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## PRE-DEMOLITION ASBESTOS CONTAINING MATERIALS SURVEY

### **Gasoline Dispensing Station and Canopy**

975 South Rochester Road | Rochester Hills, MI  
PM Project Number 01-11390-0-0004

*Prepared for:*

#### **Rochester Avon Partners, LLC**

251 East Merrill Street  
Birmingham, MI 48009

*Prepared by:*

#### **PM Environmental, Inc.**

4080 West Eleven Mile Road  
Berkley, Michigan 48072

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June 9, 2021

Mr. Doraid Markus  
Rochester Avon Partners, LLC  
251 East Merrill Street  
Birmingham, Michigan 48009

**Re: Pre-Demolition Asbestos Containing Materials Survey  
For the Gasoline Dispensing Station and Canopy  
Located at 975 South Rochester Road, Rochester Hills, Michigan  
PM Environmental, Inc. Project No. 01-11390-0-0004**

Dear Mr. Markus:

PM Environmental, Inc. (PM) was retained by Rochester Avon Partners, LLC (i.e. the Client) to perform a Pre-Demolition Asbestos Containing Materials (ACM) Survey for the Gasoline Dispensing Station and Canopy located at 975 South Rochester Road, Rochester Hills, Michigan (herein after referred to as the subject property). The purpose of this survey was to identify ACM requiring removal prior to the start of the demolition project of the building and canopy.

The Pre-Demolition ACM Survey for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **ROCHESTER AVON PARTNERS, LLC** to rely on PM's survey report.

The survey for ACM was performed in accordance with the United States Environmental Protection Agency's (U.S. EPA) requirements for ACM that is presented in 40 CFR 61, Subpart M, and the National Emissions Standards for Hazardous Air Pollutants (NESHAP). During the survey, bulk material inspection, physical assessment, sampling and analysis of the samples were performed in accordance with the requirements of the U.S. EPA's Asbestos Hazard Emergency Response Act (AHERA (40 CFR 763)). The ACM Survey was performed by Mr. Dale Vincent Fountain (State of Michigan Asbestos Inspector Accreditation No. A55377), of PM on May 21, 2021. This survey was conducted in general accordance with the scope of services identified in PM's proposal (01019175) dated April 12, 2021.

## **REGULATORY INFORMATION**

ACM is defined by AHERA as any material or product containing more than one percent asbestos. Materials containing more than one percent asbestos are subject to the requirements of the Asbestos NESHAP. The Asbestos NESHAP requires that all ACM classified as Regulated Asbestos Containing Materials (RACM) be handled in the following manner dependent on its characteristics as summarized below.

- All friable RACM must be removed from a building or structure that is being demolished or renovated before any wrecking or dismantling is performed.
- ACM that is determined to be non-friable in nature must be classified as a Category I or Category II material. This classification then determines, based on handling procedures, whether the material must be removed prior to renovation or demolition and the means and methods to remove the ACM in accordance with the Asbestos NESHAP.

- Category I Non-Friable Materials that may become friable if subjected to sanding, grinding, cutting, or abrading during demolition or renovation must be removed.
- Category II Non-Friable Materials with a high probability of becoming crumbled, pulverized, or reduced to a powder during construction activities (i.e., including renovation and demolition) must be removed.

The Occupational Safety and Health Administration (OSHA) Construction Standard for Asbestos (29 CFR 1926.1101) identifies building or facility owner responsibilities pertaining to asbestos containing materials. Specifically, the Standard requires building and facility owners to determine the presence, location and quantity of ACM and to provide this information to prospective employers (i.e., contractors) applying or bidding for work, whose employees may be reasonably expected to work in areas within or adjacent to areas containing such materials.

## **DESCRIPTION OF BUILDING STRUCTURES**

The subject property consists of one gasoline dispensing station convenience store building containing approximately 1,400 square feet and a canopy.

Suspect interior building materials in the building consist of drywall and joint compound, ceiling tile, various cove base and adhesives. Suspect exterior building materials consist of window and door caulking, cement like siding, and roofing materials. No suspect materials were found associated with the canopy.

No records concerning previous renovation activities for the subject building and canopy were provided to PM for review.

## **ACCESS LIMITATIONS**

During the property inspection, PM surveyed all accessible areas of the building and canopy. No limitations were encountered during the survey.

## **ASBESTOS SURVEY INSPECTION AND METHODOLOGY**

As required under AHERA, suspect ACM is categorized as thermal system insulation (TSI), surfacing materials, or miscellaneous materials. AHERA requires that at least three samples of TSI materials (i.e. piping and boiler system insulation) must be collected and analyzed by Polarized Light Microscopy (PLM).

Surfacing materials (i.e. plaster, textured ceiling material, fireproofing, etc.) is sampled in accordance to the quantity of material present as measured by its square footage as defined below.

- If less than 1,000 square feet of material is present, a minimum of three bulk samples must be collected and analyzed by PLM;
- If between 1,000 and 5,000 square feet of material is present, a minimum of five bulk samples must be collected and analyzed by PLM; and

- If greater than 5,000 square feet of material is present, a minimum of seven samples must be space collected and analyzed by PLM.

Miscellaneous materials (i.e. floor tile, mastics, roofing materials, drywall, ceiling tile, etc.) as described under AHERA sampling requirements need to be sampled “in a matter sufficient to determine” its asbestos content using the professional judgment of the accredited asbestos building inspector.

During the building inspection activities, PM collected samples of suspect ACM throughout the subject building. PM entered all accessible areas and performed visual inspections for suspect materials. Sampling for ACM was conducted within homogenous areas (HA) which are defined as suspect ACM that appear to be similar based on color, texture, and date of application or installation.

### ASBESTOS SURVEY RESULTS

PM collected a total of 18 bulk materials samples from 8 different HA. Photographs depicting HA are found in Appendix A. The samples were placed inside laboratory provided sealed bags and submitted under chain of custody to a third-party laboratory for analysis. Bulk samples were analyzed for asbestos content by EMC Labs, Inc., a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory.

The samples were analyzed by PLM with dispersion staining by U.S. EPA Test Methods (EPA-600/M4-82-020) and the United States National Institute of Standards and Technology (NIST) Bulk Asbestos Handbook. A copy of the laboratory datasheets and chain of custody documentation are in Appendix B.

A summary of the survey results is provided below. No ACM were identified.

**Table No. 1: Summary of Asbestos Bulk Sample Results**

HA No.	Material Type	Location	Condition	Friable (Yes/No)	Estimated Quantity	Asbestos Content (%)
<b>Convenience Store Building</b>						
HA1	Drywall and Joint Compound	Sales Floor and Restroom	Good	No	1,700 SF	None Detected
HA2	Tan Cove Base and Adhesive	Throughout Sales Floor	Damaged	No	20 LF	None Detected
HA3	2' X 2' Suspended Ceiling Tile – Pin Holes	Sales Floor	Good	No	800 SF	None Detected
HA4	Black Cove Base and Adhesive	Restroom only	Good	No	20 LF	None Detected

**Pre-Demolition Asbestos Containing Materials Survey  
For the Gasoline Dispensing Station and Canopy  
Located at 975 South Rochester Road, Rochester Hills, Michigan  
PM Project No. 01-11390-0-0004; June 9, 2021**

HA No.	Material Type	Location	Condition	Friable (Yes/No)	Estimated Quantity	Asbestos Content (%)
<b>Convenience Store Building</b>						
HA5	Unfinished Drywall	Back Storage	Good	No	600 SF	None Detected
HA6	Exterior Window and Door Caulking	5 Exterior Windows and 2 Doors	Damaged	No	130 LF	None Detected
HA7	Cement-like Siding	Exterior	Good	No	1,000 SF	None Detected
HA8	Roofing Shingles and Underlayment	5 Exterior Windows and 2 Doors	Good	No	2,400 SF	None Detected
<b>Canopy – No Suspect ACM</b>						

SF – Square Feet      LF – Linear Feet

**CONCLUSIONS AND RECOMMENDATIONS:**

PM has completed a Pre-Demolition ACM Survey of the Gasoline Dispensing Station and Canopy located at 975 South Rochester Road, Rochester Hills, Michigan. The conclusions and recommendations are based on the results of the building inspection, material sampling, and laboratory analyses. PM has identified the following conclusions and recommendations:

- The results of the asbestos survey indicate no ACM was identified at the subject property.

PM notes that if additional suspect materials are identified during demolition, that these materials should be sampled to determine their characteristics (i.e. whether they must be treated as ACM or not) or assumed to be ACM and handled accordingly prior to their removal and disposal.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at (800) 313-2966 to discuss this report.

**REPORT PREPARED BY:**  
PM Environmental, Inc.



Dale Vincent Fountain  
Industrial Hygienist  
State of Michigan Asbestos  
Inspector Accreditation No. A55377

**REPORT REVIEWED BY:**  
PM Environmental, Inc.



Jon M. Balsamo  
National Manager

**APPENDICES**

Appendix A: Photographic Log from Site Inspection

Appendix B: Laboratory Analytical Data and Chain of Custody Documentation

# Appendix A







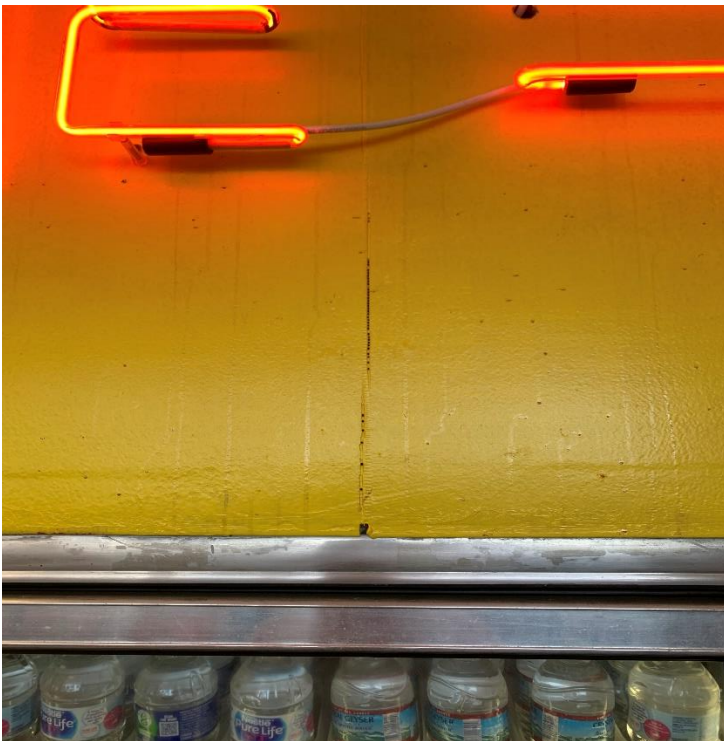
Photographs From Site Inspection  
Taken by Mr. Vincent Fountain on May 21, 2021  
PM Project No. 01-11390-0-0004  
Location: 975 South Rochester, Rochester Hills, Michigan

### Photograph 1



View of Subject Property

### Photograph 2



View of Drywall and Joint Compound  
(HA1)





Photographs From Site Inspection  
Taken by Mr. Vincent Fountain on May 21, 2021  
PM Project No. 01-11390-0-0004  
Location: 975 South Rochester, Rochester Hills, Michigan

### Photograph 3



View of Tan Cove Base and Adhesive  
(HA2)

### Photograph 4



View of 2' X 2' Suspended Ceiling Tile – Pin  
Holes  
(HA3)



Photographs From Site Inspection  
Taken by Mr. Vincent Fountain on May 21, 2021  
PM Project No. 01-11390-0-0004  
Location: 975 South Rochester, Rochester Hills, Michigan

### Photograph 5



View of Black Cove Base and Adhesive  
(HA4)

### Photograph 6



View of View of Unfinished Drywall  
(HA5)





Photographs From Site Inspection  
Taken by Mr. Vincent Fountain on May 21, 2021  
PM Project No. 01-11390-0-0004  
Location: 975 South Rochester, Rochester Hills, Michigan

### Photograph 7



View of Exterior Door and Window Caulking  
(HA6)

### Photograph 8



View of Exterior Cement-like Siding  
(HA7)



Photographs From Site Inspection  
Taken by Mr. Vincent Fountain on May 21, 2021  
PM Project No. 01-11390-0-0004  
Location: 975 South Rochester, Rochester Hills, Michigan

### Photograph 9



View of Roofing Shingles and Underlayment  
(HA8)

# Appendix B



# EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044  
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report  
**0254440**

## Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client:	PM ENVIRONMENTAL	Job# / P.O. #:	01-11390-0	-0004
Address:	3340 RANGER ROAD	Date Received:	05/25/2021	
	LANSING MI 48906	Date Analyzed:	06/02/2021	
Collected:	05/21/2021	Date Reported:	06/02/2021	
Project Name:	EXXON GAS STATION	EPA Method:	EPA 600/R-93/116	
Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0254440-001 HA1-1	MAIN SALES FLOOR	LAYER 1 Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2%    88%
		LAYER 2 Joint Compound, White/ Off White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler	     100%
0254440-002 HA1-2	MAIN SALES FLOOR	LAYER 1 Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2%    88%
		LAYER 2 Joint Compound, White/ Off White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler	     100%

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Project Name:	EXXON GAS STATION	EPA Method:	EPA 600/R-93/116	
Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0254440-003 HA1-3	MAIN SALES FLOOR LAYER 1	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Fibrous Glass Gypsum Carbonates Quartz Mica	10% 2%    88%
	LAYER 2	Joint Compound, White/ Off White	No	None Detected	Carbonates Gypsum Mica Quartz Perlite Binder/Filler	     100%
0254440-004 HA2-1	LAYER 1	Cove Base, Tan	No	None Detected	Carbonates Quartz Binder/Filler	  100%
	LAYER 2	Adhesive, White/ Yellow	No	None Detected	Carbonates Quartz Binder/Filler	  100%
0254440-005 HA2-2	LAYER 1	Cove Base, Tan	No	None Detected	Carbonates Quartz Binder/Filler	  100%
	LAYER 2	Adhesive, White/ Yellow	No	None Detected	Carbonates Quartz Binder/Filler	  100%



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Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0254440-006 HA3-1		2x2 Ceiling Tile, Beige/ Off White	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	60% 20%    20%
0254440-007 HA3-2		2x2 Ceiling Tile, Beige/ Off White	No	None Detected	Cellulose Fiber Mineral Wool Carbonates Gypsum Quartz Perlite Binder/Filler	60% 20%    20%
0254440-008 HA4-1	STORAGE	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12%    88%
0254440-009 HA4-2	STORAGE	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12%    88%
0254440-010 HA4-3	STORAGE	Drywall, Off White/ Brown	No	None Detected	Cellulose Fiber Gypsum Carbonates Quartz Mica	12%    88%

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Project Name:	EXXON GAS STATION	EPA Method:	EPA 600/R-93/116	
Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0254440-011 HA5-1		LAYER 1 Cove Base, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Adhesive, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler 99%
0254440-012 HA5-2		LAYER 1 Cove Base, Black	No	None Detected	Carbonates Quartz Binder/Filler 100%
		LAYER 2 Adhesive, Yellow	No	None Detected	Cellulose Fiber Carbonates Gypsum Quartz Binder/Filler 99%
0254440-013 HA6-1		Window Caulk, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%
0254440-014 HA6-2		Window Caulk, Gray	No	None Detected	Carbonates Quartz Binder/Filler 100%

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Project Name:	EXXON GAS STATION	EPA Method:	EPA 600/R-93/116	
Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0254440-015 HA7-1		LAYER 1 Cement Siding, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%
		LAYER 2 Underlayment, Beige/ Tan	No	None Detected	Cellulose Fiber 15% Quartz Gypsum Carbonates Mica Binder/Filler 85%
0254440-016 HA7-2		LAYER 1 Cement Siding, Gray	No	None Detected	Quartz Carbonates Gypsum Mica Binder/Filler 100%
		LAYER 2 Underlayment, Beige/ Tan	No	None Detected	Cellulose Fiber 15% Quartz Gypsum Carbonates Mica Binder/Filler 85%
0254440-017 HA8-1		LAYER 1 Shingle, Black/ Gray	No	None Detected	Fibrous Glass 20% Carbonates Quartz Binder/Filler 80%
		LAYER 2 Underlayment, Black	No	None Detected	Cellulose Fiber 60% Carbonates Gypsum Binder/Filler 40%

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Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report  
**0254440**

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NVLAP#101926-0

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Project Name:	EXXON GAS STATION	EPA Method:	EPA 600/R-93/116	
Address:	975 S. ROCHESTER RD	Submitted By:	VINCE FOUNTAIN	
		Collected By:		

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0254440-018 HA8-2		LAYER 1 Shingle, Black/ Gray	No	None Detected	Fibrous Glass Carbonates Quartz Binder/Filler	20% 80%
		LAYER 2 Underlayment, Black	No	None Detected	Cellulose Fiber Carbonates Gypsum Binder/Filler	60% 40%



Analyst - Dustin White



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The 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. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

# CHAIN OF CUSTODY

EMC Labs, Inc.  
9830 S. 51<sup>st</sup> St., Ste B-109  
Phoenix, AZ 85044  
(800) 362-3373 Fax (480) 893-1726

LAB#: 254440  
TAT: 5 Days  
Rec'd: MAY 25 PM

COMPANY NAME: PM ENVIRONMENTAL  
3340 Ranger Road  
Lansing, MI 48906  
CONTACT: Vincent Fountain  
Phone/Fax: (517) 485-3333 / (517) 323-7228  
Email: IHS@pmenv.com

BILL TO: (If Different Location)  
SAME

**COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**

1. TURNAROUND TIME: [Same Day RUSH] [1-Day] [2-Day] [3-Day] [5-Day] [6-10 Day]
2. TYPE OF ANALYSIS: [Bulk-PLM] [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]
3. DISPOSAL INSTRUCTIONS: [Dispose of samples at EMC] / [Return samples to me at my expense]  
*(If you do not indicate preference, EMC will dispose of samples 30 days from analysis.)*

4. Project Name: Exon Gas Station - 975 S. Rochester RD - Rochester Hills MI  
P.O. Number: 064390-00004 Project Number: 01-11390-0-0004

EMC SAMPLE #	CLIENT SAMPLE #	DATE SAMPLED	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No
1	HA 1-1	5/21/2011	<del>Unfinished Drywall</del> / <del>Joint compound</del> / <u>main sales floor</u>	Y N
2	1-2		" "	Y N
3	1-3		" "	Y N
4	HA 2-1		<u>Tan Cove Base + Adhesive</u>	Y N
5	2-2		" "	Y N
6	HA 3-1		<u>2'x2' Suspended Ceiling Tube - punch holes</u>	Y N
7	3-2			Y N
8	HA 4-1		<u>Unfinished Drywall / Storage</u>	Y N
9	4-2		" "	Y N
10	4-3		" "	Y N
11	5-1		<u>Black Cove Base + Adhesive</u>	Y N
12	5-2			Y N
13	6-1		<u>Exterior window casings</u>	Y N
14	6-2			Y N
15	7-1		<u>Cement like Siding + Underlayment</u>	Y N
16	7-2			Y N
17	8-1		<u>Roofing Shingles + underlayment</u>	Y N
	8-2			Y N

INSTRUCTIONS: Stop at First Positive - continue on negatives

Director: (Print) Vincent Fountain (Signature) [Signature]  
 Date/Time: 5/24/21 9:30am Received by: Diana Federico Date/Time: 5/25/21 1:35pm  
Vincent Fountain Date/Time: 5/25/21 2:25pm Received by: [Signature] Date/Time: 5/27/21 2:40pm  
Diana Federico

In the event of a dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, AZ. The undersigned party will be entitled to attorney's fees and court costs.