ACM PRE-RENOVATION ASBESTOS, HAZARDOUS MATERIALS AND AIRBORNE MOLD SURVEYS

13008 Shaftsburg Rd., Shaftsburg, Michigan

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PROJECT # 20317f-1-194

DATE August 11, 2025

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PRE-RENOVATION ASBESTOS, HAZARDOUS MATERIALS AND AIRBORNE MOLD SURVEY

13008 Shaftsburg Rd., Shaftsburg, Michigan
Project Number: 20317f-1-194

EXECUTIVE SUMMARY

Shiawassee Economic Development Partnership (Client) retained AKT Peerless to conduct a Pre-Renovation Asbestos, Hazardous Materials and Airborne Mold Survey of the former Shaftsburg Hotel building at 13008 Shaftsburg Rd., Shaftsburg, Michigan (Site). AKT Peerless' Scope of Work was based on its revised proposal PF-37256 dated June 16, 2025, and the Terms and Conditions contained therein.

Asbestos Survey Summary
AKT Peerless performed an Asbestos-Containing Materials (ACM) identification survey of the two story, brick former hotel building. Suspect asbestos materials were identified and inventoried by a Michigan-accredited Asbestos Building Inspector. Based on the types and quantities of suspect materials discovered in the facility, bulk samples were collected to determine the asbestos content.

Of the thirty (30) distinct suspect homogeneous materials that were sampled and submitted for laboratory analysis, the following items were determined to be ACM:

- Gray window caulk
- Main Building Roofing
- Black Floor Tiles (glue is non-asbestos)
- Metalbestos wall furnace exhaust (assumed asbestos)
- Wall furnace Transite liner
- Gray floor tile (glue and felt are non-asbestos)
- Gray multi-layer flooring (glue and felt are non-asbestos)
- Building Tar #2

Hazardous Materials Inventory Summary
AKT Peerless also prepared an inventory of onsite Hazardous Materials (HM) for proper management such as reuse, recycling, and/or disposal. HM identified at the site included household chemicals, paints, and electronics.

Airborne Mold Spore Survey Summary
The building envelope is extensively compromised, which has led to widespread water intrusion. Interior building components and contents are water-damaged/saturated, resulting in severe mold exacerbation. AKT Peerless conducted airborne mold spore testing to evaluate the concentration and speciation of interior mold spores. Results indicated that numerous airborne mold species were present in concentrations greater than the laboratory method could quantify. In addition, airborne *Stachybotrys* ('black mold') spores were present in four of the five indoor samples.

NEXT STEPS

Asbestos

ACM must be removed in advance of any renovation at the Site. Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Michigan Occupational Safety and Health Administration (MIOSHA) Asbestos Program regulations require that removal and disposal of ACM must be performed according to specified practices and procedures by a licensed asbestos abatement contractor. Properly trained and state-accredited personnel must perform the abatement. A bid specification scope of work/project design for removal of the ACM, if developed for the work, must be developed by a state-accredited Asbestos Project Designer.

Air monitoring during abatement must be conducted to ensure asbestos materials generated during abatement are contained within the regulated work areas. A visual inspection and final clearance air sampling in regulated abatement areas must be performed before being released for subsequent renovation activities.

Hazardous Materials

Hazardous materials at the Site should be evaluated for proper removal management including reuse, recycling, and/or disposal in advance of renovation activities.

Airborne Mold Spores

Extremely high concentrations of airborne mold spores, in addition to the presence of *Stachybotrys* (potentially toxic “Black Mold”) spores, have created an interior building environment that could negatively impact visitors and contractor personnel. While mold is not regulated, personal protective equipment would be beneficial for mold-sensitive individuals that may enter or work inside the building.

1.0 Introduction

Shiawassee Economic Development Partnership (Client) retained AKT Peerless to conduct pre-renovation Asbestos and Hazardous Materials surveys at 13008 Shaftsburg Rd., Shaftsburg, Michigan. Sampling for airborne mold spores was also conducted. AKT Peerless' Scope of Work was based on proposal PF-37256 dated June 16, 2025, and the Terms and Conditions of that agreement.

2.0 Purpose

The purpose of AKT Peerless' pre-renovation asbestos survey was to 1) identify and locate suspect ACM, 2) establish a sampling plan, based on homogeneous materials and functional space areas to sample friable and non-friable suspect ACM, 3) quantify the ACM identified at the property, and 4) prepare a final report documenting confirmed ACM and Presumed Asbestos Containing Materials (PACM) quantities, locations, methodologies, and laboratory results.

The HM survey was conducted to identify potentially regulated materials, equipment, waste, etc. which may require special handling, packaging, transportation, or other regulatory obligations for proper management and/or disposition.

Airborne mold spore concentrations were evaluated to determine if precautionary use of PPE should be recommended for visitors and/or contractor personnel entering the building.

2.1 Scope of Work – Asbestos Survey

The Scope of Work for AKT Peerless' pre-renovation asbestos survey was based on the Asbestos Hazard Emergency Response Act (AHERA) inspection and management requirements for commercial and industrial buildings. Because the facility will undergo renovation, it is subject to USEPA National Emission Standards for Hazardous Air Pollutants (NESHAP) standards.

Asbestos survey activities were completed in accordance with the following protocol:

- The inspection was performed to determine the location of suspect ACM present in the subject buildings. This survey was quantitative in that an attempt was made to locate accessible, friable and non-friable ACM areas, as well as estimate the quantity of ACM. Bulk samples of suspect ACM were collected by a Michigan-accredited Asbestos Building Inspector.
- Bulk samples were collected of each homogeneous material area encountered in accordance with USEPA-recommended sampling guidelines. If a suspect material was not sampled, then it was designated as presumed ACM (PACM).
- Samples of suspect ACM were analyzed by a National Voluntary Laboratory Accreditation Program (NVLAP)-accredited laboratory for analysis via Polarized Light Microscopy and dispersion staining (PLM) following the USEPA Test Method (USEPA-600/M4-82-020) and the National Institute of Standards and Technology (NIST) Bulk Asbestos Handbook.
- Laboratory analysis was performed using first positive stop analysis methodologies. First positive stop involves analyzing samples by homogeneous material groupings. Laboratory analyses proceeded sample by sample, within each homogeneous material grouping, until a sample was determined to be asbestos containing.
- Although PLM is currently the accepted and approved method for analysis, the method is limited in its ability to provide a quantitative result when asbestos represents a small fraction of the material. Current USEPA guidelines specify that when initial laboratory analysis of friable

materials detects the presence of asbestos in a quantity between less than one percent (or trace) and less than ten percent, a verification analysis using the point counting analytical method may be considered. If the client does not exercise the option to conduct point counting, the material in question will be considered ACM as identified by PLM analysis.

- Upon completion of the field inspection and receipt of laboratory data, this report was prepared and includes: (a) a general description of the suspect ACM identified and non-suspect homogeneous materials that were visually evaluated, (b) a determination of the quantity of suspect materials observed, (c) laboratory testing results, and (d) quality control measures.

2.2 Scope of Work – Hazardous Materials Survey

The purpose of AKT Peerless' hazardous materials survey was to 1) identify and locate HM that may require reuse, recycling, and/or disposal prior to renovation/renovation activities, 2) collect and analyze paint chip samples to determine lead, cadmium and chromium content and 3) prepare a final summary report documenting the HM types, quantities, and any observed concerns.

2.3 Scope of Work – Airborne Mold Spore Sampling

The building envelope is extensively compromised, which has led to widespread water intrusion. Interior building components and contents are water-damaged/saturated, resulting in severe mold exacerbation. Representative sampling was performed to determine airborne concentrations of mold spores within the building. The purpose of this precautionary air testing was to provide the status of airborne mold spores in the building for future visitors, inspectors, contractor personnel, etc., who may access the site.

2.4 Clarifications and Exceptions

An AKT Peerless trained and licensed inspector was used to locate and identify suspect ACM. Within the limits of the Scope of Work and practical onsite considerations, AKT Peerless initiated both invasive and non-invasive access to identify suspect ACM at the Site. There may be additional asbestos materials that were not found because they were not accessible to the inspector. Asbestos was used in a variety of building components and in many types of materials in the construction of buildings. In some of these components, asbestos may be present, not as an intentional ingredient, but as a contaminant.

During execution of this survey, the work was performed using commercially reasonable and best efforts and standards consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

QUANTITIES OF IDENTIFIED ACM REPORTED IN THIS DOCUMENT ARE PROVIDED FOR REFERENCE ONLY AND SHOULD NOT BE SOLELY RELIED UPON FOR ABATEMENT BIDDING PURPOSES. AKT Peerless strongly cautions against utilizing the reported material quantities without field verification. It is expected that contractors will utilize their own quantities when preparing bid pricing. Further, it should be anticipated that there will be other costs associated with the construction/asbestos abatement including engineering and testing fees. For planning purposes, AKT Peerless recommends an allowance of 20 to 25 percent for these costs.

AKT Peerless encountered the following Site-specific limitations during the Asbestos Survey, HM Survey and airborne mold testing:

- Lighting within the facility was limited. AKT Peerless used portable spotlights and flashlights to improve general viewing conditions.
- Not all spaces/cavities enclosed by fixed-wall systems were accessed. Fixed wall systems included drywall and plaster walls with an underlying building structure and poured and block masonry. Only a limited, representative inspection of fixed-wall spaces was performed.
- High volume of contents, widespread building debris and severe water intrusion damage restricted full access to floor areas.

3.0 Asbestos Survey

3.1 Previous Inspection Reports, Building Plans, and Construction Specifications

Historical asbestos inspection information, floor plans or architectural drawings were not available for review during this survey.

3.2 Description of Homogeneous Areas

AKT Peerless identified Homogeneous Areas (HA) based on appearances and type of materials observed. As defined under AHERA, a homogeneous area is an area (material) that appears similar throughout in terms of its color, texture, and date of material application.

In addition, suspect ACMs are further described and defined based on one of three following material classifications:

Surfacing Materials (SM)

A material that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustic, fireproofing, or other purposes. Samples of suspect surfacing materials were collected using the following sampling guidelines:

Size of Sampling Area	USEPA Recommended Number of Samples to Collect	Minimum Number of Samples to Collect
Less than 1,000 square feet	9	3
Between 1,000 & 5,000 square feet	9	5
Greater than 5,000 square feet	9	7

Thermal System Insulation (TSI)

Thermal System Insulation are materials which are applied/affixed to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, water condensation, or for other similar purposes.

This category consists of insulation used to inhibit heat transfer or prevent condensation on mechanical system components. For thermal system insulation, the number of samples and the sample locations

was dependent on access considerations, the likelihood of asbestos content, and other site-specific factors.

Miscellaneous Materials (MM)

Miscellaneous Materials are structural components, members, and fixtures, such as floor tiles and ceiling panels. MM does not include surfacing material or thermal system insulation.

MM sampling was performed by delineation of homogeneous areas and functional spaces. Based on the number and different materials identified, multiple samples of suspect ACM were collected and analyzed.

AKT Peerless identified MM at the Site pursuant to the above criteria. Homogeneous Areas of surfacing, thermal system and miscellaneous materials identified at the site are presented and detailed in Appendix A.

3.3 Description of Functional Spaces

AKT Peerless identified various Functional Spaces (FS) in the building. In general, FS are defined as spatially distinct units or areas within a building structure, which can contain identifiable populations of occupants. Functional spaces can also include storage spaces, mechanical rooms, closets, and services areas, etc. However, FS can also be delineated based on general building layout, facility use, and other site-specific factors as defined by the inspector for completion of the survey. Figures 1 and 2 depict Functional Space designations for the Site. The basement is not depicted on a figure.

3.4 Bulk Sample Material Inventory

Based on the Homogeneous Areas and Functional Spaces identified during this pre-renovation survey, AKT Peerless collected 100 bulk samples for analysis. In general, AKT Peerless' sampling protocol consisted of a) wetting or misting the sample as appropriate, b) extracting a sample with a clean knife, chisel, or other similar hand tool and c) sealing the sample in a polyethylene sample container with a unique sample identification number. Figures 1 and 2 depict suspect asbestos sample locations. Materials positive for asbestos content are marked on the figures.

3.5 Laboratory Analytical Procedures

All samples collected were submitted to APEX Research, Inc. (APEX) of Brighton, Michigan for analysis. APEX is accredited by the American Industrial Hygiene Association (AIHA) and participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Samples were submitted under chain-of-custody protocols to ensure proper handling and delivery of the samples. The samples were analyzed using Polarized Light Microscopy (PLM) with dispersion staining in accordance with the following USEPA guidance document Determination of Asbestos in Bulk Building Materials: USEPA/600/R-93/116, dated July 1993.

USEPA defines ACM as those materials that contain greater than one percent asbestos. Friable materials are defined as those that can be crumbled or reduced to powder by hand pressure. The National Emission Standards for Hazardous Air Pollutants (NESHAP) for asbestos, dated November 1990 stipulates that any friable material identified as containing asbestos in concentrations greater than one percent must be considered ACM.

Materials containing one (1) percent or less asbestos are generally considered non-asbestos-containing and therefore are not regulated by NESHAP. The OSHA definition of ACM is also any material containing more than one (1) percent asbestos. However, specific work practices must be followed under OSHA regulations for materials containing less than one percent asbestos if an individual layer exceeds one percent. Under the PLM method, percentages, and types of fibrous components in these samples were determined by visual estimation of the fibrous materials versus the total amount of other materials present.

Current USEPA guidelines specify that when initial laboratory analysis of friable or non-friable materials regulated under NESHAP detects the presence of asbestos in a quantity between less than one percent (or trace) and less than ten percent, a verification analysis using the Point Counting analytical method should be considered or the material in question should be treated as ACM as identified by PLM analysis.

AKT Peerless utilized the first "positive-stop" method of sample analyses. Following this method, the analysis of a homogeneous material is stopped on a group of samples once the first positive (e.g., greater than 1% asbestos) sample is analyzed. According to the USEPA, if one sample of a homogenous material is identified to be asbestos-containing, the entire material must be considered asbestos-containing.

Based on appearances and types of materials, suspect ACMs were grouped into HA and FS as appropriate based on apparent age and similarity in texture and color and other site-specific conditions. Upon completion of these activities, representative bulk samples of the suspect materials were collected.

Bulk Sample Laboratory Reports with Chain-of-Custody records are presented in Appendix B.

3.6 Summary of Identified Asbestos Containing Materials

The confirmed ACM is presented in the following table in **bold**. Associated non-ACM is in plain text. The complete results table is presented in Appendix A.

13008 SHAFTSBURG ROAD BUILDING				
HA No.	**DESCRIPTION**	**LOCATION**	**QUANTITY**	**CONDITION**
05	**Gray Window Caulk**	**FS-25 Exterior**	**14 SF (27 Windows)**	**Friable**
06	**Main Building Roofing**	**FS-25 Exterior**	**2,200 SF**	**Non-Friable**
14	**Black Floor Tiles** and Glue (Under Carpet)	**FS-23**	**35 SF**	**Non-Friable**
18	**Metalbestos Wall Furnace Exhaust (presumed ACM)**	**FS-4**	**1 Unit**	**Non-Friable**
21	**Wall Furnace Transite**	**FS-4/FS-6**	**24 SF**	**Non-Friable**
22	**Gray Floor Tile,** Mastic and Felt (Under Carpet)	**FS-12**	**100 SF**	**Non-Friable**

13008 SHAFTSBURG ROAD BUILDING				
28	**Gray Multi-layer Flooring,** Mastic and Felt (Under Carpet)	**FS-14**	**100 SF**	**Non-Friable**
30	**Building Tar #2**	**FS-25 (Exterior)**	**60 SF**	**Non-Friable**

4.0 Hazardous Materials Survey

AKT Peerless also conducted an inspection of the facility to identify HM at the Site. A component of the HM inspection included paint chip sampling to determine the lead, cadmium and chrome content. A description of the procedures used for the HM survey and associated findings are provided in the following sections.

4.1 Hazardous Materials Inventory

AKT Peerless conducted an inspection of the Site to identify HM and waste streams that would require removal, reuse, recycle, disposal, or other special considerations before the building renovation occurs.

The survey was conducted to identify materials which could potentially be classified as 'universal or hazardous waste and other potentially regulated materials slated for offsite management. The Site was inspected for potential hazardous materials, including but not limited to:

- PCB or oil containing light ballasts,
- Batteries,
- Aerosol containers,
- Petroleum-based products,
- Chlorofluorocarbon (CFC)-containing equipment,
- Smoke detectors,
- Fire extinguishers,
- Exit signs,
- Thermostats, light tubes, and switches,
- Electronics,
- Paints, solvents, and thinners,
- Automotive-related liquids and equipment, and
- Orphaned containers.

No intrusive investigation or use of remote sensing equipment was used. No research or contact with manufacturers, sample collection, or testing of equipment was performed.

The tabulated inventory of HM is presented in Appendix C.

4.2 Paint Chip Sampling

Paint chip samples were collected for analysis of lead, cadmium and chrome from representative painted surface coatings within the structures. AKT Peerless did not inventory, or sample all painted surfaces and components but rather sampled paint from the most representative surfaces.

Paint chip samples were submitted under chain-of-custody control to an accredited laboratory for analysis by the SW846 Analytical Method. Results are presented in the following table:

SAMPLE No.	LOCATION	PAINT COLOR	LEAD	CHROMIUM	CADMIUM
13008P-1	Exterior Wall Paint	White	<1.15%	<0.01%	<0.01%
13008P-2	Exterior Window Paint	White	0.17%	<0.01%	<0.01%
13008P-3	Interior Wall Paint	White	<0.01%	<0.01%	<0.01%
13008P-4	Interior Door Paint	Brown and Green	0.11%	<0.01%	<0.01%
13008P-5	Exterior Door Paint	Brown	4.78%	<0.01	0.01
13008P-6	Exterior Door Paint	White	8.25%	0.05%	0.02%
13008P-7	Interior Trim Paint	Light Brown	3.95%	0.01	0.02%
13008P-8	Trim Paint	Light Brown	<0.01%	<0.01	<0.01%
13008P-9	Basement Floor Paint	Gray	<0.01	<0.01	<0.01

Laboratory analytical data and chain-of-custody documentation associated with paint sampling is included in Appendix D. Paint coatings that test above the limit of detection for lead are regulated by Michigan Occupational and Safety Health Act (MIOSHA) Construction Safety and Health Standard Part 603, Lead Exposure in Construction Standard. Paint coatings that test above the limit of detection for cadmium are regulated by the MIOSHA Standard Part 609, Cadmium in Construction. MIOSHA Standard R 325.51995 adopts OSHA standard 1926.1126 for Chromium (IV) in Construction. A material (e.g., paint coating containing chromium or a specific process, operation, or activity) involving chromium cannot release dust, fumes, or mists of chromium (VI) in concentrations at or above 0.5 µg/m3 as an 8-hour time-weighted average (TWA) under any expected conditions of use.

5.0 Airborne Mold Spore Testing

Seven airborne mold spore samples were taken throughout the Site and included five indoor samples and two outdoor reference samples. Weather data on the day of sampling included no rain, temperatures in the low 70s, and light winds.

5.1 Testing Methodology

AKT Peerless utilized a “spore trap” Allergenco ‘D’ sampling cassette designed for the rapid collection and analysis of a wide range of airborne aerosols including fungal spores, pollen, insect parts, skin cell fragments, fibers, and inorganic particulates. Samples are collected with this media by drawing a known volume of air through the cassette. Sampling consists of calibrating a high-volume vacuum pump to a flow rate of 15 liters per minute. The air is then drawn through the sample media for 10 minutes to provide a sample volume of 150 liters.

The particles in the air become impacted on the sampling substrate within the cassette. The cassette housing is designed so that the particles are distributed and deposited equally on a special adhesive coated glass substrate contained in the cassette housing. The sample is then analyzed by a laboratory analyst trained in bioaerosol particle morphology.

Fungal spores are generally reported by genus only and fungal species of varying risk for the same genera are not differentiated. In addition, some fungal spore types are not differentiated. For example, *Aspergillus sp.* and *Penicillium sp*. are normally reported together due to the similarities in spore morphology and some types of spores are described by an alternate general taxonomy that includes multiple genera of fungi (e.g. *Basidiospores* represents multiple types of outdoor fungi including mushrooms, rusts and smuts). In addition, although fungal fragments that are indications of growth and amplification such as hypha may be recovered, spore viability cannot be assessed. However, this is considered a minimal limitation for most assessments since the allergenic properties of spores are not affected by viability.

Samples were submitted under chain-of-custody control to Apex Research Laboratory in Brighton Michigan for microscopic analyses of bioaerosol and background particulate.

5.2 Airborne Mold Spore Sampling Results

The Center for Disease Control (CDC), Occupational Safety and Health Administration (OSHA), and Environmental Protection Agency (EPA) do not have federal standards or recommendations for airborne mold concentrations. Common mold testing industry practice utilizes the conservative HVAC Industry criteria for residential buildings of air spore counts of 500 spores/m^3 or less as an acceptable level. This recommendation considers the possibility of residents spending 20 – 24 hours per day in residential units.

Seven (7) samples were collected at the site, five (5) interior samples and (2) exterior reference samples were collected. Total mold spore counts are presented in Table 1 below. Sample results above 500 spores/m^3 have been highlighted in yellow.

Results from the sampling event also revealed that four (4) out of the five (5) interior samples contained some level of *Stachybotrys* (“Black Mold”), which have been highlighted in red in the following table. This type of mold can have severe health impacts as undisturbed colonies produce toxins over time.

Sample Identification	Location	Total Concentration (Spores/m^3)
1-1	FS-2	>13,910
1-2	FS-2	>18,902
1-3	FS-3	>16,510
1-4	FS-3	>19,006
1-5	FS-9	>13,546
2-1	FS-25	>10,790
2-2	FS-25	>10,868

(>) Result greater than the laboratory analytical limit for each sample.

Highlighted samples indicate individual spore counts above 500 spores/m3

Highlighted samples indicate *Stachybotrys* at any level

6.0 Limitations

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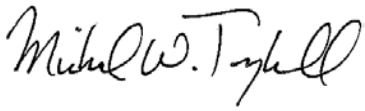
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7.0 Signatures

The following professionals conducted the survey and/or prepared this report.



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Michigan Inspector and Project Designer Accreditation No. **A3152**



Michael W. Turnbull, Senior Project Manager
Michigan Inspector Accreditation No. **A59097**

Figures

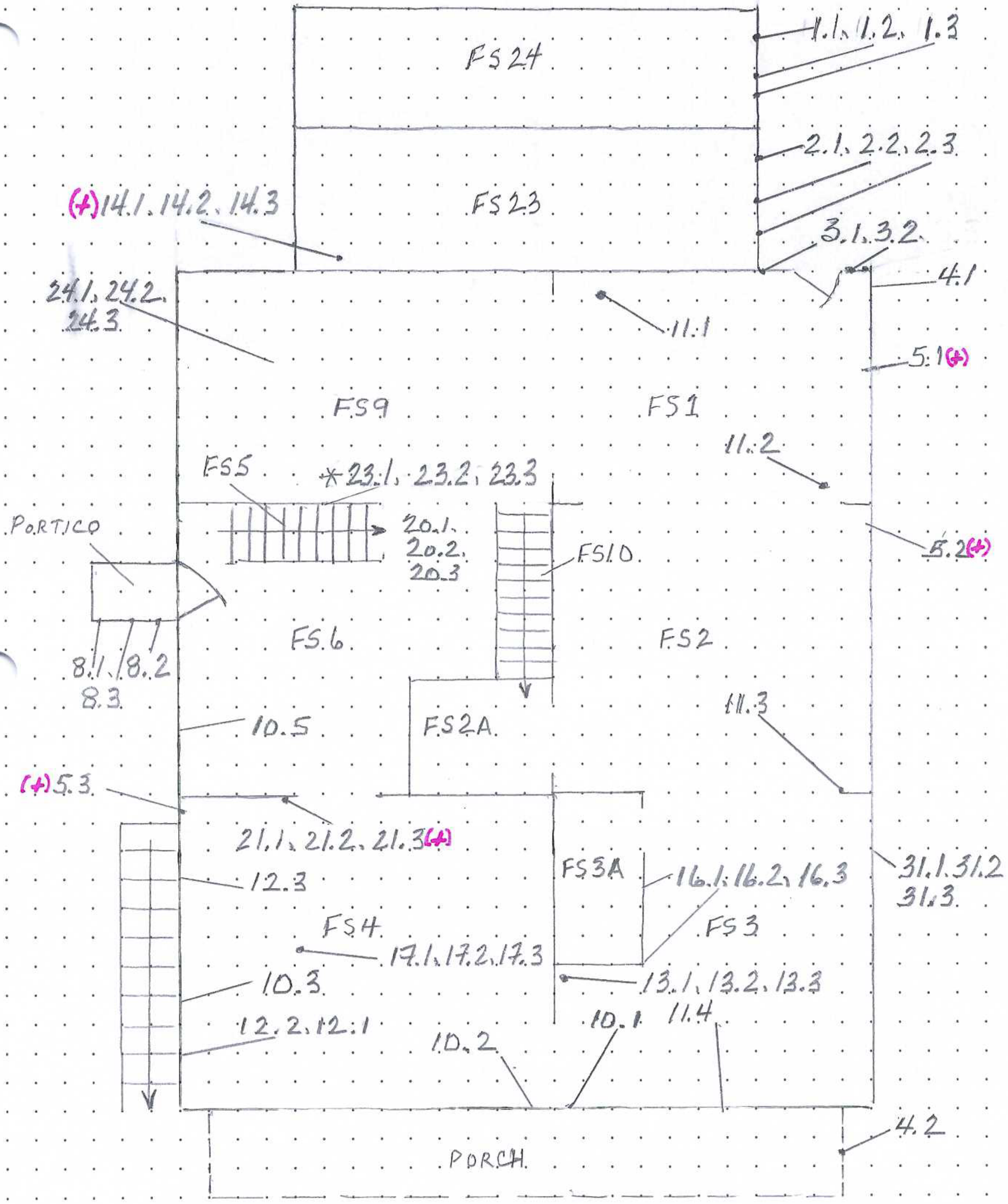


FIGURE 1
SHAFTSBURG HOTEL
FIRST FLOOR
FUNCTIONAL SPACES &
SAMPLE LOCATIONS

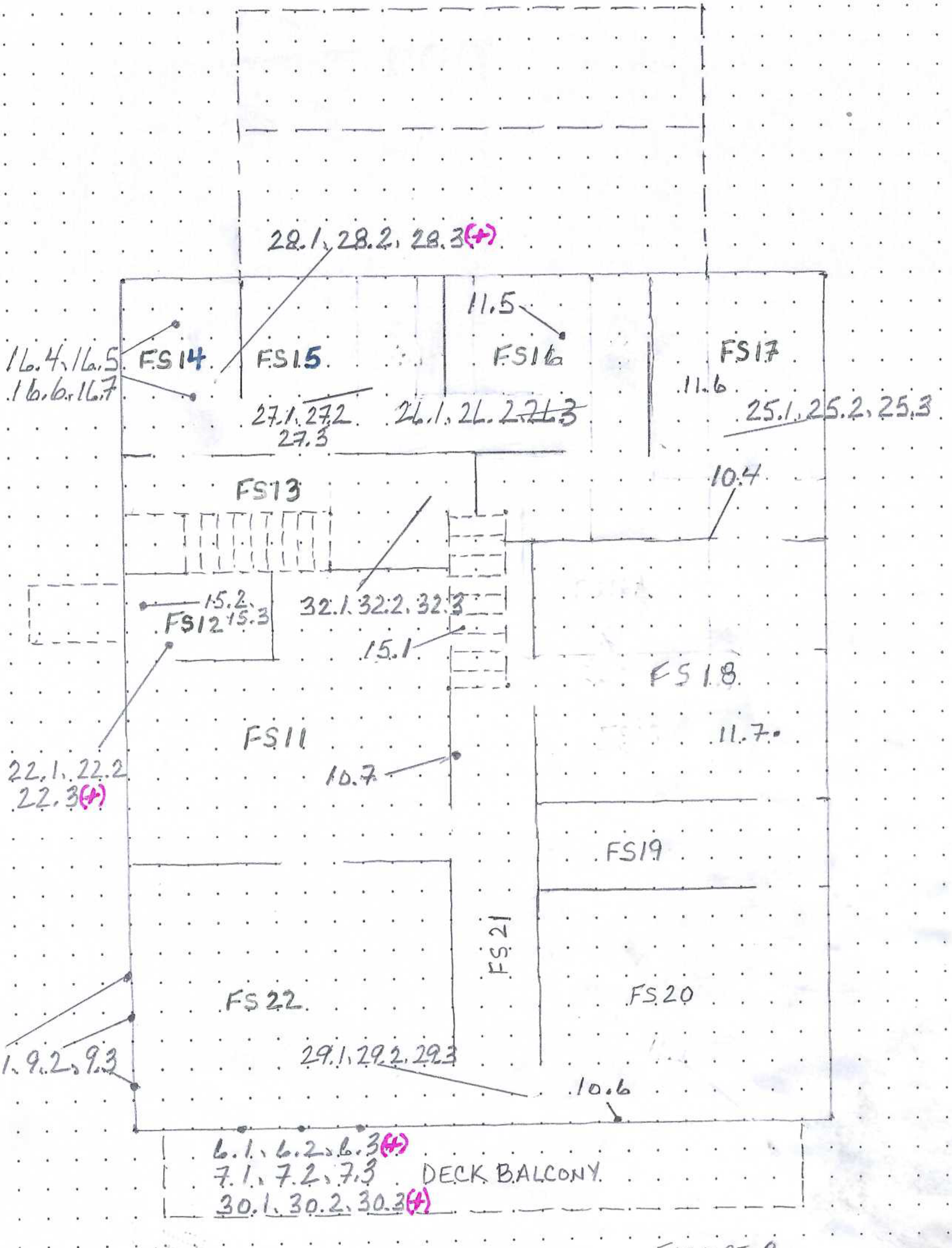


FIGURE 2
SHAFTSBURG HOTEL
SECOND FLOOR
FUNCTIONAL SPACES &
SAMPLE LOCATIONS

Appendix A

Homogeneous Area Table

Bulk Sample Results Table

AKTPEERLESS

HOMOGENEOUS AREA SUMMARY

CLIENT: Shiawassee Economic Development Partnership
PROJECT NO: 20317f-1-194
PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michgan

HA No.	Material Description	Material Location(s)	Material Class	Approx. Quantity	Friability
01	Carport Rolled Roofing	FS-25 (Exterior)	MM	240 SF	Non-friable
02	Garage Roofing Shingle	FS-25 (Exterior)	MM	600 SF	Non-friable
03	Garage/Building Interface Tar	FS-25 (Exterior)	MM	40 SF	Non-friable
04	Foundation/Porch Concrete	FS-25 (Exterior)	MM	300 CF	Non-friable
05	**Gray Window Caulk**	**FS-25 (Exterior)**	**MM**	**14 SF (27 Window Units)**	**Friable**
06	**Main Building Roofing**	**FS-25 (Exterior)**	**MM**	**2,200 SF**	**Non-friable**
07	Main Building Flashing	FS-25 (Exterior)	MM	400 SF	Non-friable
08	South Portico Shingle	FS-25 (Exterior)	MM	50 SF	Non-friable
09	Brown Building Caulk	FS-25 (Exterior)	MM	2 SF	Non-friable
10	Hard Wall Plaster	Throughout	MM	>5,000 SF	Friable
11	Swirl Texture Ceiling Plaster	Throughout	MM	>5,000 SF	Friable
12	Heavy Texture Ceiling Plaster	FS-4	MM	<1,000 SF	Friable

Tabulated By: JCF

AKTPEERLESS

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CLIENT: Shiawassee Economic Development Partnership
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PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michgan

HA No.	Material Description	Material Location(s)	Material Class	Approx. Quantity	Friability
13	Black & White Multi-layer Flooring	FS-3	MM	550 SF	Non-friable
14	**Black Floor Tiles** and Glue	**FS-23**	**MM**	**35 SF**	**Non-friable**
15	2 X 4 Lay in Ceiling Panel	FS-12, FS-21	MM	120 SF	Friable
16	Drywall & Mud	FS-14, FS-3A, FS-5	MM	710 SF	Non-friable
17	Black & Brown Small Square Pattern Flooring	FS-4	MM	250 SF	Non-friable
18	**Metalbestos Wall Furnace Exhaust (presumed ACM)**	**FS-4**	**MM**	**1 Unit**	**Non-friable**
19	Not Used	NA	NA	NA	NA
20	12" Light Brown Floor Tile and Glue (Under Carpet)	FS-6	MM	250 Sf	Non-friable
21	**Wall Furnace Transite**	**FS-4/FS-6**	**MM**	**24 SF**	**Non-friable**
22	**Gray Floor Tile,** Mastic and Felt (Under Carpet)	**FS-12**	**MM**	**100 SF**	**Non-friable**
23	Particle Board	FS-8	MM	30 SF	Friable

Tabulated By: JCF

AKTPEERLESS

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Shaftsburg, Michgan

HA No.	Material Description	Material Location(s)	Material Class	Approx. Quantity	Friability
24	Tan/Tan Pebble/Red/Brown Multi-level Flooring and Felt (Under Carpet)	FS-9	MM	300 SF	Non-friable
25	Dark Red Multi-layer Flooring and Felt (Under Carpet)	FS-17	MM	100 SF	Non-friable
26	Light Brown/Green Multi-layer Flooring (Under Carpet)	FS-16	MM	115 SF	Non-friable
27	Black/Blue Multi-layer Flooring and Felt (Under Carpet)	FS-15	MM	70 SF	Non-friable
28	**Gray Multi-layer Flooring,** Felt and Mastic (Under Carpet)	**FS-14**	**MM**	**100 SF**	**Non-friable**
29	Dark Brown Multi-layer Flooring and Felt (Under Carpet)	FS-21	MM	120 SF	Non-friable
30	**Building Tar #2**	**FS-25 (Exterior)**	**MM**	**60 SF**	**Non-friable**
31	White Rubber Building Caulk	FS-25 (Exterior)	MM	2 SF	Non-friable
32	Red Multi-layer Flooring and Felt	FS-13	MM	64 SF	Non-friable

HA= Homogeneous Area
FS = Functional Space
SF= Square Feet
NE = Not Estimated

MM = Miscellaneous Material
SM = Surfacing Material
TSI = Thermal System Insulation
Bold = Asbestos Material

CF = Cubic Feet

Tabulated By: JCF

AKTPEERLESS

BULK SAMPLE RESULTS SUMMARY

CLIENT: Shiawassee Economic Development Partnership
PROJECT NO: 20317f-1-194
PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michigan

HA No.	Material Description	Sample Number	Asbestos Content	Sample Location	Comments
01	Carport Rolled Roofing	1.1	NAD	FS-25 (Reference Figure 1)	
		1.2	NAD	FS-25 (Reference Figure 1)	
		1.3	NAD	FS-25 (Reference Figure 1)	
02	Garage Roof Shingle	2.1	NAD	FS-25 (Reference Figure 1)	
		2.2	NAD	FS-25 (Reference Figure 1)	
		2.3	NAD	FS-25 (Reference Figure 1)	
03	Garage/Building Interface Tar	3.1	NAD	FS-25 (Reference Figure 1)	
		3.2	NAD	FS-25 (Reference Figure 1)	
04	Foundation/Porch Concrete	4.1	NAD	FS-25 (Reference Figure 1)	
		4.2	NAD	FS-25 (Reference Figure 1)	
05	**Gray Window Caulk**	5.1	NAD	FS-25 (Reference Figure 1)	**Point Count Result**
		5.2	**CHR 2.75%**	**FS-25 (Reference Figure 1)**	
		5.3	**NA**	**FS-25 (Reference Figure 1)**	
06	**Main Building Roof**	**6.1**	Shingle NAD**/Tar CHR 10%**	**FS-25 (Reference Figure 2)**	
		6.2	Shingle NAD/**NA**	**FS-25 (Reference Figure 2)**	
		6.3	Shingle NAD/**NA**	**FS-25 (Reference Figure 2)**	
07	Main Building Flashing	7.1	NAD	FS-25 (Reference Figure 2)	
		7.2	NAD	FS-25 (Reference Figure 2)	
		7.3	NAD	FS-25 (Reference Figure 2)	
08	South Portico Shingle	8.1	NAD/NAD	FS-25 (Reference Figure 1)	
		8.2	NAD/NAD	FS-25 (Reference Figure 1)	
		8.3	NAD/NAD	FS-25 (Reference Figure 1)	
09	Brown Building Caulk	9.1	NAD	FS-25 (Reference Figure 1)	
		9.2	NAD	FS-25 (Reference Figure 1)	
		9.3	NAD	FS-25 (Reference Figure 1)	

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BULK SAMPLE RESULTS SUMMARY

CLIENT: Shiawassee Economic Development Partnership
PROJECT NO: 20317f-1-194
PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michigan

HA No.	Material Description	Sample Number	Asbestos Content	Sample Location	Comments
10	Hard Wall Plaster	10.1	NAD	FS-3 (Reference Figure 1)	
		10.2	NAD	FS-4 (Reference Figure 1)	
		10.3	NAD	FS-4 (Reference Figure 1)	
		10.4	NAD	FS-17 (Reference Figure 2)	
		10.5	NAD	FS-6 (Reference Figure 1)	
		10.6	NAD	FS-20 (Reference Figure 2)	
		10.7	NAD	FS-21 (Reference Figure 2)	
11	Swirl Texture Ceiling Plaster	11.1	NAD	FS-1 (Reference Figure 1)	
		11.2	NAD	FS-1 (Reference Figure 1)	
		11.3	NAD	FS-2 (Reference Figure 1)	
		11.4	NAD	FS-3 (Reference Figure 1)	
		11.5	NAD	FS-16 (Reference Figure 2)	
		11.6	NAD	FS-17 (Reference Figure 2)	
		11.7	NAD	FS-18 (Reference Figure 2)	
12	Heavy Texture Ceiling Plaster	12.1	NAD/NAD	FS-4 (Reference Figure 1)	
		12.2	NAD/NAD	FS-4 (Reference Figure 1)	
		12.3	NAD/NAD	FS-4 (Reference Figure 1)	
13	Black & White Multi-layer Flooring	13.1	NAD/NAD/NAD	FS-3 (Reference Figure 1)	Under Carpet
		13.2	NAD/NAD/NAD	FS-3 (Reference Figure 1)	
		13.3	NAD/NAD/NAD	FS-3 (Reference Figure 1)	
14	**Black Flooring** w/Glue	**14.1**	**CHR 3.25%/**NAD	**FS-23 (Reference Figure 1)**	**Point Count Result**
		14.2	**NA**/NAD	**FS-23 (Reference Figure 1)**	
		14.3	**NA/**NAD	**FS-23 (Reference Figure 1)**	
15	2 X 4 Lay in Ceiling Panel	15.1	NAD	FS-10 (Reference Figure 1)	
		15.2	NAD	FS-12 (Reference Figure 2)	
		15.3	NAD	FS-12 (Reference Figure 2)	

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BULK SAMPLE RESULTS SUMMARY

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PROJECT NO: 20317f-1-194
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Shaftsburg, Michigan

HA No.	Material Description	Sample Number	Asbestos Content	Sample Location	Comments
16	Drywall and Mud Compound Ceiling	16.1	NAD/NAD	FS-3 (Reference Figure 1)	
		16.2	NAD/NAD	FS-3 (Reference Figure 1)	
		16.3	NAD/NAD	FS-3 (Reference Figure 1)	
		16.4	NAD/NAD	FS-14 (Reference Figure 2)	
		16.5	NAD/NAD	FS-14 (Reference Figure 2)	
		16.6	NAD/NAD	FS-14 (Reference Figure 2)	
		16.7	NAD/NAD	FS-14 (Reference Figure 2)	
17	Black & Brown Small Square Flooring	17.1	NAD/NAD	FS-4 (Reference Figure 1)	Under Carpet
		17.2	NAD/NAD	FS-4 (Reference Figure 1)	
		17.3	NAD/NAD	FS-4 (Reference Figure 1)	
20	Light Brown 12" Floor Tile w/Glue	20.1	NAD/NAD	FS-6 (Reference Figure 1)	Under Carpet
		20.2	NAD/NAD	FS-6 (Reference Figure 1)	
		20.3	NAD/NAD	FS-6 (Reference Figure 1)	
21	**Wall Furnace Liner Transite**	**21.1**	**CHR 10%**	**FS-4 (Reference Figure 1)**	
		21.2	**NA**	**FS-4 (Reference Figure 1)**	
		21.3	**NA**	**FS-4 (Reference Figure 1)**	
22	**Multi-layer Flooring** w/Mastic and Felt	**22.1**	**CHR 1.75%**/NAD/NAD	**FS-12 (Reference Figure 2)**	**Point Count Result**
		22.2	**NA**/NAD/NAD	**FS-12 (Reference Figure 2)**	
		22.3	**NA**/NAD/NAD	**FS-12 (Reference Figure 2)**	
23	Particle Board	23.1	NAD	FS-8	Basement Stairwell
		23.2	NAD	FS-8	
		23.3	NAD	FS-8	
24	Multi-layer Flooring w/Felt	24.1	NAD/NAD	FS-9 (Reference Figure 1)	Under Carpet
		24.2	NAD/NAD	FS-9 (Reference Figure 1)	
		24.3	NAD/NAD	FS-9 (Reference Figure 1)	
25	Dark Red Flooring w/Felt	25.1	NAD/NAD	FS-17 (Reference Figure 2)	Under Carpet
		25.2	NAD/NAD	FS-17 (Reference Figure 2)	
		25.3	NAD/NAD	FS-17 (Reference Figure 2)	

Tabulated By: JCF

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BULK SAMPLE RESULTS SUMMARY

CLIENT: Shiawassee Economic Development Partnership
PROJECT NO: 20317f-1-194
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Shaftsburg, Michigan

HA No.	Material Description	Sample Number	Asbestos Content	Sample Location	Comments
26	Green Flooring	26.1	NAD	FS-16 (Reference Figure 2)	Under Carpet
		26.2	NAD	FS-16 (Reference Figure 2)	
		26.3	NAD	FS-16 (Reference Figure 2)	
27	Black Flooring #2 w/Felt	27.1	NAD/NAD	FS-15 (Reference Figure 2)	Under Carpet
		27.2	NAD/NAD	FS-15 (Reference Figure 2)	
		27.3	NAD/NAD	FS-15 (Reference Figure 2)	
28	**Gray Floor Tile** w/Mastic and Felt	**28.1**	**CHR 2.75%/**NAD/NAD	**FS-14 (Reference Figure 2)**	**Point Count Result** Under Carpet
		28.2	**NA/**NAD/NAD	**FS-14 (Reference Figure 2)**	
		28.3	**NA/**NAD/NAD	**FS-14 (Reference Figure 2)**	
29	Dark Brown Flooring w/Felt	29.1	NAD/NAD	FS-21 (Reference Figure 2)	Under Carpet
		29.2	NAD/NAD	FS-21 (Reference Figure 2)	
		29.3	NAD/NAD	FS-21 (Reference Figure 2)	
30	**Building Tar #2**	**30.1**	**CHR 10%**	**FS-25 (Reference Figure 2)**	
		30.2	**NA**	**FS-25 (Reference Figure 2)**	
		30.3	**NA**	**FS-25 (Reference Figure 2)**	
31	White Rubber Building Caulk	31.1	NAD	FS-25 (Reference Figure 1)	
		31.2	NAD	FS-25 (Reference Figure 1)	
		31.3	NAD	FS-25 (Reference Figure 1)	
32	Red Flooring w/Felt	32.1	NAD/NAD	FS-13 (Reference Figure 2)	Under Carpet
		32.2	NAD/NAD	FS-13 (Reference Figure 2)	
		32.3	NAD/NAD	FS-13 (Reference Figure 2)	

Notes

FS = Functional Space
NE = Not Estimated
NAD = No Asbestos Detected
Bold = Asbestos Material
NA = Not Analyzed

Tabulated By: JCF

Appendix B

Bulk Sample Laboratory Reports and Chain of Custody Record

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 01 Cust. #: 1.1 Material: Carpet Rolled Roofing Shingle Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 02 Cust. #: 1.2 Material: Carpet Rolled Roofing Shingle Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 03 Cust. #: 1.3 Material: Carpet Rolled Roofing Shingle Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Liability limited to cost of analysis.

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 04 Cust. #: 2.1 Material: Roof Shingle Location: Garage Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 05 Cust. #: 2.2 Material: Roof Shingle Location: Garage Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 06 Cust. #: 2.3 Material: Roof Shingle Location: Garage Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Robert T. Letarte Jr., Laboratory Director

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Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 07 Cust. #: 3.1 Material: Tar Location: Garage/Building Interface Appearance: black,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 08 Cust. #: 3.2 Material: Tar Location: Garage/Building Interface Appearance: black,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 09 Cust. #: 4.1 Material: Foundation Concrete Location: Porch Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 10 Cust. #: 4.2 Material: Foundation Concrete Location: Porch Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 11 Cust. #: 5.1 Material: Gray Window Caulk Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 118897 - 12 Cust. #: 5.2 Material: Gray Window Caulk Location: Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 2.75% POINT COUNT RESULT	Other - 97.25%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 13 Cust. #: 5.3 Material: Gray Window Caulk Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 14 Cust. #: 6.1 Material: Shingle Location: Main Building Roof Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 14a Cust. #: 6.1 Material: Tar Location: Main Building Roof Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 15 Cust. #: 6.2 Material: Shingle Location: Main Building Roof Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 15a Cust. #: 6.2 Material: Tar Location: Main Building Roof Appearance: Layer: 2 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 16 Cust. #: 6.3 Material: Shingle Location: Main Building Roof Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 16a Cust. #: 6.3 Material: Tar Location: Main Building Roof Appearance: Layer: 2 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 17 Cust. #: 7.1 Material: Flashing Location: Main Building Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 118897 - 18 Cust. #: 7.2 Material: Flashing Location: Main Building Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 19 Cust. #: 7.3 Material: Flashing Location: Main Building Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 118897 - 20 Cust. #: 8.1 Material: Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 20a Cust. #: 8.1 Material: White Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 21 Cust. #: 8.2 Material: Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 21a Cust. #: 8.2 Material: White Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 22 Cust. #: 8.3 Material: Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

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Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 22a Cust. #: 8.3 Material: White Shingle Location: S. Portico Appearance: black,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Fiberglass - 30% Other - 70%
Lab ID #: 118897 - 23 Cust. #: 9.1 Material: Brown Building Caulk Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 24 Cust. #: 9.2 Material: Brown Building Caulk Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 25 Cust. #: 10.1 Material: Hard Wall Plaster Location: Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%
Lab ID #: 118897 - 26 Cust. #: 10.2 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%
Lab ID #: 118897 - 27 Cust. #: 10.3 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 28 Cust. #: 10.4 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%
Lab ID #: 118897 - 29 Cust. #: 10.5 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%
Lab ID #: 118897 - 30 Cust. #: 10.6 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 31 Cust. #: 10.7 Material: Hard Wall Plaster Location: Appearance: grey,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Mica -10% Other - 89%
Lab ID #: 118897 - 32 Cust. #: 11.1 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Hair - 5% Other - 95%
Lab ID #: 118897 - 33 Cust. #: 11.2 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 34 Cust. #: 11.3 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 34a Cust. #: 11.3 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%
Lab ID #: 118897 - 35 Cust. #: 11.4 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 36 Cust. #: 11.5 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 37 Cust. #: 11.6 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 37a Cust. #: 11.6 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Other - 95%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 38 Cust. #: 11.7 Material: Swirl Texture Ceiling Plaster Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 39 Cust. #: 12.1 Material: Heavy Texture Ceiling Plaster Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 39a Cust. #: 12.1 Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 40 Cust. #: 12.2 Material: Heavy Texture Ceiling Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 40a Cust. #: 12.2 Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 41 Cust. #: 12.3 Material: Heavy Texture Ceiling Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 41a Cust. #: 12.3 Material: Plaster Location: Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Hair - 2% Other - 98%
Lab ID #: 118897 - 42 Cust. #: 13.1 Material: Black & White Flooring Location: Appearance: blue,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 50% Other - 50%
Lab ID #: 118897 - 42a Cust. #: 13.1 Material: Yellow Sheet Floor/Felt Location: Appearance: yellow,fibrous,nonhomogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 42b Cust. #: 13.1 Material: Brown Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 43 Cust. #: 13.2 Material: Black & White Flooring Location: Appearance: blue,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 43a Cust. #: 13.2 Material: Yellow Sheet Floor/Felt Location: Appearance: yellow,fibrous,nonhomogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 43b Cust. #: 13.2 Material: Brown Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 44 Cust. #: 13.3 Material: Black & White Flooring Location: Appearance: blue,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 44a Cust. #: 13.3 Material: Yellow Sheet Floor/Felt Location: Appearance: yellow,fibrous,nonhomogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 44b Cust. #: 13.3 Material: Brown Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 45 Cust. #: 14.1 Material: Black Flooring Location: Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 3.25% POINT COUNT RESULT	Other - 96.75%
Lab ID #: 118897 - 45a Cust. #: 14.1 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 46 Cust. #: 14.2 Material: Black Flooring Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 46a Cust. #: 14.2 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 118897 - 47 Cust. #: 14.3 Material: Black Flooring Location: Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 47a Cust. #: 14.3 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 118897 - 48 Cust. #: 15.1 Material: 2x4 Lay-In Ceiling Panel Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 49 Cust. #: 15.2 Material: 2x4 Lay-In Ceiling Panel Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 50 Cust. #: 15.3 Material: 2x4 Lay-In Ceiling Panel Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 51 Cust. #: 16.1 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 118897 - 51a Cust. #: 16.1 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 52 Cust. #: 16.2 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 118897 - 52a Cust. #: 16.2 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 53 Cust. #: 16.3 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 53a Cust. #: 16.3 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 54 Cust. #: 16.4 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 118897 - 54a Cust. #: 16.4 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 55 Cust. #: 16.5 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 118897 - 55a Cust. #: 16.5 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 56 Cust. #: 16.6 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 56a Cust. #: 16.6 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 57 Cust. #: 16.7 Material: Drywall Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 118897 - 57a Cust. #: 16.7 Material: Mud Location: Appearance: white,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 58 Cust. #: 17.1 Material: Black Small Square Flooring Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 58a Cust. #: 17.1 Material: Brown Small Square Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 59 Cust. #: 17.2 Material: Black Small Square Flooring Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 59a Cust. #: 17.2 Material: Brown Small Square Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 60 Cust. #: 17.3 Material: Black Small Square Flooring Location: Appearance: black,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 60a Cust. #: 17.3 Material: Brown Small Square Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 61 Cust. #: 20.1 Material: Light Brown 12" Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 61a Cust. #: 20.1 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 62 Cust. #: 20.2 Material: Light Brown 12" Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 62a Cust. #: 20.2 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 63 Cust. #: 20.3 Material: Light Brown 12" Floor Tile Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 63a Cust. #: 20.3 Material: Glue Location: Appearance: yellow,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 64 Cust. #: 21.1 Material: Wall Furnace Transite Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%
Lab ID #: 118897 - 65 Cust. #: 21.2 Material: Wall Furnace Transite Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 66 Cust. #: 21.3 Material: Wall Furnace Transite Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 67 Cust. #: 22.1 Material: Grey Floor Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 3	Asbestos Present: **YES** Chrysotile - 1.75% POINT COUNT RESULT	Other - 98.25%
Lab ID #: 118897 - 67a Cust. #: 22.1 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 67b Cust. #: 22.1 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

For Layered Samples, each component will be analyzed and reported separately.

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 68 Cust. #: 22.2 Material: Gray Floor Tile Location: Appearance: Layer: 1 of 3	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 68a Cust. #: 22.2 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 68b Cust. #: 22.2 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 69 Cust. #: 22.3 Material: Gray Floor Tile Location: Appearance: Layer: 1 of 3	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 69a Cust. #: 22.3 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 69b Cust. #: 22.3 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 70 Cust. #: 23.1 Material: Particle Board Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 71 Cust. #: 23.2 Material: Particle Board Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 72 Cust. #: 23.3 Material: Particle Board Location: Appearance: brown,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 73 Cust. #: 24.1 Material: Tan Pebble Flooring Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 118897 - 73a Cust. #: 24.1 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 118897 - 74 Cust. #: 24.2 Material: Tan Pebble Flooring Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 74a Cust. #: 24.2 Material: Red Sheet Floor/Felt Location: Appearance: red,fibrous,nonhomogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 74b Cust. #: 24.2 Material: Brown Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 75 Cust. #: 24.3 Material: Tan Pebble Flooring Location: Appearance: white,fibrous,nonhomogenous Layer: 1 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 75a Cust. #: 24.3 Material: Brown Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 75b Cust. #: 24.3 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 118897 - 76 Cust. #: 25.1 Material: Dark Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 76a Cust. #: 25.1 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 118897 - 77 Cust. #: 25.2 Material: Dark Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 77a Cust. #: 25.2 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 78 Cust. #: 25.3 Material: Dark Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 78a Cust. #: 25.3 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 118897 - 79 Cust. #: 26.1 Material: Green Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 40 CFR - Part 763 and/or EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples as submitted and to insure the integrity of the results, may only be reproduced in full. This certificate must not be used by the customer to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Liability limited to cost of analysis.

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 80 Cust. #: 26.2 Material: Green Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 81 Cust. #: 26.3 Material: Green Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 82 Cust. #: 27.1 Material: Black Flooring #2 Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 82a Cust. #: 27.1 Material: Blue Sheet Floor/Felt Location: Appearance: blue,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 83 Cust. #: 27.2 Material: Black Flooring #2 Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 83a Cust. #: 27.2 Material: Blue Sheet Floor/Felt Location: Appearance: blue,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
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AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 84 Cust. #: 27.3 Material: Black Flooring #2 Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 84a Cust. #: 27.3 Material: Blue Sheet Floor/Felt Location: Appearance: blue,fibrous,nonhomogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 85 Cust. #: 28.1 Material: Gray Floor Tile Location: Appearance: grey,fibrous,homogenous Layer: 1 of 3	Asbestos Present: **YES** Chrysotile - 2.75% POINT COUNT RESULT	Other - 97.25%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 85a Cust. #: 28.1 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 85b Cust. #: 28.1 Material: Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 86 Cust. #: 28.2 Material: Gray Floor Tile Location: Appearance: Layer: 1 of 3	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report To:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 86a Cust. #: 28.2 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 86b Cust. #: 28.2 Material: Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 87 Cust. #: 28.3 Material: Gray Floor Tile Location: Appearance: Layer: 1 of 3	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Project #: 20317f-1-194

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Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 87a Cust. #: 28.3 Material: Mastic Location: Appearance: black,nonfibrous,homogenous Layer: 2 of 3	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 87b Cust. #: 28.3 Material: Sheet Floor/Felt Location: Appearance: brown,fibrous,nonhomogenous Layer: 3 of 3	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 88 Cust. #: 9.3 Material: Brown Building Caulk Location: Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 89 Cust. #: 29.1 Material: Dark Brown Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 89a Cust. #: 29.1 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 118897 - 90 Cust. #: 29.2 Material: Dark Brown Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 90a Cust. #: 29.2 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%
Lab ID #: 118897 - 91 Cust. #: 29.3 Material: Dark Brown Flooring Location: Appearance: brown,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 91a Cust. #: 29.3 Material: Felt Location: Appearance: black,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 60% Other - 40%

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Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 92 Cust. #: 30.1 Material: Building Tar #2 Location: Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%
Lab ID #: 118897 - 93 Cust. #: 30.2 Material: Building Tar #2 Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	
Lab ID #: 118897 - 94 Cust. #: 30.3 Material: Building Tar #2 Location: Appearance: Layer: 1 of 1	Asbestos Present: NOT ANALYZED	

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Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 95 Cust. #: 31.1 Material: White Rubber Building Caulk Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 96 Cust. #: 31.2 Material: White Rubber Building Caulk Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 118897 - 97 Cust. #: 31.3 Material: White Rubber Building Caulk Location: Appearance: white,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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ARI Report # 25-118897
Date Collected: 07/29/25
Date Received: 07/30/25
Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 98 Cust. #: 32.1 Material: Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 98a Cust. #: 32.1 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 99 Cust. #: 32.2 Material: Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%

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Date Analyzed: 7/30-31/25
Date Reported: 07/31/25

Sample Information	Asbestos Type/Percent	Non-Asbestos Material
Lab ID #: 118897 - 99a Cust. #: 32.2 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 118897 - 100 Cust. #: 32.3 Material: Red Flooring Location: Appearance: red,fibrous,nonhomogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 40% Other - 60%
Lab ID #: 118897 - 100a Cust. #: 32.3 Material: Felt Location: Appearance: brown,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Apex # 118897 Page 1

APEX Research, Inc.

7717 Kensington Ct., Brighton, MI 48116 Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com

Company: AKT PEERLESS
Customer Name: 22725 Orchard Lake Road
Address: Farmington, MI 48336
City, St., Zip: P (248) 615-1333 F (248) 615-1334
Phone: Fax:

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 20317f-1/194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am***

Same Day | (24 Hour) | 48 Hour | 3-5 Day | Other: | (TTP) (Test Till Positive)

If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air ___ Other ___ Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint ___ Air ___ ASTM E1792 Wipe ___
Mold: Bulk ___ Air ___ Tape ___ Other ___
Smoke/Soot/Char: Bulk ___ Wipe ___ Tape ___ Other ___

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	1.1	Carport Rolled Roofing			
	1.2	"			
	1.3	"			
	2.1	Garage Roof Shingle			
	2.2	"			
	2.3	"			
	3.1	Garage/Bldg Interface Tar			
	3.2	"			
	4.1	Foundation/Porch			
	4.2	"			
	5.1	Gray Window Caulk			
	5.2	"			
	5.3	"			
	6.1	Main Bldg Roof			
	6.2	"			

Relinquished By: James C Fitt
Date: 7/30/2025

Received By: RECEIVED
Time/Date: 12:33 JUL 30 2025

Relinquished By: ___
Date: ___

Received By: ___
Time/Date: ___

APEX RESEARCH

APEX Research, Inc.

7717 Kensington Ct., Brighton, MI 48116 Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com

Company: AKT PEERLESS
Customer Name:
Address: 22725 Orchard Lake Road
City, St., Zip: Farmington, MI 48336
Phone: P (248) 615-1333 Fax: F (248) 615-1334

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 20317f-10194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) **Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am

Same Day
48 Hour
Other:
If RUSH, please specify above.
***Terms & Conditions on other side

24 Hour
3-5 Day
TTP
(Test Till Positive)

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air ____ Other ____ Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint ____ Air ____ ASTM E1792 Wipe ____
Mold: Bulk ____ Air ____ Tape ____ Other ____
Smoke/Soot/Char: Bulk ____ Wipe ____ Tape ____ Other ____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	6.3	Main Bldg Roof			
	7.1	Main Bldg Flashing			
	7.2	↓ ↓ ↓			
	7.3				
	8.1	S. Portico Shingle			
	8.2	↓ ↓			
	8.3				
	9.1	Brown Bldg Caulk			
	9.2	" " "			
	10.1	Hard Wall Plaster			
	10.2	" " "			
	10.3	" " "			
	10.4	" " "			
	10.5	" " "			
	10.6	" " "			

Relinquished By: Jaymee Cole
Date: 7/30/2025
Received By: KO
Time/Date: 12:33 JUL 30 2025
RECEIVED
APEX RESEARCH
Relinquished By: ____
Date: ____
Received By: ____
Time/Date: ____

APEX Research, Inc.

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Company: AKT PEERLESS
Customer Name:
Address: 22725 Orchard Lake Road
City, St., Zip: Farmington, MI 48336
Phone: P (248) 615-1333 F (248) 615-1334 Fax:

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 20317F-10194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am**

Same Day
24 Hour JCF
48 Hour
3-5 Day
Other:
TTP (Test Till Positive)
If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air Other Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint Air ASTM E1792 Wipe
Mold: Bulk Air Tape Other
Smoke/Soot/Char: Bulk Wipe Tape Other

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	10.7	Hard Wall Plaster			
	11.1	Swirl Texture Ceiling Plaster			
	11.2	↓			
	11.3	↓			
	11.4	↓			
	11.5	↓			
	11.6	↓			
	11.7	↓			
	12.1	Heavy Texture Ceiling Plaster			
	12.2	↓			
	12.3	↓			
	13.1	Black + White Multi Layer Flooring			
	13.2	↓			
	13.3	↓			
	14.1	Black Multi layer Flooring			

Relinquished By: James C Fok
Date: 7/30/2025
Received By: KD
Time/Date: 1233
RECEIVED JUL 30 2025
Relinquished By:
Date:
Received By:
Time/Date:

APEX RESEARCH

APEX Research, Inc.

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Company: AKT PEERLESS
Customer Name: 22725 Orchard Lake Road
Address: Farmington, MI 48336
City, St., Zip: P (248) 615-1333 F (248) 615-1334
Phone: Fax:

Date of Survey: 7/29/2025
Project Name: Shattsburg Hotel
Project #: 20317F-10194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) **Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am

Same Day
48 Hour
Other: _____
If RUSH, please specify above.
***Terms & Conditions on other side

24 Hour JCF
3-5 Day
TTP
(Test Till Positive)

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air ____ Other ____ Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint ____ Air ____ ASTM E1792 Wipe ____
Mold: Bulk ____ Air ____ Tape ____ Other ____
Smoke/Soot/Char: Bulk ____ Wipe ____ Tape ____ Other ____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	14.2	Black Multi Layer Flooring			
	14.3	" " "			
	15.1	2x4 Layin Ceiling Panel			
	15.2	↓ ↓ ↓			
	15.3	↓ ↓ ↓			
	16.1	Drywall & mud.			
	16.2	↓ ↓			
	16.3	↓ ↓			
	16.4	↓ ↓			
	16.5	↓ ↓			
	16.6	↓ ↓			
	16.7	↓ ↓			
	17.1	Black & brown Small Square Multi layer Flooring			
	17.2				
	17.3				

Relinquished By: James C Fok
Date: 7/30/2025
Received By: KO RECEIVED
Time/Date: 12:33 JUL 30 2025
Relinquished By: _____
Date: _____
Received By: _____
Time/Date: _____

APEX RESEARCH

APEX Research, Inc.

7717 Kensington Ct., Brighton, MI 48116 Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com

Company: AKT PEERLESS
Customer Name:
Address: 22725 Orchard Lake Road
City, St., Zip: Farmington, MI 48336
Phone: P (248) 615-1333 Fax: F (248) 615-1334

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 20317F-10194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am*

Same Day
24 Hour JCF
48 Hour
3-5 Day
Other:
TTP (Test Till Positive)
If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air ____ Other ____ Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint ____ Air ____ ASTM E1792 Wipe ____
Mold: Bulk ____ Air ____ Tape ____ Other ____
Smoke/Soot/Char: Bulk ____ Wipe ____ Tape ____ Other ____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	20.1	Lt. Brown 12" Floor Tile			
	20.2	↓ ↓ ↓			
	20.3	↓ ↓ ↓			
	21.1	Wall Furnace Transite			
	21.2	↓ ↓			
	21.3	↓ ↓			
	22.1	Multi Layer Flooring			
	22.2	↓ ↓ ↓			
	22.3	↓ ↓ ↓			
	23.1	Particle Board			
	23.2	↓ ↓ ↓			
	23.3	↓ ↓ ↓			
	24.1	Tan Pebble Multi Layer Flooring			
	24.2	" " " " "			
	Note: HA18 Assumed; HA19 Not Used				

Relinquished By: James C. Fox
Date: 7/30/2025
Received By: KO RECEIVED
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Company: AKT PEERLESS
Customer Name:
Address: 22725 Orchard Lake Road
Farmington, MI 48336
P (248) 615-1333 F (248) 615-1334
City, St., Zip:
Phone: Fax:

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 20317.5-10194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am**

Same Day
24 Hour JCF
48 Hour
3-5 Day
Other:
TTP (Test Till Positive)
If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air Other Point Count ✓ ≤ 5%
Lead / Cad / Chrome: Paint Air **ASTM E1792** Wipe
Mold: Bulk Air Tape Other
Smoke/Soot/Char: Bulk Wipe Tape Other

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	24.3	Tan Pebble Multi Layer Flooring			
	25.1	Dark Red Multi Layer Flooring			
	25.2	↓ ↓ ↓ ↓ ↓			
	25.3	↓ ↓ ↓ ↓ ↓			
	26.1	Green Multi Layer Flooring			
	26.2	↓ ↓ ↑ ↓			
	26.3	↓ ↓ ↑ ↓			
	27.1	Black Multi Layer Flooring #2			
	27.2	↓ ↓ ↓ ↓			
	27.3	↓ ↓ ↓ ↓			
	28.1	Gray Multi Layer Flooring			
	28.2	↓ ↓ ↓ ↓			
	28.3	↓ ↓ ↓ ↓			
	9.3	Brown Bldg Caulk			
	29.1	Dark Brown Multi Layer Flooring			

Relinquished By: James C Fok
Date: 7/30/2025
Received By: KO RECEIVED
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JUL 30 2025
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Time/Date:

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Company: AKTPEERLESS
Customer Name:
Address: 22725 Orchard Lake Road
City, St., Zip: Farmington, MI 48336
Phone: P (248) 615-1333 Fax: F (248) 615-1334

Date of Survey: 7/29/2025
Project Name: Shaftsburg Hotel
Project #: 203177-1-194
Contact Person: Mike Turnbull
Email: turnbullm@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am*

Same Day | (24 Hour) | 48 Hour | 3-5 Day | Other: | (TTP) (Test Till Positive)

If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ✓ Air ____ Other ____ Point Count ≤ 5%
Lead / Cad / Chrome: Paint ____ Air ____ ASTM E1792 Wipe ____
Mold: Bulk ____ Air ____ Tape ____ Other ____
Smoke/Soot/Char: Bulk ____ Wipe ____ Tape ____ Other ____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	29.2	Dark Brown Multi Layer Flooring			
	29.3	" " " " "			
	30.1	Building Tar #2			
	30.2	"			
	30.3	"			
	31.1	White Rubber Building Caulk			
	31.2	"			
	31.3	"			
	32.1	Red Flooring			
	32.2	"			
	32.3	"			
		RECEIVED			

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Date: 7/30/2025
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Date: ____
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Time/Date: ____

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Appendix C

Hazardous/Other Regulated Materials Inventory

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OTHER REGULATED MATERIALS SUMMARY

CLIENT: Shiawasee Economic Development Partnership
PROJECT NO: 20317f-1-194
PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michigan

Functional Space	Item	Quantity	Comments
FS-2	Thermostat	1	Mecury
FS-3	Furnace	1	
FS-3	Household Cleaner	1	20 oz. Spray
FS-2A	Household Cleaner	3	20 oz. Spray
FS-2A	Aerosol Can	2	
FS-2A	Household Cleaner	3	Gallon
FS-4	Household Cleaner	1	30 oz. Bottle
FS-4	Misc. Electronics	8	TV/Speakers/Radios
FS-6	Paint	7	Gallon
FS-6	Caulk	10	Tube
FS-6	Household Cleaner	25	Various Qty up to Gallon
FS-6	Fire Extinguisher	6	
FS-9	CFL	1	
FS-9	Household Cleaner	1	20 oz. Spray
FS-9	Electronics	1	Dishwasher
FS-8	Paint	1	5 Gallon
FS-8	Paint	34	Gallon
FS-8	Fertilizer Granules	1	2# Bag
FS-8	Paint	21	Pint
FS-8	Paint	4	Spray Cans
FS-8	Paint	16	1/2 Pint
FS-23	Paint	8	Gallon
FS-23	Paint	21	Quart

AKTPEERLESS

OTHER REGULATED MATERIALS SUMMARY

CLIENT: Shiawasee Economic Development Partnership
PROJECT NO: 20317f-1-194
PROJECT: 13008 Shaftsburg Rd.
Shaftsburg, Michigan

Functional Space	Item	Quantity	Comments
FS-23	Household Cleaner	4	Gallon
FS-23	Misc. Chemicals	5	Gallon
FS-23	Anti-freeze	5	Gallon
FS-23	PCB	1	Ballast
FS-23	Mercury	2	Fluorescent Tube
FS-23	Oil	2	Quart
FS-11	CFL	1	
FS-14	Fire Extinguisher	1	
FS-18	CFL	1	
FS-22	Electronics	2	Loudspeakers
FS-22	Paint	8	1/2 Pint Can
FS-25	Propane	1	20#
FS-25	Tar	1	Gallon

Appendix D

Paint Laboratory Report and Chain of Custody Record

Certificate of Analysis - Metals in Paint

Method: EPA SW846-7190M, EPA SW846-7130M, EPA SW846-7420M

Project: Shaftsbury Hotel

Project #: 20317F-1-194

Report to:

Mr. Mike Turnbull

AKT Peerless

22725 Orchard Lake Road

Farmington, MI 48336

ARL Report #: 25-L27881

Date Sampled: 07/07/25

Date Received: 07/09/25

Date Analyzed: 07/11/25

Date Reported: 07/14/25

Laboratory ID:	Client ID:	Reporting Limit:	Chromium:	Cadmium:	Lead:
L27881-01	P-1 White Ext. Wall Paint	0.01%	**Cr** - < 0.01%	**Cd** - < 0.01%	**Pb** - 1.15%
L27881-02	P-2 White Ext. Window Paint	0.01%	**Cr** - < 0.01%	**Cd** - < 0.01%	**Pb** - 0.17%
L27881-03	P-3 White Int. Wall Paint	0.01%	**Cr** - < 0.01%	**Cd** - < 0.01%	**Pb** - < 0.01%
L27881-04	P-4 White Int. Brown/Green Door Paint	0.01%	**Cr** - < 0.01%	**Cd** - < 0.01%	**Pb** - 0.11%
L27881-05	P-5 Brown Ext. Doors Paint	0.01%	**Cr** - < 0.01%	**Cd** - 0.01%	**Pb** - 4.78%
L27881-06	P-6 White Ext. Door Paint	0.01%	**Cr** - 0.05%	**Cd** - 0.02%	**Pb** - 8.25%
L27881-07	P-7 Light Brown Interior Trim Paint	0.01%	**Cr** - 0.01%	**Cd** - 0.02%	**Pb** - 3.95%
L27881-08	P-8 Light Brown Trim Paint	0.01%	**Cr** - 0.02%	**Cd** - < 0.01%	**Pb** - 0.18%
L27881-09	P-9 Gray Basement Floor Paint	0.01%	**Cr** - < 0.01%	**Cd** - < 0.01%	**Pb** - < 0.01%

Reporting Limit of 0.01% is based on minimum sample weight of 100mg per our SOP, and may vary based on smaller sample size. APEX Research is not responsible for sample collection activities, and results apply to samples as received. Methods have been slightly modified. Samples received in acceptable condition unless otherwise noted. This certificate of analysis relates only to the samples tested and to ensure the integrity of the results, may only be reproduced in full. Liability limited to cost of analysis. APEX Research, Inc. (Laboratory ID# 227441) is accredited by the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP,LLC) in the Environmental Lead Laboratory Accreditation Program for Lead in Paint as documented by the Scope of Accreditation Certificate and associated Scope. Accreditation extends to lead analyses only.

Robert T. Letarte Jr., Laboratory Director

APEX Research, Inc.

Apex # **L27881**

7717 Kensington Ct., Brighton, MI 48116 Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com

Company: AKT PEERLESS
22725 Orchard Lake Road
Farmington, MI 48336
P (248) 615-1333 F (248) 615-1334

Customer Name: _____
Address: _____
City, St., Zip: _____
Phone: _____ Fax: _____

Date of Survey: 7-7-25
Project Name: Shoftsbury Hotel
Project #: 20317F-1-194
Contact Person: Mike Turnbull
Email: TurnbullM@aktpeerless.com

Turn Around Time: (circle one) ***Daily Sample Reception Cutoff: 3 pm, Lead Same Day Cutoff: 10:30 am***

Same Day ☐ 24 Hour ☐
48 Hour ☐ 3-5 Day ☒
Other: _____ TTP yes / no ☐ (Test Till Positive)

If RUSH, please specify above.
***Terms & Conditions on other side

Circle analyses required, indicate type and quantity

Asbestos: Bulk ☐ Air ☐ Other ☐ Point Count ☐
Lead / Cad / Chrome: Paint ☑ Air ☐ Wipe **ASTM E1792?** circle **YES** or **NO** ☐
Mold: Bulk ☐ Air ☐ Tape ☐ Other ☐
Smoke/Soot/Char: Bulk ☐ Wipe ☐ Tape ☐ Other ☐

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
	P-1	White Ext. Wall Paint			
	P-2	White Ext. Window Paint			
	P-3	White Int. Wall Paint			
	P-4	White Int. Brown/Green Door Paint			
	P-5	Brown Exterior Door Paint			
	P-6	White Ext. Door Paint			
	P-7	Light Brown Int. Trim Paint			
	P-8	Lt. Brown Trim Paint			
	P-9	Gray Basement Floor Paint			

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Received By: _____ Time/Date: _____

Appendix E

Airborne Mold Laboratory Report and Chain of Custody Record

Certificate of Laboratory Analysis

Test Method, Fungal Spore Analysis

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report to:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARL Report # 25-M27640
Date Received: 07/09/25
Date Analyzed: 07/14/25
Date Reported: 07/14/25
Media: AllergencoD

ARL #	M27640-01		M27640-02		M27640-03		M27640-04	
Client #	6317172 1-1		6317171 1-2		6317169 1-3		6317174 1-5	
Location:	Indoor Air		Indoor Air		Indoor Air		Indoor Air	
Sampling Date:	07/07/25		07/07/25		07/07/25		07/07/25	
Volume:	150		150		150		150	
Debris Rating:	**4**		**4**		**4**		**3**	
Spore Type/Particulate	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**
Alternaria	0	0	1	26	5	130	1	26
Ascospores	>150	>3900	>150	>3900	>150	>3900	>150	>3900
Basidiospores	>150	>3900	>150	>3900	>150	>3900	>150	>3900
Cercospora	1	26	0	0	0	0	0	0
Chaetomium	0	0	58	1508	5	130	0	0
Cladosporium	72	1872	>150	>3900	>150	>3900	65	1690
Curvularia	1	26	1	26	0	0	1	26
Epicoccum	1	26	0	0	1	26	0	0
Hyphal Fragments	7	182	59	1534	16	416	4	104
Penicillium / Aspergillus	>150	>3900	>150	>3900	>150	>3900	>150	>3900
Periconia / Myxomycetes	0	0	1	26	4	104	0	0
Pithomyces	0	0	0	0	2	52	0	0
Polythrincium	0	0	0	0	0	0	0	0
Stachybotrys	3	78	4	104	2	52	0	0
Torula	0	0	0	0	0	0	0	0
Ulocladium	0	0	3	78	0	0	0	0
Total	>535	>13910	>727	>18902	>635	>16510	>521	>13546

Robert T. Letarte, Jr., Laboratory Director

Some fungi, yeasts and molds are not able to be identified by microscopic examination. All identifications are presumptive and confirmation of specific molds, fungi, yeast or bacteria should be confirmed by culturing. APEX Research Inc. is not responsible for the sample collection or interpretation of results. The results are presumptive and analyzed to reflect the conditions at the moment tested with understanding that results may vary with time and space. The above certificate of analysis relates only to the samples tested and to insure the integrity of results may only be reproduced in full. Liability limited to cost of analysis.

Certificate of Laboratory Analysis

Test Method, Fungal Spore Analysis

Project: Shaftsburg Hotel
Project #: 20317f-1-194

Report to:
Mr. Mike Turnbull
AKT Peerless
22725 Orchard Lake Road
Farmington, MI 48336

ARL Report # 25-M27640
Date Received: 07/09/25
Date Analyzed: 07/14/25
Date Reported: 07/14/25
Media: AllergencoD

ARL #	M27640-05		M27640-06		M27640-07			
Client #	6317173 1-4		6317170 2-1		6317168 2-2			
Location:	Indoor Air		Outdoor Air		Outdoor Air			
Sampling Date:	07/07/25		07/07/25		07/07/25			
Volume:	150		150		15			
Debris Rating:	**4**		**3**		**3**			
Spore Type/Particulate	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**	**Raw Ct.**	**Spore/m^3**
Alternaria	8	208	8	208	4	104		
Ascospores	>150	>3900	>150	>3900	>150	>3900		
Basidiospores	>150	>3900	>150	>3900	>150	>3900		
Cercospora	0	0	1	26	2	52		
Chaetomium	4	104	0	0	0	0		
Cladosporium	>150	>3900	70	1820	103	2678		
Curvularia	0	0	1	26	0	0		
Epicoccum	3	78	11	286	4	104		
Hyphal Fragments	111	2886	0	0	2	52		
Penicillium / Aspergillus	>150	>3900	20	520	2	52		
Periconia / Myxomycetes	2	52	3	78	0	0		
Pithomyces	1	26	1	26	0	0		
Polythrincium	0	0	0	0	1	26		
Stachybotrys	1	26	0	0	0	0		
Torula	1	26	0	0	0	0		
Ulocladium	0	0	0	0	0	0		
Total	>731	>19006	>415	>10790	>418	>10868		

Robert T. Letarte, Jr., Laboratory Director

Some fungi, yeasts and molds are not able to be identified by microscopic examination. All identifications are presumptive and confirmation of specific molds, fungi, yeast or bacteria should be confirmed by culturing. APEX Research Inc. is not responsible for the sample collection or interpretation of results. The results are presumptive and analyzed to reflect the conditions at the moment tested with understanding that results may vary with time and space. The above certificate of analysis relates only to the samples tested and to insure the integrity of results may only be reproduced in full. Liability limited to cost of analysis.

APEX Research, Inc.

Apex # **M27640**

11054 Hi Tech Drive. Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991 www.ApexMI.com

AKTPEERLESS
22725 Orchard Lake Road
Farmington, MI 48336
P (248) 615-1333 F (248) 615-1334

Customer
Address:
City, St., Zi
Phone: _____ Fax: _____

Date of Survey: 7-7-25
Project: Shafts burg Hotel
Project # 20317F-1-194
Contact Person: Mike Turnbull
Email: turnbullM@aktpeerless.com

Turn Around Time: (*circle one*) ***Terms and conditions on the other side.

Circle analyses required, indicate type and quantity

Lab Use Only
Log-In:
Report:
Fax:
Verbal:
Email:

Rush | 24 hour | 48 hour | (72 hour) | Other: _____ | TTP yes / no (Test Till Positive)

Samples received after 3pm logged in next morning

Asbestos: Bulk ____ Wipe ____ Point Count ____ PCM ____

Lead / Cad / Chrome: Wipe **ASTM E1792?** circle YES or NO ____ Air ____ Paint ____ Bulk ____

Mold: Bulk ____ Air/Zefon/AlergencoD ✓ BioSIS ____ Tape ____

TEM: Bulk/NOB ____ NIOSH 7402 ____ EPA Level II ____ Other ____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1-1	6317172 1-1	Indoor Air	150L		
1-2	6317171 1-2	Indoor Air	150L		
1-3	6317169 1-3	Indoor Air	150L		
~~1-4~~ 1-5	6317174 1-5	Indoor Air	150L		
~~1-5~~ 1-4	6317173 1-4	Indoor Air	150L		
2-1	6317170 2-1	Outdoor Air	150L		
2-2	6317168 2-2	Outdoor Air	15L		

Relinquished By: _____
Date: _____

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Time/Date: 8:00 JUL 09 2025

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Date: _____

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Time/Date: _____

Revision R4 Date: May/2017