



April 6, 2022

Professional Service Industries, Inc.  
5021-A West W.T. Harris Boulevard  
Charlotte, North Carolina 28269  
Phone: (704) 598-2234  
Fax: (704) 598-2236

Lori Ginther  
Taco Bell Corporation  
1 Glen Bell Way  
Irvine, California, 92618

RE: Demolition Asbestos Survey Report  
Taco Bell #315647  
2005 East Dixon Boulevard  
Shelby, North Carolina  
PSI Project Number: 04571753

Dear Ms. Ginther:

Thank you for choosing Professional Service Industries, Inc. (PSI), an Intertek company. The information you requested is attached. PSI performed the Demolition Asbestos Survey in general accordance with our agreement dated March 16, 2022.

We thank you for your business and we look forward to finding ways to grow our partnership, expand our services, and continue Building Better Together.

For Professional Service Industries, Inc.

A handwritten signature in blue ink, appearing to read "Mark R. McCagg".

Mark R. McCagg  
NC Inspector 12608

Attachments



## Demolition Asbestos Survey Report

**Taco Bell #315647  
2005 East Dixon Boulevard  
Shelby, Cleveland County North Carolina**

**Prepared for:**

Taco Bell Corporation  
1 Glen Bell Way  
Irvine, California 92618

**Prepared by:**

Professional Service Industries, Inc.  
5021-A West W.T. Harris Boulevard  
Charlotte, North Carolina 28269

April 6, 2022

PSI Project Number: 04571753

A handwritten signature in blue ink, appearing to read "Mark R. McCagg".

Mark R. McCagg  
NC Inspector 12608

A handwritten signature in black ink, appearing to read "Christopher M. Hundley".

Christopher M. Hundley  
Principal Consultant

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## 1.0 EXECUTIVE SUMMARY

Professional Service Industries, Inc. (PSI), an Intertek company, was retained by Taco Bell Corporation to conduct a survey for asbestos-containing materials (ACMs) at the Taco Bell #315647 property located at 2005 East Dixon Boulevard in Shelby, North Carolina.

The subject building is a single-story, approximate 2,567-sf masonry, metal and wood-framed, slab on-grade restaurant structure (former Zaxby's) with built-up roof. Interior finishes include sheetrock wallboard systems, resilient wall panels, acoustical ceiling tiles, ceramic floor and wall tiles, caulking and mastics. Two roofing systems were observed, consisting of white membrane - thermoplastic olefin (TPO) or polyvinyl chloride (PVC); and standing seam metal (sloped). The structure was reportedly constructed in 1994.

The purpose of the survey was to provide information regarding the presence, condition, and estimated quantity of accessible ACMs located in the subject building prior to its scheduled demolition. Roofing and exterior materials were surveyed at the request of the client.

The asbestos survey was conducted on March 25, 2022. A total of twenty-seven (27) multiple layered samples were collected from twelve (12) suspect asbestos-containing homogeneous materials (HMs) during the survey. A total of thirty-three (33) sample layers were analyzed by polarized light microscopy (PLM). The U.S. Environmental Protection Agency (EPA), the U.S. Occupational Safety and Health Administration (OSHA) and State of North Carolina define an ACM as any material containing greater than one percent (>1%) asbestos.

- Asbestos was not detected by PLM analysis in the samples collected during this investigation.

Materials that could not be sampled due to inaccessibility, safety concerns, or in order to avoid compromising their integrity, were assumed to be ACM.

- No assumed ACMs were identified during this investigation.

This summary does not contain all the information presented in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.



## 2.0 INTRODUCTION

PSI was retained by Taco Bell Corporation to conduct a survey for suspect ACMs at the Taco Bell #315647, located at 2005 East Dixon Boulevard in Shelby, North Carolina.

The subject building is a single-story, approximate 2,567-sf masonry, metal and wood-framed, slab on-grade restaurant structure with built-up roof. Interior finishes include sheetrock wallboard systems, resilient wall panels, acoustical ceiling tiles, ceramic floor and wall tiles, caulking and mastics. Two roofing systems were observed, consisting of white membrane (TPO or PVC), and standing seam metal (sloped). The structure was reportedly constructed in 1994.

### 2.1 PURPOSE

The purpose of this survey was to provide general information for the subject building regarding the presence, condition, and quantity of accessible and/or exposed friable and non-friable, materials suspected to contain asbestos.

### 2.2 AUTHORIZATION

Authorization to perform the assessment was given on March 16, 2022 by Lori Ginther of Taco Bell Corporation, by the execution of the "Project Agreement for Architectural/Engineering/Consultant Services" (for site number 315647) between Taco Bell Corporation and PSI.

Access to the property was provided by Neil Glezen of Zaxby's.

#### 2.2.1 INFORMATION PROVIDED BY THE CLIENT

The client provided general building information, including site location, construction date and heated square footage. The information was generally verified through the Cleveland County GIS website.

### 2.3 LIMITATIONS

This asbestos survey was intended to meet the requirements of the EPA National Emission Standards for Hazardous Air Pollutants (NESHAP) for asbestos demolition. The survey included a thorough inspection the structures at the subject property.

No inaccessible areas were identified. Inaccessible is defined as areas of the building that were locked, or where admittance was not permitted. It also includes areas/materials that could not be tested (sampled) without destruction of the structure or a portion of the structure, and areas/materials that could not be safely reached by the inspector or inspection team. In the event that access to a portion of the building was not obtained (which otherwise would have been tested), such limitations specifically are identified in the Findings Section of this report.



PSI did not sample any system which presented a hazard to the inspection team such as energized electrical systems or within confined spaces, and did not collect samples from building elements where the intended use would be compromised by testing, such as fire rated doors, vapor barriers, etc.

## **2.4 SCOPE OF SERVICES**

The scope of services for this project consisted of conducting an asbestos survey, including inspection, sampling and analysis of accessible and exposed areas of the building scheduled for demolition.

This survey was intended to identify ACM as required by the EPA NESHAP, OSHA and the State of North Carolina. Additional information relative to friability, quantity and condition is also provided to assist the owner or his representative in the appropriate decisions involved with renovation and demolition. Regulations pertaining to asbestos renovation and demolition surveys include 40 Code of Federal Regulations (CFR) Part 61 (EPA NESHAP), 29 CFR 1926.1101 (OSHA Asbestos in Construction); and 10A North Carolina Administrative Code (NCAC) 41C .0601 - Asbestos Hazard Management Program.

## **2.5 WARRANTY**

The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence of accessible and/or exposed suspect ACM for the project area. PSI warrants that the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and/or exposed suspect ACM existing at the time of the inspection. Test results are valid only for the material(s) tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the survey or which were not apparent during the site visit. This survey covered only those areas that were exposed and/or physically accessible to the Inspector. The study is also limited to the information available from the client at the time it was conducted.

As directed by the client, PSI did not provide any service to investigate or detect the presence of moisture, mold or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of PSI's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

No other warranties are implied or expressed.



## 2.6 USE BY THIRD PARTIES

This report was prepared pursuant to the contract PSI has with Taco Bell Corporation. That contractual relationship included an exchange of information about the property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Taco Bell Corporation, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with Taco Bell Corporation. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

PSI standard third party reliance letters may be issued:

- upon timely request;
- subject to the permission of our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.





### 3.0 GENERAL BUILDING AND SURVEY INFORMATION

#### 3.1 BUILDING INFORMATION

SUBJECT PROPERTY:	Taco Bell #315647 2005 East Dixon Boulevard Shelby, Cleveland County, North Carolina
FACILITY CONSTRUCTION DATE:	1994
PREVIOUS RENOVATION DATE(S):	Unknown
NUMBER OF FLOORS:	One
ESTIMATED SQUARE FOOTAGE:	2,567 sf
CONSTRUCTION TYPE:	Masonry, metal and wood-framed, slab on-grade restaurant structure with built-up roof. Two roofing systems were observed, consisting of white membrane (TPO or PVC), and standing seam metal (sloped).
VACANT? (YES/NO)	Yes

#### 3.2 INSPECTION INFORMATION

NAME OF INSPECTOR(S):	Mark McCagg (NC Asbestos Inspector #12608)
DATE(S) OF SURVEY:	March 25, 2022
ESCORT:	None



## 4.0 METHODOLOGY

### 4.1 GENERAL REFERENCES

Survey, sampling, analysis, and assessment procedures were performed in general accordance with EPA 40 CFR Part 61, Subpart M - National Emission Standards for Asbestos; and NCAC Chapter 10A, Subchapter 41C, Section .0601 - Asbestos Hazard Management Program.

### 4.2 RECORD DOCUMENT REVIEW

If available, prior to conducting the visual inspection, PSI reviewed documents provided by the client including: drawings, floor plans, historical data, maintenance records, previous survey reports, laboratory reports, etc. for information regarding construction history and building materials. This data was used to focus the walk through and scope of work to be followed over the course of our visual inspection and sampling. Information obtained from the references is included in the Findings Section of the report.

### 4.3 VISUAL INSPECTION PROCEDURES

An initial building walkthrough was conducted to determine the presence and condition of suspect materials which were physically accessible and/or exposed. Materials which were similar in general appearance were grouped into homogeneous areas. In addition, the friability of the suspect material was determined. A material is defined as friable (F) if the material can be reduced to a powder by hand pressure when dry. Non-Friable (NF) materials that are damaged can also be considered friable.

#### 4.3.1 HOMOGENEOUS AREA CLASSIFICATIONS

A preliminary walk-through of the building was conducted to determine areas of materials which were visually similar in color, texture, general appearance, and which appeared to have been installed at the same time. Such materials are termed "homogeneous areas" (HA) by the EPA Asbestos Hazard Emergency Response Act (AHERA) regulation. During this walk-through, the approximate locations of these homogeneous areas were also noted. Only materials which were physically accessible and/or exposed and suspected to contain asbestos were identified and placed in homogeneous areas.

Following the EPA AHERA inspection protocol, each identified homogeneous area was placed in one of the following AHERA classifications for the purposes of determining the number of samples to collect:

- Surfacing Materials: spray or trowel applied to building members;
- Thermal System Insulation (TSI): materials generally applied to various mechanical systems; or
- Miscellaneous Materials: any materials which do not fit either of the above categories.



#### **4.4 ASBESTOS SAMPLING PROCEDURES**

EPA guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogeneous area. Sampling was limited to those materials physically accessible to the inspector during the time of the survey, except if the structural integrity of the item being tested would be compromised. Samples of miscellaneous materials were taken as randomly as possible in order to obtain a representative grouping of each homogeneous material.

Any suspect asbestos-containing materials that could not be sampled were assumed to be ACM. If materials that were assumed to be ACM are to be impacted during renovation or demolition activities, then those materials should be sampled and analyzed prior to the renovation or demolition activity or treated as ACM. Based on the analysis of previously assumed ACM, further action may be required per the EPA NESHAP regulations.

#### **4.5 ASBESTOS ANALYSIS PROCEDURES**

All samples were analyzed at PSI's Asbestos Laboratory located at 850 Poplar Street in Pittsburgh, Pennsylvania 15220. The PSI Pittsburgh Asbestos Laboratory is a National Voluntary Laboratory Accreditation Program (NVLAP) Accredited (#101350-0) and an American Industrial Hygiene Association (AIHA) Accredited (#8222) Laboratory. A copy of the Laboratory's Accreditation Certificate is included in the Appendix.

The samples were analyzed for asbestos by PLM in accordance with the "EPA Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116 July 1993). Analysis was performed by visually observing the bulk samples with a stereoscope followed by slide preparation(s) for microscopic examination and identification.

Using a stereoscope, the microscopist visually estimated relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample. Next, the samples were mounted on slides and analyzed by PLM for asbestos (chrysotile, amosite, crocidolite, anthophyllite, actinolite/tremolite), and fibrous non-asbestos constituents (mineral wool, fiberglass, cellulose, etc.). Asbestos was identified by refractive indices, morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics were used to identify the non-asbestos constituents.

The EPA method allows samples which are visually determined to have less than 10% asbestos to be quantified using a Point Count procedure. An ocular reticule (cross hair or point array) is used to visually superimpose a point or points on the microscope field of view. A total of 400 points superimposed on either asbestos fibers or non-asbestos matrix material must be counted over at least eight different preparations of representative subsamples. If an asbestos fiber and matrix particle overlap so that a point is superimposed on their visual intersection, a point is scored for both categories. Point counting provides a quantification of the area percent asbestos. Point counted results supersede the results of the visual estimation. Homogenous materials that have point count results of 1% or less asbestos are considered Non-ACM.



Please note that some ACM might not be accurately identified or quantified by PLM. As an example, the original fabrication of vinyl floor tiles routinely involved milling of asbestos fibers to extremely small sizes. As a result, these fibers may go undetected under the standard PLM method. Transmission Electron Microscopy (TEM) is typically recommended for a more definitive analysis of these materials, but was not in the scope of work for this project and is not required by the NC Asbestos Hazard Management Program.

#### **4.6 QUANTIFICATION**

Quantification of suspect ACMs was conducted using visual estimation by the accredited asbestos inspector. This visual estimation was performed in accordance with generally accepted practices in the asbestos industry based on materials that were accessible and exposed. These values are sufficiently accurate for the purpose of calculating the number of samples to be collected, and to document the estimated amount of various building materials. Actual quantities will likely differ between visually estimated values and physical measurements. *The abatement contractor is responsible for verifying reported quantities of ACM for removal cost estimation and notification requirements.*

#### **4.7 PHOTOGRAPHY**

Photographs of suspect ACMs were taken during the course of this survey. While these photographs were not intended to provide a complete record of the survey, they do provide a visual description of the observed building materials. The photograph log and the photographs are included in the Appendix.

#### **4.8 DRAWINGS**

A drawing was prepared to indicate the location of the samples that were collected during the course of this inspection. The drawing indicates the ACM identified (if any), and is included in the Appendix.



## 5.0 FINDINGS

The asbestos survey was conducted on March 25, 2022. A total of twenty-seven (27) multiple layered samples were collected from twelve (12) suspect asbestos-containing HMs during the survey. A total of thirty-three (33) sample layers were analyzed by polarized light microscopy PLM.

- Asbestos was not detected by PLM analysis in the samples collected during this investigation.

The "Report of Bulk Sample Analysis for Asbestos," the Sample Chain of Custody, Site Layout and Sample Location Drawing(s) and Photographs are included in the Appendices. The Table attached to this report list the suspect ACMs observed throughout the building. **Table 1** lists the materials that were sampled, along with the results of the inspection and laboratory analysis.

No assumed ACMs were identified during this investigation.

### 5.1 INACCESSIBLE/UNACCESSED AREAS

No inaccessible areas were identified that could not be sampled at the time of the assessment.

### 5.2 NON-SUSPECT MATERIAL AND OTHER OBSERVATIONS

In addition, the following materials were observed but are considered 'non-suspect' ACM due to their composition (fiberglass, rubber, etc.) and were not sampled.

- Wood
- Metal
- Rubber
- Fiberglass/foam insulation
- Plastic
- PVC piping
- Ceramic tile
- Glass

### 5.3 REGULATORY GUIDELINES

#### **ACM Definition –**

The EPA and OSHA consider a material to be ACM if at least one sample from the homogeneous area shows asbestos in an amount greater than 1%.

#### **EPA NESHAP Category –**

EPA NESHAP classifies ACM into the following categories:



- **RACM** is any (a) Friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.
- **Category I Non-friable ACM** includes packings, gaskets, resilient floor covering, and asphalt roofing products which contain more than one percent asbestos.
- **Category II Non-friable ACM** includes any material, except for a Category I non-friable ACM, which contains more than one-percent asbestos and cannot be reduced to a powder by hand pressure when dry.

#### **OSHA –**

OSHA requires all suspect materials to be analyzed by layer, even materials such as drywall/joint compound, which may sometimes be composited per the EPA. If any layer contains asbestos in a concentration >1%, the material is considered an ACM. OSHA has a classification system (I thru IV) for ACM depending on the type of material and the disturbance as follows:

- **Class I** work is defined as activities involving the removal of ACM or presumed ACM (PACM) that is thermal system insulation (TSI) and surfacing materials.
- **Class II** activities involve removal of ACM/PACM other than TSI or surfacing material.
- **Class III** work includes repair and maintenance operations which are likely to disturb ACM/PACM.
- **Class IV** work includes maintenance and custodial activities during which employees contact but do not disturb ACM/PACM.

Materials where asbestos is detected, but where point counting is conducted and determined that the concentration is  $\leq 1\%$  asbestos, are not considered to be ACM by EPA or OSHA. However, these materials are considered unclassified asbestos work per OSHA. Some OSHA work control practices and prohibitions will still apply, with the extent depending on whether the worker's exposure to airborne asbestos exceeds the OSHA permissible exposure limit (PEL). Additional details of the OSHA asbestos regulations related to the construction industry can be found in 29 CFR part 1926.1101.



## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 CONCLUSIONS**

ACMs were not identified in the Taco Bell #315647 property.

Materials with low concentrations of asbestos (trace to 1%) were not identified in the Taco Bell #315647 property.

No assumed ACMs were noted in the Taco Bell #315647 property.

### **6.2 RECOMMENDATIONS AND OTHER CONSIDERATIONS**

If additional suspect materials not documented in this report are encountered during work activities, the material should be considered asbestos-containing unless bulk sampling is performed and laboratory analysis proves otherwise. The renovation and/or demolition contractor should provide oversight to ensure that additional found suspect ACMs are properly tested, if practical, or treated as ACM.



## RESULTS TABLE

In the following table, items that are confirmed to be asbestos-containing materials are indicated in **bold** and items that contain less than 1% asbestos, but are not 'no asbestos detected' are indicated by underlining.

**TABLE 1 - SUSPECT ACMs SAMPLED**

HM (Sample ID)	Material Description	Material Location	F/NF	Condition	% Asbestos & Type	EPA NESHAP Category	Estimated Quantity
01 (1, 2)	Black ceiling tile	Main dining room	F	Good	NAD	N/A	~1,500 sf
02 (3, 4)	Yellow caulking	Wood trim, dining room	NF	Good	NAD	N/A	~4 sf
03 (5, 6)	Silver duct tape Clear glue	Throughout	NF	Good	NAD NAD	N/A	~20 sf
04 (7, 8)	Yellow duct mastic	Kitchen	NF	Good	NAD	N/A	~20 sf
05 (9,10)	Drywall Joint compound	Throughout	NF	Good	NAD NAD	N/A	~1,200-sf
06 (11, 12)	Yellow wall glue	Kitchen, bathrooms	NF	Good	NAD	N/A	~1,000-sf
07 (13, 14)	White caulking	Kitchen	NF	Good	NAD	N/A	~4 sf
08 (15, 16)	Gray tile mortar	Kitchen cove base	NF	Good	NAD	N/A	~200 sf
09 (17, 18)	White roof cement	Roof penetrations and flashing	NF	Good	NAD	N/A	~30 sf
10 (19, 20)	Brown roof felt	Roof field	F	Good	NAD	N/A	~1,500 sf



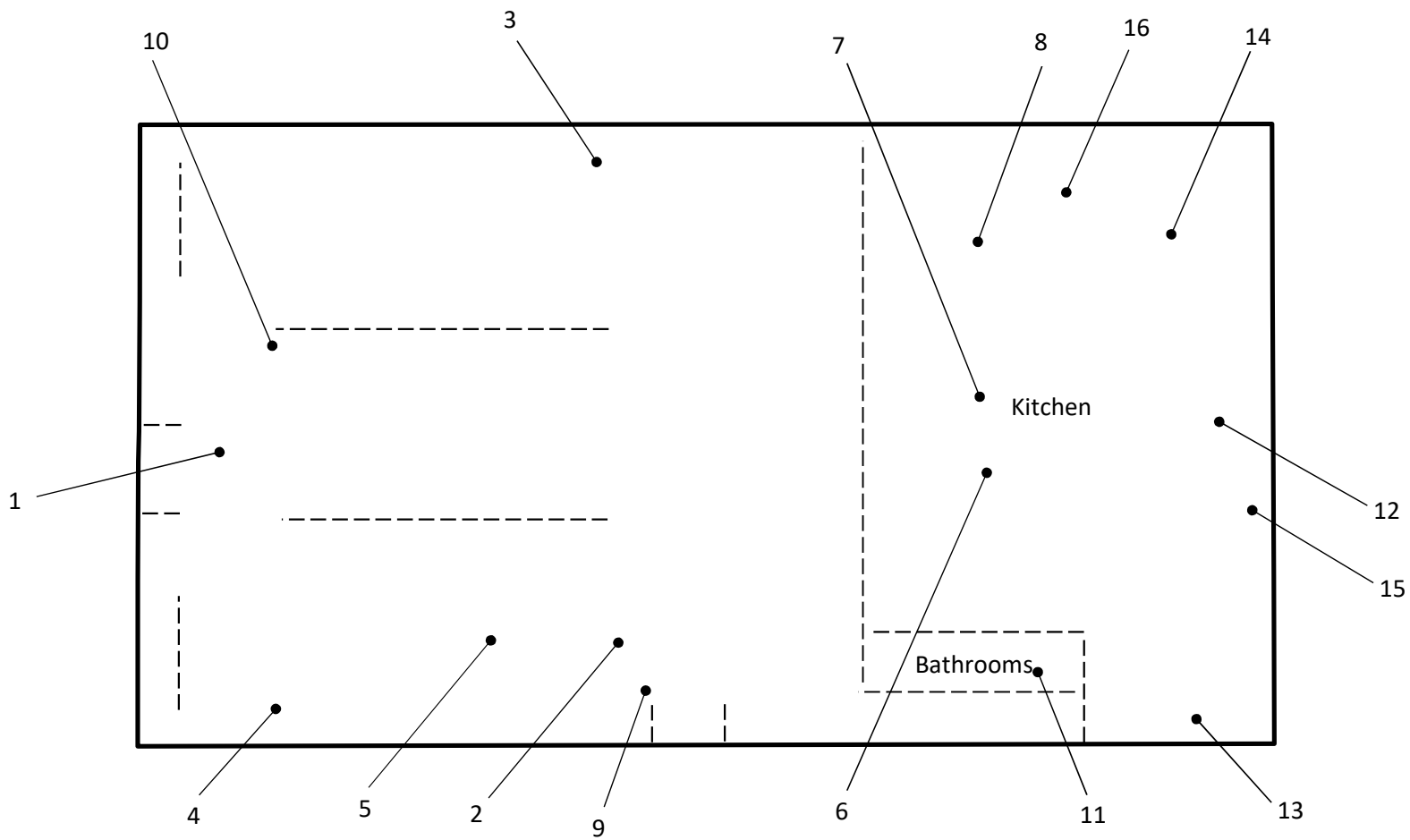


<b>HM (Sample ID)</b>	<b>Material Description</b>	<b>Material Location</b>	<b>F/NF</b>	<b>Condition</b>	<b>% Asbestos &amp; Type</b>	<b>EPA NESHAP Category</b>	<b>Estimated Quantity</b>
11 (21, 22)	White door and window caulk	Exterior	NF	Good	NAD	N/A	~4 sf
12 (23, 24, 25, 26, 27)	Gray wall texture	Exterior	NF	Good	NAD	N/A	~3,500 sf

NOTES:

1. HSM = Homogenous Sampling Material
2. Asbestos Type - NAD = No Asbestos Detected
3. NESHAP Category - Regulated ACM (RACM), Cat I NF=Category I Non-Friable ACM, Cat II NF= Category II Non-Friable ACM

# **Sample Location Maps**



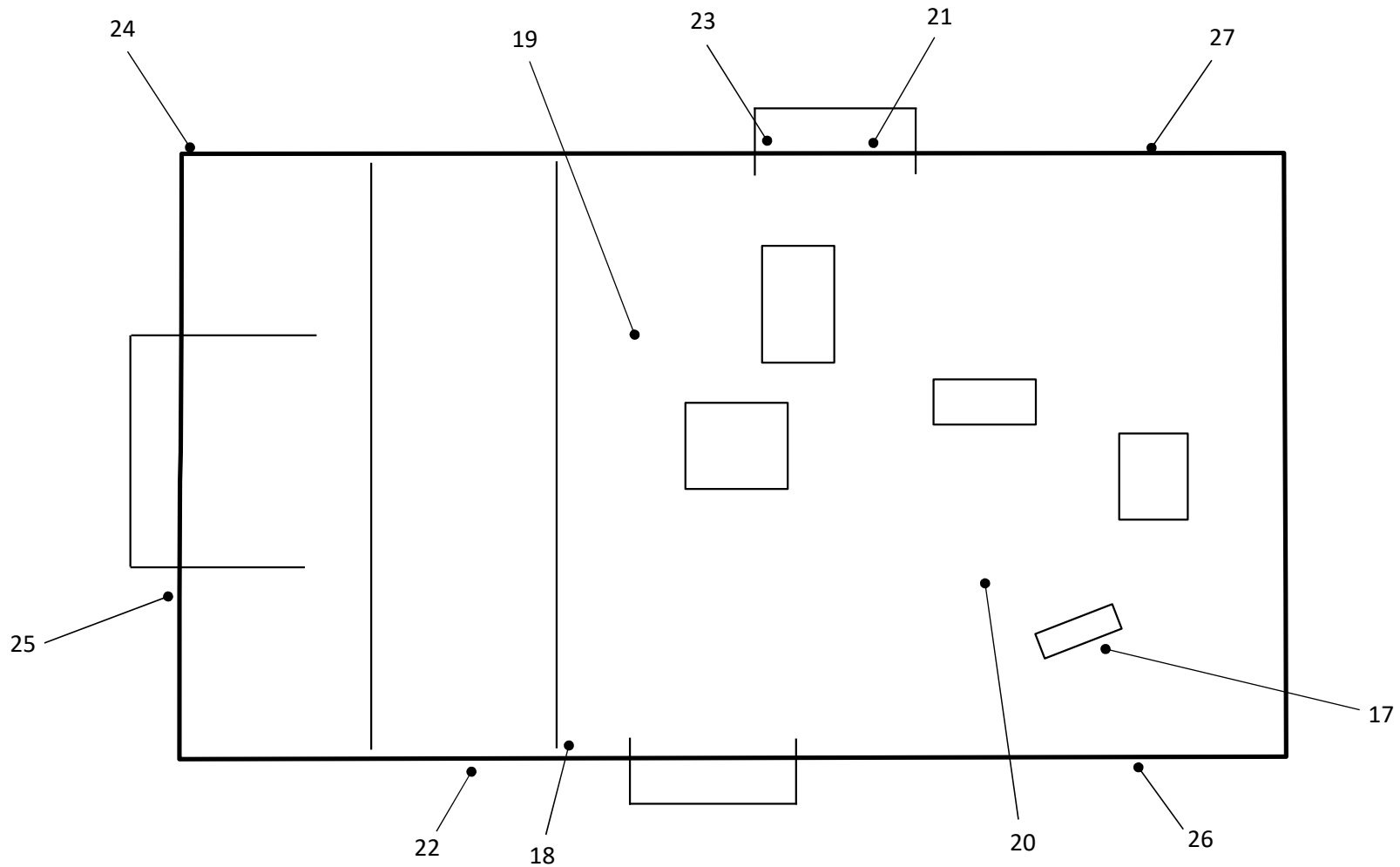
Legend

# ● - No Asbestos Detected

Ⓝ ● - Asbestos Detected



Suspect ACM Interior Sampling Locations		
Taco Bell #315647 2005 East Dixon Boulevard Shelby, Cleveland County, North Carolina		
Not to Scale	PSI Project No. 04571753	Figure 1



Legend

# ● - No Asbestos Detected

# ● - Asbestos Detected

12 12



**Suspect ACM  
Exterior Sampling Locations**

Taco Bell #315647  
2005 East Dixon Boulevard  
Shelby, Cleveland County, North Carolina

Not to Scale

PSI Project No.  
04571753

Figure 2

# **Report of Bulk Sample Analysis and Chain-of-Custody**



## REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: PSI, Inc.  
5021 West W.T. Harris Boulevard  
Charlotte, NC 28269-1861  
Attn: Mark McCagg

Project ID: 04571753  
Former Zaxby's - Shelby

Date Received: 3/28/2022

Date Completed: 3/30/2022

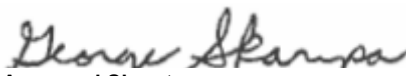
Date Reported: 3/31/2022

Analyst: Dan Anderson Work Order: 2203795 Page: 1 of 3

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
1-1	001A	(1) Black, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	30% Cellulose Fiber 30% Fibrous Glass
2-1	002A	(1) Black, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	30% Cellulose Fiber 30% Fibrous Glass
3-2	003A	(1) Yellow, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
4-2	004A	(1) Yellow, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
5-3	005A	(1) Silver, Other, Homogeneous <i>Duct Tape</i>	NO ASBESTOS DETECTED	None Reported
		(2) Transparent, Glue, Homogeneous	NO ASBESTOS DETECTED	None Reported
6-3	006A	(1) Silver, Other, Homogeneous <i>Duct Tape</i>	NO ASBESTOS DETECTED	None Reported
		(2) Transparent, Glue, Homogeneous	NO ASBESTOS DETECTED	None Reported
7-4	007A	(1) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED	None Reported
8-4	008A	(1) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED	None Reported
9-5	009A	(1) Gray, Drywall, Homogeneous (2) White, Joint Compound, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	15% Cellulose Fiber None Reported

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

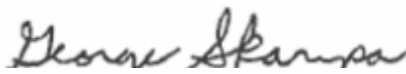
Respectfully submitted,  
PSI, Inc.

  
Approved Signatory  
George Skarupa

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
10-5	010A	(1) Gray, Drywall, Homogeneous (2) White, Joint Compound, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	15% Cellulose Fiber None Reported
11-6	011A	(1) Yellow, Glue, Homogeneous	NO ASBESTOS DETECTED	None Reported
12-6	012A	(1) Yellow, Glue, Homogeneous	NO ASBESTOS DETECTED	None Reported
13-7	013A	(1) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
14-7	014A	(1) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
15-8	015A	(1) Gray, Mortar, Homogeneous	NO ASBESTOS DETECTED	None Reported
16-8	016A	(1) Gray, Mortar, Homogeneous	NO ASBESTOS DETECTED	None Reported
17-9	017A	(1) White, Roofing, Homogeneous <i>Cement</i>	NO ASBESTOS DETECTED	None Reported
18-9	018A	(1) White, Roofing, Homogeneous <i>Cement</i>	NO ASBESTOS DETECTED	None Reported
19-10	019A	(1) Brown, Felt, Homogeneous	NO ASBESTOS DETECTED	10% Fibrous Glass 80% Cellulose Fiber
20-10	020A	(1) Brown, Felt, Homogeneous	NO ASBESTOS DETECTED	10% Fibrous Glass 80% Cellulose Fiber
21-11	021A	(1) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
22-11	022A	(1) White, Caulking, Homogeneous	NO ASBESTOS DETECTED	None Reported
23-12	023A	(1) Gray, Texture, Homogeneous	NO ASBESTOS DETECTED	None Reported
24-12	024A	(1) Gray, Texture, Homogeneous (2) White, Foam, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	7% Fibrous Glass None Reported
25-12	025A	(1) Gray, Texture, Homogeneous	NO ASBESTOS DETECTED	7% Fibrous Glass
26-12	026A	(1) Gray, Texture, Homogeneous	NO ASBESTOS DETECTED	7% Fibrous Glass

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,  
PSI, Inc.



Approved Signatory  
George Skarupa

**Analyst:** Dan Anderson

**Work Order:** 2203795

**Page:** 3 of 3

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
27-12	027A	(1) Gray, Texture, Homogeneous (2) White, Foam, Homogeneous	<b>NO ASBESTOS DETECTED</b> <b>NO ASBESTOS DETECTED</b>	7% Fibrous Glass None Reported

**Report Notes:** (PT) Point Count Results

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,  
PSI, Inc.



Approved Signatory  
George Skarupa





# Industrial Hygiene Chain of Custody Record

ASBESTOS - NC REGS

2203795

Project Name:  
Former Zaxby's - Shelby

Professional Service Industries, Inc.  
Environmental Services  
5021-A West W.T. Harris Blvd.  
Charlotte, NC 28269  
Phone: 704-598-2234 Fax: 704-598-2236

Date Collected:  
3/25/22

Project Number:  
04571753

Results Needed: 3-Day PLM

Sample ID	HA	Description	Location	Analysis
1-2	1	Black 2'x2' Ceiling Tile	<del>Front</del> Dining Room	PLM
3-4	2	Yellow Trim Caulk	↓	
5-6	3	Silver Duct Tape + Glue	Throughput	
7-8	4	Yellow Duct Mastic	Kitchen	
9-10	5	Drywall + JC	Throughput	
11-12	6	Yellow Wall Glue	Kitchen + Bedrooms	
13-14	7	White Caulk	Kitchen + Bedrooms	
15-16	8	Gray Tile Mortar	Kitchen Cove Base	
17-18	9	White Roof Cement	Roof	
19-20	10	Brown Roof <del>paper</del> Felt	Roof	
21-22	11	White Exterior Door + Window Caulk	Door + Windows	
23-27	12	Gray Exterior Wall Texture	Exterior Walls	

Notes: NC REGS - PLM Bulk 600

Inspector Name: Mark McCagg

Was Shipping Container Intact When Received By Lab?

Yes  No  Initials SW Total No. Of Samples 27

Email: mark.mccagg@intertek.com

Relinquished By (Signature)

Date/Time

Received By (Signature)

3/25/22 16:00

3/28/2022 9a

Analyst  
Date

# Photographs



Photo 1: View of the dining room (former Zaxby's).



Photo 2: View of ceramic tile and wallboard systems.





Photo 3: View of dining room ceiling tiles.



Photo 4: View of HVAC duct tape.



Photo 5: View of yellow duct mastic.



Photo 6: View of resilient wall panels and sheetrock ceiling.



Photo 7: View of TPO roofing system.



Photo 8: View of white kitchen caulk.





Photo 9: View of TPO flashing.



Photo 10: View of roof core sample, and wooden roof deck.



Photo 11: Temporary roof patch with primer adhesive.



Photo 12: View of white roof caulking.



# **Supplemental Documentation**

USER MATTCAPPS

FOR YEAR 2022

LEXINGTON FOODS LLC  
 8993 UNITY CHURCH RD  
 PARCEL ID.. 70769  
 LOCATION... 2005 E DIXON BLVD  
 DEED YEAR/BOOK/PAGE.. 2012 1634 0954  
 PLAT BOOK/PAGE..  
 LEGAL DESC:1.011 AC #3 OPA CLEVE MAL  
 TOWNSHIP... 6 SHELBY  
 DENVER NC 28037-8801  
 DESCRIPTION COMMERCIAL  
 NBRHOOD... 31A CLEVELAND MALL AREA-06  
 MAINTAINED.. 7/21/2021 BY MAYES  
 VISITED..... 1/12/2021 BY JP  
 PARCEL STATUS... ACTIVE  
 PIN... 6-8A 1 13  
 SHELBY  
 ASSESSMENT NONE .00 .00 .00  
 OWNER ID.. 1282984  
 DISTRICT.. 5 CITY OF SHELBY (CO SCH)

----- SALES HISTORY -----

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1634 0954	4/27/2012	DEED	NOT OPEN MARKET	1,175,000	2,350.00	LEXINGTON FOODS LLC
1601 0980	8/20/2010	DEED	NO STAMPS ON DE			MCSHELBY LLC
1260 1409	11/15/1999	DEED	QUALIFIED	527,500	1,055.00	MCLEROY'S ENTERPRISES INC
1147 2491	6/23/1994	DEED	QUALIFIED	599,000	1,198.00	CNL INCOME FUND XIV A FLORIDA
1137 2478	11/23/1993	DEED	QUALIFIED	220,000	440.00	LONG JOHN SILVER'S INC
1114 0040	6/03/1992	SPECIAL WARRANT	NO STAMPS ON DE			METROPOLITAN LIFE INSURANCE CO
1114 0036	6/03/1992	SPECIAL WARRANT	NO STAMPS ON DE			CENTENNIAL EQUITIES CORP & MET
18V 001	1/01/1985	SALE	QUALIFIED		4,450.00	

----- LAND SEGMENTS -----

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1		04	SF S	44,039.000	6.00	.00	.00	100.00	.00	.00	.00	.00	264,234
	TOTAL ACRES..			.000									264,234
TOTAL LAND FMV..													264,234

----- IMPROVEMENT # 1 MAJOR IMPR-M -----

MAIN FIN AREA.. 2,567.00 ACT/EFF YR/AGE.. 1994 2009 12 VISITED.. 1/12/2021 BY JP  
 STRAT..... 04 DESCRIPT.... FAST FOOD REST-WOOD FR MAINTAINED.. 7/21/2021 BY MAYES  
 MAIN PERIM..... 224.00 MAIN GROUND SF.... 2,567.000  
 LOCATION #..... 40168 2005 E DIXON BLVD

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MA 50W	FAST FOOD REST.-WOOD	100	2567.00	74.60	1.00					110	210,648	
EW 04	STUCCO	100	224.00	.00							0	
- FD 53	CONTINUOUS SLAB - CO100		2567.00	.00							0	
- HC 57	PACKAGED HEATING/COOL100		2567.00	3.63							9,318	
- PL C	COMMER PLUMB-EXTRA F100		8.00	927.52							7,420	
	RCN...		PCT COMPLETE				100	x			227,386	
	QUAL.. QG B1		B+10				132.00	x			300,149	
	DEPR.. D2		12 YEARS OLD				11.00	-	33,016		33,016	T
	--FMV...										267,133	

DATE 3/02/22  
 TIME 10:59:23  
 USER MATTCAPPS

CLEVELAND COUNTY  
 PROPERTY CARD  
 FOR YEAR 2022

PAGE 2  
 PROG# AS2006

LEXINGTON FOODS LLC

PARCEL ID.. 70769

PIN... 6-8A 1 13

----- IMPROVEMENT # 1 MAJOR IMPR-M -----

```

+-----37-----+
1           :
8           :
3+         2
1           8
1           :
+3         +51
:           1
:           +5+
:           :
:           :
3           :
8           2
:           8
:           :
:           :
+A-----37-----+
    
```

```

-----
      MA 50W   FAST FOOD REST.-WOOD  FLOOR:  1.00  ----- TRAVERSE -----
D R   37.00   D U   28.00   D R   5.00   D U   11.00   D L   5.00   D U   28.00
D L   37.00   D D   18.00   D L   3.00   D D   11.00   D R   3.00   D D   38.00
    
```

----- IMPROVEMENT # 2 MISC IMPR-X -----

```

MAIN FIN AREA..          ACT/EFF YR/AGE.. 1994 2014 7          VISITED.. 1/01/2019 BY JP
STRAT..... 04          DESCRIPT.... ASPHALT PAVING          MAINTAINED.. 7/21/2021 BY MAYES
LOCATION #..... 40168 2005 E DIXON BLVD
    
```

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 01	ASPHALT PAVING	100	22000.00	1.65							36,300	
	RCN...		PCT COMPLETE				100	x			36,300	
	QUAL.. QG	100	MISC IMPR QUALITY 10				100.00	x			36,300	
	DEPR.. 10		7 YEARS OLD				70.00	-	25,410		25,410	T
	--FMV...										10,890	

----- IMPROVEMENT # 3 MISC IMPR-X -----

```

MAIN FIN AREA..          ACT/EFF YR/AGE.. 1994 2014 7          VISITED.. 1/01/2019 BY JP
STRAT..... 04          DESCRIPT.... CONCRETE PAVING          MAINTAINED.. 7/21/2021 BY MAYES
LOCATION #..... 40168 2005 E DIXON BLVD
    
```

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
MS 06	CONCRETE PAVING	100	3555.00	2.70							9,598	
	RCN...		PCT COMPLETE				100	x			9,598	
	QUAL.. QG	100	MISC IMPR QUALITY 10				100.00	x			9,598	
	DEPR.. 15		7 YRS OLD				47.00	-	4,511		4,511	T
	--FMV...										5,087	

TOTAL PARCEL VALUES----	LAND / OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2021 VALUE
FMV.....	264,234	283,110	547,344	547,344
APV.....	264,234	283,110	547,344	547,344
-----		COMMENTS -	-----	

# **Inspector and Laboratory Accreditations**

North Carolina  
Asbestos Accreditation



Mark R McCagg  
8402 Golden Oak Ct  
Charlotte, NC 28216

134888

EXPIRATION			
12-31-2022			
DOB	SEX	HT	WT
08-12-1965	M	6'1"	175
CLASS	#	EXP	
INSPECTOR	12608	12-22	

United States Department of Commerce  
National Institute of Standards and Technology



**Certificate of Accreditation to ISO/IEC 17025:2017**

**NVLAP LAB CODE: 200841-0**

**EMSL Analytical, Inc.**  
Pineville, NC

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

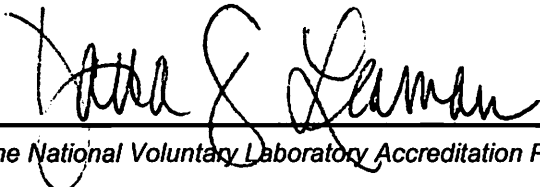
**Asbestos Fiber Analysis**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2021-07-01 through 2022-06-30

*Effective Dates*



  
For the National Voluntary Laboratory Accreditation Program