

FINAL REPORT REGULATED HAZARDOUS MATERIALS SURVEY

1544 CONCORD ST. S. SOUTH ST. PAUL, MN 55075



PREPARED FOR:

DAKOTA COUNTY CDA 1228 TOWN CENTRE DR. EAGAN, MN 55123

LEGEND NO. 2503991

October 20, 2025

PREPARED BY:

LEGEND TECHNICAL SERVICES, INC.

88 Empire Drive St. Paul, MN 55103 651/642-1150



88 Empire Drive St. Paul, MN 55103 Tel: 651-642-1150

Fax: 651-642-1239

October 20, 2025

Ms. Lisa E. Alfson Dakota County CDA 1228 Town Centre Dr. Eagan, MN 55123

Subject: Regulated Hazardous Materials Survey

1544 Concord St. S. South St. Paul, MN LEGEND No. 2503991

Dear Ms. Alfson,

LEGEND TECHNICAL SERVICES, INC. (LEGEND) is pleased to submit this report of the regulated hazardous materials survey conducted at 1544 Concord St. S. in S. St. Paul, MN. The survey was performed on October 9, 2025.

If you have any questions regarding this report please contact us at (651) 642-1150.

Cordially,

LEGEND TECHNICAL SERVICES, INC.

Corey Campbell, CHMM MN Asbestos Inspector No. ASB-647

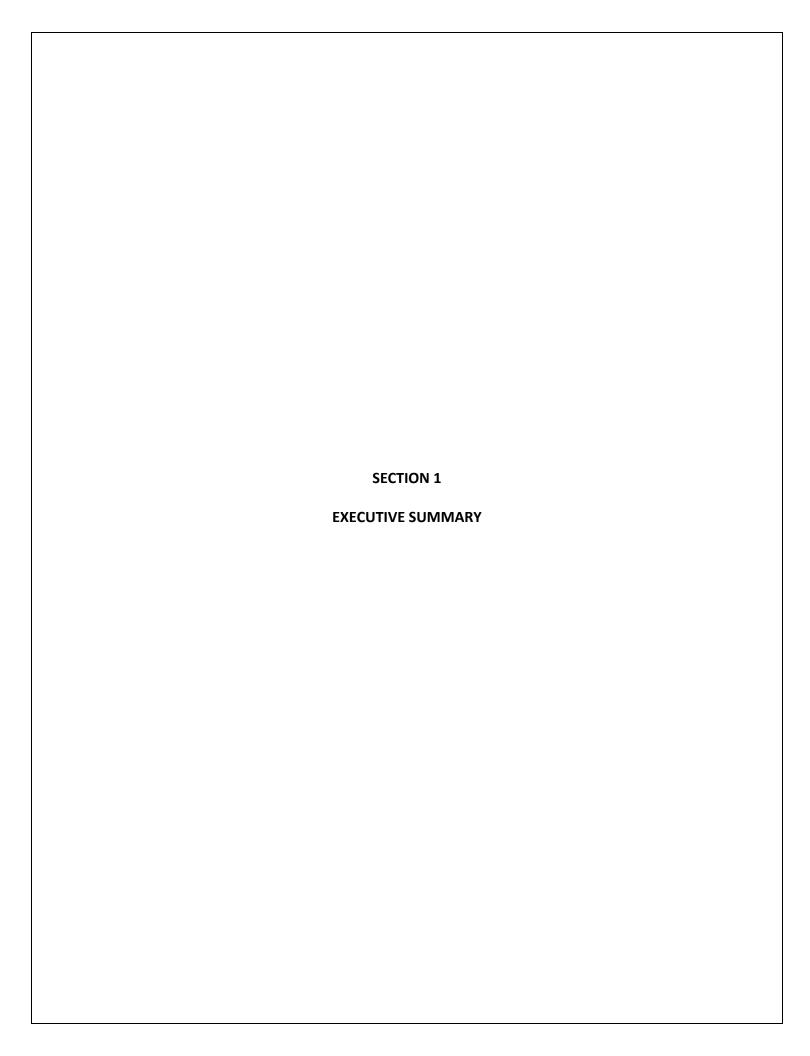
FINAL REPORT REGULATED HAZARDOUS MATERIALS SURVEY

1544 CONCORD ST. S. SOUTH ST. PAUL, MN 55075

LEGEND No. 2503991

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EXECUTIVE SUMMARY 1544 CONCORD ST. S. S. ST. PAUL, MN

The following is the final report of the regulated hazardous materials survey conducted at the above address. The survey was performed on October 9, 2025 with analysis of suspect bulk asbestos materials completed on October 15, 2025.

A. ASBESTOS CONTAINING MATERIALS

MATERIAL	LOCATION	ASBESTOS CONTENT	APPROXIMATE QUANTITIES
Sink Undercoating	Kitchen	2-3% Chrysotile	1-Sink
Ceiling Texture	Kitchen/Living Room	2-3% Chrysotile	315 Sq. Ft.

NOTE: Electrical panel housings should be assumed to be asbestos containing. These were not sampled as the power was still live.

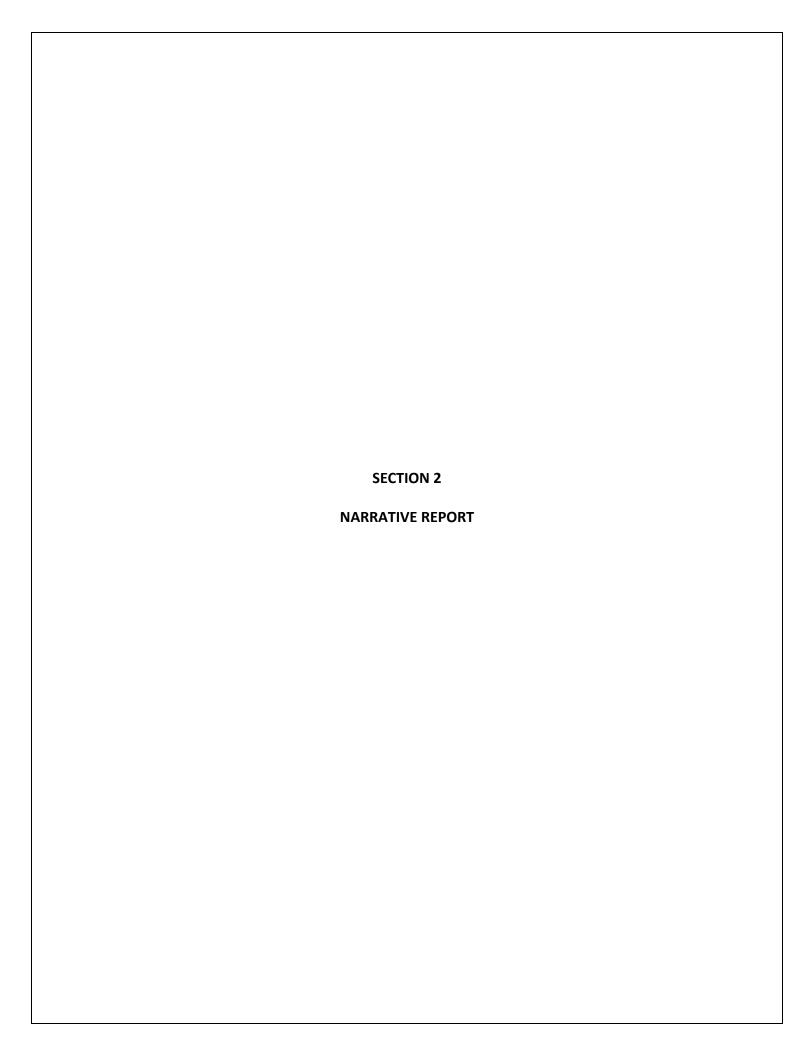
See Table #1 in the appendix for further information on samples collected. See Diagrams #1-#3 for sample locations and Diagram #4 for asbestos containing material locations.

B. MISCELLANEOUS REGULATED MATERIALS

Miscellaneous regulated materials observed include the following.

LOCATIONS	REGULATED ITEMS	APPROXIMATE QUANTITY
	LED Bulbs	16
	LED Lamps	6
	Fire/Smoke Detector	6
	Electronic Thermostat	1
	Fridge	1
	Oven	1
	Dishwasher	1
	Microwave	1
	Window A/C Unit	2
	Window A/C Unit Remote Control	1
	Motion Sensors	3
	Computer Tower	2
Interior Throughout	Computer Monitor	1
interior riffoughout	Vacuum Cleaner	1
	Stand-up Fan	1
	Water Heater	1
	Forced Air Furnace	1
	CD Player	1
	Air Fryer	1
	Washing Machine	1
	Clothes Dryer	1
	Water Softener	1
	Box Spring	1
	Fire Extinguisher	1
	Bleach Containers ¼ Full	2
	Cleaner/Degreaser ¼ Full	1

LOCATIONS	REGULATED ITEMS	APPROXIMATE QUANTITY
	Cast Iron Waste Pipe Lead Joint Sealant	Approx. 7
	LED Lamps	2
	Flood Light Bulbs	2
	LED Bulb	1
Exterior & Shed	Solar Yard Light LEDs/Battery	14
Exterior & Sned	Bikes	2
	Engine Oil 20 oz	1
	Carpet Stain Remover 20 oz	1
	Electric Trimmer	1
	Treated Lumber	Approx. 10 yds.



NARRATIVE REPORT 1544 CONCORD ST. S. S. ST. PAUL, MN

1.0 INTRODUCTION

The following is the final report of the regulated hazardous materials survey conducted at the above address. Site inspection for LEGEND TECHNICAL SERVICES, INC. was performed by Corey Campbell, certified Minnesota Department of Health (MDH) Asbestos Inspector No. ASB-647.

2.0 BACKGROUND INFORMATION

The structure is a two story single family wood structure home with a tar shingled roof, vinyl siding exterior and a basement. A small shed exists to the west.

3.0 ASSESSMENT PROCEDURE

3.1 Assessment Survey

A walk-through survey of the structure was performed and samples were collected of materials suspected of containing asbestos. Asbestos samples were collected in a random fashion. In addition, other miscellaneous regulated materials were identified and noted. Refer to Section A of the Executive Summary for a list of asbestos containing materials and Section B for a list of miscellaneous regulated materials.

3.2 Methodology

Analysis of Materials for Asbestos

The analysis was performed in accordance with current U.S. Environmental Protection Agency (USEPA) protocols, "Method for the Determination of Asbestos in Bulk Building Materials," EPA 600/R-93/116, 1993 and "Interim Method for the Determination of Asbestos in Bulk Insulation Samples," EPA-600M4-82-020, Dec. 1982. All reported percentages are by visual estimates. In the case of nonhomogeneous samples, each material or layer is analyzed separately and the reported percentages are based on the total sample as received.

4.0 DISCUSSION

4.1 Asbestos

A total of seventy-four (74) bulk samples were collected. Of the 74 samples collected, eight (8) were found to be asbestos containing. An asbestos containing material is defined as any material containing greater than (>) 1% asbestos. Materials observed include the following.

4.1.1 Floor Coverings

Floor coverings consisted of two types of non-asbestos containing (non-ACM) sheet flooring, one type of non-ACM plank flooring and non-suspect hardwood flooring.

4.1.2 Wall Finishes

Wall finishes consisted of non-ACM gypsum board with non-ACM joint compound, one-type of non-ACM wall texture and one type of non-ACM ceramic wall tile with non-ACM grout and non-ACM adhesive.

4.1.3 Ceiling Finishes

Ceiling finishes consisted of 2 types of asbestos containing (ACM) ceiling texture, non-ACM gypsum board with non-ACM joint compound and one type of non-ACM 2'x 4' ceiling panel.

4.1.4 Roofing

Roofing materials consisted of a 2 types of non-ACM tar shingles, 2 types of non-ACM tar starter shingles, and 2 types of non-ACM tar paper underlayment.

4.1.5 Thermal System Insulation

Thermal system insulation consisted of 2 types of non-suspect fiberglass ceiling insulation with non-ACM silver or black paper exteriors.

4.1.6 Miscellaneous Materials

Miscellaneous materials consisted of one sink with an ACM undercoating, non-ACM tub surround caulk, non-ACM siding tar paper, non-ACM chimney brick and mortar, non-ACM CMU block and mortar and non-ACM concrete.

4.2 Miscellaneous Restricted Waste

See the Executive Summary for a list of miscellaneous restricted waste which will need to be removed and properly disposed of prior to demolition.

5.0 REMARKS

This report represents our findings through sampling, analysis, and visual inspection of materials. Other than this no warranty or guarantee is implied or intended.

Submitted by:

LEGEND TECHNICAL SERVICES, INC.

Corey Campbell, CHMM MN Asbestos Inspector No. ASB-647 Todd Giorgi Microscopist

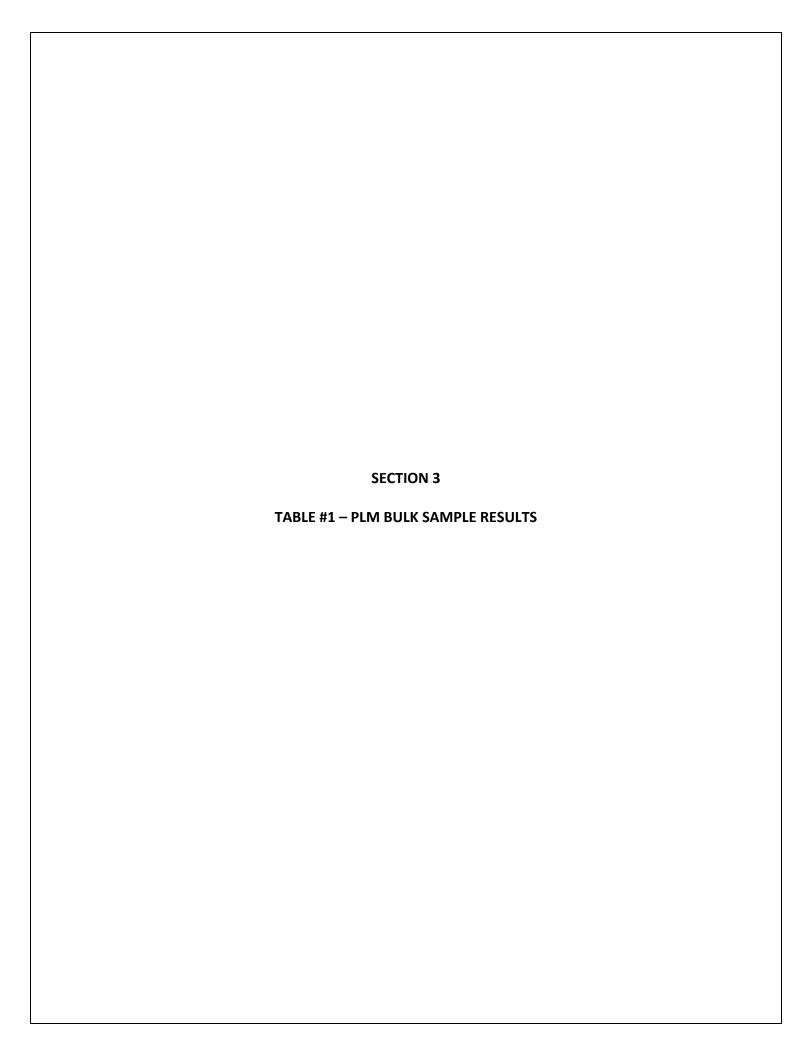


TABLE #1 LEGEND No. 2503991

1544 CONCORD ST. S. SOUTH ST. PAUL, MN PLM BULK ASBESTOS RESULTS

4 A A D.I. E. N.I.O.	140,410	LOCATION	MATERIAL/	ACDECTOS CONTENT	DALANCE OF MATERIAL
AMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
1	2503991-01	Living Room	Ceiling Texture White, Cementitious Homogeneous	3% Chrysotile	2% Celluloso 92% Nonfibrou 3% Mica
2	2503991-02	Living Room	Ceiling Texture White, Cementitious Homogeneous	2% Chrysotile	93% Nonfibrou 5% Mica
3	2503991-03	Living Room	Ceiling Texture White, Cementitious Homogeneous	3% Chrysotile	92% Nonfibrou 5% Mic
4	2503991-04	Kitchen	Ceiling Texture White, Cementitious Homogeneous	2% Chrysotile	2% Cellulos 96% Nonfibrou
5	2503991-05	Kitchen	Ceiling Texture White, Cementitious Homogeneous	2% Chrysotile	<1% Cellulos 97% Nonfibrou
6	2503991-06	Kitchen	Ceiling Texture White, Cementitious Homogeneous	2% Chrysotile	2% Cellulos 95% Nonfibrou <1% Glass Fiber
7	2503991-07	Living Room	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	100% Nonfibrou
8	2503991-08	Living Room	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	80% Cellulos 20% Glass Fiber
9	2503991-09	Living Room	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	100% Nonfibrou

TABLE 1 (continued)
LEGEND No. 2503991

			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
10	2503991-10	Living Room	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	90% Cellulose 10% Glass Fibers
11	2503991-11	Kitchen	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
12	2503991-12	Kitchen	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	90% Cellulose 10% Glass Fibers
13	2503991-13	Living Room	Plank Flooring Tan, Fibrous Homogeneous	None Detected	97% Cellulose 3% Nonfibrous
14	2503991-14	Living Room	Plank Flooring Tan, Fibrous Homogeneous	None Detected	97% Cellulose 3% Nonfibrous
15	2503991-15	Kitchen	Plank Flooring Tan, Fibrous Homogeneous	None Detected	97% Cellulose 3% Nonfibrous
16	2503991-16	Rear Entry	12"x 12" Floor Tile (Sticky Back) Grey, Cementitious Homogeneous	None Detected	100% Nonfibrous
17	2503991-17	Rear Entry	12"x 12" Floor Tile (Sticky Back) Grey, Cementitious Homogeneous	None Detected	100% Nonfibrous
18	2503991-18	Kitchen	Sink Undercoating Black, Cementitious Homogeneous	2% Chrysotile	<1% Cellulose 97% Nonfibrous
19	2503991-19	Kitchen	Sink Undercoating Black Cementitious Homogeneous	3% Chrysotile	97% Nonfibrous

TABLE 1 (continued)
LEGEND No. 2503991

			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
20	2503991-20	Bedroom #1	2'x 4' Ceiling Panel (Scratch) Grey, Cementitious/Fibrous Homogeneous	None Detected	60% Cellulose 20% Nonfibrous 20% Glass Fibers
21	2503991-21	Bedroom #1	2'x 4' Ceiling Panel (Scratch) Grey, Cementitious/Fibrous Homogeneous	None Detected	60% Cellulose 20% Nonfibrous 20% Glass Fibers
22	2503991-22	Living Room	Gypsum Wallboard White, Cementitious Homogeneous	None Detected	5% Cellulose 95% Nonfibrous
23	2503991-23	Front Entry	Gypsum Wallboard White, Cementitious Homogeneous	None Detected	5% Cellulose 95% Nonfibrous
24	2503991-24	Bedroom #1	Gypsum Wallboard White, Cementitious Homogeneous	None Detected	5% Cellulose 95% Nonfibrous
25	2503991-25	Living Room	Gypsum Wallboard Joint Compound White, Cementitious Homogeneous	None Detected	100% Nonfibrous
26	2503991-26	Living Room	Gypsum Wallboard Joint Compound White, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
27	2503991-27	Kitchen	Gypsum Wallboard Joint Compound White, Cementitious Homogeneous	None Detected	100% Nonfibrous
28	2503991-28	Bedroom #3	Wall Skim Coat White, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
29	2503991-29	2 nd Floor Hallway	Wall Skim Coat White, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous

TABLE 1 (continued)
LEGEND No. 2503991

			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
30	2503991-30	Bedroom #4	Wall Skim Coat White, Cementitious Homogeneous	None Detected	<1% Cellulose 98% Nonfibrous <1% Glass Fibers
31	2503991-31	Bedroom #3	Attic Insulation Paper Silver/Black, Fibrous Homogeneous	None Detected	5% Cellulose 90% Nonfibrous 5% Glass Fibers
32	2503991-32	Bedroom #3	Attic Insulation Paper Silver/Black, Fibrous Homogeneous	None Detected	5% Cellulose 85% Nonfibrous 10% Glass Fibers
33	2503991-33	Bathroom	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	100% Nonfibrous
34	2503991-34	Bathroom	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	90% Cellulose 5% Nonfibrous 5% Glass Fibers
35	2503991-35	Bathroom	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	100% Nonfibrous
36	2503991-36	Bathroom	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	90% Cellulose 5% Nonfibrous 5% Glass Fibers
37	2503991-37	Bathroom	Sheet Flooring (Top Layer) Tan, Cementitious Homogeneous	None Detected	100% Nonfibrous
38	2503991-38	Bathroom	Sheet Flooring (Backing) Grey, Fibrous Homogeneous	None Detected	90% Cellulose 5% Nonfibrous 5% Glass Fibers
39	2503991-39	Bedroom #4	Attic Insulation Paper Black, Fibrous Homogeneous	None Detected	100% Nonfibrous

TABLE 1 (continued)
LEGEND No. 2503991

			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
40	2503991-40	Bedroom #4	Attic Insulation Paper Black, Fibrous Homogeneous	None Detected	100% Nonfibrous
41	2503991-41	Bathroom	12"x 12" Ceramic Wall Tile Tan, Cementitious Homogeneous	None Detected	100% Nonfibrous
42	2503991-42	Bathroom	Associated 12"x 12" Ceramic Wall Tile Adhesive, White, Cementitious Homogeneous	None Detected	100% Nonfibrous
43	2503991-43	Bathroom	Associated 12"x 12" Ceramic Wall Tile Grout Tan, Cementitious Homogeneous	None Detected	<1% Cellulose 98% Nonfibrous <1% Glass Fibers
44	2503991-44	Bathroom	12"x 12" Ceramic Wall Tile Tan, Cementitious Homogeneous	None Detected	100% Nonfibrous
45	2503991-45	Bathroom	Associated 12"x 12" Ceramic Wall Tile Adhesive, White, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
46	2503991-46	Bathroom	Associated 12"x 12" Ceramic Wall Tile Grout Tan, Cementitious Homogeneous	None Detected	99% Nonfibrous <1% Glass Fibers
47	2503991-47	Bathroom	Tub Surround Caulk White, Cementitious Homogeneous	None Detected	100% Nonfibrous
48	2503991-48	Bathroom	Tub Surround Caulk White, Cementitious Homogeneous	None Detected	100% Nonfibrous
49	2503991-49	Basement	CMU Foundation Block Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous

TABLE 1 (continued)
LEGEND No. 2503991

			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
50	2503991-50	Basement	CMU Foundation Block Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
51	2503991-51	Basement	CMU Foundation Block Mortar Grey, Cementitious Homogeneous	None Detected	100% Nonfibrous
52	2503991-52	Basement	CMU Foundation Block Mortar Grey, Cementitious Homogeneous	None Detected	100% Nonfibrous
53	2503991-53	Basement	Glass Block Window Mortar Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
54	2503991-54	Basement	Glass Block Window Mortar Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
55	2503991-55	Exterior	Siding Tar Paper Black, Fibrous Homogeneous	None Detected	97% Cellulose 3% Nonfibrous
56	2503991-56	Exterior	Siding Tar Paper Black, Fibrous Homogeneous	None Detected	97% Cellulose 3% Nonfibrous
57	2503991-57	Exterior	Chimney Brick Red, Cementitious Homogeneous	None Detected	100% Nonfibrous
58	2503991-58	Exterior	Chimney Brick Red, Cementitious Homogeneous	None Detected	100% Nonfibrous
59	2503991-59	Exterior	Chimney Brick Mortar Grey, Cementitious Homogeneous	None Detected	2% Cellulose 98% Nonfibrous

TABLE 1 (continued)
LEGEND No. 2503991

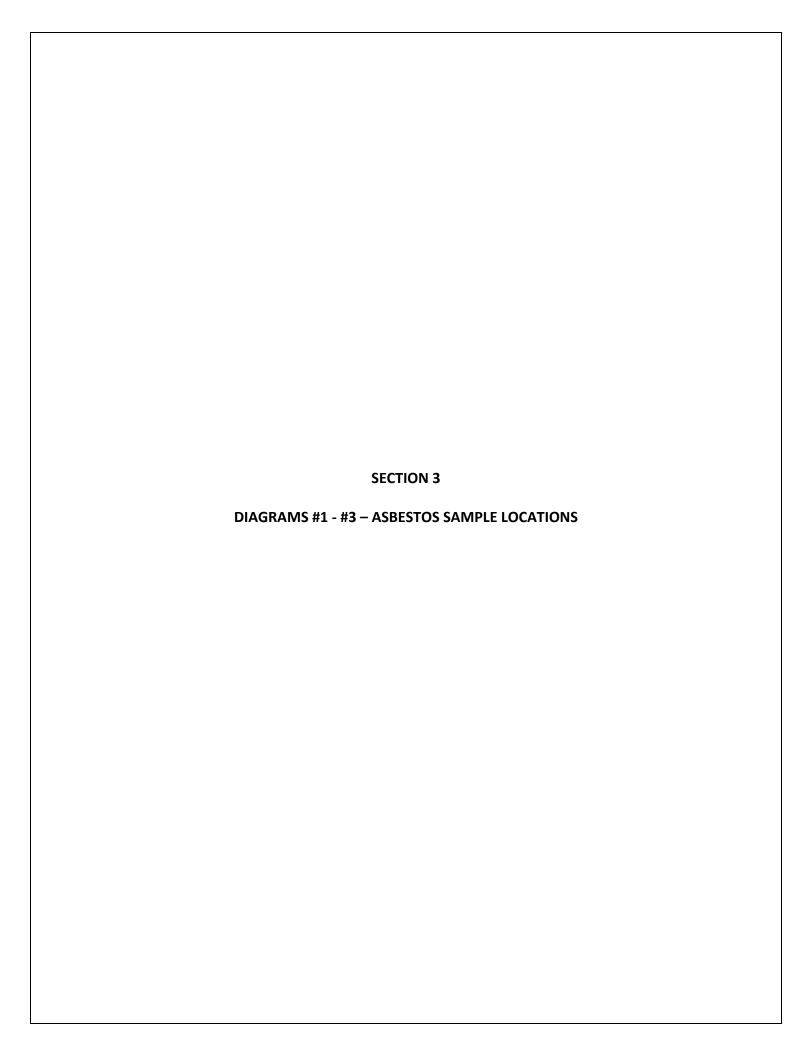
			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
60	2503991-60	Exterior	Chimney Brick Mortar Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
61	2503991-61	House Roof	Tar Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	2% Cellulose 68% Nonfibrous 30% Glass Fibers
62	2503991-62	House Roof	Tar Starter Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	70% Nonfibrous 30% Glass Fibers
63	2503991-63	House Roof	Tar Paper Underlayment Black, Fibrous Homogeneous	None Detected	75% Nonfibrous 25% Glass Fibers
64	2503991-64	House Roof	Tar Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	75% Nonfibrous 25% Glass Fibers
65	2503991-65	House Roof	Tar Starter Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	80% Nonfibrous 20% Glass Fibers
66	2503991-66	House Roof	Tar Paper Underlayment Black, Fibrous Homogeneous	None Detected	75% Nonfibrous 25% Glass Fibers
67	2503991-67	Shed Roof	Tar Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	60% Nonfibrous 40% Glass Fibers
68	2503991-68	Shed Roof	Tar Starter Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	70% Nonfibrous 30% Glass Fibers
69	2503991-69	Shed Roof	Tar Paper Underlayment Black, Fibrous Homogeneous	None Detected	95% Nonfibrous 5% Glass Fibers

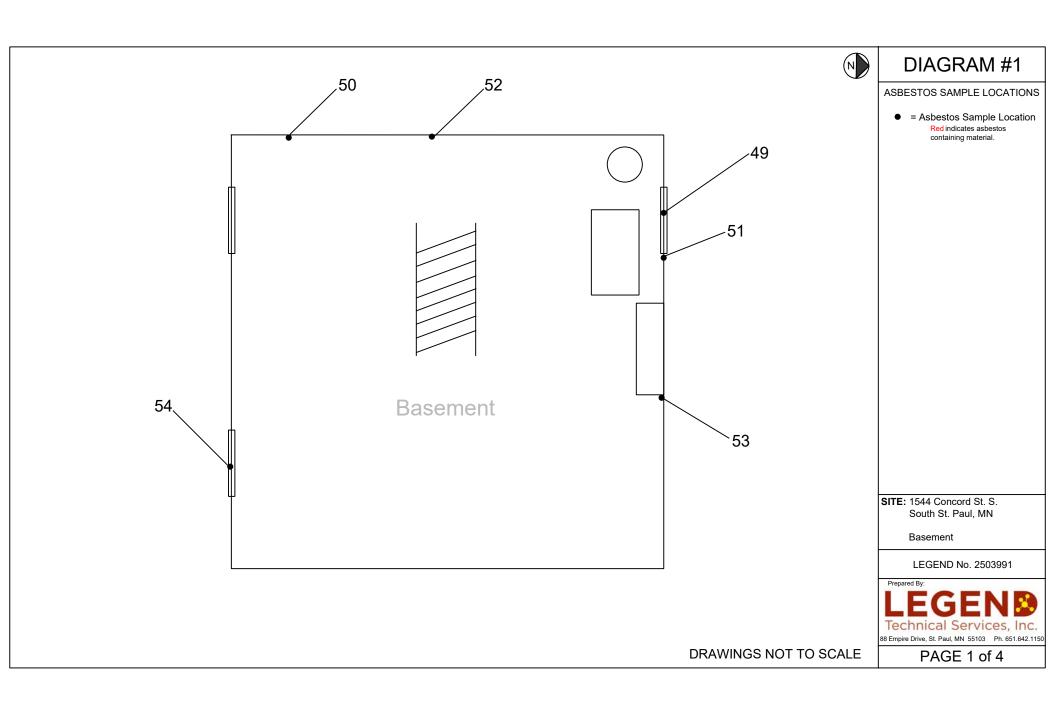
TABLE 1 (continued)
LEGEND No. 2503991

PLM BULK ASBESTOS RESULTS

_			MATERIAL/		
SAMPLE NO.	LAB NO.	LOCATION	PHYSICAL DESCRIPTION	ASBESTOS CONTENT	BALANCE OF MATERIAL
70	2503991-70	Shed Roof	Tar Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	70% Nonfibrous 30% Glass Fibers
71	2503991-71	Shed Roof	Tar Starter Shingle Black, Cementitious/Fibrous Homogeneous	None Detected	60% Nonfibrous 40% Glass Fibers
72	2503991-72	Shed Roof	Tar Paper Underlayment Black, Fibrous Homogeneous	None Detected	95% Cellulose 5% Nonfibrous
73	2503991-73	Exterior Back Stoop	Concrete Grey, Cementitious Homogeneous	None Detected	<1% Cellulose 99% Nonfibrous
74	2503991-74	Exterior SW Sidewalk	Concrete Grey, Cementitious Homogeneous	None Detected	100% Nonfibrous

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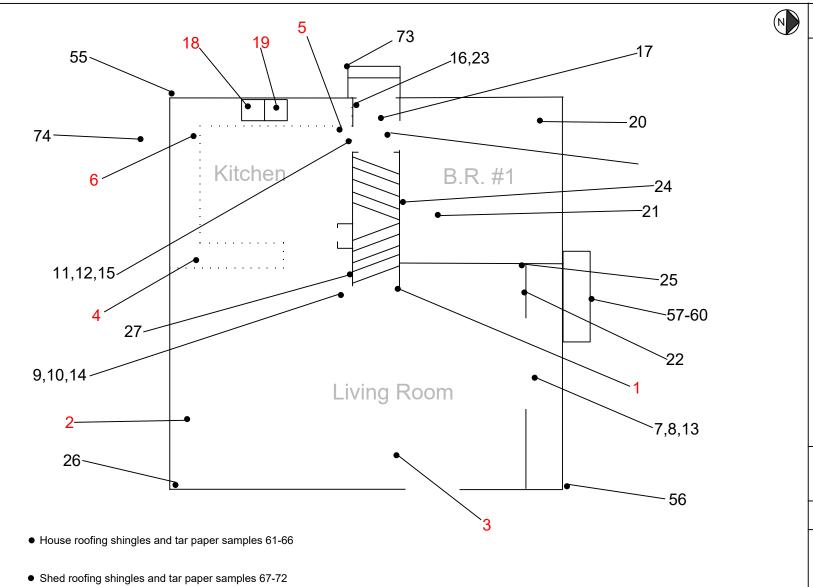




DIAGRAM #2

ASBESTOS SAMPLE LOCATIONS

 = Asbestos Sample Location Red indicates asbestos containing material.

SITE: 1544 Concord St. S. South St. Paul, MN

1st Floor

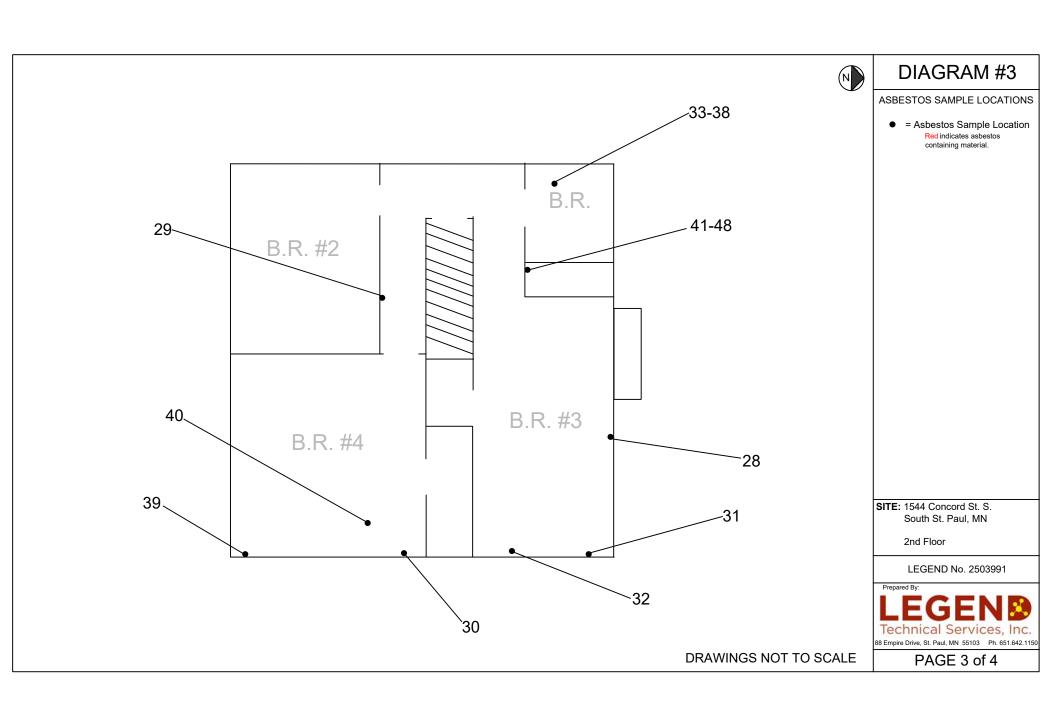
DRAWINGS NOT TO SCALE

LEGEND No. 2503991

LEGEN STATE OF THE PROPERTY OF

88 Empire Drive, St. Paul, MN 55103 Ph. 651.642.1150

PAGE 2 of 4



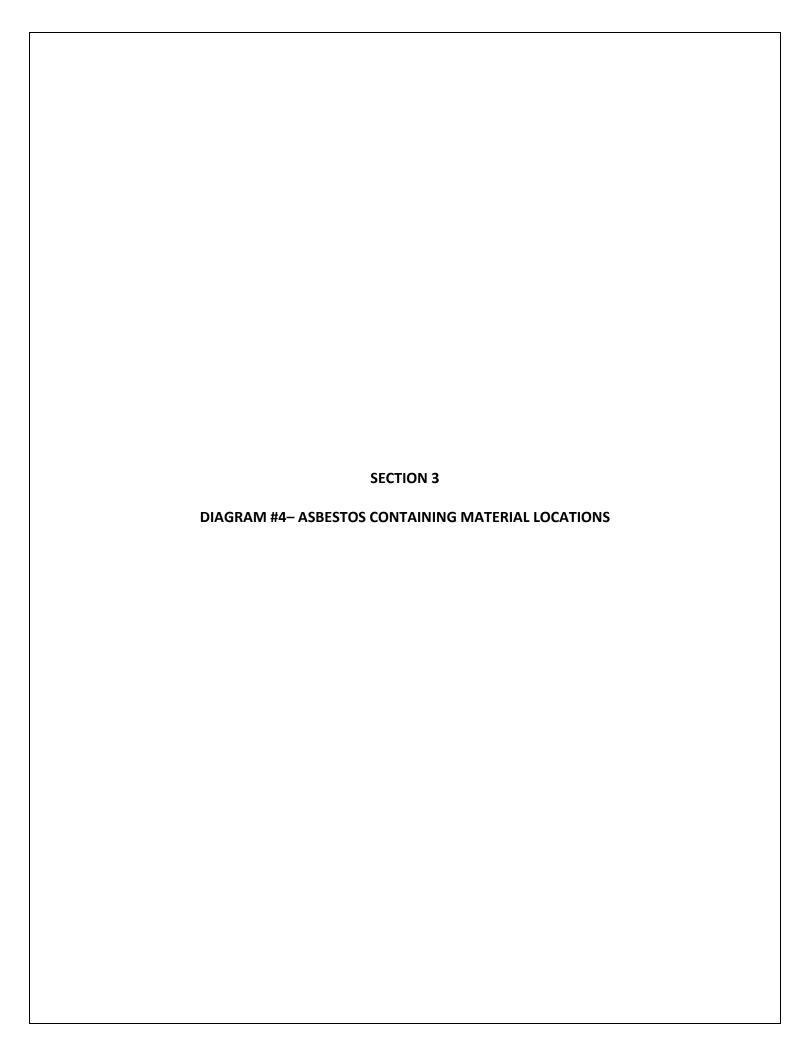




DIAGRAM #4

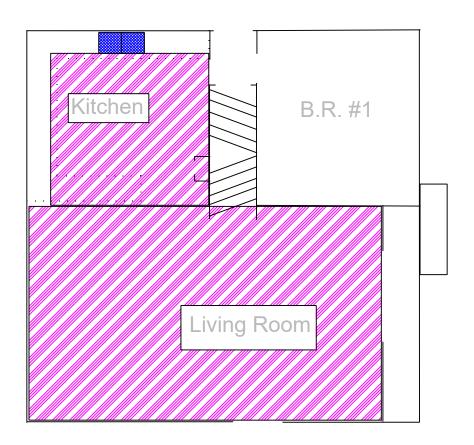
ASBESTOS CONTAINING MATERIAL LOCATIONS



- Asbestos Containing Ceiling Texture (Approx. 315 Sq. Ft.)



- Asbestos Containing Sink Undercoating (1-Sink)



SITE: 1544 Concord St. S. South St. Paul, MN

1st Floor

LEGEND No. 2503991

Prepared By:

LEGEN &
Technical Services, Inc.

88 Empire Drive, St. Paul, MN 55103 Ph. 651.642.1150

PAGE 4 of 4

DRAWINGS NOT TO SCALE

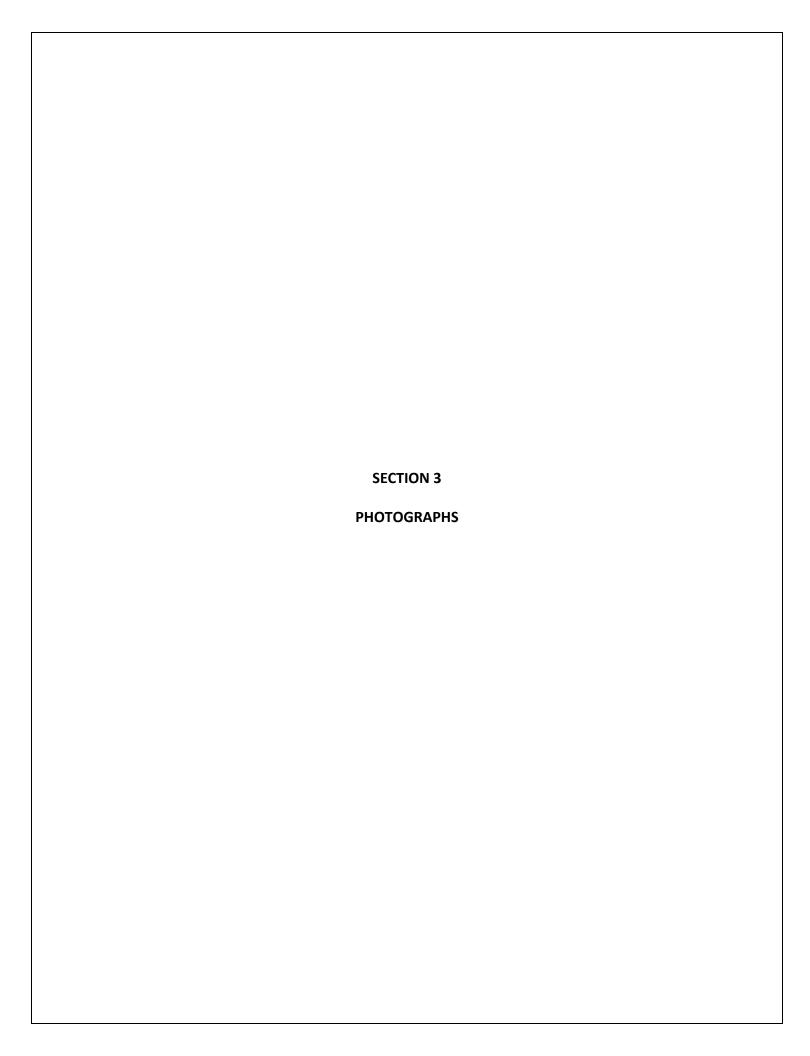




Photo #1 – Kitchen. Sink with asbestos containing undercoating.



Photo #2 – Kitchen. Ceiling texture found to asbestos containing.



Photo #3 – Living Room. Asbestos containing ceiling texture.



Asbestos Inspector Certification

Minnesota Department of Health

Number ASB-647 Corey Campbell 3650 Upper 143rd St. W. Rosemount, MN 55068

Issue Date: May 13, 2025

Expiration Date: May 12, 2026

United States Department of Commerce National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 102081-0

Legend Technical Services, Inc.

St. Paul, MN

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).

2025-04-01 through 2026-03-31

Effective Dates



For the National Voluntary Laboratory Accreditation Program

National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Legend Technical Services, Inc.

88 Empire Drive St. Paul, MN 55103 Ms. Cheryl Sykora

Phone: 651-221-4085 Fax: 651-642-1239 Email: csykora@legend-group.com http://www.legend-group.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 102081-0

Bulk Asbestos Analysis

<u>Code</u> <u>Description</u>	-
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18/A01 EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of

Asbestos in Bulk Insulation Samples

18/A03 EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

For the National Voluntary Laboratory Accreditation Program

