



Asbestos Abatement and Removal Site Demolition and Grading for 738 Center Street (TMS# 004638-02-010)

Submittal Deadline: October 2, 2026

Released: September 17, 2026

Electronic submittal is required. Submit one (1) PDF to kcall@westcolumbiasc.gov.

Asbestos Abatement and Removal Site Demolition and Grading for 738 Center Street (TMS# 004638-02-010)

Project Overview

The City is soliciting bids from qualified and properly licensed demolition contractors for the complete demolition and removal of an existing one-story residential structure of approximately 1,000 square feet, together with the specifically identified porch, deck, fencing, trees, and tree stumps. A survey of the property can be found in Attachment A.

The successful bidder shall furnish all labor, supervision, equipment, tools, materials, transportation, permits, disposal fees, and incidentals necessary to complete the work in accordance with this Scope of Work and all applicable federal, state, and local requirements.

The intent of this project is to leave the property safe, clean, free of demolition debris, and in a condition suitable for future use or redevelopment.

All asbestos inspection, abatement, project design, air monitoring, supervision, and other regulated asbestos activities shall be performed by individuals and firms possessing the licenses, certifications, training, and qualifications required by SCDES and applicable federal regulations. The Contractor shall provide documentation of applicable SCDES asbestos contractor and personnel licenses. Completed asbestos survey can be found in Attachment B.

Permitting Requirements

The contractor is responsible for applying for and receiving all applicable permits, prior to any work on the property, including but not limited to:

- SC Department of Environmental Services ePermitting Application for Asbestos Demolition Permit;
- Lexington County Land Disturbance Permit;
- City of West Columbia Demolition Permit.

Additionally, the Contractor is required to have an active City of West Columbia Business License.

Existing Conditions

The project site generally consists of:

- One-story residential structure, approximately 1,000 square feet.
- Existing porch.
- Existing deck.
- Existing perimeter and/or yard fencing.

- Existing landscaping and trees designated for removal.
- Existing tree stumps associated with trees being removed.

Bidders are strongly encouraged to inspect the property prior to submitting a bid and to independently verify existing conditions, dimensions, quantities, access, and site constraints. Please review the attached plat for reference.

General Requirements

The Contractor shall:

1. Obtain and maintain all demolition permits, licenses, inspections, and approvals required by the City, County, State, and other applicable regulatory agencies.
2. Verify that electrical, natural gas, water, sewer, telecommunications, and other utilities have been properly disconnected or otherwise rendered safe prior to demolition.
3. Provide all labor, equipment, tools, transportation, fuel, disposal, and supervision necessary to complete the project.
4. Protect adjacent properties, public rights-of-way, sidewalks, streets, utility infrastructure, drainage facilities, and other improvements from damage.
5. Maintain appropriate barricades, warning signs, fencing, and other site controls during demolition.
6. Conduct demolition in a safe and controlled manner.
7. Prevent unnecessary dust, noise, debris, and other impacts to adjacent properties and the public.
8. Comply with all applicable OSHA requirements and federal, state, and local environmental regulations.
9. Notify the Owner immediately of any concealed conditions, hazardous materials, underground structures, or other conditions that may materially affect the work.
10. The limits of liability for the insurance shall provide coverage for not less than the following amounts or greater, where required by Laws and Regulations:

1. Workers' Compensation and related coverages:	
State:	<u>Statutory</u>
Employer's Liability:	
Bodily injury, each accident	\$ <u>1,000,000</u>
2. Contractor's Commercial General:	
General Aggregate	\$ <u>2,000,000</u>
Each Occurrence (Bodily Injury and Property Damage)	\$ <u>1,000,000</u>

3.	Automobile Liability:		
	Bodily Injury:		
	Each person	\$	<u>1,000,000</u>
	Each accident	\$	<u>1,000,000</u>
	Property Damage:		
	Each accident	\$	<u>1,000,000</u>
4.	Excess or Umbrella Liability:		
	Per Occurrence	\$	<u>4,000,000</u>
	General Aggregate	\$	<u>4,000,000</u>
5.	Contractor's Pollution Liability:		
	Each Occurrence	\$	<u>1,000,000</u>
	General Aggregate	\$	<u>1,000,000</u>

Demolition Activities

Asbestos Abatement, Removal, and Disposal

Where asbestos-containing materials are identified and are required to be removed prior to demolition, the Contractor shall perform or subcontract the asbestos abatement work through a contractor properly licensed by SCDES to perform the applicable asbestos work.

All regulated asbestos-containing materials that are required to be removed prior to demolition shall be properly removed before the building is demolished. SCDES requires regulated asbestos-containing materials to be removed from a facility prior to demolition, subject only to limited exceptions specified by the regulation.

Structure Demolition

The Contractor shall completely demolish and remove the existing approximately 1,000-square-foot, one-story residence, including:

- Roof and roofing materials.
- Exterior walls and siding.
- Windows and doors.
- Interior walls and partitions.
- Ceilings and floors.
- Cabinets, fixtures, appliances, and built-in components.
- Plumbing fixtures and associated piping.
- Electrical fixtures and equipment.
- HVAC equipment and associated components.
- Crawlspace or other substructure, if applicable.

- Foundation, footings, piers, and slab, if applicable.

Porch And Deck Removal

The Contractor shall completely remove the existing porch and deck, including:

- Decking.
- Framing.
- Railings and stairs.
- Posts and supports.
- Footings and piers, where applicable.
- Roofing or overhead structures associated with the porch.

Fence Removal

The Contractor shall remove existing fencing located within the project area, including:

- Fence panels.
- Posts.
- Gates.
- Hardware.
- Concrete post footings.

The Contractor shall exercise care to avoid damaging fencing, structures, landscaping, or improvements located on adjoining properties.

All resulting demolition debris shall be loaded, transported, and legally disposed of off-site at the completion of work. The Contractor shall be responsible for all landfill, tipping, recycling, hauling, and disposal fees. No demolition debris shall be buried, burned, or otherwise disposed of on the project site.

Tree and Landscaping Removal

The Contractor shall remove trees specifically identified or designated by the Owner for removal.

Tree removal shall include:

- Cutting and removal of designated trees.
- Removal of all century plants (*agave americana*) located on the site.
- Removal of major limbs and branches.
- Removal of trunks.
- Chipping or hauling of wood and brush.
- Removal and disposal of resulting debris.
- Stump removal as specified below.

The Contractor shall take appropriate precautions to protect structures, utilities, sidewalks, streets, neighboring properties, and other improvements during tree removal operations.

Tree quantities and locations shall be verified by the Contractor prior to bidding.

Stump Removal

The Contractor shall remove all stumps associated with trees designated for removal.

Stump removal shall include:

- Grinding or excavation of the stump.
- Removal of visible root mass that interferes with site restoration.
- Removal of stump grindings and wood debris.
- Backfilling resulting holes and depressions with suitable clean fill.
- Compacting fill as necessary to provide a stable surface.

Stump holes shall not be left open or unsecured following completion of the work.

Site Restoration

Following demolition and removal operations, the Contractor shall leave the property in a clean, safe, and stable condition.

Site restoration shall include:

1. Removal of all demolition debris.
2. Removal of exposed concrete, masonry, metal, wood, and other demolition debris.
3. Removal of stump grindings and excess organic material.
4. Filling of holes, depressions, excavations, and voids created by the specified demolition work.
5. Placement of suitable clean fill where necessary.
6. Rough grading of disturbed areas to provide positive drainage and a reasonably uniform surface.
7. Removal of excess soil and debris from sidewalks, streets, drainage structures, and adjacent property.
8. Final site cleanup.

Unless otherwise specified, the finished property shall be left in a rough-graded condition suitable for future maintenance or redevelopment.

Basis of Bid

The Contractor shall provide a single lump-sum price for complete performance of all work described in this Scope of Work.

The lump-sum bid shall include all labor, materials, equipment, mobilization, demolition, hauling, disposal, permits, utility coordination, tree and stump removal, site restoration, cleanup, insurance, and incidental costs necessary to complete the project.

Item Description	Unit Price	Total
Asbestos abatement, removal, and disposal	\$_____	\$_____
Demolition and removal of approximately 1,000 SF one-story residence, porch removal, deck removal, and fence removal	\$_____	\$_____
Designated tree removal	\$_____	\$_____
Stump removal and disposal	\$_____	\$_____
Site filling, rough grading, and restoration	\$_____	\$_____
Final cleanup and disposal of demolition debris	\$_____	\$_____
TOTAL LUMP-SUM BID		\$_____

Submittal and Questions

The submittal is due Friday, October 2, 2026, 4:00 PM EST.

Electronic submittal is required. Submit one (1) PDF to kcall@westcolumbiasc.gov.

Submit questions in writing via email to Katherine Call at kcall@westcolumbiasc.gov. The deadline for questions relating to the RFP is Wednesday, September 23, 2026, at 4:00 pm. The City will provide answers via an addendum issued on Thursday, September 24, 2026.

It is the responsibility of each submitter to examine the entire RFP, seek clarifications in writing, and review their submittal for accuracy before submitting their responses. The City will not request clarification from any individual relative to their submittal but reserves the right to ask for additional information from all parties that have submitted responses.

Attachments

Attachment A: Property Survey

Attachment B: Asbestos Survey



COMPLIANCE CENTRE

Environmental • Safety • Regulatory

September 8, 2026

City of West Columbia
Alexis Kiser, MPA
803-939-8628
akiser@westcolumbia.gov

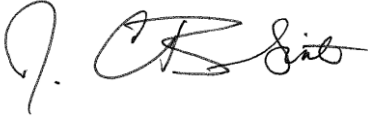
Project: Asbestos Testing
738 Center Street
West Columbia, SC 29169

Miss Kiser:

Compliance Centre, Inc. (CCI) completed an asbestos inspection at 738 Center Street. All suspect materials were sampled on September 2, 2026. The home is scheduled for demolition. Non-suspect building materials were found in the home- such as the vinyl windows, aluminum siding, exterior wooden porch, interior wood paneling, wooden baseboards and the carpet throughout the home which was placed atop foam padding with no glue.

I. Agreement / Asbestos Inspector's Signature

This report has been prepared at the request of City of West Columbia. The inspection was conducted by and the report was prepared and reviewed by the undersigned Environmental Professional(s).

Inspection Conducted by:	License #	Signature(s)	Date
Christy Brabham Smith Blaine Burnett	BI-00472 NC 12659 BI-002565	 Blaine Burnett	9/2/2026
Report Prepared by:			
Christy Brabham Smith Blaine Burnett	BI-00472 NC 12659	 Blaine Burnett	9/7/2026
Report Reviewed by:			

Christy Brabham Smith	BI-00472 NC 12659		9/8/2026
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SCDES ISSUED

Asbestos ID Card



Jennifer Christine Brabham Smith



AIRSAMPLER	AS-00243	Expiration Date:
CONSULTBI	BI-00472	06/11/27
CONSULTPD	PD-00158	08/06/27
SUPERAHERA	SA-01335	04/08/27
		06/11/27



**North Carolina
Asbestos Accreditation**

EXPIRATION			
07-31-2027			
DOB	SEX	HT	WT
09-18-1974	F	5'9"	150
CLASS		#	EXP
DESIGNER		40545	07-27
INSPECTOR		12659	08-26

Jennifer C Brabham Smith
920 St Andrews Rd
Columbia, SC 29210

152730



SCDES ISSUED

Asbestos ID Card



Blaine Burnett



CONSULTBI	BI-002565	Expiration Date:
		08/04/27

II. Asbestos Inspection/Assessment Scope of Work

In an effort to satisfy OSHA, AHERA, ASHERA and NESHAP requirements for building materials that may be asbestos containing, the inspection was completed by a licensed Asbestos Inspector in accordance with procedures specified in EPA 40 CFR, 763.86. The inspection included a comprehensive visual inspection of the subject area(s) to identify suspect materials. A list of functional spaces and homogenous materials was made for the building, along with a description of the type of material (thermal system insulation, surfacing and miscellaneous). A physical assessment of the condition and location of suspect material was conducted, and representative bulk samples were collected for laboratory analysis.

The home is square shaped with aluminum siding over wood. It is built on a crawl space. The roof is asphalt shingles over wood subroof. The home includes a living room, kitchen, dining room, hallway, one bedroom and one bathroom. The home includes approximately 1083 square feet.

III. Bulk Samples for Asbestos

Suspect Mat. No.	Material Description	Cat. (S,T,M)	Location	Present Cond.	Quantity	Percent Asbestos	Analysis Method
1A-G	Drywall/Joint Compound	M/S	Throughout the Home (behind paneling in kitchen/dining)	G/F	1500 sq ft	2% Chrysotile	PLM EPA/600/R-93/116
2A-C	Textured Ceiling	S	Kitchen, Living, and Bedroom	G/F	1000 sq ft	3% Chrysotile	PLM EPA/600/R-93/116
3A-C	Floor Tile- Top Layer	M	Bathroom	G/NF	30 sq ft	None Detected	PLM EPA/600/R-93/116 & TEM
4A-C	Floor Tile- Bottom Layer	M	Bathroom	G/NF	30 sq ft	None Detected	PLM EPA/600/R-93/116 & TEM
5A-C	Textured Ceiling	S	Hallway	G/F	80 sq ft	3% Chrysotile	PLM EPA/600/R-93/116
6A-C	Roofing	M	Roof of Home	G/NF	1080 sq ft	None Detected	PLM EPA/600/R-93/116 & TEM
7A-C	Block Mortar	M	Foundation	G/NF	1100 sq ft	None Detected	PLM EPA/600/R-93/116
8A-C	Block Mortar	M	Exterior Front Steps	G/NF	18 sq ft	None Detected	PLM EPA/600/R-93/116

9A-C	Pipe Caulking	M	Exterior Pipe on the Backside of the Home	G/NF	1 ln ft	4% Chrysotile	PLM EPA/600/R-93/116 & TEM
10A-C	Floor Tile	M	Living Room Closet	G/NF	12 sq ft	None Detected	PLM EPA/600/R-93/116 & TEM
11A-C	Paper	M	Behind Exterior Walls	G/F	1200 sq ft	2% Chrysotile	PLM EPA/600/R-93/116
12A-C	Insulation	T	Throughout the Home	G/NF	1080 sq ft	None Detected	PLM EPA/600/R-93/116
13A-C	Window Caulking	M	Throughout the Home	G/NF	24 ln ft	None Detected	PLM EPA/600/R-93/116 & TEM

IV. Results and Recommendations

The following materials were identified as having more than 1% asbestos: paper behind exterior wall, exterior pipe caulking, textured ceiling throughout the home, and the drywall/joint compound in the wall system throughout the home.

These materials must be removed by a licensed asbestos abatement contractor in accordance with EPA, SCDES and OSHA regulations prior to demolition or renovation activities beginning.

The contractor must be licensed by South Carolina Department of Environmental Services as an Asbestos Contractor. A permit application must be submitted to SCDES. The permit must be posted in a conspicuous location on the job site. Application timelines are as follows:

Project Type / Size	Minimum Required Notification Period
Demolition	10 Working Days
NESHAP Removal (> or = 160 sf, 260 lf, 35 cf)	10 Working Days
Small Removal (> sf, but <160 sf, 260 lf, 35 cf)	4 Working Days
Minor Removal (< or = 25 sf)	2 Working Days
Non-Friable NEHSAP Sized Removal (non-friable > or + 160 sf, 260 lf, 35 cf)	4 Working Days

Abatement / demolition contractors and bidders are responsible for their own calculations and estimates of quantities. Actual quantities may be more or less than indicated in this report.

Please contact me at 803-772-1430, Ext. 101 (office) or 803-315-5316 (cell) if you have questions or would like to discuss the results.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Brabham Smith', with a stylized, cursive script.

Christy Brabham Smith

Attachments: Laboratory Report, Photographs, Site Plan



EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412606907

Customer ID: COCE62

Customer PO: CAS

Project ID:

Attention: Blaine Burnett
Compliance Centre, Inc.
920 Saint Andrews Rd
Columbia, SC 29210

Phone: (803) 772-1430

Fax: (803) 772-1435

Received Date: 09/03/2026 9:45 AM

Analysis Date: 09/03/2026

Collected Date: 09/02/2026

Project: 738 Center Street

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1A-Joint Compound 412606907-0001	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		60% Ca Carbonate 38% Non-fibrous (Other)	2% Chrysotile
1A-Drywall 412606907-0001A	Drywall/Joint Compound	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1B-Joint Compound 412606907-0002	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		60% Ca Carbonate 38% Non-fibrous (Other)	2% Chrysotile
1B-Drywall 412606907-0002A	Drywall/Joint Compound	Brown/Gray Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1C-Joint Compound 412606907-0003	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		60% Ca Carbonate 38% Non-fibrous (Other)	2% Chrysotile
1C-Drywall 412606907-0003A	Drywall/Joint Compound	Gray Non-Fibrous Homogeneous	2% Cellulose	98% Non-fibrous (Other)	None Detected
1D-Drywall 412606907-0004 No joint compound present.	Drywall/Joint Compound	Brown/Gray Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1E-Tape 412606907-0005	Drywall/Joint Compound	Beige Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
1E-Joint Compound 412606907-0005A	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		70% Ca Carbonate 28% Non-fibrous (Other)	2% Chrysotile
1E-Drywall 412606907-0005B	Drywall/Joint Compound	Brown/White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1F-Tape 412606907-0006	Drywall/Joint Compound	Beige Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
1F-Joint Compound 412606907-0006A	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		70% Ca Carbonate 28% Non-fibrous (Other)	2% Chrysotile
1F-Drywall 412606907-0006B	Drywall/Joint Compound	Brown/Gray Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
1G-Tape 412606907-0007	Drywall/Joint Compound	Beige Fibrous Homogeneous	99% Cellulose	1% Non-fibrous (Other)	None Detected
1G-Joint Compound 412606907-0007A	Drywall/Joint Compound	Beige Non-Fibrous Homogeneous		70% Ca Carbonate 28% Non-fibrous (Other)	2% Chrysotile
1G-Drywall 412606907-0007B	Drywall/Joint Compound	Brown/Gray Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 09/04/2026 08:36:54



EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412606907

Customer ID: COCE62

Customer PO: CAS

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
2A 412606907-0008	Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		30% Ca Carbonate 67% Non-fibrous (Other)	3% Chrysotile
2B 412606907-0009	Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		30% Ca Carbonate 67% Non-fibrous (Other)	3% Chrysotile
2C 412606907-0010	Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		40% Ca Carbonate 57% Non-fibrous (Other)	3% Chrysotile
3A 412606907-0011	Floor Tile-Top Layer	Brown/Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
3B 412606907-0012	Floor Tile-Top Layer	Brown/Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
4A 412606907-0013	Floor Tile-Bottom Layer	Gray/Beige Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
4B-Floor Tile 412606907-0014	Floor Tile-Bottom Layer	White Non-Fibrous Heterogeneous		5% Quartz 5% Ca Carbonate 90% Non-fibrous (Other)	None Detected
4B-Mastic 412606907-0014A	Floor Tile-Bottom Layer	Yellow Non-Fibrous Homogeneous		10% Ca Carbonate 90% Non-fibrous (Other)	None Detected
4C 412606907-0014B Result includes a small amount of inseparable attached mastic and carpet fibers.	Floor Tile-Bottom Layer	White Non-Fibrous Homogeneous		5% Quartz 5% Ca Carbonate 90% Non-fibrous (Other)	None Detected
5A 412606907-0015	Hallway - Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		30% Ca Carbonate 67% Non-fibrous (Other)	3% Chrysotile
5B 412606907-0016	Hallway - Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
5C 412606907-0017	Hallway - Textured Ceiling	Tan/Beige Non-Fibrous Homogeneous		30% Ca Carbonate 67% Non-fibrous (Other)	3% Chrysotile
6A-Shingle 412606907-0018	Roofing	Gray/Black Fibrous Homogeneous	15% Glass	<1% Quartz 25% Ca Carbonate 60% Non-fibrous (Other)	None Detected
6A-Felt 412606907-0018A	Roofing	Black Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
6B-Shingle 412606907-0019	Roofing	Gray/Black Non-Fibrous Homogeneous	10% Glass	5% Quartz 25% Ca Carbonate 60% Non-fibrous (Other)	None Detected
6B-Felt 412606907-0019A	Roofing	Black Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
7A 412606907-0020	Block Mortar - Foundation	Gray Non-Fibrous Homogeneous		15% Quartz 10% Ca Carbonate 75% Non-fibrous (Other)	None Detected
7B 412606907-0021	Block Mortar - Foundation	Gray Non-Fibrous Homogeneous		30% Quartz 70% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
7C 412606907-0022	Block Mortar - Foundation	Gray Non-Fibrous Homogeneous		30% Quartz 2% Ca Carbonate 68% Non-fibrous (Other)	None Detected
8A 412606907-0023	Block Mortar - Stairs	Gray Non-Fibrous Homogeneous		30% Quartz 70% Non-fibrous (Other)	None Detected
8B 412606907-0024	Block Mortar - Stairs	Gray Non-Fibrous Homogeneous		25% Quartz 75% Non-fibrous (Other)	None Detected
8C 412606907-0025	Block Mortar - Stairs	Gray Non-Fibrous Homogeneous		30% Quartz 2% Ca Carbonate 68% Non-fibrous (Other)	None Detected
9A 412606907-0026	Exterior Pipe Caulking	Gray/Beige Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
9B 412606907-0027	Exterior Pipe Caulking	Gray/Beige Non-Fibrous Homogeneous		25% Ca Carbonate 71% Non-fibrous (Other)	4% Chrysotile
10A 412606907-0028	Closet - Floor Tile	Brown/Green/Beige Fibrous Heterogeneous	15% Cellulose 5% Synthetic	15% Ca Carbonate 65% Non-fibrous (Other)	None Detected
Result includes a small amount of inseparable attached mastic.					
10B-Floor Tile 412606907-0029	Closet - Floor Tile	Green/Beige Fibrous Homogeneous	15% Cellulose 5% Synthetic	5% Ca Carbonate 75% Non-fibrous (Other)	None Detected
10B-Mastic 412606907-0029A	Closet - Floor Tile	Brown Non-Fibrous Homogeneous	2% Cellulose	<1% Quartz 98% Non-fibrous (Other)	None Detected
11A-Texture 412606907-0030	Exterior Wall Base	Beige Non-Fibrous Homogeneous		25% Ca Carbonate 73% Non-fibrous (Other)	2% Chrysotile
11A-Paper 412606907-0030A	Exterior Wall Base	Brown Fibrous Homogeneous	95% Cellulose 2% Synthetic	3% Non-fibrous (Other)	None Detected
11B-Texture 412606907-0031	Exterior Wall Base	Beige Non-Fibrous Homogeneous		20% Ca Carbonate 77% Non-fibrous (Other)	3% Chrysotile
11B-Paper 412606907-0031A	Exterior Wall Base	Brown Fibrous Homogeneous	95% Cellulose 2% Synthetic	3% Non-fibrous (Other)	None Detected
11C-Texture 412606907-0032	Exterior Wall Base	Beige Non-Fibrous Homogeneous		70% Ca Carbonate 27% Non-fibrous (Other)	3% Chrysotile
11C-Paper 412606907-0032A	Exterior Wall Base	Brown Fibrous Homogeneous	90% Cellulose 5% Synthetic	5% Non-fibrous (Other)	None Detected
12A 412606907-0033	Insulation	Brown/Pink Fibrous Homogeneous	99% Glass	1% Non-fibrous (Other)	None Detected
12B 412606907-0034	Insulation	Brown/Gray/Pink Fibrous Homogeneous	99% Glass	1% Non-fibrous (Other)	None Detected
12C 412606907-0035	Insulation	Brown/Gray/Pink Fibrous Homogeneous	99% Glass	1% Non-fibrous (Other)	None Detected
13A 412606907-0036	Window Caulk	White/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	<u>Non-Asbestos</u>		<u>Asbestos</u>
			% Fibrous	% Non-Fibrous	% Type
13B	Window Caulk	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

412606907-0037

Analyst(s)

Kelsie Dwyer (28)

Mikayla Harlowe (26)

Lee Plumley, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Pineville, NC NVLAP Lab Code 200841-0, VA 3333 00312

Initial report from: 09/04/2026 08:36:54



EMSL Analytical, Inc.

10801 Southern Loop Blvd Pineville, NC 28134

Tel/Fax: (704) 525-2205 / (704) 525-2382

<http://www.EMSL.com> / charlottelab@emsl.com

EMSL Order: 412606907

Customer ID: COCE62

Customer PO: CAS

Project ID:

Attention: Blaine Burnett
Compliance Centre, Inc.
920 Saint Andrews Rd
Columbia, SC 29210

Phone: (803) 772-1430

Fax: (803) 772-1435

Received Date: 09/03/2026 9:45 AM

Analysis Date: 09/05/2026

Collected Date: 09/02/2026

Project: 738 Center Street

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by TEM via EPA/600/R-93/116 Section 2.5.5.1

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
3C 412606907-0038	Floor Tile-Top Layer	Gray/Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
4B-Mastic 412606907-0039	Floor Tile-Bottom Layer	Yellow Non-Fibrous Homogeneous	100.0 Other	<0.1 Fibrous_Other	No Asbestos Detected
6C-Shingle 412606907-0040	Roofing	Gray/Black Fibrous Homogeneous	99.19 Other	0.81 Fibrous_Other	No Asbestos Detected
6C-Felt 412606907-0041	Roofing	Black Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
10C-Floor Tile 412606907-0042	Closet - Floor Tile	Brown/Beige Fibrous Homogeneous	100.0 Other	<0.1 Fibrous_Other	No Asbestos Detected
10C-Mastic 412606907-0043	Closet - Floor Tile	Brown Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected
Sample below method recommended minimum weight; analyzed at client's request.					
13C 412606907-0044	Window Caulk	Beige Non-Fibrous Homogeneous	100.0 Other	None	No Asbestos Detected

Analyst(s)

Ashley Hill (7)

Lee Plumley, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. EMSL recommends that samples reported as none detected or <1% undergo additional analysis via PLM to avoid the possibility of false negatives.

Samples analyzed by EMSL Analytical, Inc. Pineville, NC

Initial report from: 09/05/2026 15:02:38

EMSL ANALYTICAL, INC.
LABORATORY-PRODUCTS-TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

412606907

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: Compliance Centre, Inc.		EMSL-Bill to: ☒ Same ☐ Different If Bill to is Different note instructions in Comments**	
Street: 920 St Andrews Road		Third Party Billing requires written authorization from third party	
City: Columbia	State/Province: SC	Zip/Postal Code: 29210	Country: US
Report To (Name): Blaine Burnett		Telephone #: 8037721430	
Email Address: blaine1@compliancecentre.net		Fax #:	Purchase Order: CAS
Project Name/Number: 738 center street		Please Provide Results: ☐ Fax ☒ Email ☐ Mail	
U.S. State Samples Taken: SC		Connecticut Samples: ☒ Commercial ☐ Residential	

Turnaround Time (TAT) Options* - Please Check							
☐ 3 Hour	☐ 6 Hour	☒ 24 Hour	☐ 18 Hour	☐ 72 Hour	☐ 96 Hour	☐ 1 Week	☐ 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.							

PCM - Air ☐ Check if samples are from NY ☐ NIOSH 7400 ☐ w/ OSHA 8hr. TWA PLM - Bulk (reporting limit) ☒ PLM EPA 600/R-93/116 (<1%) ☐ PLM EPA NOB (<1%) Point Count ☐ 400 (<0.25%) ☐ 1000 (<0.1%) Point Count w/Gravimetric ☐ 400 (<0.25%) ☐ 1000 (<0.1%) ☐ NYS 198.1 (friable in NY) ☐ NYS 198.6 NOB (non-friable-NY) ☐ NIOSH 9002 (<1%)	TEM - Air ☐ 4-4.5hr TAT (AHERA only) ☐ AHERA 40 CFR, Part 763 ☐ NIOSH 7402 ☐ EPA Level II ☐ ISO 10312 TEM - Bulk ☒ TEM EPA NOB ☐ NYS NOB 198.4 (non-friable-NY) ☐ Chatfield SOP ☐ TEM Mass Analysis-EPA 600 sec. 2.5 TEM - Water: EPA 100.2 Fibers >10µm ☐ Waste ☐ Drinking All Fiber Sizes ☐ Waste ☐ Drinking	TEM- Dust ☐ Microvac - ASTM D 5755 ☐ Wipe - ASTM D6480 ☐ Carpet Sonication (EPA 600/J-93/167) Soil/Rock/Vermiculite ☐ PLM CARB 435 - A (0.25% sensitivity) ☐ PLM CARB 435 - B (0.1% sensitivity) ☐ TEM CARB 435 - B (0.1% sensitivity) ☐ TEM CARB 435 - C (0.01% sensitivity) ☐ TEM Qual. via Filtration Technique ☐ TEM Qual. via Drop-Mount Technique Other: TEM the third sample marked ☐ with * if PLM is negative
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☐ Check For Positive Stop - Clearly Identify Homogenous Group	Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm
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Samplers Name: Blaine Burnett	Samplers Signature: Blaine Burnett
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Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1A-G	Drywall / Joint compound	1	9/2/26 3:45pm
2A-C	Textured ceiling	2	
3A-C *	Floor Tile - Top Layer	3	
4A-C *	Floor Tile - Bottom Layer	4	
5A-C	Textured ceiling. Hallway	5	
6A-C *	Roofing	6	
7A-C	Block Mortar. Foundation	7	
8A-C	Block Mortar. stairs	8	

Client Sample # (s): 1A - 12C	Total # of Samples:
Relinquished (Client): Blaine Burnett	Date: 9/2/26
Received (Lab): ALG 9/3/26 945	Date: 9/3/26 4345
Comments/Special Instructions: * TEM last sample in HM if PLM is negative	

412606907

Page 2 of 2



738 Center Street



Bedroom – texture ceiling (SM2) and sheetrock walls (SM1)



Hallway – texture ceiling (SM5) and sheetrock walls (SM1)



Hallway Closet – texture ceiling (SM2) and sheetrock walls (SM1)



Bathroom - texture ceiling and sheetrock walls



Kitchen - texture ceiling and sheetrock walls



Kitchen Paneling over sheetrock (SM1)



Living Room - texture ceiling and sheetrock walls



Living Room Closet - texture ceiling and sheetrock walls



SM11 - 2% chrysotile



SM6 - roofing



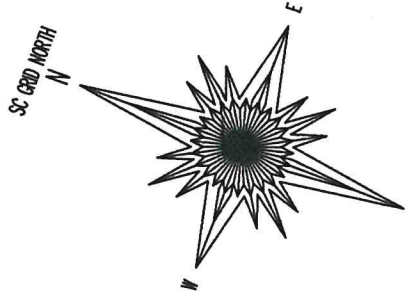
SM7 - mortar





SM9 - pipe caulking 4% asbestos



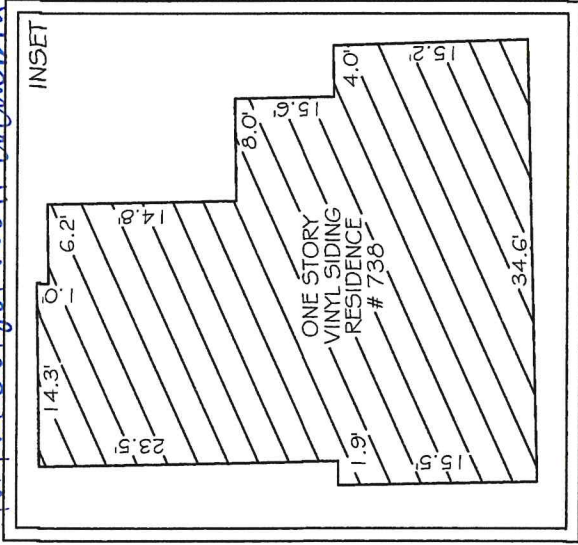
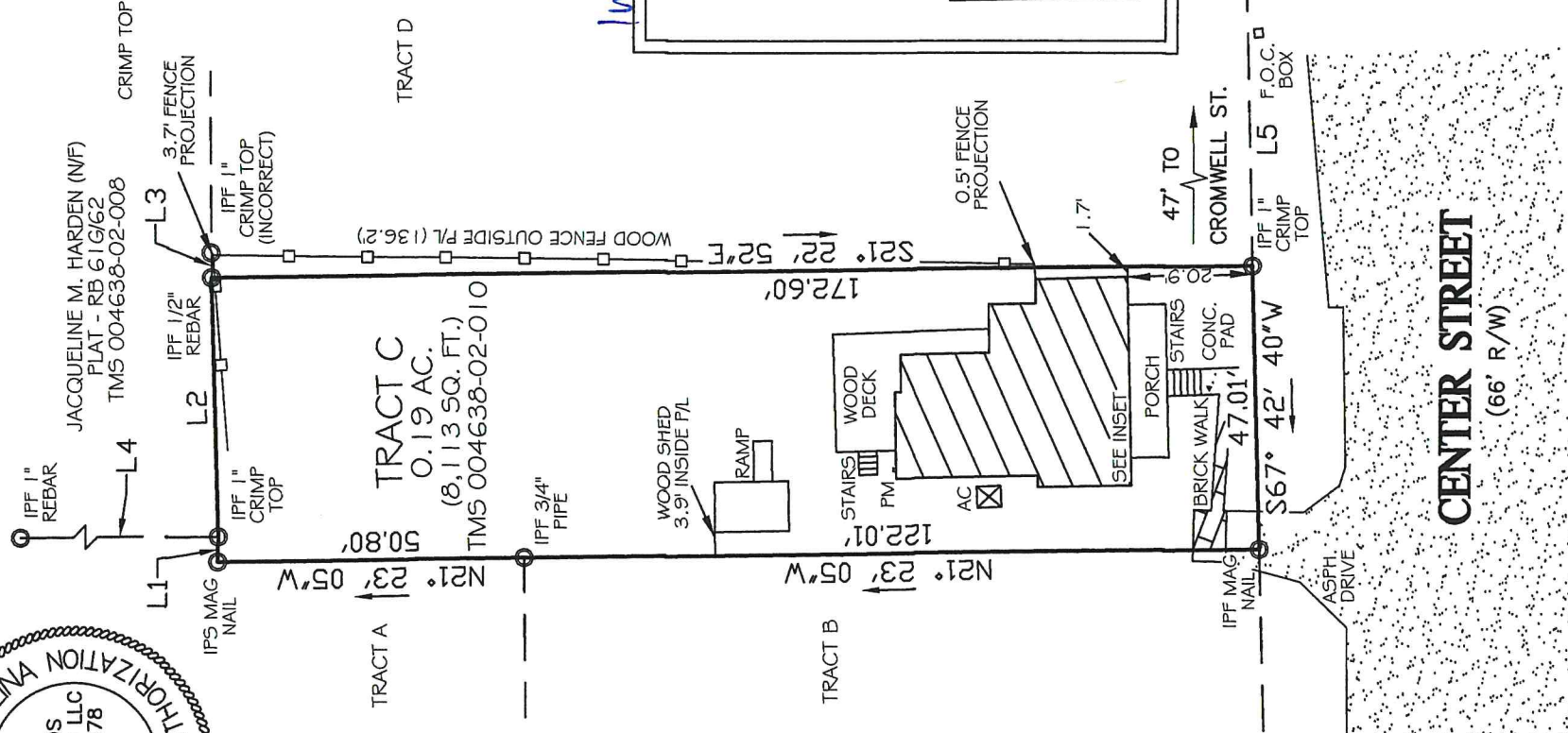


LEXINGTON COUNTY
PLANNING COMMISSION

JUL 27 2026

Platting

*ZN 21/22 PL 10/16/22
In the context of the*



Line Table		
Line #	Length	Direction
L1	4.18'	N71° 01' 06"E
L2	42.85'	N67° 39' 34"E
L3	4.06'	N67° 36' 44"E
L4	80.28'	S21° 17' 05"E
L5	47.00'	S67° 59' 46"W



NOTES:

- 1) ACCORDING TO THE F.I.R.M. THE STRUCTURE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA (FIRM PANEL #45063C0277 J, EFFECTIVE DATE 7/5/2018).
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHT-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.
- 4) REFERENCE PLAT ENTITLED "PLAT OF PROPERTY OF J.D. SENN ESTATE", BY C.D. CAUGHMAN, DATED 12/31/961, RECORDED IN THE LEXINGTON COUNTY R.O.D. OFFICE IN RECORD BOOK 616, PAGE 62.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

PLAT PREPARED FOR

**LEXINGTON LAND DEVELOPMENT
COMPANY, LLC.**

TAX MAP No. TMS 004638-02-010

WEST COLUMBIA
LEXINGTON COUNTY, SOUTH CAROLINA

DATE: 7/15/2026

D.B. 211311580

738 CENTER STREET.dwg

SURVEY PREPARED BY

Midlands Surveying LLC

Michael S. Howard, PLS
S.C. Registration No. 15187
1053-B Sunset Boulevard
West Columbia, SC 29169
Phone: (803) 791-8467

Email: alewis@midlandssurveying.com

Exterior Non-Suspect Building Materials:

- Wooden Porches
- Aluminum Siding
- Vinyl Windows

Interior Non-Suspect Building Materials:

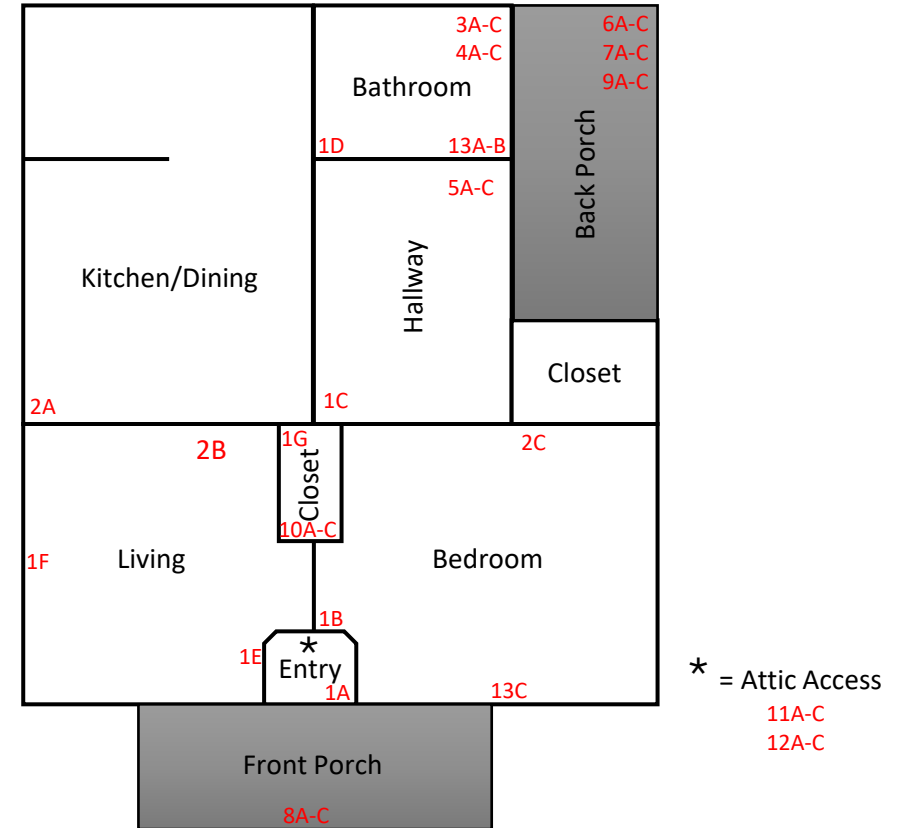
- Wood Paneling on Walls
- Wooden Baseboards
- Carpet Placed atop Foam Pad with No Glue

Exterior Suspect Building Materials (Sample #):

- Roofing (6A-C)
- Block Mortar- Foundation (7A-C)
- Block Mortar- Front Steps (8A-C)
- Exterior Pipe Caulking (9A-C)
- Paper Behind Exterior Walls (11A-C)

Interior Suspect Building Materials (Sample #):

- Drywall/Joint Compound (1A-G)
- Textured Ceiling I (2A-C)
- Floor Tile- Top Layer (3A-C)
- Floor Tile- Bottom Layer (4A-C)
- Textured Ceiling II (5A-C)
- Floor Tile- Closet (10A-C)
- Insulation (12A-C)
- Window Caulk (13A-C)



**738 Center Street
West Columbia, SC 29169**

~ 1083 sq ft