3
Rust	-	-	-	1*	10*	1.4	1*	10*	1.1
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	1	40	5.4	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	1*	10*	1.4	-	-	-
Total Fungi	78	3200	100	21	740	100	25	940	100
Hyphal Fragment	-	-	-	2*	30*	-	1	40	-
Insect Fragment	-	-	-	1*	10*	-	-	-	-
Pollen	-	-	-	1	40	-	1	40	-
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Lee Plumley

Lee Plumley, Laboratory Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

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Samples analyzed by EMSL Analytical, Inc. Pineville, NC AIHA LAP, LLC-EMLAP Accredited #192283

Initial report from: 03/24/2023 02:42 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com



EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412303322

Customer ID: ENCS55

Customer PO:

Project ID:

Attention: ECS Southeast, LLP-Charlotte

ECS Southeast, LLP

1812 Center Park Drive

Suite D

Charlotte, NC 28217

Project: Mt. Holly

Phone: (571) 510-5595

Fax: (864) 987-1615

Collected Date:

Received Date: 03/23/2023 04:10 PM

Analyzed Date: 03/24/2023

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	412303322-0004			412303322-0005			412303322-0006		
Client Sample ID:	4			5			6		
Volume (L):	75			75			75		
Sample Location:	1st Floor - Front			1st Floor - Rear			Basement		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	1	40	9.5	1*	10*	7.7	1	40	12.5
Aspergillus/Penicillium	4*	50*	11.9	-	-	-	3	100	31.3
Basidiospores	8	300	71.4	2	80	61.5	2	80	25
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-	-	-	-
Cladosporium	-	-	-	1	40	30.8	3	100	31.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-	-	-	-
Myxomycetes++	-	-	-	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	-	-	-
Rust	1*	10*	2.4	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	-	-	-
Unidentifiable Spores	1*	10*	2.4	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Nigrospora	1*	10*	2.4	-	-	-	-	-	-
Total Fungi	16	420	100	4	130	100	9	320	100
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	1*	10*	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	1	-	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Lee Plumley, Laboratory Manager
or other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Pineville, NC AIHA LAP, LLC-EMLAP Accredited #192283

Initial report from: 03/24/2023 02:42 PM

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Tel/Fax: (704) 525-2205 / (704) 525-2382

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EMSL Order: 412303322

Customer ID: ENCS55

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1812 Center Park Drive

Suite D

Charlotte, NC 28217

Project: Mt. Holly

Phone: (571) 510-5595

Fax: (864) 987-1615

Collected Date:

Received Date: 03/23/2023 04:10 PM

Analyzed Date: 03/24/2023

Test Report: Air-O-Cell™ Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	412303322-0007			412303322-0008		
Client Sample ID:	7			8		
Volume (L):	75			75		
Sample Location:	1st Floor - Hallway			Exterior		
Spore Types	Raw Count	Count/m ³	% of Total	Raw Count	Count/m ³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-
Ascospores	-	-	-	70	2900	65
Aspergillus/Penicillium	1	40	12.5	1	40	0.9
Basidiospores	5	200	62.5	35	1400	31.4
Bipolaris++	-	-	-	-	-	-
Chaetomium++	-	-	-	-	-	-
Cladosporium	2	80	25	2	80	1.8
Curvularia	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-
Fusarium++	-	-	-	-	-	-
Ganoderma	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	40	0.9
Pithomyces++	-	-	-	-	-	-
Rust	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-
Total Fungi	8	320	100	109	4460	100
Hyphal Fragment	2	80	-	-	-	-
Insect Fragment	-	-	-	-	-	-
Pollen	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-
Background (1-5)	-	1	-	-	1	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

Lee Plumley, Laboratory Manager
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EMSL ANALYTICAL, INC.
 TESTING LABS • PRODUCTS • TRAINING

Microbiology Chain of Custody Form

EMSL Order Number / Lab Use Only

 EMSL Analytical, Inc.
 10801 Southern Loop Blvd.
 Pineville, NC 28134

PHONE: (704) 525-2205

EMAIL: CharlotteLab@emsl.com

412303322

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information	Customer ID:			Billing Information	Billing ID:		
	Company Name:	ECS			Company Name:		
	Contact Name:	John O'Neil			Billing Contact:		
	Street Address:	1812 Center Park Drive			Street Address:		
	City, State, Zip:	Charlotte NC	Country:		City, State, Zip:		Country:
	Phone:	371-510-5595			Phone:		
	Email(s) for Report:	Donell@ecslimited.com			Email(s) for Invoice:		

Project Information			
Project Name/No.	Mt. Holly		Purchase Order:
EMSL LIMS Project ID: (If applicable, EMSL will provide)	State Samples Collected:	Zip Code Samples Collected:	State of Connecticut (CT) must select project location: ☐ Commercial (Taxable) ☐ Residential (Non-taxable)
Sampled By Name:	Sampled By Signature:		No. of Samples in Shipment
	John O'Neil		
Sterile, Sodium Thiosulfate Preserved Bottle Used: ☐ Biocide Used in Source (specify)			
Public Water Supply Samples: ☐ Note: All results may automatically be reported to DOH if required by State.			
Turn-Around-Time (TAT) Please call ahead for large projects and/or turnaround times 9 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.			
☐ 3 Hour	☐ 6 Hour	☐ 24 Hour	☐ 32 Hour
☐ 48 Hour	☒ 72 Hour	☐ 96 Hour	☐ 1 Week
☐ 2 Week			

MICROBIOLOGY TEST CODES			
M001 Air-O-Cell	M174 MoldSnap	M012 Pseudomonas aeruginosa (PIA***)	M115 Sewage Screen - Water (PIA***)
M030 MICRO 5	M032 Allergenco-D	M024 Pseudomonas aeruginosa (MFT*)	M116 Sewage Screen - Water (MPN**)
M041 Fungal Direct Examination		M015 Heterotrophic Plate Count	M117 Sewage Screen - Swab (PIA***)
M169 Pollen ID & Enumeration		M017 Total Coliform & E. Coli (Colifert PIA***)	M013 Sewage Screen - Swab (MFT*)
M280 Dust Characterization Level-1		M018 Total Coliform & E. Coli (MFT*)	M730 Methicillin-resistant Staph. aureus (MRSA)
M281 Dust Characterization Level-2		M114 Total Coliform & E. Coli Enumeration (Colifert MPN**)	M031 Rapid-growing non-TB Mycobacteria Detection & Enumeration
M005 Viable Fungi-Air Samples (Genus ID & Count)		M019 Fecal Coliform (MFT*)	M014 Endotoxin Analysis
M006 Viable Fungi-Air Samples (Includes Penicillium, Aspergillus, Cladosporium, Stachybotrys Species ID & Count)		M020 Fecal Streptococcus (MFT*)	M044 Group Allergen (Cat, Dog, Cockroach, Dust Mite)
M007 Culturable Fungi-Surface Samples (Genus ID & Count)		M029 Enterococci (MFT*)	M095 Bacteroides
M008 Culturable Fungi-Surface Samples (Includes Penicillium, Aspergillus, Cladosporium, Stachybotrys Species ID & Count)		M129 Enterococci (Enterolert PIA***)	Other - See Analytical Price Guide for Test Code
M009 Bacteria Culture Gram Stain & Count		M180 Real Time qPCR-ERMI 36 Panel	Legionella Analysis Please use EMSL Legionella COC
M010 Bacteria Count & ID - 3 Most Prominent		M025 Sewage Screen - Water (MFT*)	
M011 Bacteria Count & ID - 6 Most Prominent			

Sample #	Sample Location/Description	Sample Type (Matrix)	Potable / Non-Potable (Only for Water)	Test Code	Volume/Area	Date / Time Collected	Temperature (Lab Use Only)
Example: Sample 1	Kitchen	Water	Potable	M017	1,000 ml	1/1/2021 3:30pm	
1	Exterior	Air		M001	75L		
2	2nd floor - front						
3	2nd floor - rear						
4	1st floor - front						
5	1st floor - rear						
6	Basement						

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time:	Received by:	Date/Time:
	3/23/23		3/23/23
Relinquished by:	Date/Time:	Received by:	Date/Time:
			4:10pm

Controlled Document - COC-34 Micro R13 03/02/2021

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Chain of Custody
EMSL Order Number *(Lab Use Only):*

3322

EMSL ANALYTICAL, INC.
10801 SOUTHERN LOOP
BLVD.
CHARLOTTE, NC 28134
PHONE: (704) 525-2205
FAX: (856) 786-5974

Analysis Completed in Accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

[illegible]

Analysis Completed in Accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

Appendix IV: Certifications/ Licenses

North Carolina
Asbestos Accreditation



Alex Mulles Sayre
128 Keowee Circle
Indian Trail, NC 28079

136109

EXPIRATION			
04-30-2023			
DOB	SEX	HT	WT
12-09-1988	M	5'9"	185
CLASS		#	EXP
DESIGNER		40516	05-22
INSPECTOR		12887	04-23



City of Mount Holly Action Agenda Item

To: City Council From: Danny Jackson, Interim City Manager	Date: June 21, 2023 Meeting Date: June 26, 2023
Agenda Item to be considered: <i>Agenda #3 – Discussion of the City Manager Hiring Process</i>	
Will this require a public hearing? ☐ YES ☒ NO	
Background/Purpose of Request : <i>Ms. Geraldine Gardner, Executive Director for Centralina Council of Governments (CCOG) appeared before the City Council at its June 12, 2023 Regular Meeting to discuss CCOG being engaged to embark upon a search for a City Manager. Ms. Gardner provided a snapshot of the various levels of service that CCOG offers regarding the matter. The City Council instructed Ms. Gardner to bring back a more specific plan for the search with various caveats for consideration. Ms. Gardner will provide that information at the June 26, 2023 Work Session. Hannah Rayburn, Human Resources Director and I have been in contact with staff from CCOG to gather and submit requested information regarding the proposal. If I am afforded any documentation to be distributed to you prior to the meeting on Monday night, I will forward it to you at the appropriate time.</i>	
Fiscal Impact:	
Will Item affect current budget	☐ YES ☒ NO ☐ N/A
Reviewed by Finance Director	☐ YES ☒ NO ☐ N/A
Preaudit Certification required	☐ YES ☒ NO ☐ N/A
Capital Project Ordinance required	☐ YES ☒ NO ☐ N/A
Budget Transfer required	☐ YES ☒ NO ☐ N/A
Total City Dollars:	\$
Budget Code	
Reviewed by City Attorney	☐ YES ☐ NO ☒ N/A
Manager/Staff Recommendation: <i>To be discussed at the meeting on Monday night.</i>	
Result of City Council Decision: _____	
Attachments: <i>None</i>	