BID DOCUMENTS

FOR NEW ROOF (INCLUDING NEW JOISTS AND SOME MASONRY) + ABATEMENT

FOR THE COMMERCIAL BUILDING LOCATED

AT

13008 SHAFTSBURG RD, SHAFTSBURG, MI 48882

(Parcel numbers 78-013-70-005-001 and 78-013-70-005-002)

SHIAWASSEE COUNTY LAND BANK AUTHORITY
201 N SHIAWASSEE STREET
CORUNNA, MI 48817

NOVEMBER 2026

Introduction:
The Shiawassee County Land Bank Authority (Land Bank) is requesting proposals for the commercial structure located at 13008 Shaftsburg Rd, Shaftsburg, Michigan. This project is part of the Shiawassee County Land Bank's Blight Elimination Grant, Round 2.5 with funds from the State Land Bank Authority.

The structure needs a roof replacement, which will involve construction of new ceiling joists as well as masonry work on the existing parapet wall – see enclosed Construction Documents from Studio Intrigue (Appendix 1). A building permit with the Shiawassee County Building Department is required for the ceiling joist rebuild, new roof, and required masonry work.

The tear-off of the existing roof will require asbestos abatement – see enclosed ACM Report by AKT Peerless (Appendix 2).

This Request for Proposals seeks a lead contractor with identified subcontractors to complete the work.

Vendor selection will be based upon proposals submitted to the Land Bank. The Land Bank intends to award a contract to the lowest, most qualified, and responsible bidder(s).

Release Date: Monday, November 2, 2026

Walkthroughs to be scheduled through owner Joel Spitz (517-256-0262)

Emailed Bids Due by: Monday, November 23, 2026 at 10:00AM

It is the intent of the Shiawassee County Land Bank to award a contract at their following meeting on Monday, December 7, 2026 at 9:00AM which will include a public bid tabulation.

If you have any questions about this Request for Proposal, please feel free to contact: Emily Doerr, Consultant to Shiawassee County Land Bank: doerr.emily@gmail.com

1. BID PROPOSAL CONTENT

Bid proposal documents should include:

- ☐ Lead Contractor Background / Years in Business / License
- ☐ Evidence of legal standing with the SOM -- Certificate of Existence (LLC) issued by LARA or Certificate of Good Standing (corporate) or Articles of Organization
- ☐ List of Sub-contractors that will be used, Owner Name(s), and Current Licenses
- ☐ Evidence of required insurance, as identified in Section 6 below
- ☐ Unit Price (Page 7) based on the specifications in this RFP / Appendix 1 and 2
- ☐ Certifications and Authorized Signatures form (Page 8)
- ☐ Certificate of Compliance with Public Act 517 of 2012 (Page 9)
- ☐ Completed W9 (Page 11)
- ☐ Three references documenting past experience in this area, including: name, company or agency and contact telephone number (Page 12)

2. BASIS OF PROPOSAL

The previous request for **General Contractor bids** issued in September 2026 had too many requirements to allow for responses to be considered given the existing budget for this project.

Therefore, this **Request for Proposals seeks a lead contractor with identified subcontractors to complete:**

- roof replacement
- construction of new ceiling joists
- masonry work on the existing parapet wall; and
- the tear-off of the existing roof will require asbestos abatement

The “Lead Contractor” can be a General Contractor or Roofing Company so long as the necessary subcontractors to complete the job are identified in the proposal.

3. EXAMINATION OF PREMISES

Contractor shall familiarize themselves with local conditions affecting the job through review of the Construction Documents (Appendix 1) and, if desired, a site visit. Please contact owner Joel Spitz (517-256-0262) to set a time after 3pm Monday – Friday as he is available.

4. SUBMIT YOUR PROPOSAL

Email bid package to Emily Doerr (doerr.emily@gmail.com) and Brent Jones (bjones@sedpweb.org) with subject line "General Contractor bid – 13008 Shaftsburg Rd", prior to deadline of 11/23/26 at 10:00AM. If the Land Bank does not accept the proposal within 45 days, Contractor may withdraw their proposal.

5. SIGNATURES

Respondents shall place on file with the Land Bank, a notarized statement indicating those individuals authorized to sign proposals on behalf of the Corporation, Partnership and/or Individual (Page 8 of this document). Said notarized statement may be placed on file prior to the submission of any Proposals and updated as the status of the authorized individuals change, or may be submitted with each proposal.

6. CERTIFICATE OF INSURANCE

To the fullest extent permitted by law the Contractor agrees to defend, pay on behalf of, indemnify, and hold harmless the land bank and the Village of Shaftsburg, their elected and appointed officials, employees, agents and volunteers, and others working on behalf of the land bank or city against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed, or recovered against or from the land bank or city, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, for all actions of the Contractor.

Contractor shall not commence work under this contract until they have obtained the insurance required under this paragraph and shall keep such insurance in force during the entire life of this contract. All coverage shall be with insurance companies licensed and admitted to do business in the State of Michigan and acceptable to the land bank. The requirements below should not be interpreted to limit the liability of Contractor. All deductibles and SIR's are the responsibility of Contractor. Contractor shall procure and maintain the following insurance coverage:

a. Worker's Compensation Insurance including Employers' Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

b. Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000 per occurrence and aggregate. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent, if not already included. (E) Explosion, Collapse, and Underground (XCU) coverage, if applicable. Limits may be obtained by the use of primary and excess/umbrella liability policies.

c. Automobile Liability including Michigan No-Fault Coverages, with limits of liability not less than $1,000,000 per occurrence, combined single limit for Bodily Injury, and Property

Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

d. Owners' and Contractor Protective Liability: The Contractor shall procure and maintain during the life of this contract, a separate Owners' and Contractor's Protective Liability Policy with limits of liability not less than $1,000,000 per occurrence and aggregate for Personal Injury, Bodily Injury, and Property Damage. The Shiawassee County Land Bank Authority shall be the "Named Insured" on said coverage.

e. Additional Insured: Commercial General Liability and Automobile Liability as described above shall include an endorsement stating the Shiawassee County Land Bank Authority shall be listed as additional insured. It is understood and agreed by naming the Shiawassee County Land Bank Authority as additional insured, coverage afforded is considered primary and any other insurance the Shiawassee County Land Bank Authority may have in effect shall be considered secondary and/or excess.

f. Cancellation Notice: All policies, as described above, shall include an endorsement stating that is it understood and agreed Thirty (30) days for non-payment of premium, Advance Written Notice of Cancellation, shall be sent to: (Shiawassee County Land Bank Authority, 208 N. Shiawassee Street, Corunna, MI 48817).

g. Proof of Insurance Coverage: Contractor shall provide the Shiawassee County Land Bank Authority at the time that the contracts are returned by him/her for execution, a Certificate of Insurance as well as the required endorsements. In lieu of required endorsements, if applicable, a copy of the policy sections where coverage is provided for additional insured and cancellation notice would be acceptable.

h. If any of the above coverages expire during the term of this contract, the Contractor shall deliver renewal certificates and endorsements to the Shiawassee Land Bank Authority at least ten (10) days prior to the expiration date.

8. CERTIFICATE OF COMPLIANCE WITH PUBLIC ACT 517 OF 2012

All bidders must complete the attached Certificate of Compliance (Page 9 of this document) with Public Act 517 of 2012, by which the bidder certifies that neither it nor any of its successors, parent companies, subsidiaries, or companies under common control, is an "Iran Linked Business" engaged in investment activities of $20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this solicitation, the bidder will not become an "Iran Linked Business" during the course of performing the work under the Contract.

9. ACCEPTANCE AND REJECTION

A Contract shall be formed between the parties hereto by the Land Bank's acceptance of a Respondent's proposal, and it will be effective on the date stated on the Bid

Specification/Proposal form. Upon acceptance by the Land Bank, a copy of the Contract will be returned to the Contractor as their official notification of award. The Contract, however, shall not be in force until the Contractor has complied with all the requirements of insurance from the Land Bank set forth herein. By the execution of the Contract, the Contractor and the Land Bank hereby covenant in respect to any part of this Proposal and Contract. The Land Bank reserves the right to waive irregularities and to reject any or all bids.

10. WORK SCHEDULE

A preliminary work schedule must be supplied to the Shiawassee County Land Bank Authority within 10 days of contract awards. Updated schedules must be provided a minimum of 48 hours in advance before start of work to provide for adequate time to arrange access to building.

11. SUBCONTRACTORS

Contractor shall provide each subcontractor's company name, address, telephone and email and the full name of each owner/principal as well as copies of licenses for each subcontractor. Subcontractors may not begin work until expressly permitted by SCLBA.

The Contractor is responsible for conducting operations in a safe and orderly manner and in conformance with Michigan P.A. 154, per the Michigan Department of Labor and Energy Construction Safety Standards Commission. Personnel working inside the site shall be trained as required and made thoroughly familiar with the safety precautions, procedures, and equipment required for controlling the potential hazards associated with this work.

12. PAYMENT OF INVOICE

Lead Contractor can submit for payment upon final inspection completion with Shiawassee County Building Department. If there is an interim inspection of ceiling joists and/or masonry work that occurs and is documented, a partial payment request could occur with submission of that interim completed inspection.

SHIAWASSEE COUNTY LAND BANK AUTHORITY
UNIT PRICE FOR GENERAL CONTRACTOR BID

CONTRACTOR NAME: _____

Component	Price
New Roof	
Ceiling Joists	
Masonry Work – Parapet Wall	
Abatement	
TOTAL PROPOSAL BID:	

CONTRACTOR SIGNATURE _____

Date _____

Bidder, if awarded this contract, hereby agrees to commence work under this contract on or before _____

and to fully complete on or before _____.

Bidder understands that the Shiawassee County Land Bank reserves the right to reject any or all bids and to waive any informalities or irregularities herein. Upon notice of acceptance of this bid, bidder will execute Contract Agreement and deliver properly executed insurance certificates, copies of licenses and City registration to the Shiawassee County Land Bank within ten (10) days. The Shiawassee County Land Bank reserves the right to omit any residential property address listed in this Request for Proposal in advance of contract signing. Contractor's quote for any such omission will be deducted from the grand total bid amount.

Certifications and Authorized Signatures

Return with your Proposal package

Upon notice of acceptance of this packet, Respondent will execute a Contract Agreement and deliver properly executed insurance certificates to the Land Bank within seven (7) days.

ADDRESS, LEGAL STATUS, AND SIGNATURE OF RESPONDENT

The undersigned does hereby designate the address, given below, as the legal address to which all notices, directions, or other communications may be served or mailed.

P.O. Box (if applicable): _____

Street: _____

City: _____ State _____ ZIP _____

Phone: _____ Fax: _____

Email: _____

The undersigned does hereby declare that it has legal status checked below:

❒ Individual ❒ Limited Liability Corporation (LLC)

❒ Partnership ❒ Corporation, State of Incorporation: _____

The names and address of all persons indicated in this Bid Proposal are as follows:

NAME ADDRESS

_____

_____

This Proposal Packet is submitted in the name of

_____

(Vendor)

Respondent hereby certifies that the information provided in their submittal to the Land Bank is accurate and complete, and they are duly authorized to sign. Respondent hereby certifies that they have reviewed the RFP in its entirety and accepts its terms and conditions.

Signed: _____ Date _____

Print name: _____

Title: _____

Certificate of Compliance with Public Act 517 of 2012

I certify that neither _____ (Company), nor any of its successors, parent companies, subsidiaries, or companies under common control, are an "Iran Linked Business" engaged in investment activities of $20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this Request for Proposals, Company will not become an "Iran Linked Business" during the course of performing the work under the Contract.

NOTE: IF A PERSON OR ENTITY FALSELY CERTIFIES THAT IT IS NOT AN IRAN LINKED BUSINESS AS DEFINED BY PUBLIC ACT 517 OF 2012, IT WILL BE RESPONSIBLE FOR CIVIL PENALTIES OF NOT MORE THAN $250,000.00 OR TWO TIMES THE AMOUNT OF THE CONTRACT FOR WHICH THE FALSE CERTIFICATION WAS MADE, WHICHEVER IS GREATER, PLUS COSTS AND REASONABLE ATTORNEY FEES INCURRED, AS MORE FULLY SET FORTH IN SECTION 5 OF ACT NO. 517, PUBLIC ACTS OF 2012.

_____
(Name of Company)
By: _____

Date: _____ Title: _____

Subscribed to and sworn before me,
a Notary Public, on this _____ day of _____, _____.

_____
_____, Notary Public
_____ County, State of Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

W-9 INFORMATION FOR LEGAL STATUS

Sole proprietor. Enter your individual name as shown on your income tax return on the “Name” line. You may enter your business, trade, or “doing business as (DBA)” name on the “Business name/disregarded entity name” line.

Partnership, C Corporation, or S Corporation. Enter the entity's name on the “Name” line and any business, trade, or “doing business as (DBA) name” on the “Business name/disregarded entity name” line.

Disregarded entity. Enter the owner's name on the “Name” line. The name of the entity entered on the “Name” line should never be a disregarded entity. The name on the “Name” line must be the name shown on the income tax return on which the income will be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a domestic owner, the domestic owner's name is required to be provided on the “Name” line. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on the “Business name/disregarded entity name” line. If the owner of the disregarded entity is a foreign person, you must complete an appropriate Form W-8.

Note. Check the appropriate box for the federal tax classification of the person whose name is entered on the “Name” line (Individual/sole proprietor, Partnership, C Corporation, S Corporation, Trust/estate).

Limited Liability Company (LLC). If the person identified on the “Name” line is an LLC, check the “Limited liability company” box only and enter the appropriate code for the tax classification in the space provided. If you are an LLC that is treated as a partnership for federal tax purposes, enter “P” for partnership. If you are an LLC that has filed a Form 8832 or a Form 2553 to be taxed as a corporation, enter “C” for C corporation or “S” for S corporation. If you are an LLC that is disregarded as an entity separate from its owner under Regulation section 301.7701-3 (except for employment and excise tax), do not check the LLC box unless the owner of the LLC (required to be identified on the “Name” line) is another LLC that is not disregarded for federal tax purposes. If the LLC is disregarded as an entity separate from its owner, enter the appropriate tax classification of the owner identified on the “Name” line.

Other entities. Enter your business name as shown on required federal tax documents on the “Name” line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the “Business name/disregarded entity name” line.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

		–						

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ | **Date** ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CONTRACTOR REFERENCES
Please list below three (3) references for which your firm has performed similar work as identified in Bidder Qualifications.
Customer Name:
Address:
City, State, Zip Code:
Contact Person:
Telephone Number:
Dates of Service:
Customer Name:
Address:
City, State, Zip Code:
Contact Person:
Telephone Number:
Date of Service:
Customer Name:
Address:
City, State, Zip Code:
Contact Person:
Telephone Number:
Date of Service:

APPENDIX 1: Construction Drawings by Studio Intrigue

APPENDIX 2: ACM Report by AKT Peerless

13008 SHAFTSBURG RD. STABLIZATION

13008 SHAFTSBURG RD.
SHAFTSBURG, MI 48882

BIDDING

09/0/26

Copyright 2026 Studio [intrigue] Architects, LLC

STUDIOintrigue ARCHITECTS
1114 S. WASHINGTON AVE #100 LANSING MI,48910 517.372.8804

GENERAL NOTES

1. NO WORK SHALL COMMENCE ON THIS PROJECT UNTIL ALL REQUIRED PERMITS ARE EXECUTED BY LOCAL BUILDING AUTHORITIES. FAILURE TO COMPLY MAY RESULT IN REMOVAL OF WORK-IN-PLACE FOR INSPECTION AND / OR CODE COMPLIANCE. ALL COST ASSOCIATED WITH REMOVAL, CHANGES, AND RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. DO NOT SCALE THESE DRAWINGS

3. ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES.

4. DEFECTS IN SERVICE:
THE OWNER SHALL PROMPTLY REPORT TO STUDIO [INTRIGUE] ARCHITECTS ANY DEFECTS OR SUSPECTED DEFECTS IN THE SERVICES OF WHICH THE OWNER BECOMES AWARE, SO THAT STUDIO [INTRIGUE] ARCHITECTS MAY TAKE MEASURES TO MINIMIZE THE CONSEQUENCES OF SUCH A DEFECT. THE OWNER FURTHER AGREES TO IMPOSE A SIMILAR NOTIFICATION REQUIREMENT ON ALL CONTRACTORS IN ITS OWNER/CONTRACTOR CONTRACT AND SHALL REQUIRE ALL SUBCONTRACTS AT ANY LEVEL TO CONTAIN A LIKE REQUIREMENT. FAILURE TO NOTIFY SHALL RELIEVE STUDIO [INTRIGUE] ARCHITECTS OF THE COSTS OF REMEDYING THE DEFECTS ABOVE THE SUM SUCH REMEDY WOULD HAVE COST HAD PROMPT NOTIFICATION BEEN GIVEN WHEN SUCH DEFECTS WERE FIRST DISCOVERED.

5. DESIGN / DOCUMENT OWNERSHIP:
DRAWINGS, DESIGN & SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, AS WELL AS THE DESIGN OF ANY WORK PRODUCED BY STUDIO [INTRIGUE] ARCHITECTS SHALL REMAIN THE PROPERTY OF STUDIO [INTRIGUE] ARCHITECTS WHETHER THE PROJECT WHICH THEY ARE INTENDED FOR IS EXECUTED OR NOT. STUDIO [INTRIGUE] ARCHITECTS HOLDS THE COPYRIGHT AND ANY AND ALL RIGHTS ASSOCIATED THEREWITH FOR THE INSTRUMENTS OF SERVICES AND THE FINISHED WORK, INCLUDING THE RIGHT TO SELL, PUBLISH, MAKE DERIVATIVE WORKS OR USE IN ANY MANNER DESIRED. THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS SHALL BE PERMITTED TO OBTAIN COPIES OF THESE INSTRUMENTS OF SERVICE FOR THEIR USE IN THE OCCUPANCY AND PLANNING OF THIS PROJECT. THE DRAWINGS, SPECIFICATIONS AND/OR DESIGN SHALL NOT BE USED BY THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO STUDIO [INTRIGUE] ARCHITECTS. THE CLIENT IS GRANTED A LIMITED REPRODUCTION LICENSE TO REPRODUCE DRAWINGS AND SPECIFICATIONS AS NEEDED IN THE EXECUTION OF THIS PROJECT. SHOULD THIS AGREEMENT BE TERMINATED, THE LIMITED LICENSE IS TERMINATED. IF TERMINATION IS DUE TO BREACH OF CONTRACT BY ARCHITECT, THE LICENSE IS TERMINATED, AND A NEW LICENSE SHALL BE GRANTED FOR THE CLIENT TO CONTINUE WITH A NEW DESIGN PROFESSIONAL. THE CLIENT IS NOT PERMITTED UNDER ANY CIRCUMSTANCES TO SELL, LEASE, RENT, PUBLISH OR OTHERWISE DISTRIBUTE THESE INSTRUMENTS OF SERVICE OR DESIGNS TO OTHER PARTIES WITHOUT THE EXPRESS WRITTEN CONSENT OF, AND APPROPRIATE COMPENSATION AND CREDIT TO, STUDIO [INTRIGUE] ARCHITECTS.

6. ELECTRONIC DOCUMENTS:
THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS HAS NOT BEEN GRANTED A LICENSE TO OBTAIN, UTILIZE OR DISTRIBUTE ELECTRONIC FILES CONTAINING INSTRUMENTS OF SERVICE OR DESIGNS OF STUDIO [INTRIGUE] ARCHITECTS WITHOUT THE EXPRESS WRITTEN AGREEMENT OF, AND APPROPRIATE COMPENSATION TO: STUDIO [INTRIGUE] ARCHITECTS.

7. CONSTRUCTION MEANS AND METHODS:
CONSTRUCTION MEANS AND METHODS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR FOR THE PROJECT. STUDIO [INTRIGUE] ARCHITECTS ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS AND METHODS PROVIDED BY THE CONTRACTOR, NOR SHALL ANY REVIEW OR OBSERVATION OF WORK BY STUDIO [INTRIGUE] ARCHITECTS RELIEVE THE CONTRACTOR OF THAT RESPONSIBILITY.

8. CONSTRUCTION OBSERVATION:
UNDER THIS AGREEMENT, CONSTRUCTION OBSERVATION, IF PROVIDED IN THE PROPOSAL BY STUDIO [INTRIGUE] ARCHITECTS, IS INTENDED SOLELY TO MONITOR GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS PRODUCED BY STUDIO [INTRIGUE] ARCHITECTS AND IS NOT A GUARANTEE THAT THE CONTRACTOR HAS PROPERLY PERFORMED ITS WORK. A SEPARATE WRITTEN AGREEMENT DETAILING THE EXTENT OF OBSERVATION AND/OR INSPECTION MAY BE PROVIDED, IF DESIRED. IN THE ABSENCE OF ANY SUCH OVERRIDING AGREEMENT, THE CONDITIONS STATED ABOVE SHALL REMAIN IN EFFECT.

9. REQUEST FOR CLARIFICATION OR INTERPRETATION
THE OWNER'S AGREEMENT WITH THE CONTRACTOR SHALL STATE THAT THE CONTRACTOR MAY, AFTER EXERCISING DUE DILIGENCE TO LOCATE REQUIRED INFORMATION, REQUEST FROM STUDIO [INTRIGUE] ARCHITECTS, LLC CLARIFICATION OR INTERPRETATION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. STUDIO [INTRIGUE] ARCHITECTS, LLC SHALL, WITH REASONABLE PROMPTNESS, RESPOND TO SUCH CONTRACTOR'S REQUESTS FOR CLARIFICATION OR INTERPRETATION, HOWEVER, IF THE INFORMATION REQUESTED BY THE CONTRACTOR IS APPARENT FROM FIELD OBSERVATIONS, IS CONTAINED IN THE CONTRACT DOCUMENTS OR IS REASONABLY INFERABLE FROM THEM, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED BY STUDIO [INTRIGUE] ARCHITECTS, LLC TO THE OWNER FOR THE ADDITIONAL SERVICES REQUIRED TO PROVIDE SUCH INFORMATION.

GENERAL NOTES CONT...

10. UNAUTHORIZED CHANGES:
IN THE EVENT THE OWNER, THE OWNER'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE OWNER IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY STUDIO [INTRIGUE] ARCHITECTS WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF STUDIO [INTRIGUE] ARCHITECTS, THE OWNER SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE OWNER AGREES TO WAIVE ANY CLAIM AGAINST AND TO RELEASE FROM ANY LIABILITY, STUDIO [INTRIGUE] ARCHITECTS, ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.

11. STUDIO [INTRIGUE] ARCHITECTS, ITS CONSULTANTS, OFFICERS AND EMPLOYEES ARE NOT RESPONSIBLE FOR JOB SITE SAFETY PRECAUTIONS, COMPLIANCE, MEANS/METHODS. JOB SAFETY IS THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR.

12. ALL BIDDERS MUST VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS AND ANY OBSTACLES. NO ADDITIONAL PAYMENT WILL BE APPROVED BY THE OWNER FOR CONDITIONS AND/OR OBSTACLES THAT THE BIDDER COULD HAVE IDENTIFIED THROUGH THE REQUIRED SITE VISIT.

13. CONTRACTOR SHALL INCLUDE THE COST OF ALL LABOR, MATERIALS, STATE SALES TAX AND USE TAXES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS.

14. CONTRACTOR SHALL INCLUDE THE COST OF ALL PLAN REVIEW, BUILDING PERMITS (INCLUDING TRADE PERMITS) AND INSPECTION FEES NECESSARY TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.

15. CONTRACTOR SHALL PROVIDE AND PAY FOR TEMPORARY UTILITIES SUCH AS WATER, ELECTRIC, HEAT, ETC. AS NECESSARY TO COMPLETE PROJECT.

16. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT. PRIOR TO COMMENCEMENT OR PLACEMENT OF INTERIOR WALLS, THE CONTRACTOR SHALL COMPLETE A PRELIMINARY WALL LAYOUT ON THE FLOOR SYSTEM, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT.

17. VERIFY LOCATION OF ALL EXISTING UTILITIES--NOTIFY OWNER OF SCHEDULE TO TURN OFF ANY UTILITIES. DRAWINGS ARE NOT INTENDED TO SHOW THE LOCATION OF UTILITIES. THOSE SHOWN OR NOTED ARE APPROXIMATE.

18. BARRICADE AND PROTECT WORK AREAS, ADJACENT WALKWAYS AND ACCESSES TO PROTECT WORKMEN, PEDESTRIANS, ADJACENT TENANTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PRECAUTIONS AND OBSERVATIONS.

19. AVOID ENCROACHMENT ON ADJACENT PROPERTIES OR TENANT SPACES. THE GENERAL CONTRACTOR SHALL REPLACE AND/OR REPAIR DAMAGE TO ADJACENT PROPERTIES OR TENANT SPACES RESULTING FROM ENCROACHMENT DURING CONSTRUCTION OPERATIONS.

20. KEEP ALL DRIVE LANES AND BUILDING EXITS CLEAN AND CLEAR AT ALL TIMES.

21. STRUCTURAL COMPONENTS SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ARCHITECT.

22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GENERAL CLEANING DUTIES TO REMOVE ALL DEBRIS ASSOCIATED WITH THE DEMOLITION INCLUDING, BUT NOT LIMITED TO: LOT SWEEPING, INSPECTION / REPLACEMENT OF HVAC FILTERS, DUSTING, WINDOW CLEANING, ETC.

23.

APPLICANT
SHIAWASSEE COUNTY LANDBANK
208 N. SHIAWASSEE ST.
CORUNNA, MI 48817

ARCHITECT
STUDIO [INTRIGUE] ARCHITECTS, LLC
KENNETH L. JONES, II, AIA, NCARB
LICENSE # 1301054003 (EXP. 12/29/27)
1114 S. WASHINGTON AVE., #100
LANSING, MI 48910
517-372-8804
KENJ@STUDIOINTRIGUE.COM

PROJECT DATA

APPLICABLE CODES	
BUILDING CODE	2021 MICHIGAN BUILDING CODE
REHABILITATION CODE	2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
MECHANICAL CODE	2021 MICHIGAN MECHANICAL CODE
PLUMBING CODE	2021 MICHIGAN PLUMBING CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRIC CODE (WITH STATE OF MICHIGAN PART 8 AMENDMENTS)
ENERGY CODE	2021 MICHIGAN ENERGY CODE -- 2019 ASHRAE 90.1
ACCESSIBILITY	2017 ICC/ANSI A117.1 -- 2021 MI BLDG CODE CH. 11
GENERAL PROJECT DATA	
CONSTRUCTION TYPE	5B - COMBUSTIBLE
OCCUPANCY CLASSIFICATION(S)	MULTI-USE
FIRE SUPPRESSION	NONE
FIRE ALARM SYSTEM	NONE
MANUAL PULL STATIONS	NONE
SMOKE DETECTION	NONE
BUILDING AREA (INSIDE EXTERIOR WALLS PER CODE)	
GROSS AREA	1,496 S.F.

AREA CALCULATIONS

BASEMENT: 550 S.F.
FIRST FLOOR: 1,446 S.F.
SECOND FLOOR: 1,496 S.F.

PROJECT DESCRIPTION

THE EXISTING BUILDING IS A WOOD (BALLOON) FRAMED STRUCTURE WITH A BRICK VENEER. THE ROOF HAS FAILED, RESULTING IN THE INTERIOR OF THE BUILDING BECOMING WET AND THE ROOF STRUCTURE SUSTAINING DAMAGE REQUIRING ITS COMPLETE REPLACEMENT.

THIS SET OF CONSTRUCTION DOCUMENTS ADDRESSES ROOF STRUCTURE, NEW ROOFING, AND MASONRY REPAIRS TO CREATE A BUILDING THAT IS WATER TIGHT.

ADDITIONAL PHASES OF DESIGN AND CONSTRUCTION WILL BE REQUIRED TO ADDRESS FLOOR STRUCTURE REPAIRS AND BEARING WALL REPAIRS IN THE FUTURE.

ARCHITECT HIGHLY RECOMMENDS THAT ALL CONTENTS OF BUILDING AS WELL AS ALL CARPETING, PLASTER/LATHE, AND OTHER NON-STRUCTURAL WATER-LOGGED BUILDING COMPONENTS BE REMOVED PRIOR TO NEW CONSTRUCTION COMMENCING. FURTHER, AFTER CONSTRUCTION INDICATED IN THESE DOCUMENTS IS COMPLETE, THE INTERIOR OF THE BUILDING MUST BE DRIED AND MUST BE MAINTAINED IN A DRY (NON-HUMID) STATE UNTIL FUTURE PHASES OF CONSTRUCTION ARE COMPLETE AND THE BUILDING IS HABITABLE. BUILDING OWNER WILL BE UNDERTAKING REMOVAL OF THESE ELEMENTS THIS WORK IS NOT TO BE PART OF THE CONTRACTORS BID UNLESS SPECIFICALLY IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET	SHEET DESCRIPTION	DATE
IX	SHEET INDEX / CODE DATA / LOCATION MAP	00/00/00
IX2	SPECIFICATIONS	00/00/00
A-1	FLOOR PLANS	00/00/00
A-2	STRUCTURAL PLANS AND DETAILS	00/00/00
A-3	EXTERIOR ELEVATIONS	00/00/00
		00/00/00
		00/00/00

Project Type
BUILDING STABILIZATION

Project
13008 SHAFTSBURG RD. STABILIZATION
13008 SHAFTSBURG RD.
SHAFTSBURG, MI. 48882

Client
SHIAWASSEE COUNTY LANDBANK
208 N. SHIAWASSEE ST.
CORUNNA, MI 48817

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Project Number
24.075

Sheet
IX

SPECIFICATIONS

04 01000 MAINTENANCE OF MASONRY

PART 1 - GENERAL

1.1 - SECTION INCLUDES

A. Water cleaning of masonry wall surfaces.
B. Repointing mortar joints.
C. Repair of damaged masonry.

1.2 - REFERENCE STANDARDS

A. ACI 530/530.1/ERTA - Building Code Requirements and Specification for Masonry Structures and Related Commentaries; 2011.
B. ASTM C150/C150M - Standard Specification for Portland Cement; 2016.
C. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2006 (Reapproved 2011).
D. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2011.
E. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2010.
F. ASTM C216 - Standard Specification for Facing Brick (Solid Masonry Units Made From Clay or Shale); 2014.

1.3 - ADMINISTRATIVE REQUIRMENTS

A. Preinstallation Meeting: Convene one week prior to commencing work of this section.
   1. Require attendance of parties directly affecting work of this section.
   2. Review conditions of installation, installation procedures, and coordination with related work.

1.4 - SUBMITTALS

A. Submit Product Data for:
   1. Brick for repairs
   2. Mortar Mix Design
   3. Cleaners

1.5 - DELIVERY, STORAGE AND HANDLING

A. All materials shall be delivered to the job site and stored in the manufacturer's sealed, undamaged containers and on pallets. Each container shall be identified with material name, date of manufacture, and lot number. Storage shall be as recommended by the manufacturer for preventing damage. Bagged materials shall be protected in crate or hard sided pallet. Brick and stone shall be wrapped with durable cover material (Tyvek) with rigid corner protection.

PART 2 - PRODUCTS

2.1 - BRICK

A. Extruded cored brick with color and texture to match existing face brick. Units removed as part of brick replacement shall be used to make repairs if units are salvageable. Where larger areas are replaced, the new brick shall be utilized to replace brick in large sections if suitable match can not be found.

2.2 - MORTAR

A. Contractor shall remove samples of mortar in multiple locations to determine original mortar mix. Contractor shall supply restoration tuckpointing mortar to best match original mortar's sand color and granular sizes.

2.3 - ACCESSORIES

A. Setting Buttons and Shims: Plastic.
B. Flashing: asphalt coated copper where new flashing replaces old or is within original brick wall.

PART 3 - EXECUTION

3.1 - PLACING AND BONDING

A. Interlock intersections and external corners of all brick.
B. Perform job site cutting of masonry with proper tools to provide straight, clean unchipped edges. Hide all cut faces to eliminate exposed cut marks.
C. Randomize masonry units to provide color uniformity and minimize visual variations, and provide a uniform blend.
D. Install weep rope in vertical joints at 24 inches (600 mm) on center horizontally; immediately above horizontal flashings, above shelf angles and supports. Do not permit mortar accumulation in cavity space.

3.2 - JOINTS

A. Leave the following joints open for sealant:
   1. Head joints in top courses, including copings, parapets, cornices, sills and steps.
   2. Joints between rigidly anchored units, including soffits, panels, and column covers.
   3. Joints below ledge and relieving angles.
   4. Joints in projecting units
   5. Joints indicated as "Expansion Joint" or ;Control Joint".
B. Pack tucklpointing mortar into joints and work into voids. Neatly tool surface to concave joint.

04 2000 UNIT MASONRY

PART 1 - QUALITY ASSURANCE

1.1 - STANDARDS

A. ACI 530
B. ASTM A36, ASTM A153, ASTM A615, ASTM A641, ASTM A1064, ASTM C90, ASTM C91, ASTM C144, ASTM C150, ASTM C270, ASTM C387, ASTM C404, ASTM C476

1.2 - WORKMANSHIP

A. Comply with provisions of ACI 530/530, except where exceeded by requirements of the contract documents.

PART 2 - PRODUCTS

2.1 - CONCRETE MASONRY MATERIALS

A. Concrete Block: Sizes and configurations as shown in drawings;
   1. Size: Standard units with nominal face dimensions of 16 x 8 inches (400 x 200 mm) and nominal depth of 6 and 8 inches (150 and 200 mm).
   2. Load-Bearing Units: ASTM C90, normal weight, 2800 psi Net Area Compressive Strength of Masonry, to achieve f'm = 2000 psi.

2.2 - BRICK MASONRY MATERIALS

Brick: Sizes and configurations as shown in drawings;
1. Size: Modular units with nominal face dimensions of 2.25 x 7.625 inches
(58 x 194 mm) and nominal depth of 3.5 inches (99 mm).
2. Units: Molded or extruded brick matching appearance of existing units.

2.3 - MORTAR & GROUT MATERIALS

A. Mortar for Unit Masonry: Premixed masonry cement and mason's sand; complying with ASTM C387/C387M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only.
   1. Type: Type N
   2. Products:
      a. Amerimix, an Oldcastle brand; AMX 500
      b. Lehigh Hanson, a Heidelberg Cement Group; Masonry Cement
      c. QUICKRETE Companies, QUIKRETE® Mason Mix
      d. Solomon Colors, Inc., SGS Concentrated Mortar Color
B. Grout for Masonry: Premixed cementitious materials and dried aggregates; capable of producing grout of the specified strength in accordance with ASTM C476 with the addition of water only.
   1. Amerimix, an Oldcastle brand ; AMX 600

2.4 - REINFORCEMENT & ANCHORAGE

A. Manufacturers of Joint Reinforcement and Anchors:
   1. Blok-Lok Limited
   2. Heckman Building Products
   3. Hohmann & Barnard, Inc
   4. WIRE BOND
B. Reinforcing bars; ASTM A615 - Grade 60
C. Steel Wire: ASTM A1064, galvanized, cold drawn steel
D. Single Wythe Joint Reinforcement: Truss type; ASTM A1064/A1064M steel wire, mill galvanized to ASTM A641/A641M, Class 3; 0.1483 inch (3.8 mm) side rods with 0.1483 inch (3.8 mm) cross rods; width as required to provide not more than 1 inch (25 mm) and not less than 1/2 inch (13 mm) of mortar coverage on each exposure.

04 2000 UNIT MASONRY (CONT.)

2.5 - RELATED MATERIALS

A. Preformed joint filler and control joints.
   1. Joint Filler: Closed cell polyvinyl chloride; oversized 50 percent to joint width; self expanding; 1/2 inch (50 mm) wide x by maximum lengths available
B. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.
C. Wall cavity ventilation drainage mat: Plastic mesh, 3/8" thick, full height of masonry. Masonry Mat as fabricated by CavClear / Archovations, Inc.
D. Weep/Cavity Vents: Non-Woven plastic vent in color to match mortar joints.
E. Flashings: Through wall and reglets type as specified and detailed.

PART 3 - EXECUTION

3.1 - COURSING

A. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
   1. Bond: Running
   2. Mortar Mortar Joints: Concave

3.2 - PLACING & BONDING

A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
B. Interlock intersections and external corners
C. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.
D. Cold Weather:
   1. Protect masonry work from frost/freezing until mortar is fully cured. (minimum 48 hours following setting of units)
   2. When air temperature is expected to fall below 40°F, uniformly heat all water and aggregates before mixing as required to obtain a mortar mixture temperature of not less than 40°F and not more than 80°F.
E. Hot Weather:
   1. Place mortar and grout in compliance with BIA Technial Notes
   2. Protect mortar from drying too quickly. Retemper mix as needed.
   3. Cover masonry units from exposure to sun to prohibit uncontrolled hydration of mortar.

3.3 - REINFORCING

A. Unless otherwise indicated on drawings or specified under specific wall type, install horizontal joint reinforcement 16 inches (400 mm) on center.
B. Place masonry joint reinforcement in first and second horizontal joints above and below openings. Extend minimum 16 inches (400 mm) each side of opening.
C. Joint reinforcement lapped as follows:
   1. 6 inches minimum for wire joint reinfocement.

3.4 - LINTELS

A. Install 3 x 4 x 1/4 LLV galvanized steel angles at masonry openings to repair jack arches.
   1. Reference lintel detail for flashings.

06 1050 ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Framing with dimension lumber and engineered joists.
   2. Wood blocking, cants, and nailers.
   3. Wood furring and grounds.

1.2 DEFINITIONS

A. Dimension Lumber: Lumber of 2 inches nominal (38 mm actual) in least dimension.
B. Engineered Joists: Long spanning units engineered from glue laminated or glued panel products, engineered and assembled by manufacturer for long span bearing of horizontal loads.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
   1. Factory mark each piece of lumber with grade stamp of grading agency.
   2. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
   3. Provide dressed lumber, S4S, unless otherwise indicated.
B. Maximum Moisture Content of Lumber: 19 percent

2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

A. Preservative Treatment by Pressure Process: AWPA U1; Use Category UC3b.
   1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.
C. Application: Treat items indicated on Drawings, and the following:
   1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
   2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
   3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
   4. Wood floor plates that are installed over concrete slabs-on-grade.
D. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent.[Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.]

2.3 DIMENSION LUMBER FRAMING

A. Load-Bearing Partitions: Construction, Stud, or No. 2 grade of any of the following species:
   1. Hem-fir (north); NLGA.
   2. Douglas fir-larch; WCLIB or WWPA..
   3. Spruce-pine-fir; NLGA.
   4. Hem-fir; WCLIB or WWPA.
   5. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.
   6. Eastern softwoods; NeLMA.
   7. Western woods; WCLIB or WWPA.
B. Other Framing: Construction, Stud, or No. 3 grade:
   1. Hem-fir (north); NLGA.
   2. Mixed southern pine; SPIB.
   3. Spruce-pine-fir; NLGA.
   4. Hem-fir; WCLIB or WWPA.
   5. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.

2.4 ENGINEERED LUMBER FRAMING

A. Wood 'I' Joists: Prefabricated units, I-shaped in cross section, made with solid or structural composite lumber flanges and wood-based structural panel webs, let into and bonded to flanges. Provide units complying with material requirements of and with structural capacities established and monitored according to ASTM D 5055.
B. Allowable Design Loads: Provide products with allowable design loads that meet or exceed the design loads of the units called out in the drawings.
C. Provide units complying with APA PRI-400, factory marked with APA trademark indicating nominal joist depth, joist class and/or span ratings.

06 1050 ROUGH CARPENTRY (Cont.)

PART 1 - GENERAL (Cont.)

2.5 MISCELLANEOUS LUMBER

A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
   1. Blocking.
   2. Nailers.
   3. Rooftop equipment bases and support curbs.
   4. Cants.
   5. Furring.
   6. Grounds.
B. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.
C. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.

2.6 PLYWOOD BACKING PANELS

A. Equipment Backing Panels: DOC PS 1, Exterior, AC fire-retardant treated, in thickness indicated or, if not indicated, not less than 3/4-inch (19-mm) nominal thickness.

2.7 FASTENERS

A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
   1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners o f Type 304 stainless steel.
B. Nails, Brads, and Staples: ASTM F 1667.
C. Power-Driven Fasteners: NES NER-272.
D. Wood Screws: ASME B18.6.1.
E. Screws for Fastening to Metal Framing: ASTM C 1002 length as recommended by screw manufacturer for material being fastened.
F. Lag Bolts: ASME B18.2.1 (ASME B18.2.3.8M).
G. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.
H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
   1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.
   2. Material: Stainless steel with bolts and nuts complying with ASTM F 593 and ASTM F 594, Alloy Group 1 or 2 (ASTM F 738M and ASTM F 836M, Grade A1 or A4).

2.8 METAL FRAMING ATTACHMENTS

A. Manufacturers: Subject to compliance with requirements, provide clips, hangers and connection plates from one of the following:
   1. Cleveland Steel Specialty Co.
   2. KC Metals Products, Inc.
   3. Simpson Strong-Tie Co., Inc.
   4. USP Structural Connectors.
B. Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M, G60 (Z180) coating designation.
   1. Use for interior locations unless otherwise indicated.
C. Hot-Dip Heavy-Galvanized Steel Sheet: ASTM A 653/A 653M; Structural Steel (SS), high-strength low-alloy steel Type A (HSLAS Type A), or high-strength low-alloy steel Type B (HSLAS Type B); G185 (Z550) coating designation; and not less than 0.036 inch (0.9 mm) thick.
   1. Use for wood-preservative-treated lumber and where indicated.

2.9 MISCELLANEOUS MATERIALS

A. Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch (0.6 mm).

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit.
B. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
C. Metal Framing Anchors: Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.
D. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
   1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than 16 inches (406 mm) o.c.
E. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
F. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
   6. NES NER-272 for power-driven fasteners.
   7. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.
G. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

3.2 WOOD BLOCKING, AND NAILER INSTALLATION

A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.
C. Provide permanent grounds of dressed, pressure-preservative-treated, key-beveled lumber not less than 1-1/2 inches (38 mm) wide and of thickness required to bring face of ground to exact thickness of finish material. Remove temporary grounds when no longer required.

3.3 WOOD FURRING INSTALLATION

A. Install level and plumb with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.
B. Furring to Receive Gypsum Board: Install 1-by-2-inch nominal-size (19-by-38-mm actual-size) furring vertically at 16 inches (400 mm) o.c.

3.4 PROTECTION

A. Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.
B. Protect miscellaneous rough carpentry from weather. If, despite protection, miscellaneous rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

07 0150 PREPARATION FOR RE-ROOFING

PART 1 - GENERAL

1.1 - SUMMARY

A. Roofing removal to allow work of other trades.
B. Removal of base flashings, substrates and reglets or termination bars.
C. Protection of existing roofing membrane during construction activities.

1.2 - QUALITY ASSURANCE

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning membrane roofing removal. Comply with hauling and disposal regulations of authorities having jurisdiction.
B. Conduct conference at Project site. Review methods and procedures related to roofing system including, but not limited to, the following.
   1. Review procedures to determine condition and acceptance of existing deck and base flashing substrate for reuse.
   2. Review base flashings, special roofing details, and condition of other construction that will affect reroofing.
   3. Review existing conditions that may require notification of Design Professional before proceeding.
   4. Design roofing system to meet uplift calculations per ASCE/SEI 7 Class 1A-90.
C. Protect building from weather during construction activities with temporary roofing or covers that shed water away from open roofing elements.

PART 2 - PRODUCTS

2.1 - TEMPORARY ROOFING MATERIALS

A. Selection of materials and design of temporary roofing is responsibilty of Contractor.
B. Single ply membranes and accessories that match exisitng materials.
C. Select products and detailing of materials as approved by membrane manufacturer chosen, as a single system. Materials include, membrane, adhesives, bonding primers, flashings, insulation, recovery board, thermal protection boards and roof deck substrate where damaged.

PART 3 - EXECUTION

3.1 - PREPARATION

A. Protect existing roofing systems.
   1. Loosly lay 1/2" rigid foam insulation over existing roofing system. Lay 15/32 plywood/OSB panels over insulation and tape and connect panels together. Balast panels to protect against winds from disturbing panels.
   2. Maintain protections in place until all work has been completed and foot and equipment traffic is no longer needed.
B. During any roofing and flashing removal, do not start work unless suitable quantities of materials are on-site and available to make repairs to facilitate rapid installation of temporary protections in the event of unexpected rain.
C. Maintain roof drains in functioning condition. Prevent construction debris from entering drains. Remove plugs or caps if inclement weather is forecast.

3.2 - DEMOLITION

A. General: Notify Owner/occupants on days where roof is open to weather.
B. Remove only enough roofing materials to complete construction work and to enable installation of repairs per membrane manufacturer's approved details.

3.3 - DECK PREPARATION

A. Inspect decking substrate for damage. Verify that wood and/or metal deck is dry and free from defects which would otherwise impede the performance of new materials being attached.
B. Replace substrate materials with like materials. Remove large enough area so substrate spans from one supporting member to another and repair is 6 inches larger than damaged substrate area.

3.4 - DISPOSAL

A. Roofing materials are of an age where asbestos materials may be present. Contractor shall contact architect in the event that roofing felts, mastics and/or insulation boards encountered are suspected of being asbestos containing materials.Samples may be chosen to be sent to lab for testing and subsequent results will determine course of action.
B. Collect all debris from roofs for disposal off-site.

07 5400 MEMBRANE ROOFING

PART 1 - QUALITY ASSURANCE

1.1 - STANDARDS

A. General: Install roofing materials in strict accordance with all safety and weather conditions required by manufacturer's literature or as modified by applicable rules and regulations of local, state, and federal authorities having jurisdiction.
B. Deliver materials to job site in sealed, undamaged containers. Each item shall be identified with material name, date of manufacturer and lot number.
C. Design Requirements:
   1. The roofing system shall be by one manufacturer. Mixing products by different manufacturers that may compromise warranty, will not be allowed.
      a. Warranty term: 20 years
   2. Design roofing system to meet uplift calculations per ASCE/SEI 7 for FM Global Fire and Windstorm Classification Class 1A-90.

PART 2 - PRODUCTS

2.1 - EPDM MEMBRANE ROOFING

A. Ethylene Propppylene Diene Monomer Membrane Roofing: ASTM 4637 membrane, fully adhered, over vapor retarder and insulation
   1. Single ply membrane
   2. Fire Resistance Classification: UL (FRD) Class A
   3. Thickness: 45 mil, 0.045 inch, minimum.
   4. Color: Black
B. Manufacturers:
   1. Carlisle Roofing Systems, Inc.
   2. Firestone Building Products
   3. GAF
   4. Johns Manville
   5. Mule Hide Products International, Inc.
   6. Sta Fast Building Products
   7. Versico, Inc.

2.2 - INSULATION

A. Batt insulation to be installed under wood deck once building is dried-in and after building is conditioned with HVAC equipment. Contractor shall not install insulation as part of the roof installation.

2.3 - RELATED MATERIALS

A. Cover Board: High compressive strength polyisocyanurate (ISO) board insulation complying with ASTM C1289, and the following characteristics:
   1. DensDeck ProFast Prime by Georgia Pacific or equal meeting ASTM C1177.
   2. Compressive Strength: Type II, Class 4; Grade 1, Min. 880 psi
   3. Board Thickness: 3/8inch (9.5 mm)
B. Vapor Barrier: Min. 35 mil. composite asphaltic self-adhering membrane laminated to 5 mil. UV resistant poly film.
C. Stack Boots: Prefabricated flexible boot and collar for pipe stacks.
D. Edge Cant Strips: Wood fiberboard, compatible with roofing materials.
E. Membrane and Insulation Adhesives: Liquid applied adhesives as recommended by manufacturer.
F. Metal Termination Bars: Manufacturer's standard pre-drilled aluminum bars, approximately 1 x $\frac{1}{8}$ inch (25 x 3 mm) with stainless steel anchors.
G.

07 5400 MEMBRANE ROOFING (Cont.)

PART 3 - EXECUTION

3.1 - INSTALLATION

A. Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, or foreign matter detrimental to adhesion or application of roofing system.
B. Apply primers to substrate surfaces as recommended by manufacturer.
C. Seal items penetrating through membrane with manufacturer's factory assembled flashing systems to greatest extent possible.
D. Install vapor retarder to roof surface in accordance with manufacturer's instructions. Install retarder to terminate to interior vapor retarder systems with tapes, flashings or liquid membranes to provide a continuous vapor resistant membrane from wall to roof.
E. Shingle membrane sheet joints in direction of drainage
F. Flash penetrations and perimeters of membrane with manufacturer's terminations rated for wind loads specific to area of roof.
G. Apply cover board to sections of roof which will experience foot traffic.
H. Install pedestrian walkway pads as shown in drawings. Adhere pads with manufacturer's approved adhesive made of walkway pads and for anticipated loads.

07 7123 MANUFACTURED GUTTERS AND DOWNSPOUTS

PART 1 - QUALITY ASSURANCE

1.1 STANDARDS

A. AAMA 2604, ASTM A653
B. SMACNA Detailing manual for fabriation of sheet metal joints
C. Design Requirements:
   1. To be in conformance with International Building Code
   2. Size gutters and downspouts to meet 5 minute duration of maximum rainfall intensity as listed by U.S. Weather Bureau and as noted in International Building Code

PART 2 - PRODUCTS

2.1 GUTTERS AND DOWNSPOUTS

A. Gutters
   1. Pre-Finished Galvanized Steel Sheet: zinc coating; minimum 0.02 inch thick base metal
   2. Finish: PVDF coating
   3. Color: White
   4. Profile-Gutter: "K" style Ogee profile
   5. Profile-Downspout: Corrugated rectangular

2.2 RELATED MATERIALS

A. Anchors and supports: Straps profiled to fit size of downspout and of length to retain face of gutter profile with connection to fascia
B. Splash Pads: Precast concrete type, size and profiles indicated; minimum 3000 psi with 5% min. air entrainment

PART 3 - EXECUTION

3.1 INSTALLATION

A. Form sections square, true, and accurate in size, in maximum possible lengths, free of distortion or defects. Hem exposed edges of metal
B. Paint concealed metal surfaces and surfaces in contact with dissimilar metals with protective backing paint to a minimum dry film thickness of 15 mil.
C. Sheet Metal: Join lengths with formed seams sealed watertight. Flash and seal gutters to downspouts and accessories
D. Slope gutters 1/8 inch per foot
E. Shingle joints in direction of drainage
F. Coordinate installation of gutters and flashing of roofing system with gutters to ensure proper water drainage
G. Do not install gutters in a manner than will restrict flow of water from roofs

BIDDING

09/02/26

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Project Type
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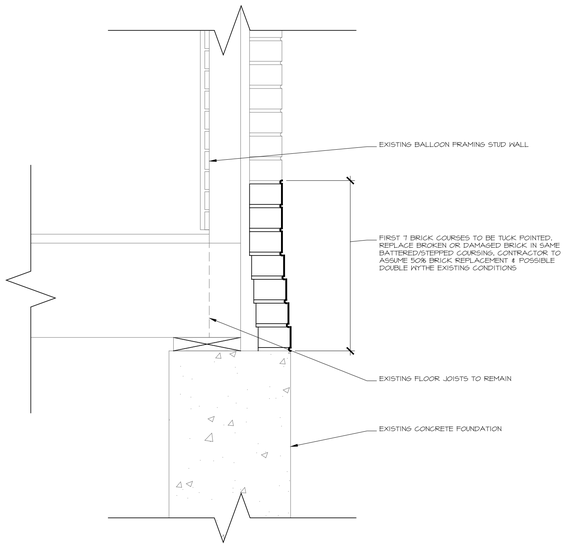
Project
13008 SHAFTSBURG RD. STABILIZATION
13008 SHAFTSBURG RD.
SHAFTSBURG, MI. 48882

Client
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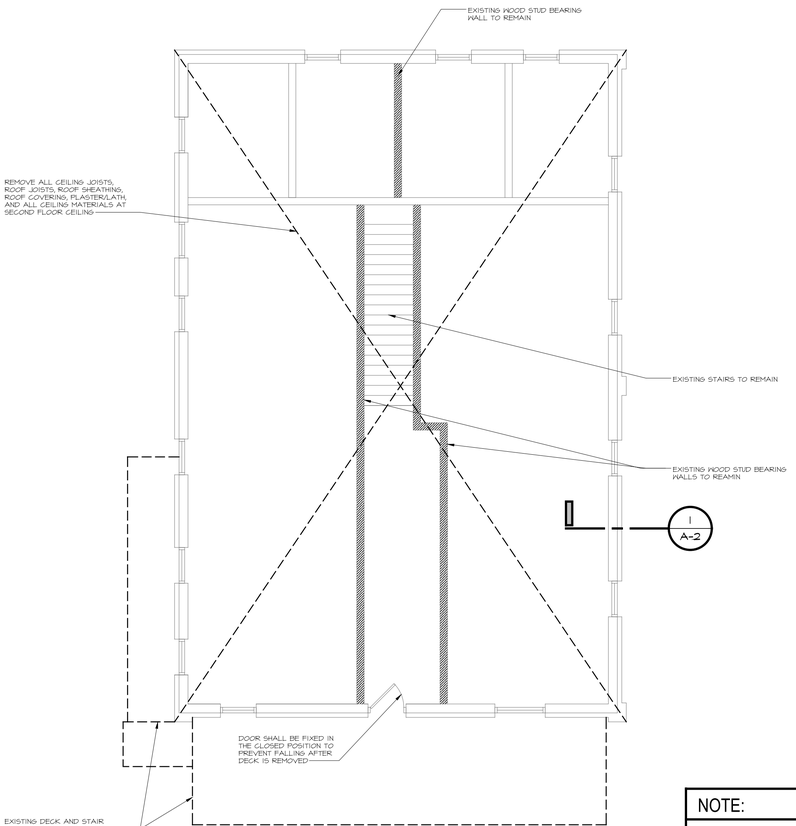
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IX2



BASE OF WALL DETAIL

2 / A-1

1 1/2" = 1'-0"

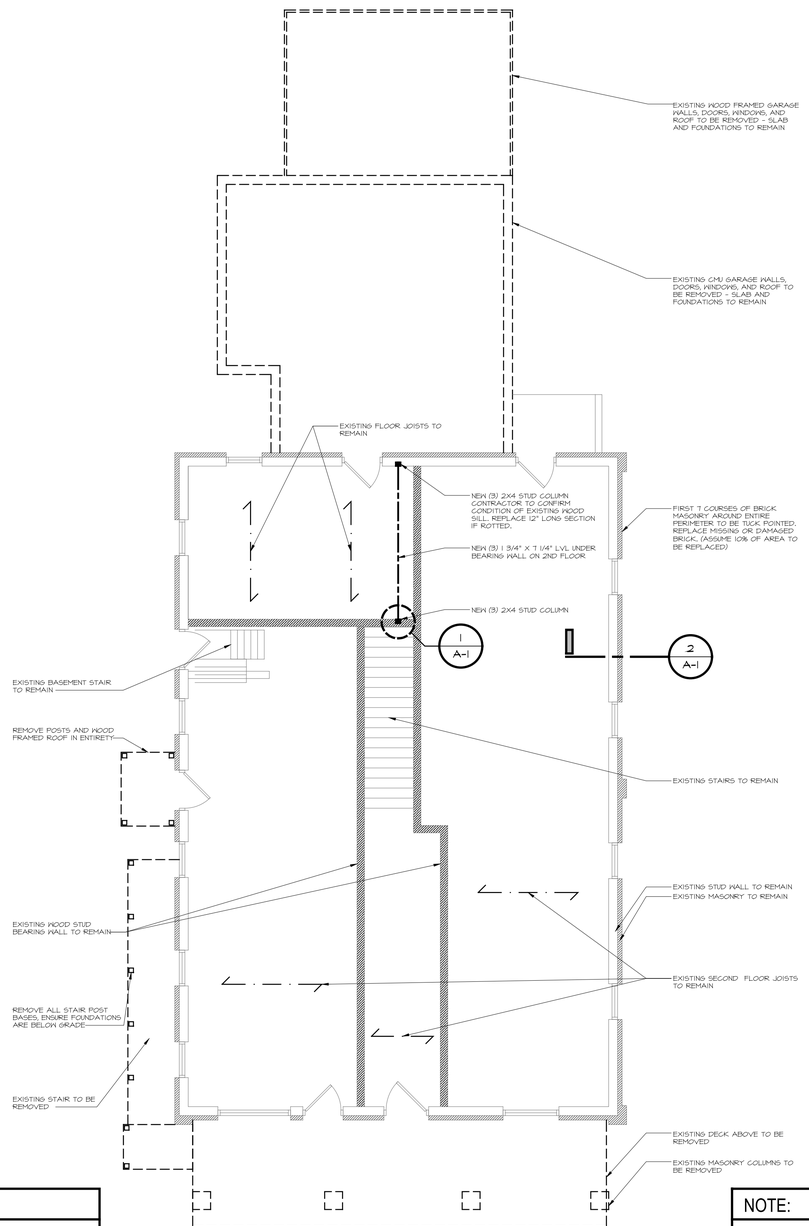


SECOND FLOOR PLAN

3/16" = 1'-0"

NOTE:

ALL EXTERIOR WINDOW & DOOR OPENINGS WITHOUT FULLY INTACT WINDOWS & DOORS CAPABLE OF BEING FULLY CLOSED & SECURED SHALL BE PROVIDED WITH NEW $\frac{1}{2}$" EXTERIOR PLYWOOD SIDING (PAINTED) SECURED IN PLACE TO EXISTING WOOD FRAMING COMPONENTS OR TO NEW 2X4 FRAMING ADDED WITHIN OPENINGS.

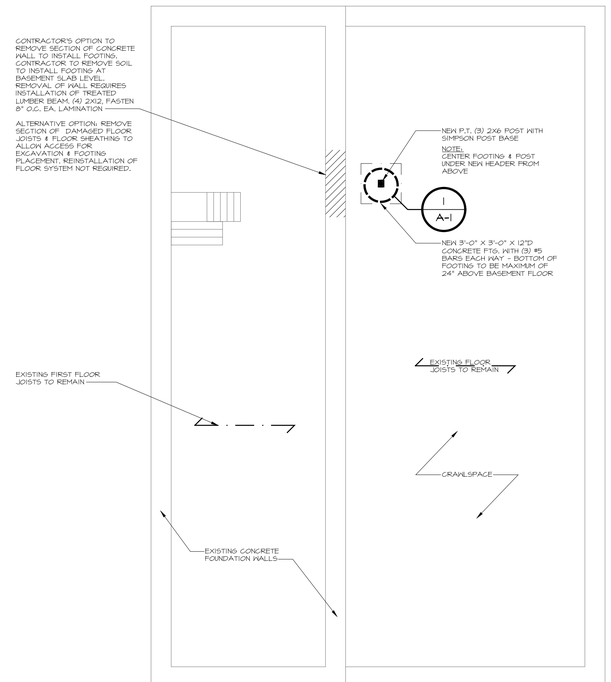


FIRST FLOOR PLAN

3/16" = 1'-0"

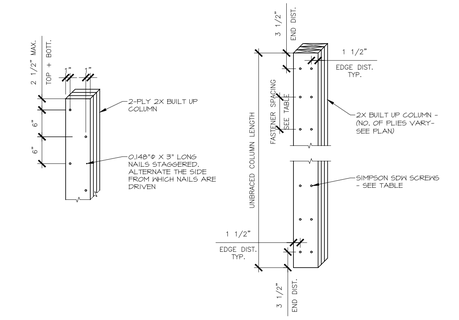
NOTE:

ADEQUACY & CONDITION OF EXISTING BEARING WALLS & FLOOR JOISTS HAS NOT BEEN ASSESSED IN THIS SET OF DRAWINGS. FUTURE PHASES OF DESIGN & CONSTRUCTION WILL NEED TO BE UNDERTAKEN TO ASSESS FLOOR STRUCTURES & BEARING WALLS.



BASEMENT PLAN

3/16" = 1'-0"



BUILT-UP COLUMN DETAIL

1 / A-1

3/4" = 1'-0"

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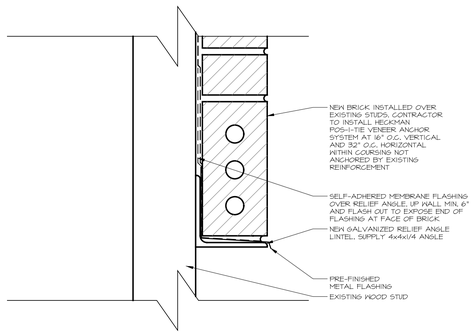
Project
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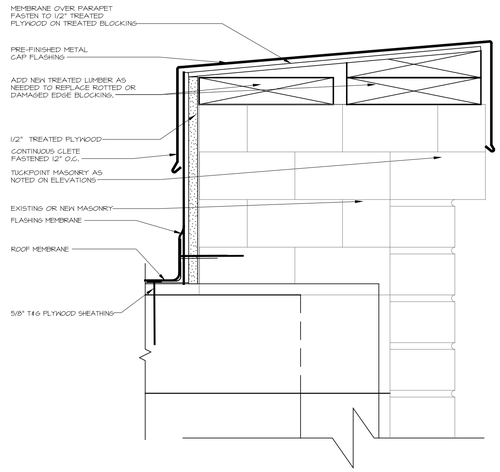
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A-1



JACK ARCH LINTEL REPAIR DETAIL

3 / A-2

3" = 1'-0"



TYPICAL METAL PARAPET CAP

2 / A-2

3" = 1'-0"

NOTE:

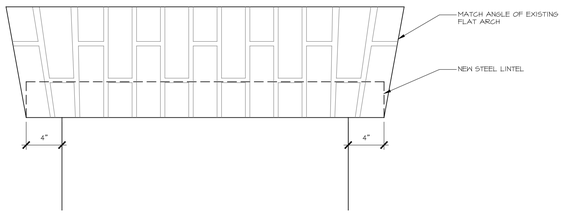
EXISTING MASONRY MAY BEAR ON EXISTING ROOF SHEATHING/RAFTERS AT PARAPET WALLS. CONTRACTORS OPTION TO EITHER SHORE EXISTING MASONRY TO ALLOW FOR INSTALLATION OF NEW ROOF STRUCTURE OR REMOVE/REPLACE MASONRY PARAPET.

IN BOTH OPTIONS A WATERPROOF MEMBRANE SHALL BE INSTALLED BETWEEN MASONRY & NEW WOOD. WATERPROOF MEMBRANE SHALL BE 35 MIL. MODIFIED BITUMEN SELF-ADHESIVE MEMBRANE OR EQUIVALENT ADHERED TO NEW WOOD MEMBRANE FRAMING AND LAPPED ONTO EXISTING MASONRY

IF REMOVE/REPLACE IS CHOSEN, MASONRY DETAILING AT BLDG FACADE WILL NEED TO BE REPLICATED.

NOTE:

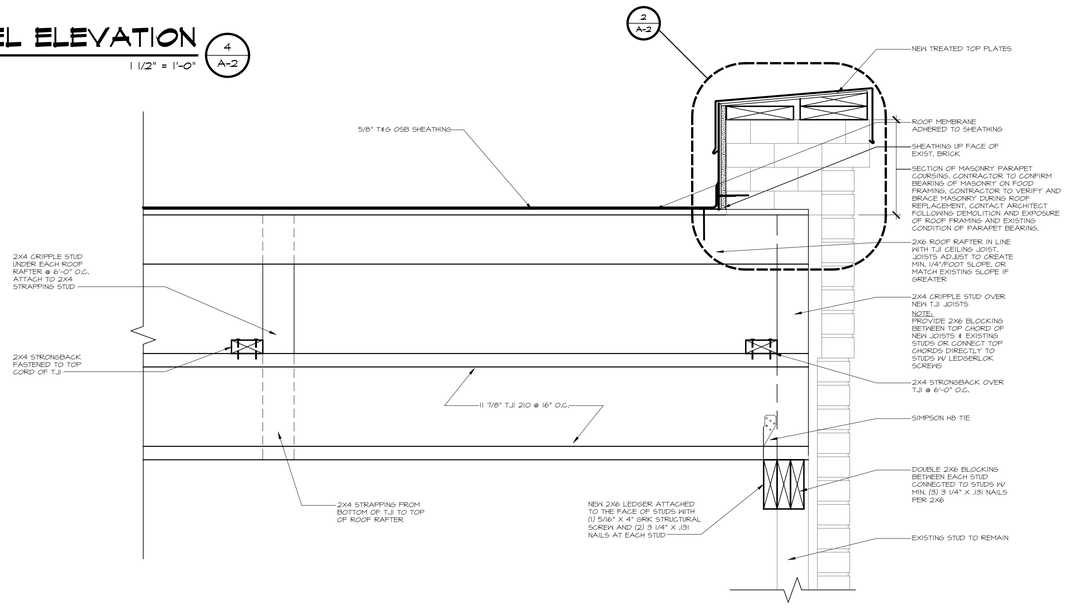
CONTRACTOR TO REVIEW SPECIFICATIONS FOR ROOFING AND PREPARE NEW ROOF FRAMING AND SHEATHING FOR INSTALLATION OF NEW ROOF MEMBRANE. FOLLOW MANUFACTURER'S STANDARD DETAILS FOR ROOF MEMBRANE AND THE DETAILS SHOWN IN THESE DOCUMENTS.



NEW LINTEL ELEVATION

4 / A-2

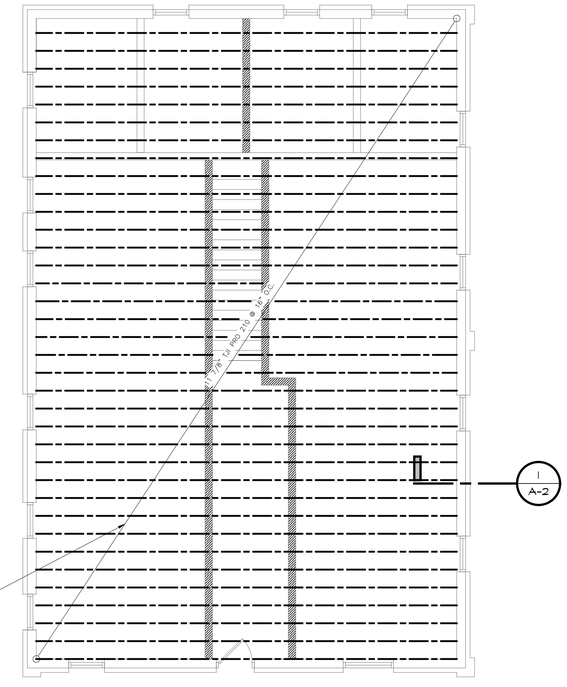
1 1/2" = 1'-0"



ROOF FRAMING SECTION

1 / A-2

1 1/2" = 1'-0"



SECOND FLOOR FRAMING PLAN

3/16" = 1'-0"

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Project: 13008 SHAFTSBURG RD. STABILIZATION
13008 SHAFTSBURG RD.
SHAFTSBURG, MI. 48882

Client: SHIAWASSEE COUNTY LANDBANK
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Sheet: A-2



- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 25% BRICK REPLACEMENT
- REPLACE PLYWOOD WINDOW INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN AND SEAL TO SHED WATER
- TUCKPOINT MASONRY, CONTRACTOR TO ASSUME 30% OF JOINTS TO BE TUCKPOINTED, AND 10% OF BRICK TO BE REPLACED
- REMOVE SPRAY APPLIED FOAM INSULATION FROM FACE OF BRICK, UTILIZE CHEMICAL / NON-ABRASIVE TECHNIQUES TO REMOVE COATINGS AND EXPOSED MASONRY, CONTRACTOR TO ASSUME ENTIRE SHADED AREA IS TO BE TUCKPOINTED
- REMOVE POSTS AND WOOD FRAMED ROOF IN ENTIRETY
- BUILD PLYWOOD DOOR INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN TO EXISTING DOOR JAMB FRAMING AND SEAL TO SHED WATER
- MAKE REPAIRS TO EXISTING DOOR OPENING, SECURE AND MAKE WEATHER TIGHT

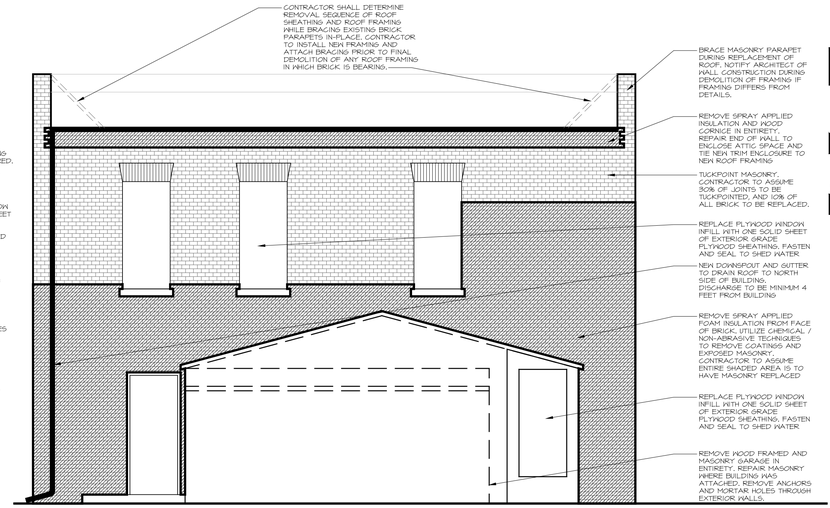


- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 25% BRICK REPLACEMENT
- REPLACE PLYWOOD WINDOW INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN AND SEAL TO SHED WATER
- TUCKPOINT MASONRY, CONTRACTOR TO ASSUME 30% OF JOINTS TO BE TUCKPOINTED, AND 10% OF BRICK TO BE REPLACED
- REMOVE WOOD FRAMED STAIR AND DECK IN ENTIRETY, REMOVE WALL ANCHORS AND INFILL HOLES WITH MORTAR
- REPAIR EXISTING OPENING

SOUTH ELEVATION

NOTE:

ALL EXTERIOR WINDOW & DOOR OPENINGS WITHOUT FULLY INTACT WINDOWS & DOORS CAPABLE OF BEING FULLY CLOSED & SECURED SHALL BE PROVIDED WITH NEW ½" EXTERIOR PLYWOOD SIDING (PAINTED) SECURED IN PLACE TO EXISTING WOOD FRAMING COMPONENTS OR TO NEW 2X4 FRAMING ADDED WITHIN OPENINGS.



- CONTRACTOR SHALL DETERMINE REMOVAL SEQUENCE OF ROOF SHEATHING AND ROOF FRAMING WHILE BRACING EXISTING BRICK PARAPETS IN-PLACE. CONTRACTOR TO INSTALL NEW FRAMING AND ATTACH BRACING PRIOR TO FINAL DEMOLITION OF ANY ROOF FRAMING IN WHICH BRICK IS BEARING.
- BRACE MASONRY PARAPET DURING REPLACEMENT OF ROOF. NOTIFY ARCHITECT OF WALL CONSTRUCTION DURING DEMOLITION OF FRAMING IF FRAMING DIFFERS FROM DETAILS.
- REMOVE SPRAY APPLIED INSULATION AND WOOD CORNICE IN ENTIRETY. REPAIR END OF WALL TO ENCLOSE ATTIC SPACE AND TIE NEW TRIM ENCLOSURE TO NEW ROOF FRAMING
- TUCKPOINT MASONRY, CONTRACTOR TO ASSUME 30% OF JOINTS TO BE TUCKPOINTED, AND 10% OF ALL BRICK TO BE REPLACED.
- REPLACE PLYWOOD WINDOW INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN AND SEAL TO SHED WATER
- NEW DOWNSPOUT AND GUTTER TO DRAIN ROOF TO NORTH SIDE OF BUILDING. DISCHARGE TO BE MINIMUM 4 FEET FROM BUILDING
- REMOVE SPRAY APPLIED FOAM INSULATION FROM FACE OF BRICK, UTILIZE CHEMICAL / NON-ABRASIVE TECHNIQUES TO REMOVE COATINGS AND EXPOSED MASONRY, CONTRACTOR TO ASSUME ENTIRE SHADED AREA IS TO HAVE MASONRY REPLACED
- REPLACE PLYWOOD WINDOW INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN AND SEAL TO SHED WATER
- REMOVE WOOD FRAMED AND MASONRY GARAGE IN ENTIRETY. REPAIR MASONRY WHERE BUILDING WAS ATTACHED, REMOVE ANCHORS AND MORTAR HOLES THROUGH EXTERIOR WALLS.

WEST ELEVATION

1/4" = 1'-0"



- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 25% BRICK REPLACEMENT
- BRACE MASONRY PARAPET DURING REPLACEMENT OF ROOF. NOTIFY ARCHITECT OF WALL CONSTRUCTION DURING DEMOLITION OF FRAMING IF FRAMING DIFFERS FROM DETAILS.
- REMOVE HVAC VENTS THROUGH MASONRY, INFILL HOLES WITH NEW BRICK TO MATCH EXISTING
- TUCKPOINT MASONRY, CONTRACTOR TO ASSUME 30% OF JOINTS TO BE TUCKPOINTED, AND 10% OF BRICK TO BE REPLACED
- REMOVE SPRAY APPLIED FOAM INSULATION FROM FACE OF BRICK, UTILIZE CHEMICAL / NON-ABRASIVE TECHNIQUES TO REMOVE COATINGS AND EXPOSED MASONRY, CONTRACTOR TO ASSUME ENTIRE SHADED AREA SHALL HAVE MASONRY REPLACED
- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 50% BRICK REPLACEMENT

NORTH ELEVATION



- BRACE MASONRY PARAPET DURING REPLACEMENT OF ROOF. NOTIFY ARCHITECT OF WALL CONSTRUCTION DURING DEMOLITION OF FRAMING IF FRAMING DIFFERS FROM DETAILS.
- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 25% BRICK REPLACEMENT
- REPLACE DAMAGED BRICK
- REPAIR MASONRY JACK ARCH - SEE DETAIL 3 SHEET A-2 (TYP. AT ALL OPENINGS)
- BUILD PLYWOOD DOOR INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN TO EXISTING DOOR JAMB FRAMING AND SEAL TO SHED WATER
- TUCKPOINT MASONRY, CONTRACTOR TO ASSUME 30% OF JOINTS TO BE TUCKPOINTED, AND 10% OF BRICK TO BE REPLACED
- REMOVE WOOD DECK FRAMING IN ENTIRETY, REMOVE WALL ANCHORS AND INFILL HOLES WITH MORTAR
- BUILD PLYWOOD DOOR INFILL WITH ONE SOLID SHEET OF EXTERIOR GRADE PLYWOOD SHEATHING, FASTEN TO EXISTING DOOR JAMB FRAMING AND SEAL TO SHED WATER
- MAKE REPAIRS TO EXISTING DOOR OPENING, SECURE AND MAKE WEATHER TIGHT
- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 50% BRICK REPLACEMENT, REMOVE ALL PAINT
- MASONRY COLUMNS TO BE REMOVED IN ENTIRETY, FOOTINGS TO REMAIN IN PLACE
- AREA OF MASONRY TO ASSUME 100% TUCKPOINTING OF JOINTS WILL BE REQUIRED, CONTRACTOR TO ASSUME 25% BRICK REPLACEMENT

EAST ELEVATION

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09/02/26

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Project Type
BUILDING STABILIZATION

Project
13008 SHAFTSBURG RD. STABILIZATION
13008 SHAFTSBURG RD.
SHAFTSBURG, MI. 48882

Client
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24.075

Sheet
A-3

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

13008 Shaftsburg Rd., Shaftsburg, Michigan

PREPARED FOR Mr. Brent Jones
Shiawassee Economic Development Partnership
201 N. Shiawassee St., 3rd Floor
Corunna, Michigan 48817

PROJECT # 20317f-1-194

DATE August 11, 2025

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FIGURE

Figure 1 – First Floor ..... Suspect Asbestos Sample Locations

Figure 2 – Second Floor ..... Suspect Asbestos Sample Locations

APPENDICES

Appendix A ..... Homogeneous Area Table
Bulk Sample Results Table

Appendix B ..... Bulk Sample Laboratory Reports and Chain of Custody Record

Appendix C ..... Hazardous/Other Regulated Materials Inventory

Appendix D ..... Paint Laboratory Results and Chain of Custody Record

Appendix E ..... Airborne Mold Laboratory Results and Chain of Custody Record

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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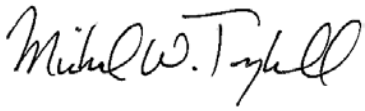
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7.0 Signatures

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



James C. Fox, Senior Environmental Consultant
Michigan Inspector and Project Designer Accreditation No. **A3152**



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

Figures

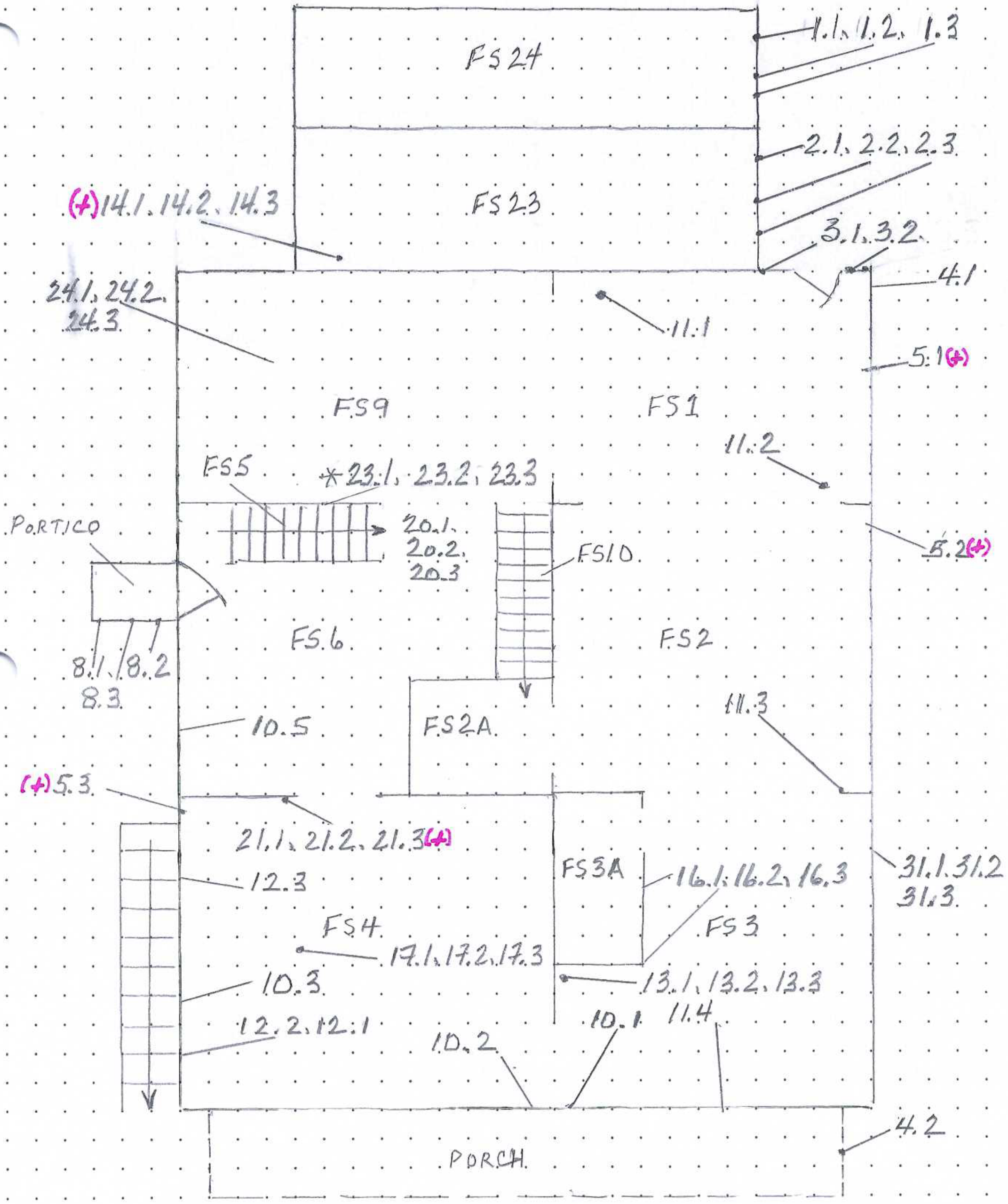


FIGURE 1
SHAFTSBURG HOTEL
FIRST FLOOR
FUNCTIONAL SPACES &
SAMPLE LOCATIONS

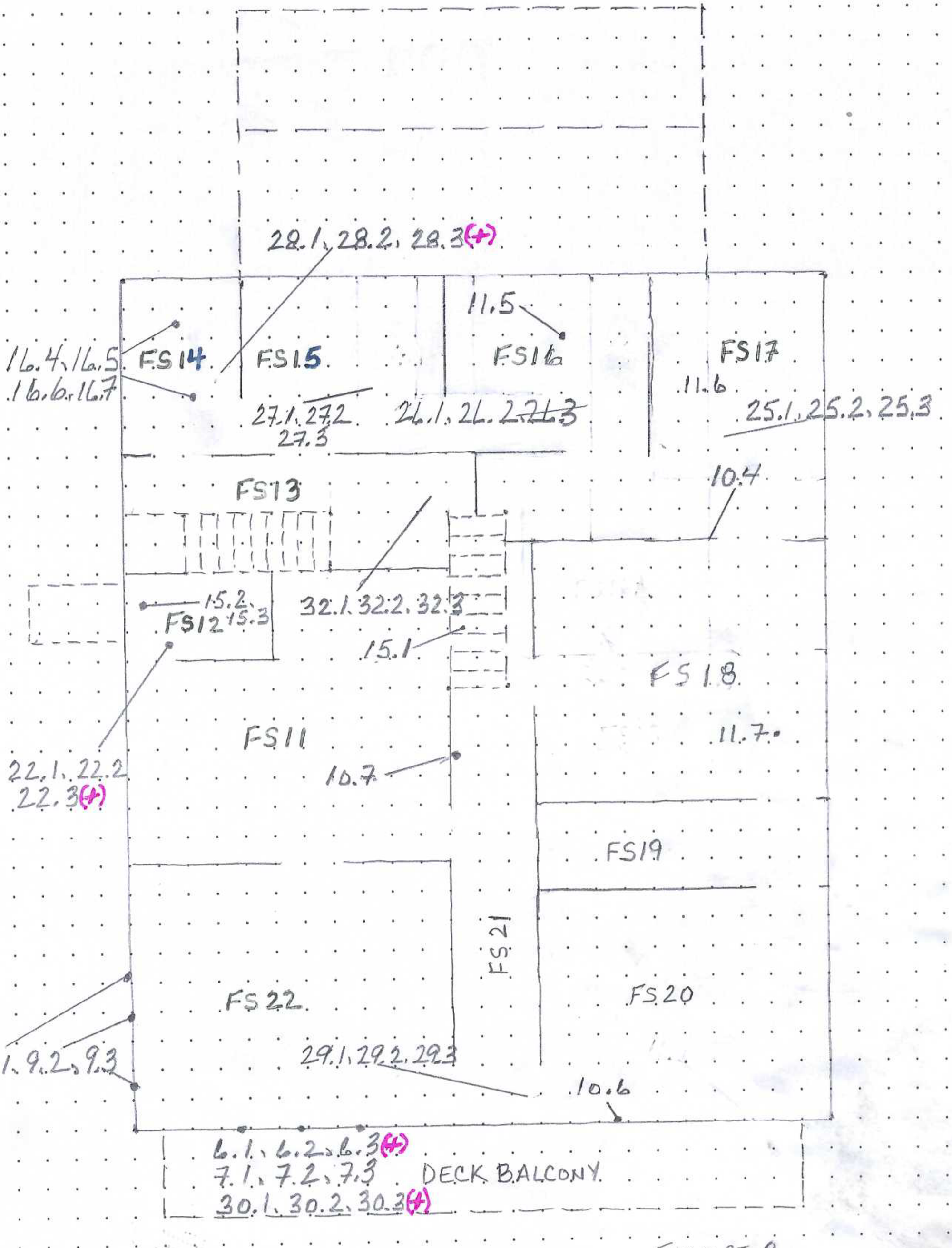


FIGURE 2
SHAFTSBURG HOTEL
SECOND FLOOR
FUNCTIONAL SPACES &
SAMPLE LOCATIONS

Appendix A

Homogeneous Area Table

Bulk Sample Results Table

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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

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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
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

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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
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

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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
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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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
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)	

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
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

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
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

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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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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%

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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%

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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%

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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%

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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%

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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.

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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%

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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%

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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%

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 - 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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Robert T. Letarte Jr., Laboratory Director

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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	

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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%

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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%

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 - 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%

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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%

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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%

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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%

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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	

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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 - 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

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 - 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%

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 - 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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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 - 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%

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:
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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 - 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	

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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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 - 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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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 - 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%

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 - 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	"			

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Date: 7/30/2025

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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	" " "			

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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			

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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				

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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				

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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
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Time/Date: 12:33
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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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Time/Date: 12:33 JUL 30 2025
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Time/Date: ____

APEX RESEARCH

Appendix C

Hazardous/Other Regulated Materials Inventory

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-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: KD Time/Date: 8:00
Relinquished By: _____ Date: _____
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: _____

Received By: KD
Time/Date: 8:00 JUL 09 2025

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Relinquished By: _____
Date: _____

Received By: _____
Time/Date: _____

Revision R4 Date: May/2017