

**Asbestos Survey of
638 & 636 Avondale St.
East Liverpool, Ohio**



Prepared by:

J.S. Asbestos Inspections LLC
1317 Keefer Rd.
Girard, Ohio 44420

For:

Columbiana County Land Reutilization Corporation
7860 Lincole Place
Lisbon, Ohio 44432

Summary/Site Description

On April 26, 2026 a survey of 638 & 636 Avondale St., East Liverpool, OH was performed by J.S. Asbestos Inspections, LLC. The purpose of the asbestos survey was to identify asbestos-containing materials (ACMs) located at the above address prior to demolition activities being performed.

The asbestos survey was conducted in accordance with the Environmental Protection Agency (EPA) National Emissions Standard for Hazardous Air Pollutants (NESHAP). NESHAP regulations require no specific survey protocol be followed; however AHERA protocol is recommended. Therefore, the asbestos survey at the above address was conducted in accordance with AHERA protocol.

AHERA classifies friable building materials into the following three (3) categories: Surface material, thermal system insulation (TSI) and miscellaneous materials. The bulk sampling protocol is based on the AHERA category assigned to a specific homogeneous area and the quantity of the homogeneous are identified. For surfacing materials if the size of the homogeneous sampling area is less than 1,000 square feet then a minimum of three (3) samples are collected. If the size of the homogeneous sampling area is between 1,000 and 5,000 square feet then a minimum of five (5) samples are collected. If the size of the homogeneous sampling is >5,000 square feet then a minimum of seven (7) samples are collected. For TSI, at least three (3) samples are collected from each homogeneous area. Miscellaneous and nonfriable materials are sampled in a manner sufficient as determined by the inspector.

In determining condition of a material the following guidelines were used.

General Damage Criteria	
Good	No Damage
Fair	Up to 10% overall damage, up to 25% localized
Poor	Over 10% overall damage, over 25% localized

The bulk samples collected were submitted to SEEML Labs, 102 Edinburgh Court, Greenville, SC 29607 for analysis of asbestos content by polarized light microscopy (PLM) using Environmental Protection Agency (EPA) Method 600/R-93/116. Bulk samples identified by PLM as containing more than a trace but less than 3% of asbestos were then analyzed by 400 point count methodology.

ASBESTOS SAMPLE METHODOLOGY

Regulated Asbestos-Containing Materials (RACMs)

Regulated asbestos-containing materials (RACMs) are friable materials with asbestos concentration in excess of the EPA regulatory threshold of 1%. RACMs must be removed from the building prior to demolition by a licensed Asbestos Contractor in accordance with the Asbestos NESHAPS, 40 CFR part 61, and the work practices prohibitions in the OSHA Asbestos in Construction, 29 CFR 1926.1101. The quantities of ACMs and assumed ACMs as presented on the Asbestos Bulk Sampling Information form are approximate and represent the majority of accessible building materials that could be quantified during the survey. In addition, demolition of any of the building's ceiling and/or walls may reveal additional building materials suspected of containing asbestos.

Category I and II Non-Friable Asbestos-Containing Materials

The following Category I and II non-friable asbestos-containing materials may be identified in the building during the survey and will be noted on the Asbestos Bulk Sampling Information form. Bulk sampling locations and homogeneous area locations along with the analytical report for the bulk samples collected will also be included. Category I and II non-friable asbestos-containing materials may remain in place during the demolition and be disposed of as demolition debris, provided that the demolition occurs via conventional means (i.e., the structure is not demolished by burning) and the following conditions are met:

- It is Category I non-friable ACM that is not in poor condition and is not friable at the time of demolition;

- It is Category II non-friable ACM, and the probability is low that the material will become crumbled, pulverized, or reduced to powder during demolition;

- The materials are kept adequately wet at all times during demolition and debris handling;

- The materials remain intact during the demolition process and are not subject to sanding, grinding or abrading that may cause them to become friable; and, any concrete or metal to which these materials are applied will be disposed of as Construction and demolition debris at a landfill licensed to accept Category I and II non-friable asbestos waste and will not be recycled.

General Limitations

J.S. Asbestos Inspections LLC cannot guarantee that all asbestos material was located and identified in this survey, due to inaccessibility. Asbestos materials not previously identified or quantified, may be encountered during the demolition.

During demolition additional quantities of asbestos material maybe encountered that were previously inaccessible. If new or additional quantities of suspect materials are encountered, the material is assumed to be asbestos containing, and all activities should cease until the material sampled.

Recommendations

Prior to demolition, contractor(s) working at this structure must be notified of the presence of any building materials identified as containing asbestos or assumed to contain asbestos. Any disturbance of building materials identified as containing less than or equal to 1% asbestos are required to be in compliance with the applicable section of the Occupational Safety and Health Administrations (OSHA's) Asbestos Standard for the Construction Industry. Contractors disturbing any building material identified as containing greater than 1% asbestos or any building material assumed to contain asbestos are required to conduct their activities in accordance with all applicable sections of OSHA's Asbestos Standard as well as applicable EPA NESHAP and Ohio Environmental Protection Agency (OEPA) regulations.

Whenever a structure is part of the same "project" and the total quantity of RACM identified in all structures being demolished equals or exceeds OEPA's regulated quantities of 160 square feet or 260 linear feet, then a licensed asbestos abatement contractor in the State of Ohio needs to be hired to remove the ACMs/assumed ACMs identified on the Asbestos Bulk Sampling Information form as requiring removal prior to any demolition activities. Any material assumed to contain asbestos (ACM) but not designated on the Asbestos Bulk Sampling Information form as requiring removal was considered to be in good to fair condition and can remain within the structure during demolition as long as the ACM does not become friable.

The Ohio Environmental Protection Agency Notification of Demolition and Renovation form must be submitted to OEPA ten (10) days prior to any demolition which will involve the disturbance of 160 square feet or 260 linear feet of RACM (which includes multiple structures of the same "project").

A "Notification of Demolition and Renovation/Abatement" form must be submitted to the Ohio EPA ten (10) days prior to abatement activities being performed which will disturb 50 square feet or 50 linear feet of a friable ACM.

If applicable, as indicated in the OEPA "Notification of Demolition and Renovation" form, Section XVII, ensure that an individual trained in the provisions of NESHAP is on site during the demolition activities. This individual would need to be certified by the Ohio EPA as an Asbestos Hazard Evaluation Specialist and have certification on hand.



John B. Simon, Jr.
Ohio Asbestos Hazard Evaluation Specialist
Certification Number ES35991



Steven J. Gerberry
Ohio Asbestos Hazard Evaluation Specialist
Certification Number ES36384



APPENDIX A

- Field Report

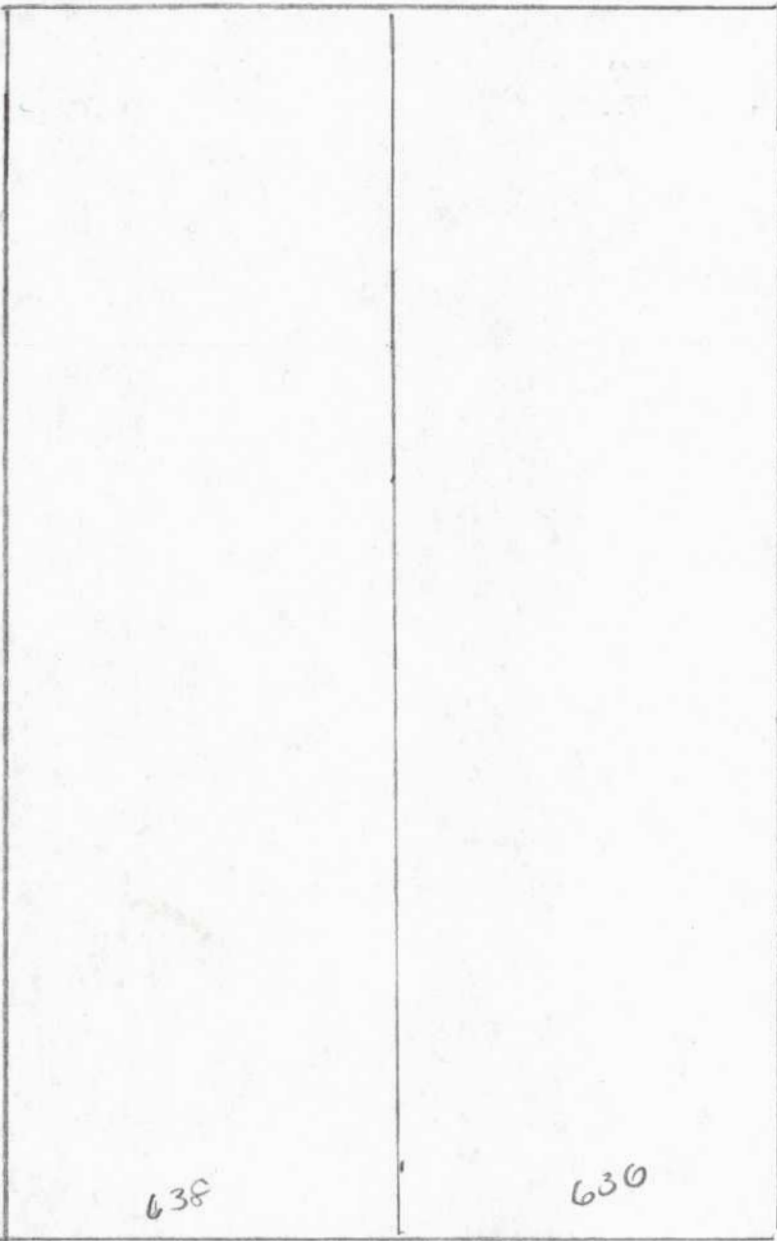
APPENDIX B

- San Air lab report for bulk samples collected

APPENDIX C

- Asbestos Bulk Sampling Summary of Results form

E



Siding

☒	WD = Wood
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BR = Brick

SL	= Slate
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Good		Fair	X	Poor
------	--	------	--------------	------

Yes	☒	No
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Yes	☒	No
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☒	John Simon	ES35991
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	Steven Gerberry ES36384
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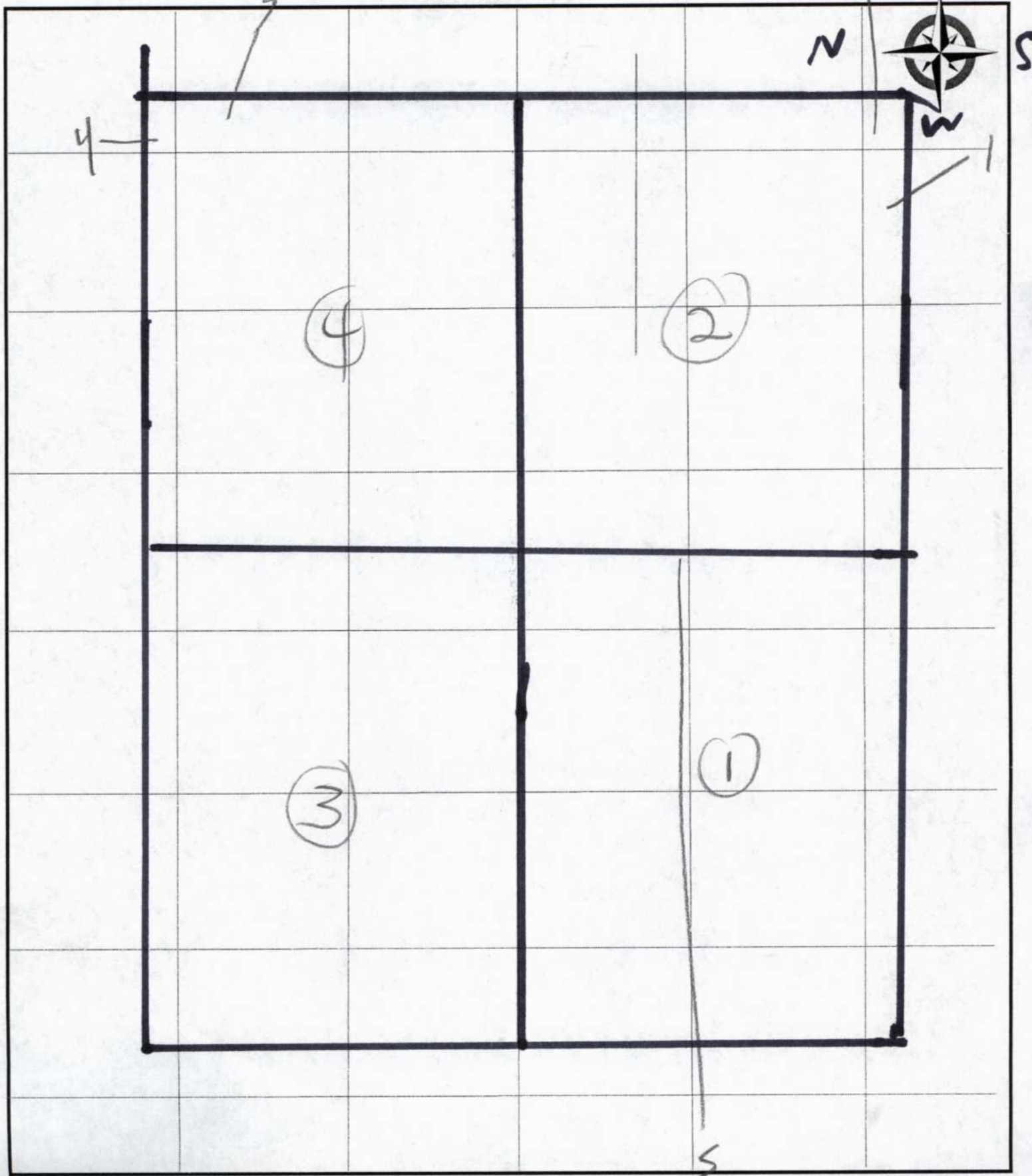
REAR half of structure
is burnt out - NON
ACCESSABLE.

2nd Floor NON-
ACCESSIBLE

- Duplex -

JS ASBESTOS SURVERY OF
636 Avondale St. East Liverpool, Ohio 43920

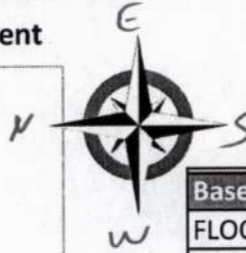
First Floor



DRAWINGS NOT TO SCALE

JS ASBESTOS SURVERY OF
636 Avondale St. East Liverpool, Ohio 43920

Basement



Floors 1+2
collapsed into
basement during
Fire

Basement			
FLOOR	CN	CP	RS
CEILING	OJ	DW	AC
WALLS	CB	DW	PN
Ceiling Height ft.			

Ducts Wrapped	Yes	No	Sq. Ft.
Wood Windows	Yes	No	Sq. Ft.
Insulation Walls	Yes	No	Type
Insulation Ceiling	Yes	No	Type
Furnace	Yes	No	

Survey Key

PL = Plaster
DW = Dry Wall
PN = Paneling
AC =Acoustic
CP = Carpet
WD = Wood
RS = Resilient
CR = Ceramic
CN = Concrete
CB = Concrete Block
OJ = Open Wood Joist

Notes:

JS ASBESTOS SURVERY OF
636 Avondale St. East Liverpool, Ohio 43920

[illegible]

DRAWINGS NOT TO SCALE

JS ASBESTOS SURVERY OF
636 Avondale St. East Liverpool, Ohio 43920

#	HA	Description	FL	Room	Dir/Part	Qty	G/F/P	Friable	
1	A	plaster			East int	900	P	Y	
2	A	plaster			East int	900	P	Y	HOMOGENOUS AREA (HA) KEY
3	A	plaster			East int	900	P	Y	A-PLASTER
4	A	plaster			East int	900	P	Y	B-DRYWALL
5	A	plaster	1	1	E WL	900	P	Y	C-WINDOW GLAZE
6									D-ACOUSTIC TILE
7									E-ASPHALT SHINGLES
8									F-MASTIC
9									G-9 X 9 TILES
10									
11									
12									Survey Key
13									PL = Plaster
14									DW = Dry Wall
15									PN = Paneling
16									AC =Acoustic
17									CP = Carpet
18									WD = Wood
19									RS = Resilient
20									CR = Ceramic
21									CN = Concrete
22									CB = Concrete Block
23									OJ = Open Wood Joist
24									G/F/P = GOOD FAIR POOR
25									
26									
27									
28									
29									
30									
31									
32									
33									
34									
Assumed ACM		Quantity	Condition		Friable	Room(s)		NOTES	
Asphalt shingle House			poor		yes	House		collapsed missing	
Asphalt shingle Garage		1							
Risers		1							
Registers		1							
Duct Wrap		1							
Transite		1							
9X9 Tiles		1							

JS ASBESTOS SURVERY OF
636 Avondale St. East Liverpool, Ohio 43920

Photo Log

(Photos Available Upon Request)

1	Address	30	
2	West Exterior	31	
3	East Exterior	32	
4	East interior	33	
5	East interior	34	
6	East interior	35	
7	West interior	36	
8	West interior	37	
9		38	
10		39	
11		40	
12		41	
13		42	
14		43	
15		44	
16		45	
17		46	
18		47	
19		48	
20		49	
21		50	
22		51	
23		52	
24		53	
25		54	
26		55	
27		56	
28		57	
29		58	

Signature

John Simon

Steve Hill

638 & 636 Avondale St.
East Liverpool, Ohio



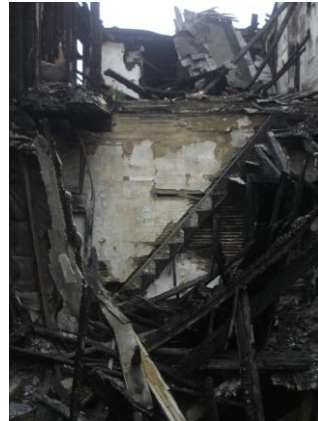
West Exterior



East Exterior



East Interior



East Interior



West Interior



West Interior

**Southeast Environmental Microbiology Laboratories**

102 Edinburgh Court

Greenville, SC 29607

Phone: (864) 233-3770

Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **JS Asbestos Inspections LLC** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: 636 Avondale

The Following report was prepared using this test method(s) contained within this document.

EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR

☒ Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116

☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116

☐ PLM Carb 435 Level A Reporting Limit (<0.25%)

☐ PLM Carb 435 Level B (Reporting limit <0.1%)

☐ PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count

☐ PLM Vermiculite Initial Screening EPA 600R-93/116

☐ PLM Cinnatati Method 600/R-04/004 (Amphibole Only)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)

☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : *Andrea Berrios* 

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 201031-0 and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.



Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

JS Asbestos Inspections LLC 1317 Keefer Rd Girard, Ohio, 44420 3305032844		Date Sampled:	04/26/2026	
		Date Received:	04/28/2026	
		Date Analyzed:	05/05/2026	
		Date Reported:	05/05/2026	
		Date Revised:		
		Project Name:	636 Avondale	
		Project No:	636	
Analyzed by:	Kajal Pandya	Project Address:	Columbiana County	
		City, State. ZIP:	East Liverpool, OH	
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-260428143
Client No.: Lab No:	Description/Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
1 G-260428143-705A	(White) Skim Coat/East Interior	None Detected	None Detected	100% Gypsum
1 G-260428143-705B	(Gray) Plaster/East Interior	None Detected	2% Cellulose	98% Gypsum
2 G-260428143-706A	(White) Skim Coat/East Interior	None Detected	None Detected	100% Gypsum
2 G-260428143-706B	(Gray) Plaster/East Interior	None Detected	2% Cellulose	98% Gypsum
3 G-260428143-707A	(White) Skim Coat/East Interior	None Detected	None Detected	100% Gypsum
3 G-260428143-707B	(Gray) Plaster/East Interior	None Detected	2% Cellulose	98% Gypsum
4 G-260428143-708A	(White) Skim Coat/East Interior	None Detected	None Detected	100% Gypsum
4 G-260428143-708B	(Gray) Plaster/East Interior	None Detected	2% Cellulose	98% Gypsum
5 G-260428143-709A	(Gray) Plaster/Floor 1 Room 1 E WL	None Detected	None Detected	100% Gypsum

Approved By: Andrea Berrios

Disclaimer:

The results in this report only apply to the samples as received.

NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Guidelines for Interpretation:

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.



SEEML Asbestos Chain-of-Custody Form

102 Edinburgh Court, Greenville, SC. 29607

Ph: (864) 233-3770, Fax: (864) 233-6589

WWW.SEEML.COM

NVLAP Lab ID: 201031-0

Page 1 of 1

SEEML Ref#	G-2601281413	Lab ID:	705-709
Company:	J S Asbestos Inspections LLC	Date Sample:	4-26-2026
Project Manager:	Jack Simon	Project Name:	636 Avondale
Address:	1317 Keefer Rd	Project Location:	Columbiana County
City, State, Zip:	Girard, Ohio 44420	City, State Zip:	East Liverpool, Ohio
Phone:	330-503-2844	Project No:	636
Email:	jsasbestosll@gmail.com		

TAT:	RUSH ☐	SAME DAY ☐	NEXT DAY ☐	2DAY ☐	3 DAY ☐	4 DAY ☐	5 DAY ☒
PLM-Bulk:	Positive Stop Yes ☒ No ☐			PCM-AIR			
☒ PLM EPA Method 600/R-93/116 -Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.				☐ NIOSH 7400 ☐ NIOSH 7400 w/ TWA OSHA ☐ Other			
Point Count	Positive Stop Yes ☒ No ☐			SOIL/ROCK/VERMICULITE			
☐ 400 w/o Gravimetric (<0.25%)				☐ PLM CARB 435- (LOD <1%)			
☐ 1000 w/o Gravimetric (0.1%)				☐ PLM CARB 435- (400 Point Count <0.25%)			
☐ 400 with Gravimetric (0.25%)				☐ PLM CARB 435- (1000 Point Count <0.1%)			
☐ 1000 with Gravimetric (<0.1%)				☐ Cincinnati Method EPA 600/R-04/004 by PLM			

Customer Notes:

All samples testing positive between trace and 3% are to be re-tested at 400 point count
 If joint compound point counts >1%, then point count composite

Sample ID	Description/Location	Volume /Area	Sample Date	Flow Rate	Start-Stop Time
1	Plaster East Interior	900	4-26-2026		
2	Plaster East Interior	900	4-26-2026		
3	Plaster East Interior	900	4-26-2026		
4	Plaster East Interior	900	4-26-2026		
5	Plaster Floor 1 Room 1 E WL	900	4-26-2026		

Relinquished by: <i>[Signature]</i>	Time/Date: 7:13 4/27/26	Received by: <i>[Signature]</i>	Time/Date: 4/28/26
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United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 201031-0

Southeastern Environmental Microbiology Laboratories, Inc.
Greenville, SC

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).*

2025-07-01 through 2026-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read "R. J. Knech".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Southeastern Environmental Microbiology Laboratories, Inc.

102 Edinburgh Court
Greenville, SC 29607
Urooj Sagheer
Phone: 832-437-2667
Email: urooj@seeml.com
<http://www.seeml.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 201031-0

Bulk Asbestos Analysis

Code

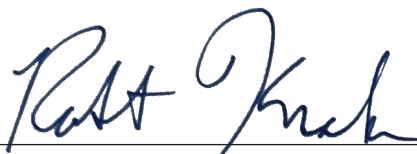
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program

Asbestos Bulk Sampling Information

638 636 Avondale St., East Liverpool, OH

HA	Sample #	Material	Location	Quantity	Condition	Friable Y/N	Asbestos Results
A	1-5	Plaster	Throughout	900 sf	poor	Y	ND

ND= Not Detected

NA=Not Analyzed due to positive stop

Summary of Assumed ACM's

Material	Location	Category	Quantity	Condition	Friable Y/N
Asphalt Shingles	House	I		poor	Y

Items in **RED** listed as positive for asbestos and must be remediaded before demolition/renovation.