

**St. John Environmental Consulting LLC**  
**5515 Grace Avenue, St. Louis, MO 63116**  
**Phone: (314)-853-4668**  
**Email: [ian@stjohnenv.com](mailto:ian@stjohnenv.com)**  
**SDVOSB**



April 22, 2024

Mr. Dan Gummersheimer  
City of Brentwood

**RE: Asbestos Bulk Sampling Survey:**  
**2818 Breckenridge Industrial Court, Brentwood, MO**  
**Project # 2404-137**

Dear Mr. Gummersheimer:

Thank you for allowing St. John Environmental Consulting (SEC) the opportunity to perform the asbestos sampling at the property located at 2818 Breckenridge Industrial Court, Brentwood, MO. Under the US EPA Federal NESHAPs regulations, structures planned for renovation and demolition must have all suspect asbestos containing materials to be impacted sampled by a licensed inspector and analyzed by an accredited testing laboratory. The structures identified were sampled according to the Federal Requirements.

- Sample 1-01 – White Window Caulk – Asbestos Containing (18 Openings)
- Sample 2-01 – Transite Siding – Asbestos Containing (550 Square Feet)
- Sample 3-01 – Window Glazing – Asbestos Containing (31 Windows)
- Sample 4-01 – 12X12 White Small & Large Hole Ceiling Tile – Non-Asbestos Containing
- Sample 5-01 – Black Mastic – Asbestos Containing
- Sample 6-01 – Drywall / Joint Compound – Asbestos Containing
- Sample 7-01 – Black Mastic Pucks – Asbestos Containing (80 Square Feet)
- Sample 8-01 – 9X9 White w/ Gray Floor Tile / Mastic – Asbestos Containing (50 Sq. Ft.)
- Sample 9-01 – 2X4 Worm & Pin Ceiling Tile – Non-Asbestos Containing
- Sample 10-01 – 12X12 White w/Brown Floor Tile / Mastic – Asbestos Containing
- Sample 11-01 – Brown Mastic Pucks – Non-Asbestos Containing
- Sample 12-01 – 12X12 White w/Blue Floor Tile / Mastic – Non-Asbestos Containing
- Sample 13-01 – Multi Color Floor Tile / Mastic – Non-Asbestos Containing

Enclosed please find Bulk Sampling Forms, Laboratory Results, and applicable certifications. If you have any questions, please contact us at (314) 853.4668. Thank You.

Respectfully,

A handwritten signature in black ink, appearing to read "Ian St. John".

Ian St. John  
President

St. John Environmental Consulting  
 5515 Grace Avenue  
 St. Louis, MO 63116  
 Tel: (314) 853-4668  
 Email: ian@stjohnenv.com

## Asbestos Bulk Sampling Form

<b>Project Number:</b> 2404-137	<b>Taken By:</b> Ian St. John	<b>Date:</b> 4/15/24
<b>Client:</b> City of Brentwood	<b>Facility:</b> Old Dog Kennels	
<b>Address:</b> 2348 Brentwood Blvd	<b>Address:</b> 2818 Breckenridge Ind. Ct.	
<b>City/State:</b> Brentwood, MO	<b>City/State:</b> Brentwood, MO	
<b>Contact:</b> Dan Gummursheimer	<b>Phone Number:</b> N/A	
<b>Results Needed By:</b> 24 Hours	<b>Page:</b> 1 of 2	

Sample No.	Sample Description	Sample Location
1-01	White Window Caulk	Exterior
1-02	White Window Caulk	Exterior
1-03	White Window Caulk	Exterior
2-01	Transite	Exterior
2-02	Transite	Exterior
2-03	Transite	Exterior
3-01	Window Glazing	Exterior
3-02	Window Glazing	Exterior
3-03	Window Glazing	Exterior
4-01	12X12 White Small and Large Hole Ceiling Tile	Front Offices
4-02	12X12 White Small and Large Hole Ceiling Tile	Front Offices
4-03	12X12 White Small and Large Hole Ceiling Tile	Front Offices
5-01	Black Mastic	Front Offices
5-02	Black Mastic	Front Offices
5-03	Black Mastic	Front Offices
6-01	Drywall / Joint Compound	Throughout
6-02	Drywall / Joint Compound	Throughout
6-03	Drywall / Joint Compound	Throughout
7-01	Black Mastic Pucks	Reception Area
7-02	Black Mastic Pucks	Reception Area
7-03	Black Mastic Pucks	Reception Area

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## Asbestos Bulk Sampling Form

Project Number: 2404-137	Taken By: Ian St. John	Date: 4/15/24
Client: City of Brentwood	Facility: Old Dog Kennels	
Address: 2348 Brentwood Blvd	Address: 2818 Breckenridge Ind. Ct.	
City/State: Brentwood, MO	City/State: Brentwood, MO	
Contact: Dan Gummursheimer	Phone Number: N/A	
Results Needed By: 24 Hours	Page: 2 of 2	

Sample No.	Sample Description	Sample Location
8-01	9X9 White with Gray Floor Tile / Mastic	HVAC
8-02	9X9 White with Gray Floor Tile / Mastic	Room at Stairs
8-03	9X9 White with Gray Floor Tile / Mastic	Room at Stairs
9-01	2X4 Worm & Pin Ceiling Tile	Front Offices
9-02	2X4 Worm & Pin Ceiling Tile	Front Offices
9-03	2X4 Worm & Pin Ceiling Tile	Front Offices
10-01	12X12 White with Brown Floor Tile / Mastic	Closet Behind HVAC
10-02	12X12 White with Brown Floor Tile / Mastic	Closet Behind HVAC
10-03	12X12 White with Brown Floor Tile / Mastic	Closet Behind HVAC
11-01	Brown Mastic Pucks	Behind HVAC Room
11-02	Brown Mastic Pucks	Behind HVAC Room
11-03	Brown Mastic Pucks	Behind HVAC Room
12-01	12X12 White with Blue Floor Tile / Mastic	Dog Kennel
12-02	12X12 White with Blue Floor Tile / Mastic	Dog Kennel
12-03	12X12 White with Blue Floor Tile / Mastic	Dog Kennel
13-01	Multi Color Floor Tile / Mastic	Dog Kennel
13-02	Multi Color Floor Tile / Mastic	Dog Kennel
13-03	Multi Color Floor Tile / Mastic	Dog Kennel



**Southeast Environmental Microbiology Laboratories - Asbestos Division**

102 Edinburgh Court Greenville, SC 29607  
 Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com  
 NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client:	St. John Environmental Consulting 5515 Grace Ave St. Louis, MO, 63116 (314)853-4668/ian@stjohnenv.com			Date Sampled:	04/15/2024
				Date Received:	04/16/2024
				Date Analyzed:	04/16/2024
				Date Reported:	04/16/2024
				Date Revised:	
				Project Name:	2818 Breckenridge Ind. CT
				Project No:	
Analyzed by:	Jessica Orchet			Project Address:	2818 Breckenridge Ind. CT
				City, State, ZIP:	n/a
Methodology:	EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.			SEEML Ref#:	G-240416008
<b>Lab No.:</b>	<b>% Asbestos Type</b>	<b>% Fibrous Non-Asbestos Material Type</b>	<b>% Non-Fibrous Material</b>	<b>Description/Location</b>	
<b>Client No.:</b>					
099A	2% Chrysotile	None Detected	98% Binder/Filler	(White) Window Glazing/Ext	
1-01					
100A	POSITIVE STOP			(White) Window Glazing/Ext	
1-02					
101A	POSITIVE STOP			(White) Window Glazing/Ext	
1-03					
102A	12% Chrysotile	None Detected	88% Carbon/Quartz	(Blue) Siding/Ext	
2-01					
103A	POSITIVE STOP			(Blue) Siding/Ext	
2-02					
104A	POSITIVE STOP			(Blue) Siding/Ext	
2-03					
105A	2% Chrysotile	None Detected	98% Binder/Filler	(Off-White) Window Glazing/Front Offices	
3-01					
106A	POSITIVE STOP			(Off-White) Window Glazing/Front Offices	
3-02					
107A	POSITIVE STOP			(Off-White) Window Glazing/Front Offices	
3-03					

**Approved By: Andrea Berrios**

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

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NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client: St. John Environmental Consulting 5515 Grace Ave St. Louis, MO, 63116 (314)853-4668/ian@stjohnenv.com		Date Sampled: 04/15/2024		
		Date Received: 04/16/2024		
		Date Analyzed: 04/16/2024		
		Date Reported: 04/16/2024		
		Date Revised:		
		Project Name: 2818 Breckenridge Ind. CT		
		Project No:		
Analyzed by: Jessica Orchet	Project Address: 2818 Breckenridge Ind. CT			
		City, State, ZIP: n/a		
Methodology: EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.	SEEML Ref#: G-240416008			
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.: 108A	None Detected	95% Cellulose	5% Binder/Filler	(Brown) Ceiling Tile/Front Offices
4-01				
Client No.: 109A	None Detected	95% Cellulose	5% Binder/Filler	(Brown) Ceiling Tile/Front Offices
4-02				
Client No.: 110A	None Detected	95% Cellulose	5% Binder/Filler	(Brown) Ceiling Tile/Front Offices
4-03				
Client No.: 111A	3% Chrysotile	None Detected	97% Organic Matrix	(Black) Mastic/Front Offices
5-01				
Client No.: 112A	POSITIVE STOP			(Black) Mastic/Front Offices
5-02				
Client No.: 113A	POSITIVE STOP			(Black) Mastic/Front Offices
5-03				
Client No.: 114A	2% Chrysotile	None Detected	98% Binder/Filler	(Tan) Texture/Front Offices
6-01				
Client No.: 114B	None Detected	25% Cellulose	75% Gypsum	(Off-White) Drywall/Front Offices
6-01				
Client No.: 115A	POSITIVE STOP			(Tan) Texture/Front Offices
6-02				

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NVLAP Lab ID:201031-0 xas Lic: 300474

**PLM Asbestos Bulk Sample Summary**

Client:		St. John Environmental Consulting 5515 Grace Ave St. Louis, MO, 63116 (314)853-4668/ian@stjohnenv.com		Date Sampled:	04/15/2024
				Date Received:	04/16/2024
				Date Analyzed:	04/16/2024
				Date Reported:	04/16/2024
				Date Revised:	
				Project Name:	2818 Breckenridge Ind. CT
				Project No.:	
Analyzed by:	Jessica Orchet			Project Address:	2818 Breckenridge Ind. CT
				City, State, ZIP:	n/a
Methodology:	EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.			SEEML Ref#:	G-240416008
<b>Lab No.:</b>	<b>% Asbestos Type</b>	<b>% Fibrous Non-Asbestos Material Type</b>	<b>% Non-Fibrous Material</b>	<b>Description/Location</b>	
<b>Client No.:</b>					
115B	None Detected	30% Cellulose	70% Gypsum	(Off-White) Drywall/Front Offices	
6-02					
116A	POSITIVE STOP			(Tan) Texture/Front Offices	
6-03					
116B	2% Chrysotile	None Detected	98% Binder/Filler	(Tan) Joint Compound/Front Offices	
6-03					
116C	None Detected	30% Cellulose	70% Gypsum	(Off-White) Drywall/Front Offices	
6-03					
117A	3% Chrysotile	None Detected	97% Organic Matrix	(Black) Mastic/Reception area	
7-01					
118A	POSITIVE STOP			(Black) Mastic/Reception area	
7-02					
119A	POSITIVE STOP			(Black) Mastic/Reception area	
7-03					
120A	None Detected	None Detected	100% Organic Matrix	(Tan) Floor Tile/HVAC	
8-01					
120B	3% Chrysotile	None Detected	97% Organic Matrix	(Black) Mastic/HVAC	
8-01					

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		Date Received: 04/16/2024		
		Date Analyzed: 04/16/2024		
		Date Reported: 04/16/2024		
		Date Revised:		
		Project Name: 2818 Breckenridge Ind. CT		
		Project No:		
Analyzed by: Jessica Orchet	Project Address: 2818 Breckenridge Ind. CT			
		City, State, ZIP: n/a		
Methodology: EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.	SEEML Ref#: G-240416008			
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
Client No.: 120C	None Detected	3% Cellulose	97% Binder/Filler	(Brown) Leveling Compound/HVAC
8-01				
Client No.: 121A	2% Chrysotile	None Detected	98% Organic Matrix	(Tan) Floor Tile/Room @ Stairs
8-02				
Client No.: 121B	POSITIVE STOP			(Black) Mastic/Room @ Stairs
8-02				
Client No.: 121C	None Detected	3% Cellulose	97% Binder/Filler	(Brown) Leveling Compound/Room @ Stairs
8-02				
Client No.: 122A	POSITIVE STOP			(Tan) Floor Tile/Room @ Stairs
8-03				
Client No.: 122B	POSITIVE STOP			(Black) Mastic/Room @ Stairs
8-03				
Client No.: 123A	None Detected	15% Fiberglass, 30% Min Wool, 50% Cellulose	5% Perlite	(Gray) Ceiling Tile/Front Offices
9-01				
Client No.: 124A	None Detected	15% Fiberglass, 30% Min Wool, 50% Cellulose	5% Perlite	(Gray) Ceiling Tile/Front Offices
9-02				
Client No.: 125A	None Detected	15% Fiberglass, 30% Min Wool, 50% Cellulose	5% Perlite	(Gray) Ceiling Tile/Front Offices
9-03				

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		Date Received: 04/16/2024		
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		Date Reported: 04/16/2024		
		Date Revised:		
		Project Name: 2818 Breckenridge Ind. CT		
		Project No:		
Analyzed by: Jessica Orchet	Project Address: 2818 Breckenridge Ind. CT			
		City, State, ZIP: n/a		
Methodology: EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.	SEEML Ref#: G-240416008			
Lab No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
<b>126A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Floor Tile/Closet behind HVAC
10-01				
<b>126B</b>	<b>2% Chrysotile</b>	None Detected	98% Organic Matrix	(Black) Mastic/Closet behind HVAC
10-01				
<b>127A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Floor Tile/Closet behind HVAC
10-02				
<b>127B</b>	<b>POSITIVE STOP</b>			(Black) Mastic/Closet behind HVAC
10-02				
<b>128A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Floor Tile/Closet behind HVAC
10-03				
<b>128B</b>	<b>POSITIVE STOP</b>			(Black) Mastic/Closet behind HVAC
10-03				
<b>129A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Mastic/Behind Hvac Room
11-01				
<b>130A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Mastic/Behind Hvac Room
11-02				
<b>131A</b>	<b>None Detected</b>	None Detected	100% Organic Matrix	(Brown) Mastic/Behind Hvac Room
11-03				

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		Date Reported:	04/16/2024
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		Project Name:	2818 Breckenridge Ind. CT
		Project No:	
Analyzed by:	Jessica Orchet	Project Address:	2818 Breckenridge Ind. CT
		City, State, ZIP:	n/a
Methodology:	EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples.	SEEML Ref#:	G-240416008

Lab No.:	Client No.:	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material	Description/Location
<b>132A</b>	12-01	<b>None Detected</b>	None Detected	100% Organic Matrix	(Tan) Floor Tile/Dog Kennel
12-01					
<b>132B</b>	12-01	<b>None Detected</b>	None Detected	100% Organic Matrix	(Yellow) Mastic/Dog Kennel
12-01					
<b>133A</b>	12-02	<b>None Detected</b>	None Detected	100% Organic Matrix	(Tan) Floor Tile/Dog Kennel
12-02					
<b>133B</b>	12-02	<b>None Detected</b>	None Detected	100% Organic Matrix	(Yellow) Mastic/Dog Kennel
12-02					
<b>134A</b>	12-03	<b>None Detected</b>	None Detected	100% Organic Matrix	(Tan) Floor Tile/Dog Kennel
12-03					
<b>134B</b>	12-03	<b>None Detected</b>	None Detected	100% Organic Matrix	(Yellow) Mastic/Dog Kennel
12-03					
<b>135A</b>	13-01	<b>None Detected</b>	None Detected	100% Organic Matrix	(Orange) Floor Tile/Dog Kennel
13-01					
<b>135B</b>	13-01	<b>None Detected</b>	None Detected	100% Organic Matrix	(Yellow) Mastic/Dog Kennel
13-01					
<b>136A</b>	13-02	<b>None Detected</b>	None Detected	100% Organic Matrix	(Green) Floor Tile/Dog Kennel
13-02					

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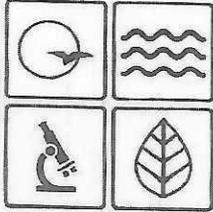
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**MISSOURI**  
DEPARTMENT OF  
NATURAL RESOURCES

Michael L. Parson  
Governor

Dru Buntin  
Director

January 3, 2024

Ian M St John  
5515 Grace Ave  
St Louis, MO 63116

**RE: Missouri Asbestos Occupation Certification Card**

Enclosed is your certification card for Asbestos Inspector, as issued by the Asbestos Unit of the Missouri Department of Natural Resources' Air Pollution Control Program.

Missouri Certification Number: 7118122723MOIR6626  
Course Training Date: December 27, 2023  
Missouri Certification Approval Date: January 03, 2024  
Missouri Certification Expiration Date: January 03, 2025

**Note:**

- All Missouri-certified asbestos personnel must comply with the following statutes and regulations:
  - Sections 643.225 to 643.250, RSMo;
  - 10 CSR 10-6.241 *Asbestos Projects-Registration, Abatement, Notification, Inspection, Demolition, and Performance Requirements*; and
  - 10 CSR 10-6.250 *Asbestos Projects-Certification, Accreditation and Business Exemption Requirements*.
- To keep your occupation certification up-to-date, you must complete an annual refresher course and submit a renewal application each year.
- In order to be eligible to renew your certification, you must successfully complete a refresher course with a Missouri-accredited training provider within 12 months of the expiration date of your current training certificate. If you exceed this grace period, you will be required to retake a Missouri-accredited initial course in order to be eligible for Missouri certification.

To obtain a copy of the certification renewal application, or review regulations and requirements, please visit our website at <http://dnr.mo.gov/env/apcp/asbestos/index.htm>.

If you have any questions please call the Air Pollution Control Program at 573-751-4817.

**AIR POLLUTION CONTROL PROGRAM**

Director of Air Pollution Control Program



SEEML Reference Number:  
G-240416008  
Date Issued: 04/16/2024



**Southeast Environmental Microbiology Laboratories**

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**Asbestos Analytical Report By: Polarized Light Microscopy**

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Client Project Name: 2818 Breckenridge Ind. CT

The Following report was prepared using this test method(s) contained within this document.

- PLM Bulk Asbestos Fiber Analysis:EPA – Appendix E to Subpart E of 40 CFR Part 763; Interim Method for the Determination of Asbestos in Bulk Insulation Samples
- PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- PLM Carb 435 Level A Reporting Limit (<0.25%)
- PLM Carb 435 Level B (Reporting limit <0.1%)
- PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- PLM Vermiculite Initial Screening EPA 600R-93/116
- PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole)

Approved By : Andrea Berrios

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