



**REPORT OF THE NESHAP DEMOLITION SURVEY, SAMPLING AND  
EVALUATION OF ASBESTOS-CONTAINING MATERIALS**

**at the**

**COMMERCIAL BUILDING  
101 WEST MAIN STREET  
AVON PARK, FLORIDA**

**July 7, 2020  
GE Project Number 4049-0100.1**

**Submitted to:**

**City Of Avon Park  
Mr. Robert Trevino  
Public Works Superintendent  
119 East Main Street  
Avon Park, Florida 33825**

**Prepared by:**

**Greenfield Environmental, Inc.  
432 3<sup>rd</sup> Street North  
St. Petersburg, Florida 33701**

## **EXECUTIVE SUMMARY**

The survey and laboratory analysis conducted at the commercial building located at 101 West Main Street in Avon Park, Florida indicated that three (3) of the materials sampled were found to contain asbestos in amounts greater than one (1) percent. These materials are two (2) Category I non-friable materials in the form of mirror mastic and roofing mastic and a friable (Regulated) vinyl floor sheeting.

These asbestos containing materials must be properly removed by a Florida Licensed Asbestos Abatement Contractor prior to demolition activities that will impact the materials. Proper notification must be provided to the local regulatory agency prior to asbestos abatement and demolition activities.

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## 1.0 INTRODUCTION

A survey for asbestos-containing materials (ACMs) was conducted by Greenfield Environmental, Inc. (GE) at the commercial building located at 101 West Main Street in Avon Park, Florida. The survey was performed on June 22, 2020 by Corey Bracken, Accredited EPA Inspector for GE. GE is a Florida Licensed Asbestos Consulting Firm with a corresponding license number of ZA-0000268.

The survey was conducted in order to identify any asbestos-containing materials which may exist prior to demolition activities in accordance with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) Regulation.

More specifically, our scope of services for this project consisted of the five following steps:

- Site Walk-Through and Observations,
- Bulk Sampling of Suspect ACMs,
- Polarized Light Microscopy (PLM) Analysis of Bulk Samples,
- Hazard Assessment and Evaluation, and
- Final Report Development.

The findings of this report represent GE's best professional judgement and no other warranty is expressed or implied. This report is intended only for the use of the **CITY OF AVON PARK** and its agents. The contents should not be relied upon by any other parties without the expressed written consent of GE.

## **2.0 FACILITY DESCRIPTION**

The commercial building was observed to be a two-story structure constructed of concrete, wood, and brick on a concrete slab foundation. The first floor consisted of five (5) unnamed suites. In this report the suites are labeled one (1) through five (5) from east to west. The second floor consisted of one (1) open air unit. The interior finishes on the first floor consist of plaster systems, drywall systems, ceiling tile, wall panels, ceramic tile, vinyl floor tile, carpeting, and bare concrete floors. The doors were observed to be metal with glass. The interior finishes on the second floor consist of bare wood floors, exposed wood walls, exposed wood ceiling, vinyl floor tile, plaster system, and drywall system. Each unit on the first floor has been damaged and has exposed concrete floors and wall panels/mirrors removed. The HVAC system consisted of a split system with metal duct, flexduct and fiberglass ductboard. The second floor has become one (1) unit that is gutted and exposed wood floors and wood walls remain. The building exterior is finished with brick and mortar and ceramic tile. The roof is finished with a flat asphalt rolled roof system and roofing mastic.

### **3.0 SURVEY METHODS AND LABORATORY ANALYSIS**

The sampling conducted in this asbestos survey was performed in accordance with Title 40, Code of Federal Regulations (CFR), Part 763 for suspect ACMs. The EPA regulations require that sample locations be randomly selected. All suspect asbestos-containing materials and PACM (materials presumed to contain asbestos under the OSHA Asbestos Rule, 29 CFR 1910) were identified and samples of each different material were obtained.

The bulk sampling procedure utilized for collection of suspect samples required the establishment of homogeneous sampling areas. A homogeneous sampling area is defined as an area of friable or non-friable material of similar type that appeared to be applied or installed during the same general period of time. All sample locations were identified with numbers corresponding to those listed in Section 5.0 "Description of Materials" of this report.

Samples which were collected from these pre-determined homogeneous sampling areas were labeled and transported to Air Quality Environmental, Inc. (NVLAP No. 200759-0) for analysis. All samples were analyzed using EPA approved Polarized Light Microscopy (PLM) coupled with dispersion staining. Properties such as refractive indices, birefringence, sign of elongation and extinction angle are unique to crystalline asbestos forms and are used to identify the type of asbestos mineral as chrysotile, amosite, crocidolite, anthophyllite, tremolite or actinolite. Percentages of the identified types of asbestos are determined by visual estimation. Attempts are made to mix the sample thoroughly to provide a more accurate percentage. Any material containing greater than one percent (1%) by weight of any type of asbestos is considered by the EPA to be an ACM and if disturbed must be handled according to specific regulations.

#### **4.0 SUSPECTED ASBESTOS-CONTAINING MATERIALS**

The following is a summary of the materials sampled during the survey and evaluation of the structure:

- Plaster Systems
- Drywall Systems
- Ceiling Tile
- Vinyl Floor Tile with Mastic
- Vinyl Floor Sheeting with Mastic
- Wall Mastic
- Caulking
- Concrete
- Brick and Mortar
- Stucco
- Asphalt Rolled Roofing
- Roofing Mastic
- Fiberboard

### 5.0 DESCRIPTION OF MATERIALS

The following is a description of the materials assessed at the commercial building:

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
01	01 02 03	White and Grey Plaster Texture on Brick Located at Units 1,2,3 Wall Areas	No Asbestos Detected	Friable	Good	----
02	04 05 06	Tan Vinyl Floor Sheeting Located at the Unit 1 North Floor Areas	Brown and Tan Vinyl - 15% Chrysotile Asbestos  Brown Mastic - No Asbestos Detected	Friable	Good	480 Square Feet
03	07 08	Fiberboard Wall Panel with Texture Located at the Unit 1 West Wall Upper Wall Area	No Asbestos Detected	Friable	Poor	----
04	09 10 11	Brown Wall Mastic Located at the Unit 2 Wall Areas	No Asbestos Detected	Non-Friable	Good	----
05	12 13 14	Tan 4"x4" Patterned Vinyl Floor Sheeting Located at the Unit 2 Southwest Floor Areas	No Asbestos Detected	Friable	Fair	----
06	15 16 17	Thinset with Yellow Mastic Located at the Unit 2 and Unit 3 Floor Areas Throughout	No Asbestos Detected	Non-Friable	Good	----
07	18 19 20	Drywall System with Splatter Texture Located at the Unit 2 South Wall Areas	No Asbestos Detected	Friable	Good	----
08	21 22 23	Popcorn Texture Located at the Unit 2 Southwest Bathroom Ceiling Area	No Asbestos Detected	Friable	Good	----
09	24 25 26	White and Grey Smooth Plaster System Located at the Unit 3 and Unit 4 Wall Areas	No Asbestos Detected	Friable	Good	----



Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
10	27 28 29	12"x12" Grey Swirl Vinyl Floor Tile over Tan Vinyl Floor Tile with Yellow Mastic Located at the Unit 4 Floor Areas Throughout	No Asbestos Detected	Non-Friable	Good	----
11	30 31 32	<b>Black Mastic Located at the Unit 4 West Wall Areas and Wall Mirrors</b>	<b>Mastic - 8% Chrysotile Asbestos</b>	<b>Non-Friable</b>	<b>Good</b>	<b>20 Square Feet</b>
12	33 34 35	2'x4' Dot and Worm Ceiling Tile Located at the Unit 4 Select Drop Down Ceiling Areas	No Asbestos Detected	Friable	Good	----
13	36 37 38	2'x4' Fiberboard Ceiling Tile Located at the Unit 4 Select Drop Down Ceiling Areas	No Asbestos Detected	Friable	Good	----
14	39 40 41	12"x12" Tan with Fleck Vinyl Floor Tile with Yellow Mastic Located at the Second Floor North Floor Areas	No Asbestos Detected	Non-Friable	Good	----
15	42 43 44	Red Brick and Tan Mortar Located at the Exterior Wall Areas	No Asbestos Detected	Non-Friable	Good	----
16	45 46 47	White and Tan Plaster Located at Select Second Floor Wall Areas	No Asbestos Detected	Friable	Good	----
17	48 49 50	Cement Board on North Facing Wall under Faux "Brick" Ceramic Tile Storefront Areas	No Asbestos Detected	Non-Friable	Good	----
18	51 52	Exterior Window Caulking Located at the North Windows	No Asbestos Detected	Non-Friable	Good	----
19	53 54 55	Flat Rolled Asphalt Roof System with Vapor Barrier Located at the Roof Area	No Asbestos Detected	Non-Friable	Good	----

Homo. Area	Sample Number	Description/ Location	Asbestos Content	Friability	Condition	Approx. Quantity
20	56 57 58	Black Mastic Located at the East Parapet Wall at the Roof	Roofing Shingle - No Asbestos Detected  Black Mastic - 5% Chrysotile Asbestos	Non-Friable	Good	300 Square Feet

Note - Quantities are provided for convenience and should not be used for asbestos removal contractor bidding purposes.

## 6.0 CONCLUSIONS

The survey and laboratory analysis conducted at the commercial building located at 101 West Main Street in Avon Park, Florida indicated that of the fifty-eight (58) samples collected, three (3) of the materials sampled were found to contain asbestos in amounts greater than one (1) percent. These materials are two (2) Category I non-friable materials in the form of mirror mastic and roofing mastic and a friable (Regulated) material in the form of vinyl floor sheeting.

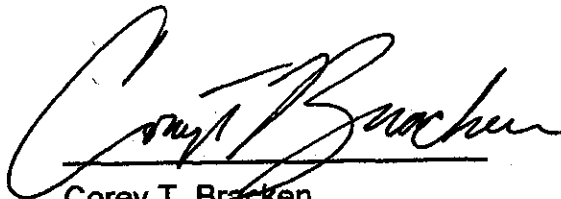
Category I non-friable asbestos-containing materials were discovered during our survey in the form of mirror mastic and roofing mastic. Category I non-friable ACMs are materials which contain 1% asbestos or greater and cannot be crumbled, pulverized or reduced to powder by hand pressure. Category I non-friable ACMs are those in which the asbestos fibers are bound with other materials in such a way that the release of those fibers into the air from casual contact or normal wear is unlikely.

A friable (Regulated) material was discovered during our inspection in the form of vinyl floor sheeting. Friable ACMs are materials that which contain 1% asbestos or greater and when dry may be crumbled or reduced to powder by hand pressure. Friable ACMs pose the greatest threat to human health because of the tendency to release harmful asbestos fibers into the air when disturbed.

These asbestos containing materials must be properly removed by a Florida Licensed Asbestos Abatement Contractor prior to demolition activities that will impact the materials. Proper notification must be provided to the local regulatory agency prior to asbestos abatement and demolition activities.

## PROFESSIONAL CERTIFICATIONS

The discussions and conclusions contained in this asbestos survey have been prepared and reviewed by the following certified professionals.



Corey T. Bracken  
Project Manager  
AHERA Inspector # 01312001AM



Michael W. Rothenburg, PE  
Florida Licensed Asbestos Consultant  
#EA0000041

**APPENDIX A**

**PLM LABORATORY ANALYTICAL RESULTS**



# Air Quality Environmental, Inc.

Laboratory Services

9325 Seminole Boulevard, Seminole, Florida 33772 (727) 398-0900 FAX (727) 398-0996

Client Name: Greenfield Environmental  
432 3rd Street North  
St. Petersburg, Florida 33701

Project Name: City of Avon Park #4049-0100  
101 West Main Street, Avon Park, FL  
Date Analyzed: June 25, 2020

Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders	
485006	1	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders	
485007	2	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders	
485008	3	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders	
485009	4	Flooring	brn / tan vinyl brown mastic	15% <b>Chrysotile</b> NAD	20% Cellulose	65% Synthetics and Binders 100% Binders	
485010	5	Flooring	Not Analyzed, Stop At First Positive				
485011	6	Flooring	Not Analyzed, Stop At First Positive				
485012	7	Fiberboard	tan / white	NAD	80% Cellulose	20% Binders	
485013	8	Fiberboard	tan / white	NAD	80% Cellulose	20% Binders	
485014	9	Mastic	brown	NAD		100% Binders	
485015	10	Mastic	brown	NAD		100% Binders	
485016	11	Mastic	brown	NAD		100% Binders	
485017	12	Flooring	tan vinyl	NAD		100% Synthetics and Binders	
485018	13	Flooring	tan vinyl	NAD		100% Synthetics and Binders	
485019	14	Flooring	tan vinyl	NAD		100% Synthetics and Binders	
485020	15	Building Material	yellow mastic wht compound	NAD NAD		100% Binders 100% Gypsum and Binders	
485021	16	Building Material	yellow mastic wht compound	NAD NAD		100% Binders 100% Gypsum and Binders	

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.

†Floor Tile and other resinously bound materials, when analyzed by EPA method, may yield false negative results because of limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When a definitive result is required, AQE recommends utilizing alternative methods of identification, including Transmission Electron Microscopy.

Analyzed by:

Leanne Giles  
Microscopist

Client Name: Greenfield Environmental  
 432 3rd Street North  
 St. Petersburg, Florida 33701

Project Name: City of Avon Park #4049-0100  
 101 West Main Street, Avon Park, FL  
 Date Analyzed: June 25, 2020

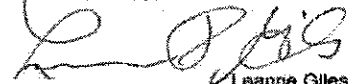
Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
485022	17	Building Material	yellow mastic wht compound	NAD NAD		100% Binders 100% Gypsum and Binders
485023	18	Drywall System	texture drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
485024	19	Drywall System	texture drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
485025	20	Drywall System	texture drywall mat drywall powder	NAD NAD NAD	100% Cellulose 6% Cellulose	100% Carbonates and Binders 94% Gypsum and Binders
485026	21	Popcorn Texture	white	NAD		100% Carbonates, Vermiculite, and Binders
485027	22	Popcorn Texture	white	NAD		100% Carbonates, Vermiculite, and Binders
485028	23	Popcorn Texture	white	NAD		100% Carbonates, Vermiculite, and Binders
485029	24	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders
485030	25	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders
485031	26	Plaster System	white plaster gray plaster	NAD NAD		100% Gypsum, Quartz, Binders 100% Quartz and Binders
485032	27	Flooring	gray vinyl tan tile yellow mastic	NAD NAD NAD		100% Synthetics and Binders 100% Carbonates and Binders 100% Binders
485033	28	Flooring	gray vinyl tan tile yellow mastic	NAD NAD NAD		100% Synthetics and Binders 100% Carbonates and Binders 100% Binders
485034	29	Flooring	gray vinyl tan tile yellow mastic	NAD NAD NAD		100% Synthetics and Binders 100% Carbonates and Binders 100% Binders

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Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders
485035	30	Mastic	black	8% Chrysotile		92% Bitumen and Binders
485036	31	Mastic	Not Analyzed, Stop At First Positive			
485037	32	Mastic	Not Analyzed, Stop At First Positive			
485038	33	Ceiling Tile	white / tan	NAD	35% Cellulose 35% Mineral Wool	30% Perlite and Binders
485039	34	Ceiling Tile	white / tan	NAD	35% Cellulose 35% Mineral Wool	30% Perlite and Binders
485040	35	Ceiling Tile	white / tan	NAD	35% Cellulose 35% Mineral Wool	30% Perlite and Binders
485041	36	Ceiling Tile	white / tan	NAD	75% Cellulose	25% Perlite and Binders
485042	37	Ceiling Tile	white / tan	NAD	75% Cellulose	25% Perlite and Binders
485043	38	Ceiling Tile	white / tan	NAD	75% Cellulose	25% Perlite and Binders
485044	39	Flooring	tan tile yellow mastic	NAD NAD		100% Carbonates and Binders 100% Binders
485045	40	Flooring	tan tile yellow mastic	NAD NAD		100% Carbonates and Binders 100% Binders
485046	41	Flooring	tan tile yellow mastic	NAD NAD		100% Carbonates and Binders 100% Binders
485047	42	Brick and Mortar	red brick tan grout	NAD NAD		100% Binders 100% Quartz and Binders
485048	43	Brick and Mortar	red brick tan grout	NAD NAD		100% Binders 100% Quartz and Binders
485049	44	Brick and Mortar	red brick tan grout	NAD NAD		100% Binders 100% Quartz and Binders
485050	45	Plaster System	white plaster tan plaster	NAD NAD	2% Cellulose 1% Hair	100% Quartz and Binders 97% Gypsum, Quartz, Binders

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 101 West Main Street, Avon Park, FL  
 Date Analyzed: June 25, 2020

Asbestos, Bulk Sample Analysis Test Method: PLM / DS - EPA Method - 600/R-93/116 - EPA Appx E to Subpart E of Part 763

Lab #	Client #	Sample Type	Description	% Asbestos	% Other Fibers	% Binders	
485051	46	Plaster System	white plaster tan plaster	NAD NAD	2% Cellulose 1% Hair	100% Quartz and Binders 97% Gypsum, Quartz, Binders	
485052	47	Plaster System	white plaster tan plaster	NAD NAD	2% Cellulose 1% Hair	100% Quartz and Binders 97% Gypsum, Quartz, Binders	
485053	48	Building Material	tan material gray material	NAD NAD	3% Cellulose	97% Carbonates and Binders 100% Quartz and Binders	
485054	49	Building Material	tan material gray material	NAD NAD	3% Cellulose	97% Carbonates and Binders 100% Quartz and Binders	
485055	50	Building Material	tan material gray material	NAD NAD	3% Cellulose	97% Carbonates and Binders 100% Quartz and Binders	
485056	51	Building Material	white	NAD		100% Binders	
485057	52	Building Material	white	NAD		100% Binders	
485058	53	Roofing Material	blk / gray layer shingle layer felt layer tan wrap	NAD NAD NAD NAD	20% Synth Fibers 30% Glass Fibers 35% Cellulose 100% Cellulose	80% Bitumen and Binders 70% Bitumen and Binders 65% Bitumen and Binders	
485059	54	Roofing Material	blk / gray layer shingle layer felt layer tan wrap	NAD NAD NAD NAD	20% Synth Fibers 30% Glass Fibers 35% Cellulose 100% Cellulose	80% Bitumen and Binders 70% Bitumen and Binders 65% Bitumen and Binders	
485060	55	Roofing Material	blk / gray layer shingle layer felt layer tan wrap	NAD NAD NAD NAD	20% Synth Fibers 30% Glass Fibers 35% Cellulose 100% Cellulose	80% Bitumen and Binders 70% Bitumen and Binders 65% Bitumen and Binders	
485061	56	Roofing Material	black shingle black mastic	5% Chrysotile	25% Glass Fibers	75% Bitumen and Binders 95% Bitumen and Binders	
485062	57	Roofing Material	Not Analyzed, Stop At First Positive				
485063	58	Roofing Material	Not Analyzed, Stop At First Positive				

†These samples were analyzed by layers. Specific layer or component asbestos content is indicated when relevant. The EPA considers a material to be asbestos containing only if it contains more than 1% asbestos by Calibrated Visual Area Estimation (CVAE). EPA regulations also indicate that Regulated Asbestos Containing Materials which are friable or may become friable, be further analyzed by point counting when the results indicate less than 10% asbestos by CVAE. Air Quality Environmental utilizes CVAE on a routine basis and does not include point counting unless specifically requested. Additionally, these results may not be reproduced except in full. This report data is to be interpreted only by the person (s) whom have collected the samples. Furthermore, this report may not be used as a claim to product certification, approval or endorsement by NVLAP, NIST or any other agency of the Federal Government.

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Analyzed by:



Leanne Giles  
 Microscopist

**APPENDIX B**  
**CERTIFICATIONS**

Vern Roberts Environmental Training, Inc.  
13987 94<sup>th</sup> Avenue N Seminole, FL 33776  
727-239-1445  
Asbestos Survey & Mechanical (Inspector) Refresher  
Training

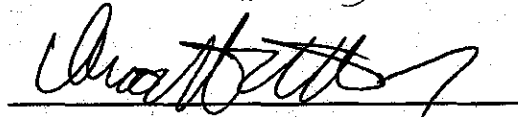
This is to Certify that  
Corey Bracken

Has completed the requisite training for asbestos accreditation  
under TSCA TITLE II  
Date of Examination 1/31/2020

Date of Course: 1/31/2020 Expiration Date 1/31/2021

Certificate # 01312001AM

Course # FL49-0006322 Provider # FL49-0003810



Instructor

Ron DeSantis, Governor



Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**ASBESTOS LICENSING UNIT**

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

**GREENFIELD ENVIRONMENTAL INC**

MICHAEL ROTHENBURG  
432 3RD STREET NORTH  
ST. PETERSBURG FL 33701

**LICENSE NUMBER: ZA0000268**

**EXPIRATION DATE: NOVEMBER 30, 2021**

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