
Old White Meeting House
320 US-2
South Hero, Vermont 05486

KAS #307230415

PRE-RENOVATION ASBESTOS INSPECTION REPORT

July 26, 2023

Prepared For:

Town of South Hero
P.O. Box 175
South Hero, VT 05486



589 Avenue D, Suite 10
PO Box 787
Williston, VT 05495

www.kas-consulting.com

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1.0 INTRODUCTION

A pre-renovation building material inspection was conducted on July 6, 2023 of the Old White Meeting House building located at 320 US-2 in South Hero, Vermont ("property"). The inspection consisted of looking for asbestos containing materials (ACM) prior to the planned renovation of the building. The asbestos inspection was conducted in accordance with the EPA Region 1 NESHAPS (40 CFR Part 61) and State of Vermont (V.S.A. Title 18, Chapter 26) requirements.

2.0 ASBESTOS INSPECTION SUMMARY

One two-story former town hall building was inspected on July 6, 2023 for ACM. The building was occupied on the day of the inspection and contained antiques and various items as part of the Granny's Attic business. The building contains a lower level along its eastern side where two garage bays are present. The building was noted to be in moderate condition with some structural damage reported by the owner representative. No heating system was observed inside the building. The insulation observed consisted of fiberglass. The building contained older wood frame windows throughout. The exterior contains wood clapboard siding with a slate roof. The building was reportedly built in the 1800's and is scheduled to be renovated in the future.

The inspection included obtaining bulk samples from eight (8) suspect materials from the interior and exterior of the building. The inspection is believed to have reasonably determined the extent of asbestos containing materials associated with the building.

The inspection conducted on July 6, 2023 determined there are two (2) ACM present in areas within the interior of the building (plaster throughout the building and fibrous material behind caulking in garage bay #2).

The findings of the inspection are summarized in the table provided on page 3.

2.1 Asbestos Inspection Methods

This asbestos inspection was conducted by an EPA accredited, State of Vermont certified, asbestos inspector generally in accordance with AHERA inspection guidelines and generally accepted procedures. Bulk sample analysis was conducted by a State of Vermont licensed laboratory Schneider Laboratories Global, Inc. of Richmond, VA. The inspector possessed adequate experience, training and education to recognize potential ACM and to collect bulk samples of suspect materials for laboratory analysis.

The asbestos inspection consisted of a visual and physical inspection of all building materials. Bulk samples were collected and analyzed from each suspect material found. Bulk samples of suspect ACM were analyzed for asbestos content using PLM methods (EPA 600/R-93/116 Method).

2.2 Vermont Regulations for Asbestos Control (VRAC)

The Vermont Regulations for Asbestos Control, as authorized by 18 VSA Chapter 26, detail the procedures, regulations, certifications, and licenses required when disturbance of asbestos containing materials occurs in the State of Vermont. In essence, any company, individual or organization that disturbs asbestos containing materials or provides asbestos consulting or laboratory services must be certified by the State of Vermont. Personnel who conducted the



inspection, bulk sample collections and laboratory analysis were properly certified by the State of Vermont and possess current EPA approved training in asbestos site inspections and asbestos laboratory analysis.

2.3 Certification / Accreditation

Inspection Location: 320 US-2, South Hero, Vermont.

Inspection Date: July 6, 2023

Buildings/Structures Inspected:

1. One two-story wood frame commercial building referred to as the Old White Meeting House

Inspector Certification/Accreditation:

The personnel who conducted the inspection / bulk sampling of the facilities hold the following certification / accreditation program requirements:

Inspectors:

Jeremy Roberts: Vermont Asbestos Inspector – AI684183

Corporate and inspector licenses and certifications are contained in Appendix 1.

Asbestos bulk samples have been analyzed by Schneider Laboratories Global, Inc., Richmond, VA

2.4 Asbestos Inspection Results

Building material / sample locations and specific results of the sampling and analysis and visual inspection are contained in Table 1 on page 3.

3.0 RECOMMENDATIONS

Notification must be sent to Region 1 EPA in accordance with 40 CFR Part 61 subpart M and the State of Vermont in accordance with 18 VSA Chapter 26 at least 10 working days prior to start of any renovation or demolition work. If the identified asbestos containing materials are to be disturbed as part of any planned renovation they must be removed as part of the renovation project. Vermont certified asbestos consultants and licensed asbestos abatement firms must be retained to remove the ACM.

Per the EPA Region I NESHAPS (40 CFR Part 61, paragraph 61.145) a trained on site representative is required to be present during renovation activities to identify any unexpected materials that may be asbestos containing. If found the discovered material must be presumed ACM and treated accordingly, or tested by a licensed inspector.



**TABLE 1 – INSPECTION RESULTS
320 US-2, SOUTH HERO, VT 05486**

Sample #	Location	Material	Analytical Results	Quantity / Condition
1, 2, 3	1 st & 2 nd Floor Walls	Plaster	Positive for Asbestos (12% Chrysotile)	~ 1,250 SF / Significantly Damaged
4, 5, 6	2 nd Floor Ceiling	Fiberboard Ceiling Tile	No Asbestos Detected	~ 1,400 SF / Damaged
7, 8, 9	Exterior Side of Windows	Window Glaze	No Asbestos Detected	~ 250 SF / Significantly Damaged
10, 11, 12	Garage Bay #1	Fiberboard	No Asbestos Detected	~ 1,200 SF / Damaged
13, 14, 15	Garage Bay #2 Walls	Plaster	Positive for Asbestos (10% Chrysotile)	~ 500 SF / Significantly Damaged
16, 17	Garage Bays	Chimney Grout	No Asbestos Detected	~ 100 SF / Damaged
18, 19	Garage Bay #2	Caulking w/ Attached Fibrous Material	Fibrous Material Positive for Asbestos (60% Chrysotile)	< 10 SF / Damaged
20, 21	Garage Bays	Insulation Paper	No Asbestos Detected	Unknown / Damaged



Appendix A

Certifications

ASBESTOS CONSULTING ENTITY

KAS INC
589 AVENUE D SUITE 10
WILLISTON, VT 05495

Vermont Department of Health
Environmental Health
P.O. Box 70 - Drawer 30
Burlington, VT 05402-0070

LICENSE: CE426622

EXPIRES: Wednesday, March 6, 2024

CERTIFICATE OF LICENSE
VERMONT ASBESTOS REGULATORY PROGRAM

THIS CERTIFICATE SHALL REMAIN IN FORCE UNTIL THE EXPIRATION DATE UNLESS REVOKED
OR VOIDED BEFORE THAT TIME.

THIS CERTIFICATE IS NOT TRANSFERABLE AND IS VALID ONLY FOR THE ABOVE PARTY.

COPY OF THIS CERTIFICATE MUST BE ON SITE AT ALL TIMES.

Certificate of License - Vermont Asbestos and Lead Regulatory Program

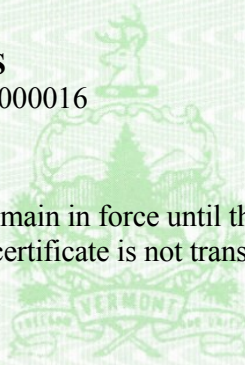
Asbestos Inspector



JEREMY ROBERTS

LICENSE: Asb-I/MP-000016

EXPIRES: 5/15/2024



This certificate shall remain in force until the expiration date unless revoked or voided before that time. This certificate is not transferable and is valid only for the above party.



Scan the QR Code for
License Information

Vermont Department of Health
Environmental Health
108 Cherry Street, Suite 201
Burlington, VT 05402
ALRP@vermont.gov



Appendix B

Laboratory Analytical Report



Customer: KAS, Inc. (4771)
Address: 589 Avenue D
Suite 10
Williston, VT 05495

Order #:	523095
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Received 07/10/23
Analyzed 07/17/23
Reported 07/17/23

Attn:

Project: Old White Meeting House
Location: 320 US-2 South Hero, VT
Number: 307230415

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
523095-001	07/06/23	1	1st/2nd Floors		
Layer 1: Plaster Gray, Hard/Granular				12% CHRYSOTILE	88% NON FIBROUS MATERIAL
523095-002	07/06/23	2	1st/2nd Floors		
Layer 1: Plaster					
Not analyzed due to positive stop instructions.					
523095-003	07/06/23	3	1st/2nd Floors		
Layer 1: Plaster					
Not analyzed due to positive stop instructions.					
523095-004	07/06/23	4	2nd Floor Ceiling		
Layer 1: Ceiling Tile Tan, Fibrous				No Asbestos Detected	80% CELLULOSE FIBER 20% NON FIBROUS MATERIAL
523095-005	07/06/23	5	2nd Floor Ceiling		
Layer 1: Ceiling Tile Tan, Fibrous				No Asbestos Detected	80% CELLULOSE FIBER 20% NON FIBROUS MATERIAL
523095-006	07/06/23	6	2nd Floor Ceiling		
Layer 1: Ceiling Tile Tan, Fibrous				No Asbestos Detected	80% CELLULOSE FIBER 20% NON FIBROUS MATERIAL
523095-007	07/06/23	7	Ext Side Of Windows		
Layer 1: Glazing White, Brittle				No Asbestos Detected	100% NON FIBROUS MATERIAL

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

Project: Old White Meeting House
Location: 320 US-2 South Hero, VT
Number: 307230415

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
523095-008	07/06/23	8	Ext Side Of Windows		
Layer 1:	Glazing			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Brittle				
523095-009	07/06/23	9	Ext Side Of Windows		
Layer 1:	Glazing			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Brittle				
523095-010	07/06/23	10	Garage Bay #1		
Layer 1:	Floor Backing			No Asbestos Detected	85% CELLULOSE FIBER
	Gray, Fibrous				15% NON FIBROUS MATERIAL
523095-011	07/06/23	11	Garage Bay #1		
Layer 1:	Floor Backing			No Asbestos Detected	85% CELLULOSE FIBER
	Gray, Fibrous				15% NON FIBROUS MATERIAL
523095-012	07/06/23	12	Garage Bay #1		
Layer 1:	Floor Backing			No Asbestos Detected	85% CELLULOSE FIBER
	Gray, Fibrous				15% NON FIBROUS MATERIAL
523095-013	07/06/23	13	Garage Bay #2		
Layer 1:	Plaster			10% CHRYSOTILE	90% NON FIBROUS MATERIAL
	Gray, Hard/Granular				
523095-014	07/06/23	14	Garage Bay #2		
Layer 1:	Plaster				
Not analyzed due to positive stop instructions.					
523095-015	07/06/23	15	Garage Bay #2		
Layer 1:	Plaster				
Not analyzed due to positive stop instructions.					
523095-016	07/06/23	16	Garage Bays		
Layer 1:	Grout			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Hard/Granular				
523095-017	07/06/23	17	Garage Bays		
Layer 1:	Grout			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Hard/Granular				

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

Project: Old White Meeting House
Location: 320 US-2 South Hero, VT
Number: 307230415

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
523095-018	07/06/23	18	Garage Bat #2		
Layer 1:	Caulking			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Off White, Soft				
Layer 2:	Fibrous Material			60% CHRYSOTILE	20% CELLULOSE FIBER
	Gray, Fibrous				20% NON FIBROUS MATERIAL

523095-019	07/06/23	19	Garage Bat #2		
Layer 1:	Caulking			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Off White, Soft				
Layer 2:	Fibrous Material				

Not analyzed due to positive stop instructions.


523095-020	07/06/23	20	Garage Bays		
Layer 1:	Insulation			No Asbestos Detected	90% FIBERGLASS
	Off White, Fibrous				10% NON FIBROUS MATERIAL
Layer 2:	Paper			No Asbestos Detected	75% CELLULOSE FIBER
	Black, Bituminous/Fibrous				25% NON FIBROUS MATERIAL

523095-021	07/06/23	21	Garage Bays		
Layer 1:	Insulation			No Asbestos Detected	90% FIBERGLASS
	Off White, Fibrous				10% NON FIBROUS MATERIAL
Layer 2:	Paper			No Asbestos Detected	75% CELLULOSE FIBER
	Black, Bituminous/Fibrous				25% NON FIBROUS MATERIAL

EPA Regulatory Limit: 1%
Total layers analyzed on order: 20

523095-07/17/23 04:35 PM


 Analyst **Senhory Abdellatif**


 Reviewed By: **Mohammed Hashim**
 Microscopy Supervisor/Analyst

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.



SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
 804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
 www.slabinc.com • info@slabinc.com

523095

V:\523\523095

jmylott
UPS

7/10/2023 9:43:20 AM
1Z2E28999097206341

R 21

Submitting Co.	KAS, Inc.	State of Collection	VT	Cert. Required	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
589 Avenue D, Suite 10		Acct #	4771	Phone	802-383-0486
Williston, VT 05495		Email	JeremyR@kas-consulting.com		
Project Name	Old White Meeting House	PO #			
Project Location	320 US-2, South Hero, VT	Special Instructions:			
Project Number	307230415	Stop at 1st positive at each homogeneous group			
Collected By	Jeremy Roberts				

Turn Around Time **	Matrix	Tests/Analytes (Select ALL that Apply) Blank spaces are for additional analytes			
<input type="checkbox"/> 2 Hour * <input type="checkbox"/> Same day * <input type="checkbox"/> 1 business day <input type="checkbox"/> 2 business days <input type="checkbox"/> 3 business days <input type="checkbox"/> 5 business days * not available for all tests ** past 3 PM the TAT will begin next business day Please schedule rush tests in advance	<input type="checkbox"/> Air <input type="checkbox"/> Paint <input type="checkbox"/> Soil <input type="checkbox"/> Wipe <input checked="" type="checkbox"/> Bulk <input type="checkbox"/> Waste Water <input type="checkbox"/> Ground Water <input type="checkbox"/> Drinking Water <input type="checkbox"/> TSP / PM10 <input type="checkbox"/> _____	Asbestos in Bulk	Metals Total	TCLP	Microbiology
		<input checked="" type="checkbox"/> PLM	<input type="checkbox"/> Lead	<input type="checkbox"/> Lead	<input type="checkbox"/> BACT (MPN/PA)
		<input type="checkbox"/> PLM Qualitative	<input type="checkbox"/> RCRA 8 Metals	<input type="checkbox"/> RCRA 8 Metals	<input type="checkbox"/> Mold Direct Exam
		<input type="checkbox"/> 400 Point Count	<input type="checkbox"/> Chromium VI	<input type="checkbox"/> Full TCLP <small>(w/ organics 10 Day)</small>	<input type="checkbox"/> Allergens
		<input type="checkbox"/> 1000 Point Count	<input type="checkbox"/> Mercury		Sub-Contract
		<input type="checkbox"/> Gravimetric Prep	<input type="checkbox"/> _____		<input type="checkbox"/> TEM Chatfield
		Asbestos in Air	Gravimetric	Miscellaneous	<input type="checkbox"/> TEM AHERA
		<input type="checkbox"/> PCM	<input type="checkbox"/> Total Dust NIOSH 0500	<input type="checkbox"/> Silica FTIR (7602)	<input type="checkbox"/> TEM 7402
		<input type="checkbox"/> PCM-B Rules	<input type="checkbox"/> Resp. Dust NIOSH 0600	<input type="checkbox"/> _____	<input type="checkbox"/> Silica XRD (7500)

Sample #	Date Sampled	Time Sampled	Sample Identification (Employee, Bldg, Material, Type ¹)	Wipe Area	Time ²		Flow Rate ³		Total Air ⁴
					Start	Stop	Start	Stop	
			See Attached						

For Aqueous and Solid samples ensure enough sample is sent for duplicate and spike analysis

¹Type: A=Area, B=Blank, P=Personal, E=Excursion ²Beginning/End of Sample Period ³Liters/Minute ⁴Volume in Liters [time in min x flow in L/min]

Relinquished By: Jeremy Roberts Signature: _____ Date/Time 7/6/23 10:15

! ALL SHADED FIELDS MUST BE FILLED TO AVOID DELAYS !

KAS, INC., P.O. BOX 787, WILLISTON, VT 05495 (802) 383-0486
VERMONT ASBESTOS CONSULTING ENTITY LICENSE CE615423

PROJECT NO.: 307230415 SAMPLER: Jeremy Roberts

SIGNATURE: 

CLIENT: Town of South Hero

LOCATION: Old White Meeting House

So Hero, VT

320 US-2

South Hero, VT

SAMPLE TYPE: Bulk

TURNAROUND TIME: Standard per job terms

HA	SAMPLE #	DATE	ANALYSIS	SAMPLE LOCATION	BUILDING SURFACE	AMOUNT	DAMAGE
1	1	7/6/23	PLM	1st/2nd Floors	Plaster	~1,250 SF	Significantly Damaged
	2			↓	↓	↓	↓
	3			↓	↓	↓	↓
2	4			2nd Floor Ceiling	Fiberboard	~1,400 SF	Damaged
	5			↓	↓	↓	↓
	6			↓	↓	↓	↓
3	7			Exterior Side of Windows	Glaze	~250 SF	Significantly Damaged
	8			↓	↓	↓	↓
	9			↓	↓	↓	↓
4	10			Garage Bay #1	Fiberboard	~1,200 SF	Damaged
	11			↓	↓	↓	↓
	12			↓	↓	↓	↓

RELINQUISHED BY:  DATE/ TIME: 7/6/23 1018 RECEIVED BY: _____ DATE/ TIME: _____

RELINQUISHED BY: _____ DATE/ TIME: _____ RECEIVED BY: _____ DATE/ TIME: _____

- COMMENTS:
- 1) Analyze each homogeneous area to first positive only
 - 2) PLM EPA 600-93/116, EPA 400
 - 3) Vermont samples
 - 4) HA - homogeneous area



Appendix C

Building Plan with Sample Locations



ARNOLD & SCANGAS
ARCHITECTS

800.768.0041
The Loft at One Federal
1 Federal Street, Suite 200
P.O. Box 200
St. Albans, VT 05419

STRUCTURAL:
ENGINEERING
VENTURES P.C.
228 Flynn Ave.
Barre, VT 05840
800-868-0225

SOUTH HERO
MEETING HOUSE
318 ROUTE 2
SOUTH HERO, VERMONT

TOWN OF
SOUTH HERO
333 ROUTE 2
P.O. BOX 112
SOUTH HERO, VERMONT
05484

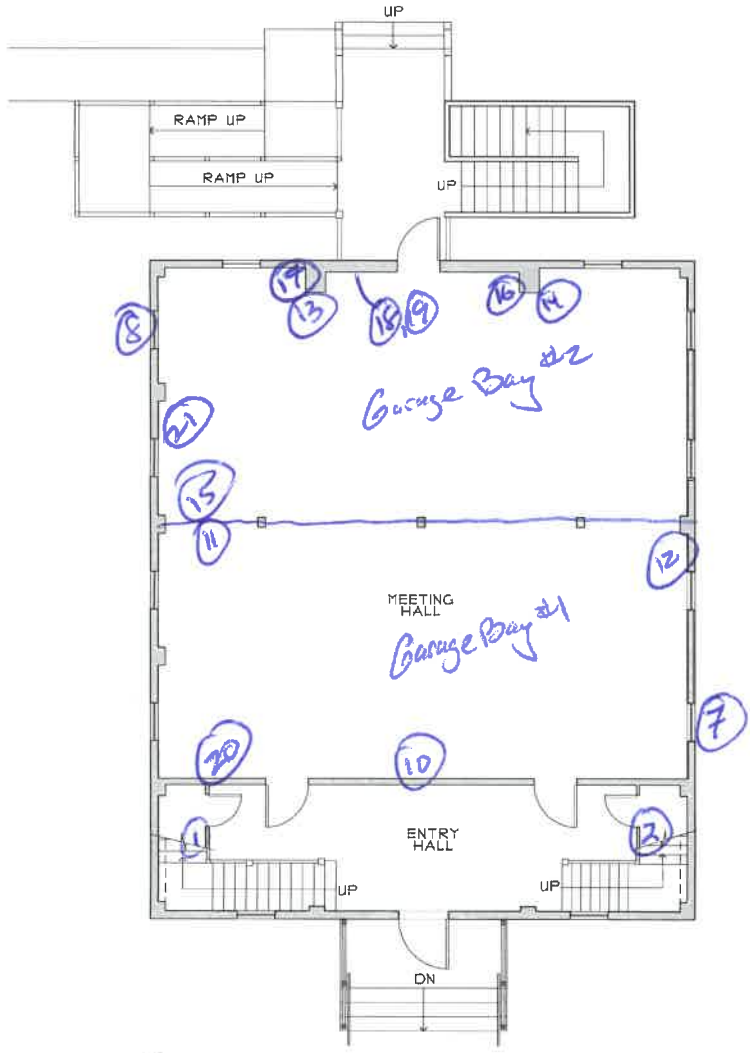
PHASE 2

DRAWING TITLE:
FIRST & SECOND
FLOOR PLANS

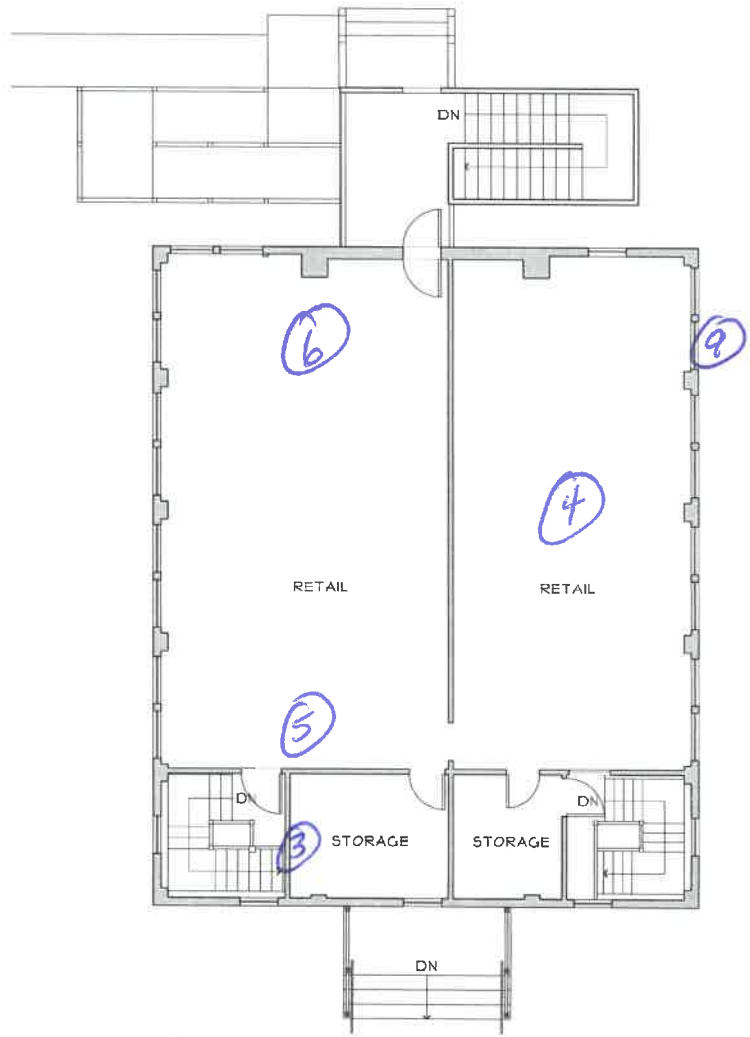
DRAWN BY: SF/JC
DATE: 11.17.2022
SCALE: 1/4" = 1'-0"
DRAWING NO:

A.I.I

PROJECT NO: 22109
© 2022 Arnold & Scangas Architects



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"