Asbestos Survey Report



Location: 52 Mechanic Street, Alstead, NH 03602

Prepared by:

John Brewster

True North Home Inspection LLC

17 Mayflower Dr, Keene, NH 03431

603-229-2571

Prepared for:

Town of Alstead

603-338-8974

Date and Time of Inspection: 07/14/2025, 10:00 am.
Conditions: Hot, dry and humid
Date of Report: 07/19/2025

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1.0 Project at a glance

True North Home Inspections LLC of Keene NH was contacted by the selectmen of the town of Alstead NH. The selectmen requested an asbestos survey of the property located at 52 Mechanic Street, Alstead, NH to evaluate the property for the possible presence of asbestos-containing building material. The property is to be taken down.

General Condition:	Poor
Level of maintenance:	Poor
Recent capital improvements:	None reported
Property Usage:	Residential
Number of Buildings:	2 Residence and garage
Gross Building Size:	2248 sq ft. estimated
Date of Construction:	1884
Architectural Style:	Single family
Parcel ID:	Parcel number: ALTDM00011B000142L000000

2.0 Definitions: from 40 CFR 763 Asbestos

Act means the Toxic Substances Control Act (TSCA), 15 U.S.C. 2601, *et seq.*

Accessible when referring to ACM means that the material is subject to disturbance by school building occupants or custodial or maintenance personnel in the course of their normal activities.

Accredited or *accreditation* when referring to a person or laboratory means that such person or laboratory is accredited in accordance with section 206 of Title II of the Act.

Air erosion means the passage of air over friable ACBM which may result in the release of asbestos fibers.

Asbestos means the asbestiform varieties of: Chrysotile (serpentine); crocidolite (riebeckite); amosite (cummingtonitegrunerite); anthophyllite; tremolite; and actinolite.

Asbestos-containing material (ACM) when referring to school buildings means any material or product which contains more than 1 percent asbestos.

Asbestos-containing building material (ACBM) means surfacing ACM, thermal system insulation ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school building.

Asbestos debris means pieces of ACBM that can be identified by color, texture, or composition, or means dust, if the dust is determined by an accredited inspector to be ACM.

Damaged friable miscellaneous ACM means friable miscellaneous ACM which has deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate or, if applicable, which has delaminated such that its bond to the substrate (adhesion) is inadequate or which for any other reason lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from the substrate; flaking, blistering, or crumbling of the ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM. Asbestos debris originating from the ACBM in question may also indicate damage.

Damaged friable surfacing ACM means friable surfacing ACM which has deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate, or which has delaminated such that its bond to the substrate (adhesion) is inadequate, or which, for any other reason, lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from the substrate; flaking, blistering, or crumbling of the ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM. Asbestos debris originating from the ACBM in question may also indicate damage.

Damaged or significantly damaged thermal system insulation ACM means thermal system insulation ACM on pipes, boilers, tanks, ducts, and other thermal system insulation equipment where the insulation has lost its structural integrity, or its covering, in whole or in part, is crushed, water-stained, gouged, punctured, missing,

or not intact such that it is not able to contain fibers. Damage may be further illustrated by occasional punctures, gouges or other signs of physical injury to ACM; occasional water damage on the protective coverings/jackets; or exposed ACM ends or joints. Asbestos debris originating from the ACBM in question may also indicate damage.

Encapsulation means the treatment of ACBM with a material that surrounds or embeds asbestos fibers in an adhesive matrix to prevent the release of fibers, as the encapsulant creates a membrane over the surface (bridging encapsulant) or penetrates the material and binds its components together (penetrating encapsulant).

Enclosure means an airtight, impermeable, permanent barrier around ACBM to prevent the release of asbestos fibers into the air.

Fiber release episode means any uncontrolled or unintentional disturbance of ACBM resulting in visible emission.

Friable when referring to material in a school building means that the material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously nonfriable material after such previously nonfriable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

Functional space means a room, group of rooms, or homogeneous area (including crawl spaces or the space between a dropped ceiling and the floor or roof deck above), such as classroom(s), a cafeteria, gymnasium, hallway(s), designated by a person accredited to prepare management plans, design abatement projects, or conduct response actions.

High-efficiency particulate air (HEPA) refers to a filtering system capable of trapping and retaining at least 99.97 percent of all monodispersed particles 0.3 μm in diameter or larger.

Homogeneous area means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.

Local education agency means:

(1) Any local educational agency as defined in section 198 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 3381).

(2) The owner of any nonpublic, nonprofit elementary, or secondary school building.

(3) The governing authority of any school operated under the defense dependent's education system provided for under the Defense Dependents' Education Act of 1978 (20 U.S.C. 921, *et seq.*).

Miscellaneous ACM means miscellaneous material that is ACM in a school building.

Miscellaneous material means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.

Nonfriable means material in a school building which when dry may not be crumbled, pulverized, or reduced to powder by hand pressure.

Operations and maintenance programs means a program of work practices to maintain friable ACBM in good condition, ensure cleanup of asbestos fibers previously released, and prevent further release by minimizing and controlling friable ACBM disturbance or damage.

Potential damage means circumstances in which:

(1) Friable ACBM is in an area regularly used by building occupants, including maintenance personnel, in the course of their normal activities.

(2) There are indications that there is a reasonable likelihood that the material or its covering will become damaged, deteriorated, or delaminated due to factors such as changes in building use, changes in operations and maintenance practices, changes in occupancy, or recurrent damage.

Potential significant damage means circumstances in which:

(1) Friable ACBM is in an area regularly used by building occupants, including maintenance personnel, in the course of their normal activities.

(2) There are indications that there is a reasonable likelihood that the material or its covering will become significantly damaged, deteriorated, or delaminated due to factors such as changes in building use, changes in operations and maintenance practices, changes in occupancy, or recurrent damage.

(3) The material is subject to major or continuing disturbance, due to factors including, but not limited to, accessibility or, under certain circumstances, vibration or air erosion.

Preventive measures mean actions taken to reduce disturbance of ACBM or otherwise eliminate the reasonable likelihood of the material becoming damaged or significantly damaged.

Removal means the taking out or the stripping of substantially all ACBM from a damaged area, a functional space, or a homogeneous area in a school building.

Repair means returning damaged ACBM to an undamaged condition or to an intact state so as to prevent fiber release.

Response action means a method, including removal, encapsulation, enclosure, repair, operations and maintenance, that protects human health and the environment from friable ACBM.

Routine maintenance area means an area, such as a boiler room or mechanical room, that is not normally frequented by students and in which maintenance employees or contract workers regularly conduct maintenance activities.

School means any elementary or secondary school as defined in section 198 of the Elementary and Secondary Education Act of 1965 (20 U.S.C. 2854).

School building means:

(1) Any structure suitable for use as a classroom, including a school facility such as a laboratory, library, school eating facility, or facility used for the preparation of food.

(2) Any gymnasium or other facility which is specially designed for athletic or recreational activities for an academic course in physical education.

(3) Any other facility used for the instruction or housing of students or for the administration of educational or research programs.

(4) Any maintenance, storage, or utility facility, including any hallway, essential to the operation of any facility described in this definition of "school building" under paragraphs (1), (2), or (3).

(5) Any portico or covered exterior hallway or walkway.

(6) Any exterior portion of a mechanical system used to condition interior space.

Significantly damaged friable miscellaneous ACM means damaged friable miscellaneous ACM where the damage is extensive and severe.

Significantly damaged friable surfacing ACM means damaged friable surfacing ACM in a functional space where the damage is extensive and severe.

State means a State, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Northern Marianas, the Trust Territory of the Pacific Islands, and the Virgin Islands.

Surfacing ACM means surfacing material that is ACM.

Surfacing material means material in a school building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

Thermal system insulation means material in a school building applied to pipes, fittings, boilers, breeching, tanks, ducts, other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

Thermal system insulation ACM means thermal system insulation that is ACM.

Vibration means the periodic motion of friable ACBM which may result in the release of asbestos fibers.

3.0 Certifications

1.1. Client Relationship

To maintain professional reporting integrity, the relationship between True North Home Inspections LLC. and the Client is not contingent upon any prior, current, or future business arrangements. True North Home Inspections LLC herein discloses no other partnerships or business relations with the Client.

1.2. Single Document

The report is a single PDF document and may not be transmitted or reproduced in any other form without the client's express consent. Such reproduction may not modify the full report in any way, shape, or form.

1.3. Inspection and Observations

The inspection is defined as the process of an inspector collecting information through visual observation during a walk-through survey of the subject property, conducting research about the property including taken sampling, and then generating a meaningful report about the condition of the property based on the observations made and research (includes sampling) conducted by the inspector.

Observations are defined as those potential items of interest noted by the inspector during the walk-through survey portion of the inspection and the results from sampling.

1.4 **Sampling procedures**

An inspector (accredited and licensed in accordance with all applicable Federal, State and local requirements) performs the inspection and sampling. Inspection to identify ACBM begins with locating and listing all "homogeneous areas" of materials that are suspected to contain asbestos. A "homogeneous area" is a material application that is uniform in color and texture. Typically, date and/or occasion of material application are also considered in determining homogeneous areas. Materials of similar color and texture but installed in different buildings or during different construction events, are typically considered different homogeneous areas. Homogenous areas of building materials exist in the form of surfacing materials, thermal systems insulation (TSI), and miscellaneous materials.

SURFACING MATERIALS – Surfacing materials include sprayed or troweled-on applications of materials such as fireproofing, acoustical or decorative ceiling materials, or plaster.

THERMAL SYSTEM INSULATION (TSI) – TSI materials include materials applied to pipes, fittings, boilers, ducts, or other interior structural components to prevent heat loss or gain, water condensation, or other such purposes.

MISCELLANEOUS MATERIALS – Miscellaneous materials include any building material on structural components or fixtures such as floor and ceiling tiles, which do not include surfacing material or TSI. Suspect ACBMs are sampled to obtain a representative analysis of the material type throughout each homogeneous area. Bulk samples, representing individual homogenous areas of suspect ACBM, are collected in a randomly distributed manner. Samples are collected with a utility knife which is driven through the suspect material to the substrate in a manner as to obtain a sample containing all discrete layers. The samples are then placed in sterilized zip-lock bags and assigned unique identifiers, which are recorded on the bags and the bulk sampling survey sheets. Locations to collect bulk samples are determined based on the locations of observed suspect ACBMs identified during the assessment phase of the inspection; and samples are randomly distributed throughout the area of ACBM application. The number of samples collected is based on the material classification and quantity of each homogeneous area observed during the inspection.

Surfacing materials:

A minimum of three (3) bulk samples are collected from each homogeneous area that is less than or equal to 1,000 ft2.

A minimum of five (5) bulk samples are collected from each homogeneous area that is greater than 1,000 ft 2, but less than or equal to 5,000 ft 2.

A minimum of seven (7) bulk samples are collected from each homogeneous area that is greater than 5,000 ft

Thermal systems insulation (TSI):

A minimum of three (3) bulk samples are collected from each homogeneous area of TSI.

A minimum of one (1) bulk sample is collected from each patch of TSI, providing the section of patch is less than six (6) linear or square feet.

A minimum of three (3) bulk samples are collected of each insulated mechanical system including but not limited to cementitious material used on pipe fittings such as tees, elbows, or valves. A sufficient number of samples are collected to determine whether each homogenous area is ACBM or non-ACBM.

Bulk samples are not required to be collected from any material that the accredited asbestos inspector has determined that the TSI is a non-suspect ACBM (i.e., fiberglass, foam glass, rubber, or any other non-ACBM).

Miscellaneous materials:

A minimum of two (2) representative bulk samples are collected of each miscellaneous material. A sufficient number of samples are collected to determine whether each homogenous area is ACBM or non-ACBM.

ACBM Condition Assessment

Once the inspector identifies all of the suspect ACBMs in a building(s), they perform a physical assessment of the suspect ACBMs. The physical assessment may include the following considerations:

• Location and amount of the material

• Condition of the material, specifying:

Type of damage or significant damage.

Severity of damage.

Extent or spread of damage.

• Whether the material is accessible

• Materials potential for disturbance

• Known or suspected causes of damage or significant damage

• Preventive measures that might eliminate the reasonable likelihood of undamaged ACBM from becoming significantly damaged. 4BE classifies the ACBMs as being in Good, Fair or Poor condition. The following are the general definitions of each category:

• Good Condition - Any material which is intact with no noticeable damage.

• Fair Condition - Any material with a small amount of overall or localized damage (generally less than 10% of the entire area).

• Poor Condition - Any material with a large amount of damage (generally greater than 10% of the entire surface area).

ACBM, as defined by the U.S. EPA and OSHA, are materials with an asbestos concentration of greater than one percent (> 1%). The U.S. EPA further defines friable and non-friable ACM as follows:

• Friable ACBM is defined by the Asbestos NESHAP as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1 (i.e., the PLM method), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. The term includes non-friable ACM after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

• Non-friable ACBM is any material containing more than one percent (1%) asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. The EPA further defines two categories of non-friable ACBM:

Based on the results of the visual observation, bulk samples of suspect ACM were collected in general accordance with AHERA sampling protocols. Random samples of suspect materials were collected. in each homogeneous area. The inspector collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled. with unique sample numbers using an indelible marker.

If you have any questions regarding this report, please contact the Inspector listed on the Cover Page of this report.

Prepared By: Inspector John Brewster

Reviewed By: John Brewster, NH licensed Inspector #0677, VT property Inspector License 143.013408 NH Asbestos Inspector #AI102451R, VT Asb-1/MP-000225.

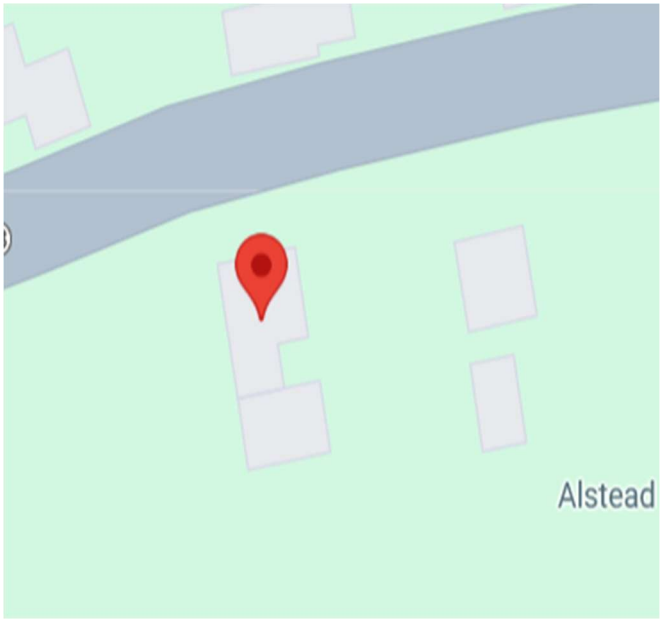
4.0 Site

4.1 General information

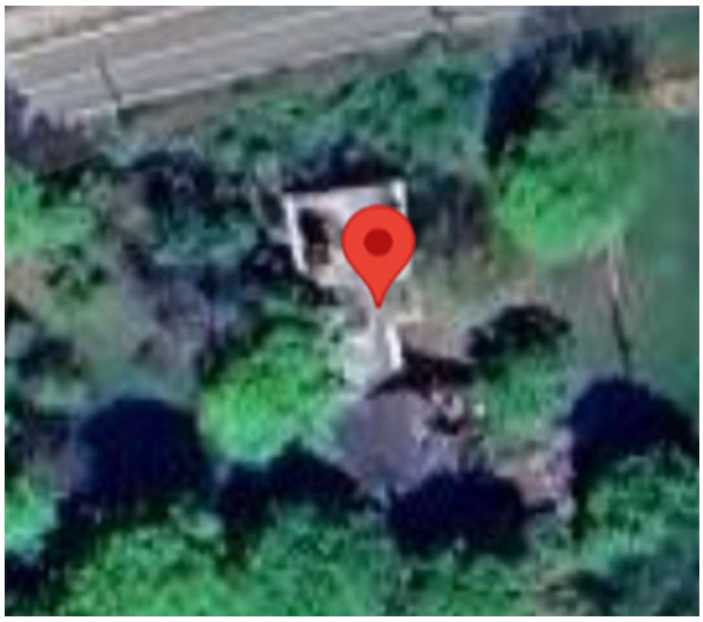
The property is located at 52 Mechanic Street, Alstead, NH. The building is going to be taken down from the site.

Site location

52 Mechanic St Alstead



Overhead view



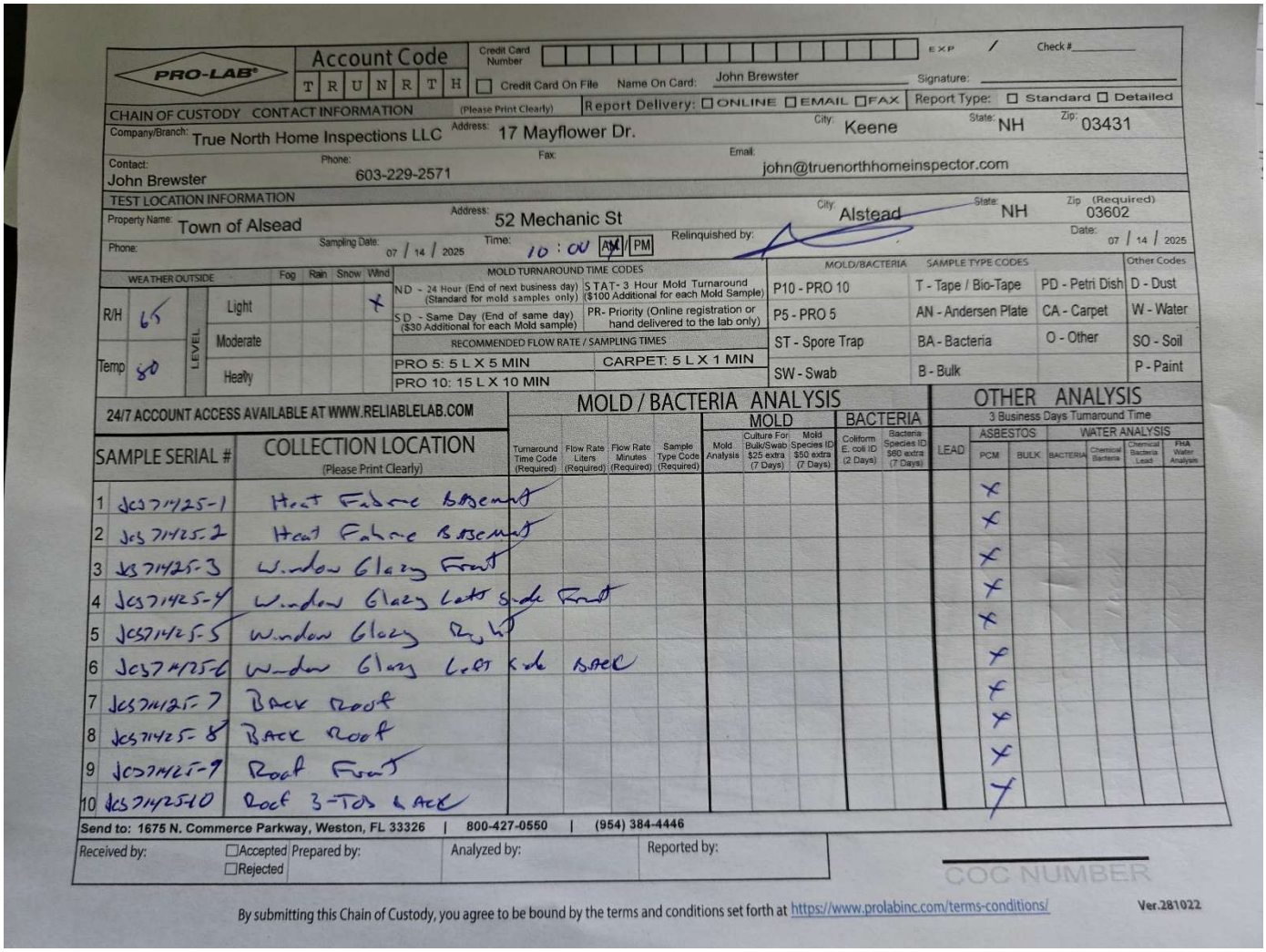
5.0 Inspection and Observations, Scope of work.

True North Home Inspections arrived at the property at 52 Mechanic Street, Alstead, NH at 10:00 am on Monday 07/14/2025. After completing a visual inspection of the property and determining the area of the inspection, the inspector moved to the asbestos assessment. Some items were identified as possible asbestos-containing building materials, and 26 samples were taken and sent to Pro Lab in Weston, FL for analysis.

Scope of work

A demolition level Asbestos-Containing Building Material (ACBM) inspection of the Subject Property building was performed. The survey involved locating and assessing the condition of accessible suspect ACBM scheduled for demolition using sampling and visual inspection techniques, and to develop a report which identifies the extent of the materials present within the inspected areas.

52 Mechanic St Alstead NH asbestos sample log



PRO-LAB

Account Code: T R U N R T H

Credit Card Number: EXP / Check #

Credit Card On File | Name On Card: John Brewster | Signature:

CHAIN OF CUSTODY CONTACT INFORMATION (Please Print Clearly) | Report Delivery: ☐ ONLINE ☐ EMAIL ☐ FAX | Report Type: ☐ Standard ☐ Detailed

Company/Branch: True North Home Inspections LLC | Address: 17 Mayflower Dr. | City: Keene | State: NH | Zip: 03431

Contact: John Brewster | Phone: 603-229-2571 | Fax: | Email: john@truenorthhomeinspector.com

TEST LOCATION INFORMATION

Property Name: Town of Alsead | Address: 52 Mechanic St | City: Alstead | State: NH | Zip (Required): 03602

Phone: | Sampling Date: 07 / 14 / 2025 | Time: 10 : 00 AM / PM | Relinquished by: | Date: 07 / 14 / 2025

WEATHER OUTSIDE: Fog | Rain | Snow | Wind

R/H: 65 | Temp: 80 | LEVEL: Light X | Moderate | Heaty

MOLD TURNAROUND TIME CODES

ND - 24 Hour (End of next business day) (Standard for mold samples only)

STAT - 3 Hour Mold Turnaround ($100 Additional for each Mold Sample)

SD - Same Day (End of same day) ($30 Additional for each Mold sample)

PR - Priority (Online registration or hand delivered to the lab only)

RECOMMENDED FLOW RATE / SAMPLING TIMES

PRO 5: 5 L X 5 MIN | CARPET: 5 L X 1 MIN

PRO 10: 15 L X 10 MIN

MOLD/BACTERIA SAMPLE TYPE CODES

P10 - PRO 10	T - Tape / Bio-Tape	PD - Petri Dish	Other Codes: D - Dust
P5 - PRO 5	AN - Andersen Plate	CA - Carpet	W - Water
ST - Spore Trap	BA - Bacteria	O - Other	SO - Soil
SW - Swab	B - Bulk		P - Paint

24/7 ACCOUNT ACCESS AVAILABLE AT WWW.RELIABLELAB.COM

MOLD / BACTERIA ANALYSIS | OTHER ANALYSIS (3 Business Days Turnaround Time)

SAMPLE SERIAL #	COLLECTION LOCATION (Please Print Clearly)	Turnaround Time Code (Required)	Flow Rate Liters (Required)	Flow Rate Minutes (Required)	Sample Type Code (Required)	MOLD: Mold Analysis	MOLD: Culture For: Bulk/Swab $25 extra (7 Days)	MOLD: Mold Species ID $50 extra (7 Days)	BACTERIA: Coliform E. coli ID (2 Days)	BACTERIA: Bacteria Species ID $80 extra (7 Days)	LEAD	ASBESTOS: PCM	ASBESTOS: BULK	WATER ANALYSIS: BACTERIA	WATER ANALYSIS: Chemical Bacteria	WATER ANALYSIS: Chemical Bacteria Lead	WATER ANALYSIS: FHA Water Analysis
1	JCS71425-1 Heat Fabric Basement											X					
2	JCS71425-2 Heat Fabric Basement											X					
3	JCS71425-3 Window Glazy Front											X					
4	JCS71425-4 Window Glazy Left Side Front											X					
5	JCS71425-5 Window Glazy Right											X					
6	JCS71425-6 Window Glazy Left Side Back											X					
7	JCS71425-7 Back Roof											X					
8	JCS71425-8 Back Roof											X					
9	JCS71425-9 Roof Front											X					
10	JCS71425-10 Roof 3-Tabs Back											Y					

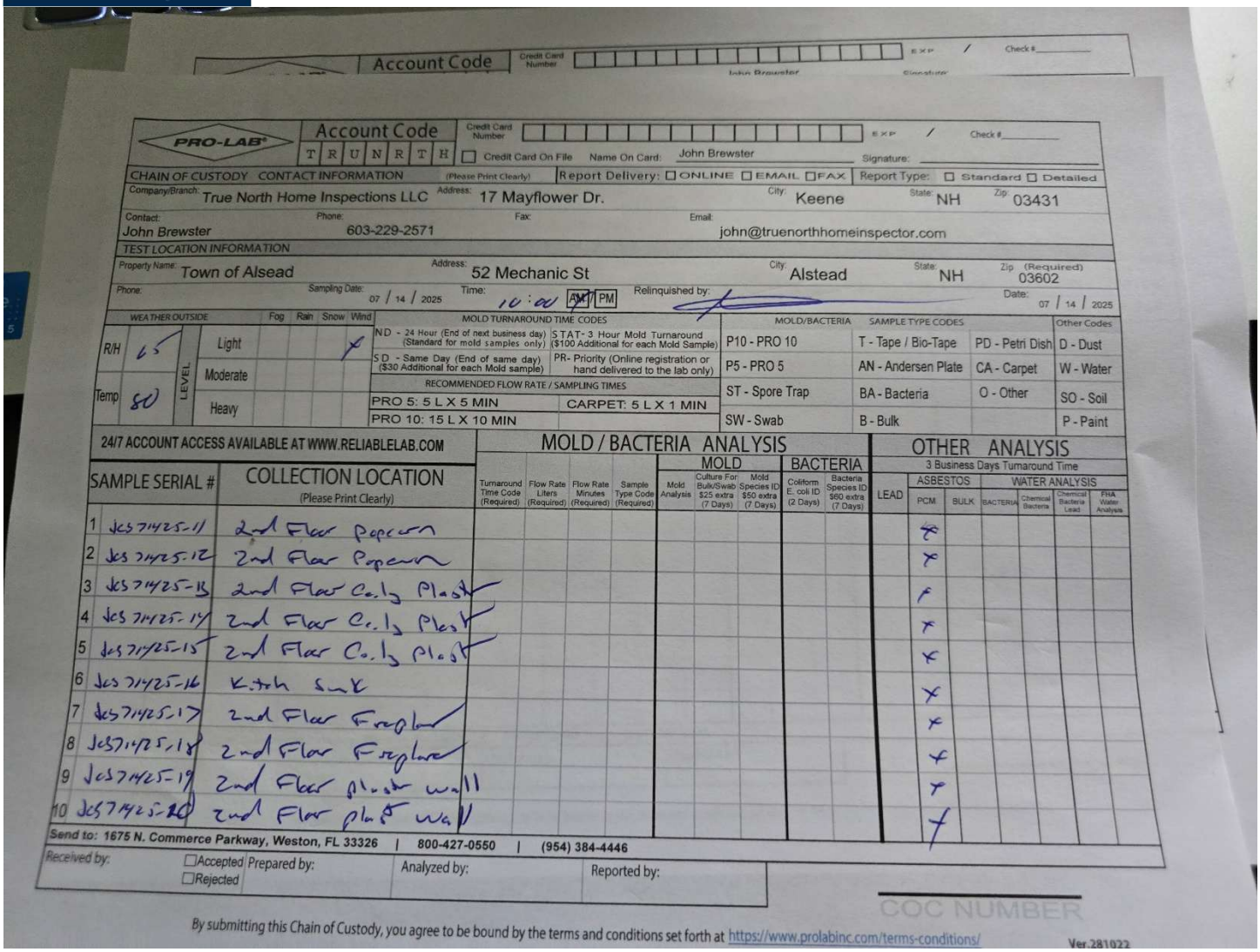
Send to: 1675 N. Commerce Parkway, Weston, FL 33326 | 800-427-0550 | (954) 384-4446

Received by: ☐ Accepted ☐ Rejected | Prepared by: | Analyzed by: | Reported by:

COC NUMBER

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at https://www.prolabinc.com/terms-conditions/ Ver.281022

52 Mechanic St. Alstead NH. 03602



PRO-LAB

Account Code: T R U N R T H

Credit Card Number: ☐ Credit Card On File Name On Card: John Brewster Signature: EXP Check #

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Contact: John Brewster Phone: 603-229-2571 Fax: Email: john@truenorthhomeinspector.com

TEST LOCATION INFORMATION

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Phone: Sampling Date: 07 / 14 / 2025 Time: 10:00 AM / PM Relinquished by: Date: 07 / 14 / 2025

WEATHER OUTSIDE: R/H 65; Temp 80

LEVEL	Fog	Rain	Snow	Wind
Light				✓
Moderate				
Heavy				

MOLD TURNAROUND TIME CODES

ND - 24 Hour (End of next business day) (Standard for mold samples only)
STAT- 3 Hour Mold Turnaround ($100 Additional for each Mold Sample)
SD - Same Day (End of same day) ($30 Additional for each Mold sample)
PR- Priority (Online registration or hand delivered to the lab only)

RECOMMENDED FLOW RATE / SAMPLING TIMES

PRO 5: 5 L X 5 MIN CARPET: 5 L X 1 MIN
PRO 10: 15 L X 10 MIN

MOLD/BACTERIA	SAMPLE TYPE CODES		Other Codes
P10 - PRO 10	T - Tape / Bio-Tape	PD - Petri Dish	D - Dust
P5 - PRO 5	AN - Andersen Plate	CA - Carpet	W - Water
ST - Spore Trap	BA - Bacteria	O - Other	SO - Soil
SW - Swab	B - Bulk		P - Paint

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MOLD / BACTERIA ANALYSIS

OTHER ANALYSIS (3 Business Days Turnaround Time)

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1	JCS 71425-11 2nd Floor Popcorn											X					
2	JCS 71425-12 2nd Floor Popcorn											X					
3	JCS 71425-13 2nd Floor Coly Plast											X					
4	JCS 71425-14 2nd Floor Coly Plast											X					
5	JCS 71425-15 2nd Floor Coly Plast											X					
6	JCS 71425-16 Kitch Sink											X					
7	JCS 71425-17 2nd Floor Fireplace											X					
8	JCS 71425-18 2nd Floor Fireplace											X					
9	JCS 71425-19 2nd Floor plaster wall											X					
10	JCS 71425-20 2nd Floor plast wall											X					

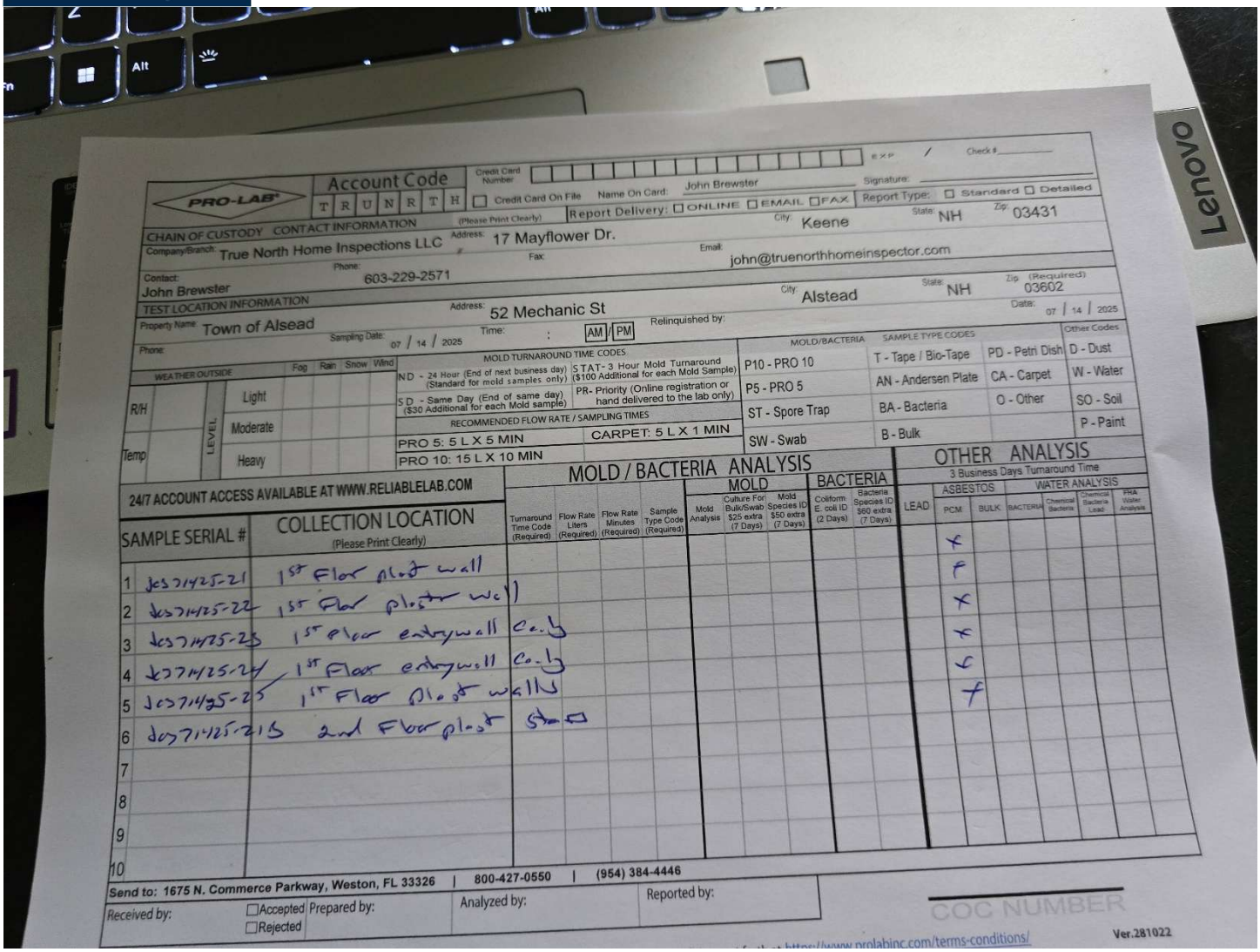
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WEATHER OUTSIDE: Fog ☐ Rain ☐ Snow ☐ Wind ☐

R/H | Temp | LEVEL: Light ☐ Moderate ☐ Heavy ☐

MOLD TURNAROUND TIME CODES

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ST - Spore Trap | BA - Bacteria | O - Other | SO - Soil

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Other Codes

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MOLD / BACTERIA ANALYSIS

OTHER ANALYSIS

3 Business Days Turnaround Time

SAMPLE SERIAL #	COLLECTION LOCATION (Please Print Clearly)	Turnaround Time Code (Required)	Flow Rate Liters (Required)	Flow Rate Minutes (Required)	Sample Type Code (Required)	MOLD: Mold Analysis	MOLD: Culture For Bulk/Swab $25 extra (7 Days)	MOLD: Mold Species ID $50 extra (7 Days)	BACTERIA: Coliform E. coli ID (2 Days)	BACTERIA: Bacteria Species ID $60 extra (7 Days)	OTHER ANALYSIS: LEAD	ASBESTOS: PCM	ASBESTOS: BULK	WATER ANALYSIS: BACTERIA	WATER ANALYSIS: Chemical Bacteria	WATER ANALYSIS: Chemical Bacteria Lead	WATER ANALYSIS: FHA Water Analysis
1	dcs71425-21 1st Flor plast wall											X					
2	dcs71425-22 1st Flor plast wall											F					
3	dcs71425-23 1st Floor entrywall Ceily											X					
4	dcs71425-24 1st Floor entrywall Ceily											X					
5	dcs71425-25 1st Flor Plast wallu											C					
6	dcs71425-215 2nd Flor plast Stairs											F					
7																	
8																	
9																	
10																	

Send to: 1675 N. Commerce Parkway, Weston, FL 33326 | 800-427-0550 | (954) 384-4446

Received by: ☐ Accepted ☐ Rejected | Prepared by: | Analyzed by: | Reported by:

COC NUMBER

https://www.prolabinc.com/terms-conditions/ Ver.281022

6.0 Results:

*** 52 Machanic St Alstead NH: Twenty six (26) samples were taken from the interior of the building. The following were determined not to contain ACBM.

The following were determined not to contain ACBM – 21 Samples

- All the roofing, most plaster and flooring material

Samples testing positive for ACBM – 5 samples tested positive.

- Heat fabric – Basement, 2 samples tested positive
- Window glazing – Left side back window 1 Samples tested postive
- Popcorn ceiling , 1st floor, 1 samples tested positive
- White plaster/fabric above fireplace, 1 sample tested positive

The following materials are identifed for ACBM; all other materials were negative for ACBM:

Sample #	Suspect Material	Location	Condition	Results	Friable	Quanity
#1	White heat fabric	Basement	Fair	70% Chrysotile	Non-Friable	>15sq ft
#2	White heat fabric	Basement	Fair	70% Chrysotile	Non-Friable	>15sq ft
#6	Window glazing	Exterior	Fair/poor	3% Chrysotile	Non-Friable	48 windows
#11	Popcorn ceiling	Exterior	Fair	<1% Chrysotile	Non-Friable	>250sq ft
#2	White plaster/firepace	1st floor	Fair/poor	60% Chrysotile	Non-Friable	>350sq ft

Recommend mitigation of the material that tested positve.

Site Lab results

PRO-LAB

1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

TRUE NORTH HOME INSPECTIONS LLC
17 MAYFLOWER DR
KEENE, NH 03431

CERTIFICATE OF BULK ASBESTOS ANALYSIS

Prepared for:	TRUE NORTH HOME INSPECTIONS LLC
Phone Number:	(603) 229-2571
Fax Number:	
Email Address:	john@truenorthhomeinspector.com
Project Name:	TOWN OF ALSTEAD
Test Location:	52 MECHANIC ST ALSTEAD, NH 03602
Chain of Custody #:	1864818
Date Sampled:	July 14, 2025
Date Reported:	July 18, 2025

Andrew Pittman, Authorized Signatory

All analyses are performed using the EPA Method 600/M4-82-020, EPA Method 600/R-93/116. The refractive index was determined by using 'Rapidly and Accurately Determining Refractive Indices of Asbestos Fibers by using Dispersion Staining Method', by S-C. Su. This report must not be reproduced in full, without written approval from PRO-LAB/SSPTM, Inc. These test results apply only to the samples actually tested. Polarized light microscopy is not always an accurate way to analyze floor tiles. When a non-detect or very low percentage of asbestos occurs, a transmission electron microscopy analysis (TEM) may be warranted. All samples will be stored for a period of thirty (30) days. The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. Limit of Detection (LOD) = 1%.
The effect of the results relate only to the items tested. PRO-LAB/SSPTM Inc. does not perform any sample collection. The information is supplied by the customer and can affect the validity of results. The results apply to the sample as received.

For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com

PRO-LAB
1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Client: TRUE NORTH HOME INSPECTIONS LLC
17 MAYFLOWER DR
KEENE, NH 03431
Test Address: 52 MECHANIC ST ALSTEAD, NH 03602
Analyzed By: ANDREW PITTMAN

Received Date: 17-Jul-25
Analyzed Date: 18-Jul-25
Reported Date: 18-Jul-25

Serial # - Layer ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage						Other Materials / Comments
			CH	AM	CR	AN	TR	AC	
JC371425-1	071725-0741	WHITE HEAT FABRIC BASEMENT	70	ND	ND	ND	ND	ND	20% Cellulose 10% Binders
JC371425-2	071725-0742	WHITE HEAT FABRIC BASEMENT	70	ND	ND	ND	ND	ND	20% Cellulose 10% Binders
JC371425-3	071725-0743	BROWN WINDOW GLAZE FRONT	ND	ND	ND	ND	ND	ND	2% Cellulose 98% Binders
JC371425-4	071725-0744	WHITE WINDOW GLAZE LEFT SIDE FRONT	ND	ND	ND	ND	ND	ND	100% Binders
JC371425-5	071725-0745	BROWN WINDOW GLAZE RIGHT	ND	ND	ND	ND	ND	ND	100% Binders
JC371425-6	071725-0746	WHITE WINDOW GLAZE LEFT SIDE BACK	3	ND	ND	ND	ND	ND	2% Cellulose 95% Binders
JC371425-7	071725-0747	BLACK BACK ROOF	ND	ND	ND	ND	ND	ND	30% Cellulose 30% Aggregates 37% Bitumen 3% Binders
JC371425-8	071725-0748	BLACK BACK ROOF	ND	ND	ND	ND	ND	ND	30% Cellulose 30% Aggregates

CH=Chrysotile AM=Amosite
CR=Crocidolite AN=Anthophylite
TR=Tremolite AC=Actinolite
ND=None detected

-

PRO-LAB
1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Serial # - Layer ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage						Other Materials / Comments
			CH	AM	CR	AN	TR	AC	
									40% Bitumen
JC371425-9	071725-0749	BLACKROOF FRONT	ND	ND	ND	ND	ND	ND	30% Cellulose2% Mica30% Aggregates38% Bitumen
JC371425-10	071725-0750	BLACK ROOF 3 TOP BACK	ND	ND	ND	ND	ND	ND	30% Cellulose 2% Mica 30% Aggregates 38% Bitumen
JC371425-11	071725-0751	WHITE 2ND FLOOR POPCORN	<1	ND	ND	ND	ND	ND	10% Cellulose 90% Binders
JC371425-12	071725-0752	WHITE 2ND FLOOR POPCORN	ND	ND	ND	ND	ND	ND	100% Binders
JC371425-13	071725-0753	BROWN 2ND FLOOR CEILING PLASTER	ND	ND	ND	ND	ND	ND	10% Animal Hair 10% Mica 40% Aggregates 40% Binders
JC371425-14	071725-0754	BROWN 2ND FLOOR CEILING PLASTER	ND	ND	ND	ND	ND	ND	10% Animal Hair 10% Mica 40% Aggregates 40% Binders
JC371425-15	071725-0755	BROWN 2ND FLOOR CEILING PLASTER	ND	ND	ND	ND	ND	ND	10% Cellulose 10% Mica 40% Aggregates 40% Binders
JC371425-16	071725-0756	BLACK KITCHEN SINK	ND	ND	ND	ND	ND	ND	100% Binders

CH=Chrysotile AM=Amosite
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ND=None detected

PRO-LAB
1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Serial # - Layer ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage						Other Materials / Comments
			CH	AM	CR	AN	TR	AC	
JC371425-17	071725-0757	BROWN 2ND FLOOR FIREPLACE	ND	ND	ND	ND	ND	ND	2% Cellulose 5% Animal Hair 45% Aggregates 48% Binders
JC371425-18	071725-0758	BROWN2ND FLOOR FIREPLACE	ND	ND	ND	ND	ND	ND	5% Animal Hair45% Aggregates50% Binders
JC371425-19	071725-0759	BROWN 2ND FLOOR PLASTER WALL	ND	ND	ND	ND	ND	ND	2% Cellulose 10% Animal Hair 45% Aggregates 43% Binders
JC371425-20	071725-0760	BROWN 2ND FLOOR PLASTER WALL	ND	ND	ND	ND	ND	ND	2% Cellulose 10% Animal Hair 45% Aggregates 43% Binders
JC371425-21	071725-0761	WHITE 1ST FLOOR PLASTER WALL	60	ND	ND	ND	ND	ND	20% Cellulose 2% Animal Hair 5% Aggregates 13% Binders
JC371425-22	071725-0762	BROWN 1ST FLOOR PLASTER WALL	ND	ND	ND	ND	ND	ND	10% Animal Hair 10% Mica 40% Aggregates 40% Binders
JC371425-23	071725-0763	WHITE 1ST FLOOR ENTRY WALL CEILING	ND	ND	ND	ND	ND	ND	100% Binders

CH=Chrysotile AM=Amosite
CR=Crocidolite AN=Anthophylite
TR=Tremolite AC=Actinolite
ND=None detected

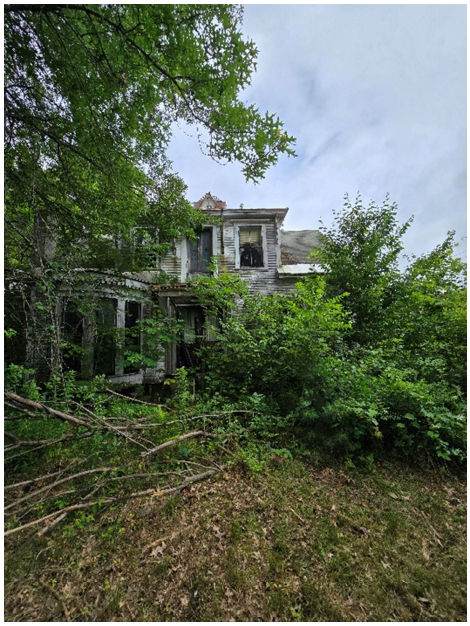
PRO-LAB

1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

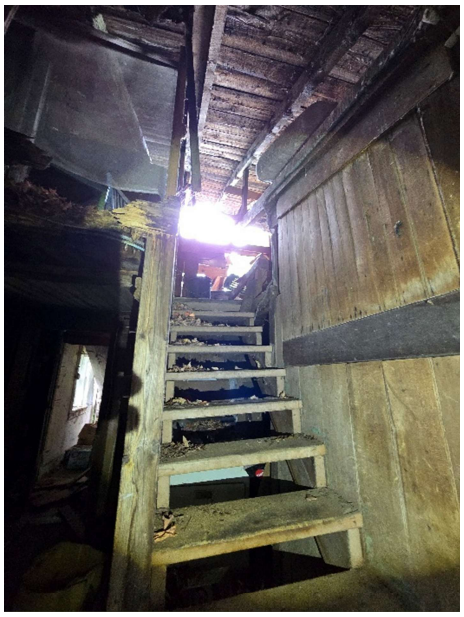
Serial # - Layer ID	PRO-LAB ID	LOCATION	Asbestos Mineral Percentage						Other Materials / Comments
			CH	AM	CR	AN	TR	AC	
JC371425-24	071725-0764	WHITE 1ST FLOOR ENTRY WALL CEILING	ND	ND	ND	ND	ND	ND	2% Cellulose 98% Binders
JC371425-25	071725-0765	BROWN 1ST FLOOR PLASTER WALLS	ND	ND	ND	ND	ND	ND	2% Cellulose 10% Animal Hair 10% Mica 40% Aggregates 38% Binders
JC371425-21B	071725-0766	BROWN2ND FLOOR PLASTER STAIRS	ND	ND	ND	ND	ND	ND	5% Cellulose10% Animal Hair10% Mica40% Aggregates35% Binders

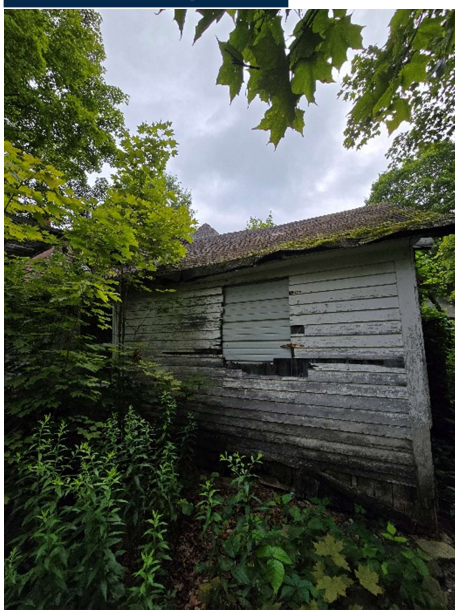
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CR=Crocidolite AN=Anthophylite
TR=Tremolite AC=Actinolite
ND=None detected

Photos







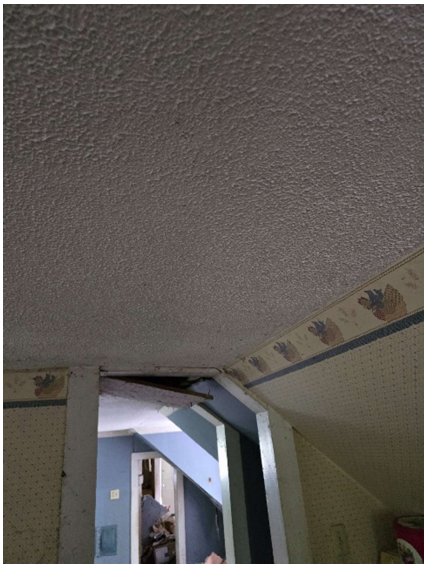





52 Mechanic St. Alstead NH. 03602








52 Mechanic St. Alstead NH. 03602



Please feel free to contact me at any time with questions or concerns.

John Brewster

True North Home Inspections LLC.
17 Mayflower Dr. Keene, NH 03431
NH Home Inspector #0677
NH Septic Evaluator #0220
VT Property Inspector #143.0134083
NH Asbestos Inspector # AI102451
603-229-2571

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

11/26/2024

JOHN BREWSTER
TRUE NORTH HOME INSPECTIONS LLC
17 MAYFLOWER DR
KEENE NH 03431

Subject: Approval for Certification as Asbestos Inspector: AI102451

Dear John Brewster:

The New Hampshire Department of Environmental Services, Air Resources Division, (NHDES) hereby approves your application for certification as an Asbestos Inspector in accordance with Env-A 1800, *Asbestos Management and Control*.

- Your certification expires on 1/2/2026.
- If you want to renew your certification, you are responsible for submitting a timely and complete renewal application in accordance with Env-A 1800.
- You are responsible for adhering to all local, state, and federal regulations, and obtaining any necessary approvals prior to start of the work.

If you have any questions, please contact Alexandra Wheeler, NHDES Licensing and Certification Specialist, at 603-271-4609 or ALEXANDRA.R.WHEELER@DES.NH.GOV.

You must have the attached certification present at the asbestos-related worksite at all times.

*Card Instructions: Fold and tear card along perforated edge. Use scissors to cut side of card. Lamination is recommended.

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 600332-0

PRO-LAB/SSPTM Holding, Inc.

Weston, FL

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 on ISO/IEC 17025).

2024-07-01 through 2025-06-30
Effective Dates

For the National Voluntary Laboratory Accreditation Program

52 Mechanic St. Alstead NH. 03602