

Subject Photo Page

Borrower	Love Your Story					
Property Address	4436 Thompson Bridge Rd					
City	Gainesville	County	Hall	State	GA	Zip Code 30506
Lender/Client	Peach State Bank and Trust					



Subject Front

4436 Thompson Bridge Rd  
Sales Price  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Lake  
View  
Site 7.74  
Quality  
Age



Subject Rear

Subject Street



Photograph Addendum

Borrower	Love Your Story					
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Street Scene



Street Scene



Left Side



Right Side



Rear



Interior



Photograph Addendum

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Interior



Path to Lake



Path to Lake



Interior



Interior



Corp Property Line



Photograph Addendum

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Corp Property Line



Lake View



Lake View



Lake View



For Sale Sign



# EarthWorks

**Environmental Services, LLC**  
**(770) 503-6488**

**5070 Britt Whitmire Road**  
**Gainesville, GA 30506**



## LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 9/12/2024	Inspection Date: 9/6/2024	Level of Study: 3
Site Location: 4436 Thompson Bridge Road		Job No. 24389
Client: Corey McGrail - JC Builders of North Georgia		Phone: [REDACTED]
County: Hall	Parcel No: 11060 000069	
Field Inspection By: Jeffrey A. Reichel Jr.		
Boring Location Method: EOS Arrow 100 Submeter GPS Unit and Google Earth Professional		
Certified By: Jeffrey A. Reichel Jr, DPH CSC		

## SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/ (in)	Recommended Installation Depth (in)	Soil Suitability Code
Ashlar, 20-35%	40	>40	***	0-24	8-12	H2A
Bethlehem, 2-15%	>72	>72	60	12-48	24-36	N3
Cecil, 5-20%	>72**	>72	60	12-48	24-36	A2
Fill, 2-25%	>58	48	-	-	-	F5
Louisburg, 25-35%	>72	>72	45	12-60	24-48	A3
Pacolet, 5-15%	>72	>72	45	12-48	24-36	A
Rion, 5-25%	>72	>72	45	12-48	24-36	A
Rion, 8-20%	>72	>72	45	12-48	24-36	A

\* Perched Water Table \*\* Auger Refusal on Rock Fragments that Should be rippable with a backhoe

\*\*\* Estimated hydraulic loading rate for drip emitter system: 0.10 gpd/sq ft

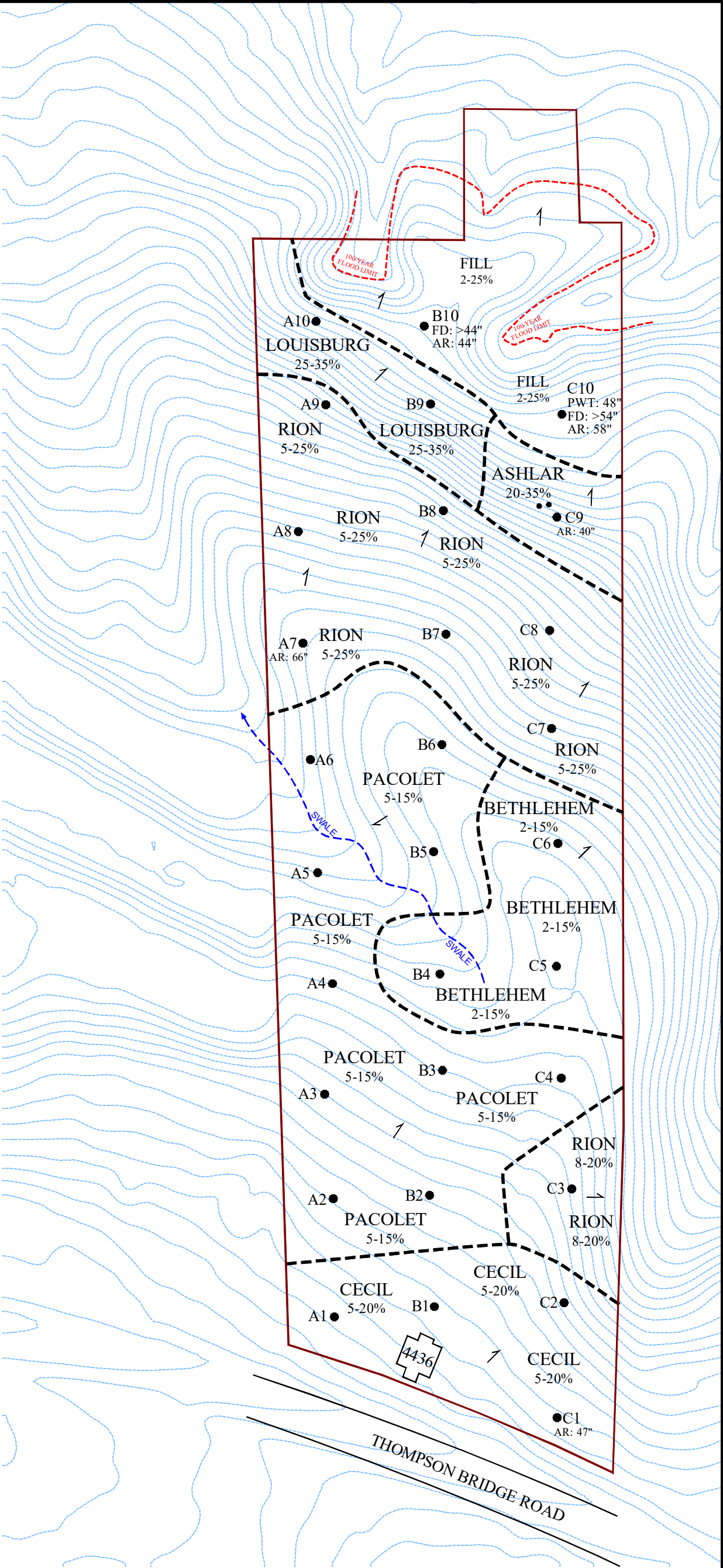
## SOIL SUITABILITY CODE DEFINITIONS

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Existing field lines are within Study Area.
- A3 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Mapping unit contains areas with slopes exceeding 25%. Site modification or special system design considerations may be required to overcome slope limitations.

- F5 Soil consists of poorly sorted fill that is unsuitable for on-site wastewater disposal.
- H2A Soils are unsuitable for conventional absorption fields due to moderately shallow bedrock located on slopes exceeding 25%. These soils should be suitable for drip emitter absorption fields with treatment system producing Class I effluent.
- N3 Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to 72 inches and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

### **GENERAL NOTES & COMMENTS**

1. The base map was obtained from the Hall County GIS Website.
2. Borings were located using an EOS Arrow 100 Submeter GPS Unit and Google Earth Professional.
3. Modification of the site including cut and fill of the drain field area may void the conditions cited.
4. When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.



NOTES:

- 1. PROPERTY BOUNDARIES, DRIVEWAY AND STRUCTURE LOCATIONS WERE OBTAINED FROM THE HALL COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.
- 2. STORMWATER MUST BE ROUTED AWAY FROM PRIMARY SEPTIC ABSORPTION FIELD FOR PROPER SYSTEM FUNCTION.
- 3. SOIL BORINGS WERE LOCATED USING AN EOS ARROW 100 SUBMETER GPS UNIT.

LEGEND

= AUGER BORING

= SEPTIC TANK

= RESIDENTIAL WELL

AR = AUGER REFUSAL

PWT = PERCHED WATER TABLE

= SLOPE ARROW

= REFERENCE POINT

FD = DEPTH OF OBSERVED FILL

BT = BORING TERMINATION





# Pre-Demo Asbestos Survey 4436 Thompson Bridge Rd Gainesville, GA 30506

Inspection Date:  
Oct 21st, 2024







**Trey Patrick**  
CEO

3.17.2025 - Item 11

**Georgia Asbestos Testing**  
Athens, GA  
(706) 540-5334

Trey@GeorgiaAsbestosTesting.com  
=> GeorgiaAsbestosTesting.com

Thank you for allowing us to perform your asbestos inspection. Purpose was to see if any asbestos material before demolition.

We understand this Hazardous Materials Survey was requested in support of the planned Renovation/Demolition of the on-site Building to satisfy requirements of the United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 61, Subpart M, the National Emission Standards for Hazardous Air Pollutants (NESHAP).

Georgia Asbestos Testing also understands that the intent of the assessment is to assist the client with communicating the presence, location, and quantity of asbestos-containing material (ACM) to employees, vendors, and contractors working in the building in order to meet the requirements of the Occupational Safety and Health Administration (OSHA) communication of hazard requirements found at 29 CFR 1926.1101. The purpose of this survey was to sample and identify suspect ACM and provide information regarding the identity, location, condition, and approximate quantities of ACM in the area surveyed.

The survey was performed in general accordance with the sampling protocols established in USEPA 40 CFR Part 763, Subpart E, known as the Asbestos Hazard Emergency Response Act, (AHERA).



1. An initial visual inspection to identify building materials that are suspect to contain asbestos. During the walk-through, the asbestos certified inspector identified areas of friable or non-friable, suspect asbestos-containing building materials. A friable material is a building material that can be pulverized or reduced to dust using hand pressure.
2. Collection of representative samples of these materials.
3. Submission of samples to a NVLAP accredited laboratory for analysis using Polarized Light Microscopy (PLM) with dispersion staining in accordance with the EPA required method. In some materials, asbestos content may not be detected by PLM analysis. These materials are then analyzed using Transmission Electron Microscopy (TEM).

## **Findings**

Kitchen and bathroom floor are positive for asbestos and needs to be removed before demolition.

IF any ACM is listed above, it may be found in rooms of the structure other than sampled areas listed above. If any asbestos is detected in a sampling group (homogeneous area), all material of this type is considered ACM, even if some sampled locations do not report asbestos. Other sampled materials in sampling groups were reported as non-detect (ND) for asbestos and results can be found in the attached laboratory report.

If additional but un-sampled suspect ACMs are revealed during renovation or demolition activities, the material(s) must be assumed to contain asbestos and treated as such unless sampled by an accredited inspector and laboratory analysis determines otherwise.

**See photos/results**



**Limitations**

As is the case with any asbestos inspection, materials that were not readily apparent or were located in concealed locations may not have been identified. If there is material that is suspected to contain asbestos that was not included in this report as a material identified and tested, is discovered, it should be evaluated for asbestos content before it is disturbed.

The samples taken are representative of each material. All homogeneous materials (alike in color and texture) should be handled in the same manner. In the case where more than one sample is taken of a specific material and the result is that one is positive and the other is negative for asbestos content, then all like materials should be considered ACM unless there are different production dates or places of origin.

**Sole Use Statement**

This report is provided for the sole use of the individual(s) that this report is addressed to/paid by. Reliance on this report by any third parties will be at such party's sole risk, and Georgia Asbestos Testing disclaims liability for any use of or reliance on this report by third parties. All portions of this report, including attachments and figures, are interrelated and integral to this report and should not be transmitted independent of each other.

Thank you for allowing us to perform your inspection and please don't hesitate to contact us with any questions or concerns.

Sincerely,

Trey Patrick  
Georgia Asbestos Testing



# Chain of Custody

OrderID: 072409586


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## Asbestos Chain of Custody (Air, Bulk, Soil)

EMS

Use Only

072409586

EMSL Analytical, Inc.  
 2205 Corporate Plaza Pkwy SE  
 Suite 200  
 Smyrna, GA 30080  
 PHONE: (770) 956-9150  
 EMAIL: [astentlab@gmail.com](mailto:astentlab@gmail.com)

<b>Customer Information</b> Customer ID: _____ Company Name: <u>Georgia Asbestos Testing</u> Contact Name: _____ Street Address: _____ City, State, Zip: _____ Country: _____ Phone: _____ Email(s) for Report: _____		<b>Billing Information</b> Billing ID: _____ Company Name: _____ Billing Contact: _____ Street Address: _____ City, State, Zip: _____ Country: _____ Phone: _____ Email(s) for Invoice: _____	
<b>Project Information</b> Project Name/No: <u>4436 Thompson Bridge Rd. Gainesville</u> EMSL LIMS Project ID: _____ (If applicable, EMSL will provide) Sampled By Name: _____ Sampled By Signature: _____ Turn-Around-Time (TAT) <input type="checkbox"/> 3 Hour <input type="checkbox"/> 4.5 Hour <input type="checkbox"/> 6 Hour <input checked="" type="checkbox"/> 24 Hour <input type="checkbox"/> 32 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week <small>TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.</small>			
<b>PCM Air</b> <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> NIOSH 7400 w/ 8hr. TWA <b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) <input type="checkbox"/> POINT COUNT <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) POINT COUNT w/ GRAVIMETRIC <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) <input type="checkbox"/> NIOSH 9002 (<1%) <input type="checkbox"/> NYS 198.1 (Friable - NY) <input type="checkbox"/> NYS 198.6 NOB (Non-Friable - NY) <input type="checkbox"/> NYS 198.8 (Vermiculite SM-V)		<b>Test Selection</b> <b>TEM - Air</b> <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 <b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (Non-Friable-NY) <input type="checkbox"/> TEM EPA 600/R-93/116 w Milling Prep (0.1%) <b>Other Test (please specify)</b> _____	
<b>TEM - Settled Dust</b> <input type="checkbox"/> Microvac - ASTM D5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Qualitative via Filtration Prep <input type="checkbox"/> Qualitative via Drop Mount Prep		<b>Soil - Rock - Vermiculite (reporting limit)</b> <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep	
*Please call with your project-specific requirements			
<input type="checkbox"/> Positive Stop - Clearly Identified Homogeneous Areas (HA)		Filter Pore Size (Air Samples) <input type="checkbox"/> 0.8um <input type="checkbox"/> 0.45um	
Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
A	Leak		10/21/24 10:14
B	"		
C	Living rm wall - (composite only)		
D	bedroom "		
E	ceiling tile		
F	"		
G	Kitchen Floor		
H	"		
Special instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)			
Method of Shipment:		Sample Condition Upon Receipt	
Relinquished by:	Date/Time:	Received by: <u>Tamara Wilson</u>	Date/Time: <u>10/21/24 12:55pm</u>
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - 000-05 Asbestos R15 4/23/2021

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.





**EMSL Analytical, Inc.**

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

<http://www.EMSL.com> / [atlantalab@emsl.com](mailto:atlantalab@emsl.com)**EMSL Order:** 072409586**Customer ID:** GAAT36**Customer PO:****Project ID:****Attention:** Trey Patrick

Georgia Asbesto Testing

1720 Epps Bridge Parkway

Suite#108-243

Athens, GA 30606

**Project:** 4436 Thompson Bridge Rd. Gainesville**Phone:** (706) 296-3479**Fax:****Received Date:** 10/21/2024 12:55 PM**Analysis Date:** 10/21/2024**Collected Date:** 10/21/2024

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E**  
**Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
A	Caulk	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
072409586-0001					
B	Caulk	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
072409586-0002					
C	Living Rm Wall - (Composite Only)	Various Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	<1% Chrysotile
072409586-0003					
This is a composite result of wallboard, jt. compound, and tape					
D	Bedroom Wall - (Composite Only)	Various Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	<1% Chrysotile
072409586-0004					
This is a composite result of wallboard, jt. compound, and tape					
E	Ceiling Tile	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
072409586-0005					
F	Ceiling Tile	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
072409586-0006					
G-Vinyl Sheet Flooring	Kitchen Floor	Various Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
072409586-0007					
G-Mastic	Kitchen Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
072409586-0007A					
H-Vinyl Sheet Flooring	Kitchen Floor	Various Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
072409586-0008					
H-Mastic	Kitchen Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
072409586-0008A					
I-Vinyl Sheet Flooring	Bathroom Floor	Various Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
072409586-0009					
I-Mastic	Bathroom Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
072409586-0009A					
J-Vinyl Sheet Flooring	Bathroom Floor	Various Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
072409586-0010					
J-Mastic	Bathroom Floor	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
072409586-0010A					

Initial report from: 10/22/2024 11:53:45

**EMSL Analytical, Inc.**

2205 Corporate Plaza Parkway SE, Suite 200 Smyrna, GA 30080

Tel/Fax: (770) 956-9150 / (770) 956-9181

<http://www.EMSL.com> / [atlantalab@emsl.com](mailto:atlantalab@emsl.com)**EMSL Order:** 072409586**Customer ID:** GAAT36**Customer PO:****Project ID:**Analyst(s)

Kyle Rich (14)

Violedah Richardson, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc Smyrna, GA NVLAP Lab Code 101048-1

Initial report from: 10/22/2024 11:53:45





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## CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

**TREY PATRICK**

In recognition of satisfactory completion of the EPA-approved annual asbestos refresher training provided in accordance with the Model Accreditation Plan (MAP) (40 CFR Part 763, Subpart E, Appendix C) and AHERA of the Toxic Substances Control Act (TSCA) entitled:

**BUILDING INSPECTOR**

COURSE COMPLETION:	DECEMBER 27, 2023
EXAMINATION DATE:	DECEMBER 27, 2023
EXPIRATION DATE:	DECEMBER 27, 2024
COURSE HOURS:	4.0



Verify this Certificate

*Danaya N. Wilson*  
CEO & Training Program Manager

Credential License ID:  
90712541



*Aaron Hix*  
Instructor

CHC Training Certificate No.  
R23-1455-AI-O



Renew this Certificate

# Photos

3.17.2025 - Item 11





