

NARRATIVE REPORT

1.0 BUILDING INFORMATION

Reed Hall was originally constructed in 1961; the building remains largely un-renovated.

Reed Hall is a four-story, 46,136 ft² building which primarily serves as dormitory areas for students. Johnson Hall (A058) is attached to the south side of Reed Hall and is reported separately.

The interior floor finishes included floor tile, carpet, and concrete; the interior wall finishes included plaster, gypsum wallboard, concrete, and concrete block; and the interior ceiling finishes included ceiling tile, plaster, gypsum wallboard, ceiling texture, and concrete. The roofing system is a flat rubber-membrane roof and the exterior of the structure is brick and stone.

The piping systems were insulated; fiberglass insulation (with and without hard fittings) is located throughout the basement. Steam and water enter the building via a tunnel in room 4. HVAC systems located in the building consisted of steam radiators with a large clean air intake duct running along the elevator to room 4B.

2.0 ASBESTOS SURVEY INFORMATION

Reed Hall was surveyed as part of a larger project on NDSU's Fargo, ND Campus. This report is part of "Volume 5" of a nine volume series. This report includes building specific information only; please refer to the opening section of "Volume 5" for methodologies, definitions, and other pertinent supporting information.

LEGEND was granted full access to Reed Hall during the initial walk-through and sampling of the building. During subsequent walk-throughs of the building, for resampling and reporting purposes, LEGEND was granted access to the common areas and to 2-4 dormitory rooms per floor, only.

A total of 71 samples were collected from suspect asbestos-containing materials (ACM) from Reed Hall on May 25, 2007 and an additional 1 sample was collected on November 12, 2007. Laboratory analysis results indicate **13 of these samples tested positive for asbestos.**

2.1 Suspect Materials Identified and Sampled

Hard Fittings on Fiberglass Insulation	Glue Pucks (for fiberglass panels)
HVAC Duct Tar Paper Wrap (over fiberglass layer)	Ceiling Tile (3 types)
Encapsulant on Fiberglass Insulation	Sink Undercoating
Floor Tile (3 types)	Floor Tile Mastic (3 types)
Ceiling Texture (2 types)	Textured Paint (on hard plaster)
Hard Plaster- Skim Coat (2 types)	Hard Plaster- Base Coat (2 types)
Gypsum Wallboard	Joint Compound
Carpet Mastic	Baseboard Adhesive
Window Caulk	Wall Texture
Exterior Building Seam Caulk (2 types)	Exterior Window Caulk
Exterior Window Sill Caulk	Exterior Door Caulk
Window Glazing on Entry Door/Window Systems	

The Asbestos Bulk Sample Results Table includes asbestos sampling data.

2.2 **Asbestos Containing Materials**

Hard Fittings on Fiberglass Insulation
Thick Popcorn Ceiling Texture
12" White and Gray Floor Tile
Exterior Building Seam Caulk on Elevator Penthouse (on roof)
9" Floor Tile and Mastic (assumed)

The ACM Locations/ Friable Materials Assessments Table includes ACM locations data.

2.3 **Cost Estimates**

Legend Technical Services Inc. estimates abatement costs (removal & disposal) of ACM for Reed Hall as follows:

ACM	QUANTITY	UNIT COST	TOTAL COST
Asbestos Hard Fittings on Fiberglass Insulation	191 ea	\$25.00/ea	\$4,775.00
Asbestos Ceiling Texture	840 ft ²	\$7.50/ft ²	\$6,300.00
Asbestos Floor Tile and Mastic	32,188 ft ²	\$4.00/ ft ²	\$128,752.00
Asbestos Building Seam Caulk	102 ft	\$4.00/ft	\$408.00
Total Estimated Abatement Costs:			\$140,235.00

2.4 **Survey Notes**

LEGEND was able to visually quantify hard fittings on fiberglass insulation throughout the basement on steam and water pipes. However, on floors 1-3 inaccessible ceilings and pipe chases prevented LEGEND from verifying the presence of possible additional hard fittings. LEGEND assumes additional hard fittings will be discovered during renovation or demolition activities on the water pipes supplying the laundry rooms, custodial rooms, and bathrooms and on steam pipes providing steam to radiators throughout the building. LEGEND recommends assuming an additional 100-150 hard fittings on fiberglass insulation on 1st and 2nd floors and an additional 50 hard fittings on 3rd floor.

LEGEND TECHNICAL SERVICES, INC.
ACM LOCATIONS/FRIABLE MATERIALS ASSESSMENTS TABLE

LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
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Room 2 Abated May 2012

9" Floor Tile and Mastic	Assumed	646 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs, they are under the carpet.
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Room 2A

Hard Fittings on Fiberglass Insulation	10% Chrysotile	3 ea	Friable TSI	Good	Physical Air Erosion Vibration	■□□ ■□□ ■□□	7	The hard fittings are on the west end of the closet.
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Room 4A

Hard Fittings on Fiberglass Insulation	10% Chrysotile	4 ea	Friable TSI	Good	Physical Air Erosion Vibration	■□□ ■□□ ■□□	7	The hard fittings are on water lines at the ceiling level.
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Room 4D

Hard Fittings on Fiberglass Insulation	10% Chrysotile	6 ea	Friable TSI	Good	Physical Air Erosion Vibration	■□□ □□■ ■□□	6	The hard fittings are at the ceiling level in the room.
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Room 5

Hard Fittings on Fiberglass Insulation	10% Chrysotile	7 ea	Friable TSI	Good	Physical Air Erosion Vibration	□□■ ■□□ ■□□	6	The hard fittings are at the ceiling level in the room.
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9" Floor Tile and Mastic	Assumed	88 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs, they are under the carpet.
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Room 6 Abated August 2008

9" Floor Tile and Mastic	Assumed	205 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs, they are under the carpet.
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* = Non-Friable materials were not assessed

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LEGEND No. 0700048 (NDSU)
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ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSESS. CAT. ¹	NOTES
Room 7 Abated June 2012								
12" White and Gray Floor Tile	3% Chrysotile	144 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile contains asbestos. The mastic is negative.
Room 88 Abated June 2012								
9" Floor Tile and Mastic	Assumed	204 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs, they are under the carpet.
Room 99L Abated June 2012								
9" Floor Tile and Mastic	Assumed	40 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs, they are under the carpet.
Room 100 Abated July 2008								
9" Floor Tile and Mastic	Assumed	220 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Dorm Rooms 101, 102, 103, 104, 105, 106, 107, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 130, 131, 132, 133, 134, 135, 136, and 137 Abated June 2012								
9" Floor Tile and Mastic	Assumed	170 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Dorm Rooms 108, 109, 128, and 129 Abated June 2012								
9" Floor Tile and Mastic	Assumed	242 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.

* = Non-Friable materials were not assessed

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ACM LOCATIONS/FRIABLE MATERIALS ASSESSMENTS TABLE

LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
Room 100A Area abated July 2008, Legend Survey Error--Linoleum in this Room								
9" Floor Tile and Mastic	Assumed	40 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 138 Abated July 2008								
9" Floor Tile and Mastic	Assumed	168 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 139 Abated July 2008								
9" Floor Tile and Mastic	Assumed	180 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 142								
9" Floor Tile and Mastic	Assumed	840 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Thick Popcorn Ceiling Texture	3% Chrysotile	840 ft ²	Friable Surfacing	Good	Physical	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	6	None
					Air Erosion	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
					Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Room 143 Abated June 2012								
9" Floor Tile and Mastic	Assumed	24 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 145 Abated June 2012								
9" Floor Tile and Mastic	Assumed	80 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.

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LEGEND TECHNICAL SERVICES, INC.
ACM LOCATIONS/FRIABLE MATERIALS ASSESSMENTS TABLE

LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
Room 152 and 168 152 Abated June 2015								
9" Floor Tile and Mastic	Assumed	253 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
168 abated May 2016 including cavity fittings								
Room 154 and 174 Abated June 2012								
9" Floor Tile and Mastic	Assumed	27 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 156 and 172 Abated June 2012								
9" Floor Tile and Mastic	Assumed	18 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 160 (including 160A) Abated June 2012								
9" Floor Tile and Mastic	Assumed	48 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 162 Abated May 2009								
9" Floor Tile and Mastic	Assumed	24 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 258								
9" Floor Tile and Mastic	Assumed	24 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 360								

* = Non-Friable materials were not assessed

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LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
9" Floor Tile and Mastic	Assumed	24 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 166 and 176 Abated June 2012								
9" Floor Tile and Mastic	Assumed	35 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Room 170 and the storage room next to the west stairway on the 1st floor Abated May 2009								
9" Floor Tile and Mastic	Assumed	50 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Hallway 188 Abated June 2012								
9" Floor Tile and Mastic	Assumed	1,951 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Dorm Rooms 201, 202, 203, 204, 205, 206, 207, 208, 209, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 232, 233, 234, 235, 236, 237, 238, 239, and 240								
9" Floor Tile and Mastic	Assumed	170 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
Abated May 2012								
Dorm Rooms 210, 211, 230, and 231								
9" Floor Tile and Mastic	Assumed	242 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.

* = Non-Friable materials were not assessed

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ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSESS. CAT. ¹	NOTES
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Room 250 and 264

250 Abated June 2015

9" Floor Tile and Mastic	Assumed	253 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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264 abated May 2016 including cavity fittings

Room 252 and 268

9" Floor Tile and Mastic	Assumed	27 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 254 and 266

9" Floor Tile and Mastic	Assumed	18 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 256 (including 256A)

9" Floor Tile and Mastic	Assumed	48 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 262 and 270

9" Floor Tile and Mastic	Assumed	35 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Hallway 288

9" Floor Tile and Mastic	Assumed	2,074 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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May 2017 - 15ft x 2.5ft flooring abated in front of elevator

* = Non-Friable materials were not assessed

LEGEND TECHNICAL SERVICES, INC.
ACM LOCATIONS/FRIABLE MATERIALS ASSESSMENTS TABLE

LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSESS. CAT. ¹	NOTES
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~~Dorm Rooms 301, 302, 303, 304, 305, 306, 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 332, 333, 334, 335, 336, 337, 338, 339, and 340~~

9" Floor Tile and Mastic	Assumed	170 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.	
		Abated May 2012							

Dorm Rooms 310, 311, 330, and 331

9" Floor Tile and Mastic	Assumed	242 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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~~Room 350 and 368~~ 350 Abated June 2015

9" Floor Tile and Mastic	Assumed	253 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.	
		368 abated May 2016 including cavity fittings							

Room 352 and 374

9" Floor Tile and Mastic	Assumed	27 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 354 and 372

9" Floor Tile and Mastic	Assumed	18 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 356 and 370

9" Floor Tile and Mastic	Assumed	20 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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* = Non-Friable materials were not assessed

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LEGEND No. 0700048 (NDSU)
REED HALL (BUILDING A055)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
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Room 358 (including 358A)

9" Floor Tile and Mastic	Assumed	48 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 362

9" Floor Tile and Mastic	Assumed	102 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Room 366 and 376

9" Floor Tile and Mastic	Assumed	35 ft ² each	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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Hallway 388

9" Floor Tile and Mastic	Assumed	2,074 ft ²	Non-Friable Miscellaneous	N/A*	N/A*		N/A*	The floor tile and mastic were assumed to be ACMs.
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May 2017 - 15ft x 2.5ft flooring abated in front of elevator

East Tunnel

Hard Fittings on Fiberglass Insulation	10% Chrysotile	54 ea	Friable TSI	Good	Physical Air Erosion Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7	None
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West Tunnel

Hard Fittings on Fiberglass Insulation	10% Chrysotile	49 ea	Friable TSI	Good	Physical Air Erosion Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	7	The hard fittings are on the west end of the closet.
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* = Non-Friable materials were not assessed

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ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSESS. CAT. ¹	NOTES
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South Tunnel

Hard Fittings on Fiberglass Insulation	10% Chrysotile	68 ea	Friable TSI	Good	Physical Air Erosion Vibration	■□□ ■□□ ■□□	7	The hard fittings are on the west end of the closet.
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Exterior/Roof

White Building Seam Caulk on Elevator Penthouse	3% Chrysotile	102 ft	Non-Friable Miscellaneous	N/A*	N/A*	N/A*	N/A*	The seam caulk is on every side of the elevator penthouse on the roof and around the door on the north side.
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¹Assessment Categories:

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|---|---|
| 1) Damaged or Significantly Damaged TSI ACM | 5) ACM with Potential for Damage |
| 2) Damaged Friable Surfacing ACM | 6) ACM with Potential for Significant Damage |
| 3) Significantly Damaged Friable Surfacing ACM | 7) Any Remaining Friable ACM or Friable Suspected ACM |
| 4) Damaged or Significantly Damaged Friable Miscellaneous ACM | |

End