

ANALYZE > ADVISE > ADDRESS

June 17, 2022

#### BEC Project 22-270

jstewart@smokeybones.com

Joey Stewart, Chief Development Officer Smokey Bones Bar & Fire Grill 538 Old Hearthstone Circle North Collierville TN 38017

#### Re: Letter of Findings - NESHAP Limited Asbestos Screening 1910 North Neil Street Champaign, IL 61820

In an effort to assist in due diligence purposes, Brown Environmental Consulting (BEC) mobilized Certified Illinois Asbestos Inspector (#00311) William Williams of Reliable Environmental Solutions Inc. to conduct a Limited Asbestos Survey (LAS) for the fore mentioned property. Survey was performed on June 7, 2022. The survey was to confirm or deny suspect materials as asbestos or non by laboratory analysis. Survey was limited to materials intended for renovation activity.

#### Confirmed ACMs are as follows:

None Detected. See enclosed inspection report for further details.

#### **Recommendations:**

If suspect materials are discovered that were not sampled, materials are presumed ACM until lab results can prove content. Under no circumstance should unsampled suspect materials be disturbed without proper training. Materials in good condition, which are not anticipated to be disturbed by renovation activity, may remain in place pursuant to applicable regulations.

Please do not hesitate to contact us if we may be of further assistance.

Sincerely, BROWN ENVIRONMENTAL CONSULTING LLC

Stacy T. Brown Environmental Professional Licensed Asbestos Inspector/Project Monitor EPA Renovate Right Instructor EPA MAP Instructor

Enclosures: Reliable Environmental Inspection Report

# **ASBESTOS INSPECTION REPORT**

For

# BROWN ENVIRONMENTAL CONSULTING LLC P.O. BOX 1034 ARLINGTON, TENNESSEE 38002

At

# OLD CHICAGO PIZZA 1910 N. NEIL STREET CHAMPAIGN, ILLINOIS 61820

Date of Sampling: June 7, 2022

prepared by



2760 W. Jefferson Street, Springfield, IL 62702 217.787.9800 www.ReliableEnv.com

RES Project #22185

# TABLE OF CONTENTS

- SECTION 1: Introduction
- SECTION 2: Summary of Findings
- SECTION 3: Photographs of Sampling Locations
- SECTION 4: Laboratory Results and Credentials
- SECTION 5: Inspector's Credentials

#### INTRODUCTION

#### I. SCOPE

Reliable Environmental Solutions, Inc. (RES) performed an asbestos inspection of the Old Chicago Pizza located at 1910 N Neil Street in Champaign, Illinois on June 7, 2022. The purpose of the inspection was to identify asbestos containing materials in the building prior to renovation.

#### II. INSPECTION PROTOCOL

The inspection was performed in accordance with the Asbestos Hazard Emergency Response Act (AHERA) and the National Emission Standards for Hazardous Air Pollutants (NESHAP). Personnel performing the inspection are accredited by the Asbestos School Hazard Abatement Reauthorization Act (ASHARA) and are licensed by the Illinois Department of Public Health (IDPH). Credentials of the on-site licensed inspector are located in Section 5 of this report. The intent of the inspection is to survey all areas; however, inaccessible areas that would require destructive methods to uncover suspect materials may not have been surveyed. Any suspect material discovered during a renovation or demolition that has not been identified in this report must be sampled.

#### III. SAMPLING PROTOCOL

Bulk samples of materials suspected of containing asbestos were collected in a random manner. The Summary of Findings located in Section 2 of this report identifies these suspect materials. The Summary of Findings also provides the number of samples collected for each suspect material.

Between three and seven samples were collected from each homogeneous material. A homogeneous material is a material that is uniform in color and texture and installed at the same time. The number of samples collected is dictated by AHERA based on the type of material sampled. State of the art practices require three negative results to state that a material is negative, whereas one positive result will result in the entire homogeneous area being identified as positive.

#### IV. ANALYSIS PROTOCOL

Samples were analyzed by TEM Environmental, Inc. of Glendale Heights, Illinois. TEM Environmental, Inc. is an NVLAP accredited laboratory. Credentials for the laboratory are located in Section 4 of this report. Samples were analyzed by Polarized Light Microscopy (PLM) according to AHERA protocol.

Friable materials found to contain less than ten percent asbestos are recommended to be point counted according to the NESHAP regulations. IDPH does not allow point counting in schools and the transmission electron microscopy (TEM) method has proven to be more reliable method for a similar cost; therefore, RES recommends utilizing TEM in lieu of point counting.

Certain non-friable materials are difficult to properly ascertain the asbestos content with the PLM method; therefore, in some circumstances the laboratory will recommend TEM analysis to determine if these materials are actually negative. The Illinois regulatory agencies will use TEM analysis to determine if a material contains asbestos; therefore, it is recommended that the non-friable materials identified by the laboratory be further analyzed by TEM.

#### V. SUMMARY

The Old Chicago Pizza located at 1910 N. Neil Street in Champaign, Illinois, was inspected for asbestos containing materials prior to renovation. The materials found to contain asbestos are listed below.

• No materials tested positive for ACM by polarized light microscopy.

#### Old Chicago Pizza 1910 N. Neil Champaign, Illinois

#### SUMMARY OF FINDINGS BY PLM ANALYSIS

НОМО		A	СМ		
AREAS	DESCRIPTION	ASSUMED	POS	NEG	NOTES
SPA	STUCCO PLASTER			3	
MCA	2' X 2' CEILING TILE, TEXTURED			3	
МСВ	2' X 2' CEILING TILE, SMOOTH			3	
МСС	2' X 4' CEILING TILE, SMOOTH			3	
MCD	2' X 2' CEILING TILE, GLACIER			3	
MMA	QUARRY TILE, MORTAR BED			3	
MMB	CARPET MASTIC			3	
MMC	CERAMIC TILE WALL ADHESIVE			3	
MMD	18" X 18" CERAMIC TILE, MORTAR BED			3	
MME	ROOF CAULK ON UNITS, WHITE			3	
MMF	CAULK ON PARAPET CAP			3	
MMG	EXTERIOR CAULK (WINDOWS AND DOORS)			3	
MMH	ROOF SHINGLES AND FELT			3	
MXA	DRYWALL AND COMPOUND			3	

\*\*EPA recommends that bulk materials found negative for asbestos or less than one percent asbestos by Polarized Light Microscopy (PLM) that fall into one of five dominantly non-friable categories by reanalyzed by an additional method, such as Transmission Electron Microscopy (TEM) (EPA Notice of Advisory, FR Vol. 59, No. 146 & Test Method EPA 600/R-93/116)



SPA-1 STUCCO PLASTER





STUCCO PLASTER

SPA-2

SPA-3 STUCCO PLASTER



MCA-1

2' X 2' CEILING TILE, TEXTURED



MCA-2

2' X 2' CEILING TILE, TEXTURED



MCA-3 2' X 2' CEILING TILE, TEXTURED





MCB-1

2' X 2' CEILING TILE, SMOOTH

MCB-2

2' X 2' CEILING TILE, SMOOTH

MCB-3

2' X 2' CEILING TILE, SMOOTH



MCC-1

2' X 4' CEILING TILE, SMOOTH



- MCC-2
- 2' X 4' CEILING TILE, SMOOTH



- MCC-3
- 2' X 4' CEILING TILE, SMOOTH

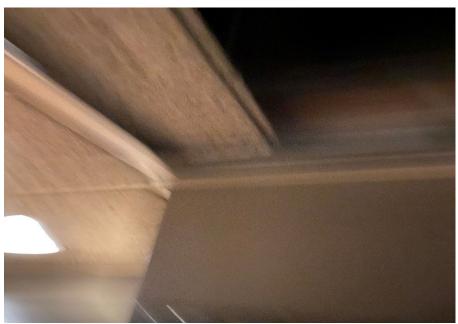


MCD-1

 $2^\prime$  X  $2^\prime$  CEILING TILE, GLACIER

MCD-2

2' X 2' CEILING TILE, GLACIER





MCD-3

2' X 2' CEILING TILE, GLACIER



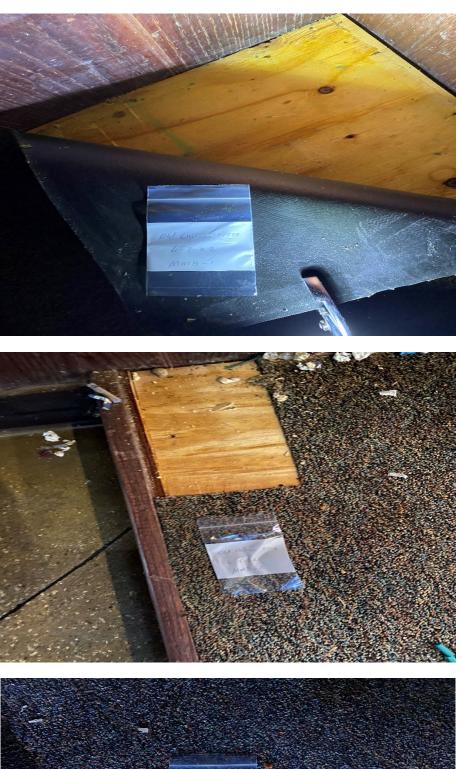
MMA-1 QUARRY TILE, MORTAR BED







MMA-3 QUARRY TILE, MORTAR BED



MMB-1 CARPET MASTIC

MMB-2 CARPET MASTIC

MMB-3 CARPET MASTIC



MMC-1

CERAMIC WALL TILE ADHESIVE

MMC-2 CERAMIC WALL TILE ADHESIVE





MMC-3 CERAMIC WALL TILE ADHESIVE



MMD-1

18" X 18" CERAMIC TILE, MORTAR BED



MMD-2

18" X 18" CERAMIC TILE, MORTAR BED



MMD-3

18" X 18" CERAMIC TILE, MORTAR BED



MME-1

ROOF CAULK ON UNITS, WHITE





MME-2

ROOF CAULK ON UNITS, WHITE

MME-3 ROOF CAULK ON UNITS, WHITE





MMF-1

# CAULK ON PARAPET CAP

MMF-2 CAULK ON PARAPET CAP

Children Erres Brites B

MMF-3 CAULK ON PARAPET CAP



MMG-1

EXTERIOR CAULK (WINDOWS AND DOORS)



MMG-2

EXTERIOR CAULK (WINDOWS AND DOORS)



MMG-3

EXTERIOR CAULK (WINDOWS AND DOORS)



MMH-1 ROOF SHINGLES AND FELT





MMH-3 ROOF SHINGLES AND FELT

MMH-2 ROOF SHINGLES AND FELT



MXA-1 DRYWALL AND COMPOUND



MXA-2 DRYWALL AND COMPOUND



MXA-3 DRYWALL AND COMPOUND



Client:	Reliable Environm	nental Solutions,	Inc.			Project Location	on: Former	"Old Chicago Pizza	"
Contact	Willliam S. Willila	ms				Project Reference	<b>ce:</b> 22185		
Address:	2760 W. Jeffersor	า				TEM Proje	ct: 66258		
	Springfield	IL	62702-			Analyzed	<b>by:</b> Lori Bo	ersma	
						Date Analyzo	ed: 6/16/20	)22	
Sa	ample Information		Asbestos		Fibrou	is Materials		Non-Fibro	us Materials
Client Sample ID	Lab ID	Color	Present	Asbes	tos Fibers	Non-Asbestos F	ibers	Filler	Comments
Description				Туре	Percent	Туре	Percent	Binder	
SPA-1	446487	Gray	None Detected	-	-	-	-	90-100	
SPA-2	446488	Gray	None Detected	-	-	-	-	90-100	
SPA-3	446489	Gray	None Detected	-	-	-	-	90-100	
MCA-1	446490	Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
MCA-2	446491	Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
MCA-3	446492	Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
MCB-1	446493	Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	
MCB-2	446494	Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	

TEM Project: 66258

NVLAP Lab Code: 101130-0

174 N BRANDON DRIVE



nmental Solutions,	Inc.			Project Location:	Former "0	Old Chicago Pizza	"
lams				Project Reference:	22185		
on				TEM Project:	66258		
IL	62702-			Analyzed by:	Lori Boer	sma	
				Date Analyzed:	6/16/2022	2	
	Asbestos		Fibrous	s Materials		Non-Fibro	us Materials
Color	Present	Asbes	tos Fibers	Non-Asbestos Fibe	rs	Filler	Comments
		Туре	Percent	Type Per	cent	Binder	
Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	
Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	
Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	
Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	
Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
Silver/Tan	None Detected	-	-	- Glass:	- 70-80	20-30	
Dark Gray	None Detected	-	-	-	-	90-100	
Da	ark Gray	ark Gray None Detected	ark Gray None Detected -	ark Gray None Detected 90-100			

TEM Project: 66258

NVLAP Lab Code: 101130-0



Client:	Reliable Environn	nental Solutions	, Inc.			Project Locati	on: For	mer "Old Chicago Pizza'	
Contact	Willliam S. Willila	ims				Project Referen	<b>ce:</b> 221	85	
Address:	2760 W. Jefferso	n				TEM Proje	ect: 662	58	
	Springfield	IL	62702-			Analyzed	by: Lori	i Boersma	
						Date Analyz	ed: 6/16	6/2022	
Si	ample Information		Asbestos		Fibrou	s Materials		Non-Fibro	us Materials
Client Sample ID	Lab ID	Color	Present	Asbes	tos Fibers	Non-Asbestos F	ibers	Filler	Comments
Description				Туре	Percent		Percent	Binder	
MMA-2	446503	Dark Gray	None Detected	-	-	-	-	90-100	
MMA-3	446504	Dark Gray	None Detected	-	-	-	-	90-100	
MMB-1	446505	Yellow	None Detected	-	-	Cellulose: Glass:	3-5 2-3	92-95	
MMB-2	446506	Yellow	None Detected	-	-	Cellulose: Glass:	3-5 3-5	90-94	
MMB-3	446507	Yellow	None Detected	-	-	Cellulose: Glass:	3-5 3-5	90-94	
MMC-1	446508	Beige	None Detected	-	-	-	-	90-100	
MMC-2	446509	Beige	None Detected	-	-	-	-	90-100	
MMC-3	446510	Beige	None Detected	-	-	-	-	90-100	



Client:	Reliable Environr	nental Solutio	ns, Inc.			Project Locat	ion: Former	"Old Chicago Pizza	1"
Contact	Willliam S. Willila	ims				Project Referer	ice: 22185		
Address:	2760 W. Jefferso	n				TEM Proj	ect: 66258		
	Springfield	IL	62702-			Analyzed	by: Lori Bo	ersma	
						Date Analyz	zed: 6/16/20	22	
S	ample Information				Fibrou	s Materials		Non-Fibro	ous Materials
	=		Asbestos Present	<u> </u>		<u> </u>			
Client Sample ID	Lab ID	Color			stos Fibers	Non-Asbestos I		Filler	Comments
Description				Туре	Percent	Туре	Percent	Binder	
MMD-1	446511	Gray	None Detected	-	-	-	-	90-100	
MMD-2	446512	Gray	None Detected	-	-	Cellulose:	2-3	97-98	
MMD-3	446513	Gray	None Detected	-	-	Cellulose:	2-3	97-98	
MME-1	446514	Whtie	None Detected	-	-	-	-	90-100	
MME-2	446515	Beige	None Detected	-	-	Cellulose:	10-20	80-90	
MME-3	446516	Beige	None Detected	-	-	Cellulose:	10-20	80-90	
MMF-1	446517	Gray	None Detected	-	-	-	-	90-100	
MMF-2	446518	Red	None Detected	-	-	-	-	90-100	

TEM Project: 66258

NVLAP Lab Code: 101130-0



Client:	Reliable Environm	nental Solutions,	Inc.			Project Locati	on: Form	er "Old Chicago Pizza	•
Contact	Willliam S. Willila	ms				Project Referen	<b>ce:</b> 2218	5	
Address:	2760 W. Jeffersor	า				TEM Proje	ect: 6625	8	
	Springfield	IL	62702-			Analyzed	by: Lori I	Boersma	
						Date Analyz	ed: 6/16/	/2022	
Sa	ample Information		Asbestos		Fibrou	s Materials		Non-Fibro	us Materials
Client Sample ID	Lab ID	Color	Present	Asbes	stos Fibers	Non-Asbestos F	ibers	Filler	Comments
Description				Туре	Percent	Туре	Percent	Binder	
MMF-3	446519	Gray	None Detected	-	-	-	-	90-100	
MMG-1	446520	Red/Gray	None Detected	-	-		-	90-100	
MMG-2	446521	Red/Gray	None Detected	-	-	-	-	90-100	
MMG-3	446522	Gray	None Detected	-	-	-	-	90-100	
MMH-1	446523	Black	None Detected	-	-	- Glass:	- 50-60	40-50	
MMH-2	446524	Black	None Detected	-	-	- Glass:	- 50-60	40-50	
MMH-3	446525	Black	None Detected	-	-	- Glass:	- 50-60	40-50	
MXA-1	446526	Brown/White	None Detected	-	-	Cellulose: Glass:	5-10 2-3	87-93	

TEM Project: 66258

NVLAP Lab Code: 101130-0

174 N BRANDON DRIVE



Client: Contact Address:	Reliable Environn Willliam S. Willila 2760 W. Jefferso Springfield	ms	ns, Inc. 62702-		Former "C 22185 66258 Lori Boer 6/16/2022	oersma			
S	ample Information		Asbestos		Fibrou	s Materials		Non-Fibro	ous Materials
Client Sample ID	Lab ID	Color	Present -	Asbes	tos Fibers	Non-Asbestos Fibe	rs	Filler	Comments
Description				Туре	Percent	Type Per	rcent	Binder	
MXA-2	446527	White	None Detected	-	-	Cellulose:	Trace	90-100	
MXA-3	446528	White	None Detected	-	-	-	-	90-100	

Samples are analyzed following the procedures contained in the USEPA Method 600/R-93/116 July 1993. This report applies only to samples analyzed. This report may not be reproduced except in full and with the approval of TEM Environmental, Inc. This report may not be used by the client to claim product endorsement by NVLAP or any agency of the US government. An estimate of the laboratory uncertainty is available upon request.

SLM: Certain samples may warrant additional analysis beyond the standard USEPA Polarized Light Microscopy method. 1) Further testing using the point count method is recommend for friable samples found to contain less than 10% asbestos by PLM to confirm that the samples are in fact regulated asbestos containing materials (RACM) as defined by the USEPA NESHAP Regulation. 2) The optical resolution of a polarized light microscope limits the size of fibers that are visible. In cases where very small fibers may be present, such as in samples of floor tiles, vermiculite or certain construction adhesives, the result of the PLM analysis is not conclusive when the sample is reported as "None Detected" or "Trace". Further testing using transmission electron microscopy is recommended in those cases where samples may contain very small fibers which may be smaller than the resolution limit of a polarized light microscope. All such services are available for an additional fee.

Analytical services provided are subject to the Terms and Conditions listed on our website.

**Report Approved by:** 

# TEM, EN. H 66758 CHAIN OF CUSTODY RECORD FOR ASBESTOS BULK SAMPLES

3. E 5. Ir 7. S	Former "Old Chicago Pizza"Building Address:1910 N. Neil Street, Champaign, ILInspectors Name:William S. WilliamsBample Numbers:SPA-1,2,3; MCA-1,2,3; MCB-1,2,3; MC-1,2,3; MMD-1,2,3; MME-1,2,3; MMF-1,2,3; MMG-1,2,3;	4. Date Collected: 6/7/22 6. License #: 100-00311 ICC-1,2,3; MCD-1,2,3; MMA-1,2,3; MMB-1,2,3;
	MMENTS:	Analysis Type: PLM
	21	Y X 4-5 DAY OTHER
9.	Sample Numbers Relinquished: See item 7 above Relinquished by: William S. Williams Signature: Milliam S. Williams Method of Transmission: FedEx Date and Time: 6/9/2022 @ 5:00PM	_ Representing: Reliable Environmental Solutions, Inc.
	Sample Numbers Received: Saa : tam	> abare Representing: <u></u> En, Enk.
10.	Sample Numbers Relinquished: Relinquished by: Signature: Method of Transmission: Date and Time:	
	Sample Numbers Received: Received by: Signature: Conditions of Samples upon Receipt: Date and	Representing:
	Sample Numbers Relinquished: Relinquished by: Signature: Method of Transmission: Date and Time: Sample Numbers Received: Received by:	Representing:
	Conditions of Samples upon Receipt:	

# United States Department of Commerce National Institute of Standards and Technology



# Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101130-0

# **TEM Environmental, Inc.**

Glendale Heights, IL

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).

2021-10-01 through 2022-09-30

Effective Dates



For the National Voluntary Laboratory Accreditation Program

NVLAの National Voluntary Laboratory Accreditation Program



### SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

**TEM Environmental, Inc.** 

174 North Brandon Drive Glendale Heights, IL 60139 Mr. James Tuinenga Phone: 630-790-0880 Fax: 630-790-0882 Email: jimt@tem-inc.com http://www.tem-inc.com

## ASBESTOS FIBER ANALYSIS

## NVLAP LAB CODE 101130-0

#### **Bulk Asbestos Analysis**

Code	Description
18/A01	EPA 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials
Airborne As	hastos Analysis

#### **Airborne Asbestos Analysis**

## Code

**Description** 

18/A02

U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

WILLIAM S WILLIAMS 1408 S CLAY JACKSONVILLE, IL 62650 4/12/2022

ASBESTOS PROFESSIONAL LICENSE ID NUMBER:

00311

training course certificate.

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE Front of License Back of License **ASBESTOS ENDORSEMENTS** TC EXPIRES PROFESSIONAL LICENSE INSPECTOR 1/19/2023 **EXPIRES ID NUMBER** ISSUED MANAGEMENT PLANNER 1/19/2023 100 - 00311 4/12/2022 05/15/2023 PROJECT MANAGER 1/26/2023 WILLIAM S WILLIAMS AIR SAMPLING PROFESSIONAL 1408 S CLAY Alteration of this license shall result in legal action This license issued under authority of the State of Illinois JACKSONVILLE, IL 62650 Department of Public Health **Environmental Health** This license is valid only when accompanied by a valid

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos EMAIL Address: dph.asbestos@illinois.gov

7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | www.otssafety.com

# Asbestos Building Inspector Refresher

**OCCUPATIONAL TRAINING & SUPPLY, INC.** 

# Occupational Training & Supply, Inc. certifies that William Williams

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 1/19/2022

Exam Date: 1/19/2022

Expiration Date: 1/19/2023

Certificate Number: BIR2201190232

Kathy DeSalvo, Director