

LIMITED ASBESTOS INSPECTION



**BOURBON COUNTY COURTHOUSE
210 SOUTH NATIONAL AVENUE #3
FORT SCOTT, KANSAS 66701**

PREPARED FOR:

**MR. DAVID BEERBOWER
BOURBON COUNTY COMMISSIONER
BOURBON COUNTY COMMISSION
701 SOUTH CONCH STREET
FORT SCOTT, KANSAS 66701**

PREPARED BY:

***APEX ENVIRONMENTAL CONSULTANTS, INC.*
14955 WEST 101ST TERRACE
LENEXA, KANSAS 66215
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WWW.4APEX.COM**

**APEX PROJECT NO. 260587A.1
OCTOBER 8, 2026**



APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa, Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

October 8, 2026

Mr. David Beerbower
Bourbon County Commissioner
Bourbon County Commission
701 South Conch Street
Fort Scott, Kansas 66701

**RE: Limited Asbestos Inspection
Bourbon County Courthouse
210 South National Avenue #3
Fort Scott, Kansas 66701**

APEX Project No. 260587A.01

Dear Mr. Beerbower:

On September 29, 2026, APEX Environmental Consultants, Inc. performed asbestos bulk sampling in the Bourbon County Courthouse building, which is located at 210 South National Avenue #3 in Fort Scott, Kansas. The sampling was conducted on materials suspected to be releasing asbestos fibers into the indoor air, as well as those planned to be impacted during renovation activities. Due to these planned renovation activities, impacted suspect asbestos containing materials (ACM) may require removal. This report provides the sampling methodology and analytical data regarding the materials that were sampled.

Purpose

The sampling effort was performed prior to the anticipated need to impact or remove specific suspect ACM as part of the restoration activities in the subject courthouse. This sampling effort is intended to comply with the inspection sampling requirements of the Environmental Protection Agency's (EPA) NESHAPS (ref: 40 CFR Part 61), Occupational Safety and Health Administration's (OSHA) Asbestos in Construction Standard (ref: 29 CFR 1926.1101) regulations, among other State and Local regulations, which require such sampling prior to disturbance of suspect ACM.

Sampling Methodology

The bulk samples of suspect ACM were collected by AHERA certified asbestos inspector Tristan O'Brien. The bulk samples were sent to an independent NVLAP-accredited laboratory for analysis. The samples were analyzed using polarized light microscopy (PLM) coupled with dispersion staining techniques in accordance with the method for the determination of asbestos in bulk material sample (ref: EPA 600/M4/82/020). For your information, the EPA considers a material to be asbestos containing if it contains greater than one percent (1%) asbestos fibers. OSHA regulations cover materials containing asbestos in any concentration.

Suspect ACMs were divided into three categories, in accordance with EPA sampling protocol. These categories consist of surfacing materials, thermal system insulation (TSI), and miscellaneous materials. EPA categorizes these materials in the following manner:

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

TSI: Material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior mechanical components to prevent heat loss or gain, or water condensation, or for other purposes.

Miscellaneous Materials: Interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing or TSI materials. Many suspect materials commonly found on the exterior of buildings are also included in this category, such as roofing materials, asbestos cement board (Transite), etc.

The number of samples collected was determined by EPA (AHERA) protocol. According to EPA regulations, the following *minimum* number of samples are required to be collected for each homogeneous material identified:

Surfacing Materials

<u>Size of Sampling Area</u>	<u>Minimum Number of Samples to be Collected*</u>
Less than 1,000 sq. ft.	3
Between 1,000 and 5,000 sq. ft.	5
Greater than 5,000 sq. ft.	7

Thermal System Insulation

<u>Size of Sampling Area</u>	<u>Minimum Number of Samples to be Collected*</u>
Greater than six sq. or lin. ft.	3 random

Less than six sq. or lin. ft.	1 random
Patched area (less than six sq. or lin. ft.)	1 random

Miscellaneous Materials

<u>Size of Sampling Area</u>	<u>Minimum Number of Samples to be Collected*</u>
Any size of sampling area	2 random

*If any one of the samples of a homogeneous material tests positive (> 1%) for asbestos fibers, the material is considered asbestos containing. Also, general industry inspection guidelines generally recommend that more samples be collected of certain suspect materials, as determined necessary by the field inspector.

Suspect materials were grouped together into homogeneous sampling areas. A homogeneous sampling area contains material that is uniform in texture and color and appears to be identical in every other respect. Building materials that were installed at different times or that do not appear to be similar in any other way are considered separate homogeneous materials/areas.

The EPA considers the following materials to be **non-suspect** ACM, and consequently, they were not sampled.

- Glass
- Metal
- Concrete
- Brick
- Fiberglass
- Rubber
- Foam

The data contained in this report has been compiled based upon visible and accessible materials. Without complete access to all wall interiors, pipe chases and ceiling cavities, 100% accuracy in the following data is not possible.

Results

A total of ten (10) bulk samples were collected of suspect ACM during the inspection. **Six (6) of the materials sampled indicated the presence of asbestos fibers.**

Specifically, the materials that **indicated the presence of asbestos** fibers are as follows:

SAMPLE No.	LOCATION SAMPLED	MATERIAL	QUANTITY	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
01	North Custodial Room	2" to 4" Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos

SAMPLE No.	LOCATION SAMPLED	MATERIAL	QUANTITY	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
02	Custodial Restroom	2" to 4" Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos
03	South Custodial Room	2" to 4" Hard Mudded Fitting	13 Fittings Observed	Friable/ Damaged	55% Chrysotile Asbestos
04	North Custodial Room	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos
05	Custodial Restroom	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos
06	South Custodial Room	2" to 4" Air Cell Pipe Insulation	Approx. 600 LF Observed	Friable/ Damaged	45% Chrysotile Asbestos

In addition the following materials were sampled and **did not indicate the presence of asbestos**.

SAMPLE No.	LOCATION SAMPLED	MATERIAL	FRIABILITY/ CONDITION	ANALYTICAL RESULTS
07	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet	Non-Friable/ Intact	No Asbestos Detected
08	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet	Non-Friable/ Intact	No Asbestos Detected
09	District Court Clerk – Judge Chamber	Sheet Vinyl Flooring & Brown Carpet	Non-Friable/ Intact	No Asbestos Detected
10	District Court Clerk – Judge Chamber	Sheet Vinyl Flooring & Brown Carpet	Non-Friable/ Intact	No Asbestos Detected

Please refer to the detailed laboratory analysis report and sample chain of custody attached to this letter for more information regarding each material sampled. As of the time of our inspection, the client and/or property representative onsite indicated that they would not need to disturb any other suspect ACM as part of its planned work.

Recommendations

Nearly 3 linear feet of the subject pipe insulation fittings were found to be both damaged and asbestos-containing, and therefore the insulation is on the verge of a fiber release incident in accordance with KDHE and AHERA standards. As a result, APEX recommends that the asbestos-containing pipe insulation and fittings are identified. Furthermore, additional materials were identified to potentially be present in the boiler room and elevator room of the building which were not quantified at this time. APEX recommends that these materials be quantified, and if need be, inspected for the purposes of demolition, at the time of abating the above-identified pipe lagging and fittings.

By interpretation of the definitions of asbestos-containing materials presented in 29 CFR 1926.1101(b), OSHA regards asbestos-containing pipe insulation and mudded joint fittings to be

friable thermal system insulation material. The removal operation for purposes of demolition is considered to be Class I asbestos work.

Per KDHE and EPA regulations, asbestos-containing pipe insulation and mudded joint fittings are also considered to be friable thermal system insulation materials. Removal of these materials is regulated by both agencies. Advance project notification to KDHE is required, as it constitutes a regulated project per KDHE regulations.

The work area for the pipe insulation and mudded joint fittings removal should be set up, as required by OSHA 29 CFR 1926.1101 and KDHE asbestos abatement regulations. This will include the use of negative-pressure containments or glove bags, and proper demarcation in the form asbestos signage. All of the waste must be labeled in accordance with EPA, DOT, and OSHA requirements and properly disposed of as asbestos-containing waste at an approved landfill. Worker protection requirements per OSHA's asbestos regulations must be followed by the contractor throughout the work process. A KDHE-licensed asbestos abatement contractor must perform the removal operation. Only KDHE-certified personnel can be used for the abatement.

Conditions and Limitations

The purpose of this limited bulk sampling survey was for evaluation of suspect ACM within the areas of the subject residence that will be impacted by the renovation effort. The limited bulk sampling survey was not intended to be a full asbestos inspection. The restoration contractor is advised of their responsibility to comply with applicable Federal, State, and Local regulations as they pertain to the identification and disturbance of lead-based paint, mercury, mold, and PCBs, among other contaminants.

Following your review of the attached documentation, please do not hesitate to contact me if you have any questions. APEX sincerely appreciates the opportunity to be of service to you.

Respectfully submitted,
APEX Environmental Consultants, Inc.


Tristan O'Brien
Project Manager

APPENDIX A

ANALYTICAL RESULTS



APEX ENVIRONMENTAL CONSULTANTS, INC.

14955 W. 101st Terrace • Lenexa, Kansas 66215 • Tel: (913) 338-2739 • Fax: (913) 338-2741

Asbestos Bulk Sample Chain of Custody

Project Name: 210 South National Avenue, Fort Scott, Kansas 66701

Sample Date: 9/29/2026

Contact: Tristan O'Brien

Page: 1 of 1

Project #: 260587A.1

Sample No.	Location Description	Material	Notes
01	North Custodial Room	2" to 4" Hard Mudded Fitting	
02	Custodial Restroom	2" to 4" Hard Mudded Fitting	
03	South Custodial Room	2" to 4" Hard Mudded Fitting	
04	North Custodial Room	2" to 4" Air Cell Pipe Insulation	
05	Custodial Restroom	2" to 4" Air Cell Pipe Insulation	
06	South Custodial Room	2" to 4" Air Cell Pipe Insulation	
07	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet Adhesive	
08	District Court Clerk – Jury Room	Sheet Vinyl Flooring & Yellow Carpet Adhesive	
09	District Court Clerk – Judge Chamber Hallway	Sheet Vinyl Flooring & Brown Carpet Adhesive	
10	District Court Clerk – Judge Chamber Hallway	Sheet Vinyl Flooring & Brown Carpet Adhesive	

X 10
713945
V:713713945
9/30/2026 9:43:19 AM
kfinnmore
UPS 172E28998469323912

Additional Instructions:

- Turnaround Time: **3-DAY-TAT**
- Email Results to: tobrien@4apex.com; lrabin@4apex.com

- Analyze via PLM - DS
- Send invoice to: Accts Payable, APEX Environmental Consultants

Relinquished By: Tristan O'Brien Date: 9/29/2026 Received by: _____ Date: _____

Relinquished By: _____ Date: _____ Received by: _____ Date: _____



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: Apex Environmental Consultants, Inc. (1899)
Address: 14955 W 101st Terrace
Lenexa, KS 66215-1161

Order #: 713945

Attn:

Received 09/30/26
Analyzed 10/04/26
Reported 10/05/26

Project: 210 South National Ave
Location: Fort Scott Kansas 66701
Number: 260587A.1

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
713945-001	09/29/26	01	North Custodial Room		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-002	09/29/26	02	Custodial Restroom		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-003	09/29/26	03	South Custodial Room		
Layer 1: Mudded Fitting Gray, Fibrous				55% CHRYSOTILE	35% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-004	09/29/26	04	North Custodial Room		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-005	09/29/26	05	Custodial Restroom		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL
713945-006	09/29/26	06	South Custodial Room		
Layer 1: Pipe Insulation Gray, Fibrous				45% CHRYSOTILE	45% CELLULOSE FIBER 10% NON FIBROUS MATERIAL

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. Laboratory estimated asbestos error rates available upon request. The test results apply to the sample as received.

Project: 210 South National Ave
Location: Fort Scott Kansas 66701
Number: 260587A.1

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
713945-007	09/29/26	07	District Jury Room		
Layer 1:	Vinyl Sheet Flrng			No Asbestos Detected	85% NON FIBROUS MATERIAL
	Brown, Brittle				15% SYNTHETIC FIBER
Layer 2:	Adhesive			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Yellow, Soft				
713945-008	09/29/26	08	District Jury Room		
Layer 1:	Vinyl Sheet Flrng			No Asbestos Detected	85% NON FIBROUS MATERIAL
	Tan, Brittle				15% SYNTHETIC FIBER
Layer 2:	Adhesive			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Yellow, Soft				
713945-009	09/29/26	09	District Judge Chamber		
Layer 1:	Vinyl Sheet Flrng			No Asbestos Detected	85% NON FIBROUS MATERIAL
	Tan, Brittle				15% SYNTHETIC FIBER
Layer 2:	Adhesive			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Brown, Soft				
713945-010	09/29/26	10	District Judge Chamber		
Layer 1:	Vinyl Sheet Flrng			No Asbestos Detected	85% NON FIBROUS MATERIAL
	Tan, Brittle				15% SYNTHETIC FIBER
Layer 2:	Adhesive			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Brown, Soft				

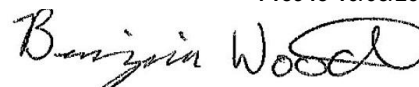
EPA Regulatory Limit: 1%

Total layers analyzed on order: 14



Analyst **Elsamani Abdelfadiel**

713945-10/05/26 03:06 PM

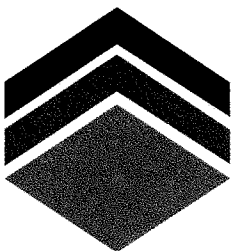


Reviewed By: **Ben Wood**

Laboratory Director

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. Laboratory estimated asbestos error rates available upon request. The test results apply to the sample as received.

APPENDIX B
INSPECTOR'S CERTIFICATION



M·E·T·A
Mayhew Environmental Training Associates
I N C O R P O R A T E D



Certificate # NX7DIX1M5R

Tristan Taran O'Brien

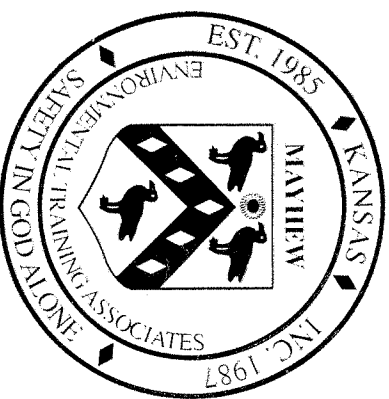
has on 1/22/2026, in Lawrence, KS completed the requirements for asbestos accreditation in English under Section 206 of TSCA Title II, 15 USC 2646, LAC 33:III.2799, Appendix A

Asbestos Inspector Refresher

as approved by the LA DEQ & the US EPA under 40 CFR 763 (AHERA) from 1/22/2026 to 1/22/2026 and passed the associated exam on 1/22/2026 with a score of at least 70%

DeMarcus Lockett
Instructor

Thomas Mayhew
President



P.O. Box 786

- Lawrence, KS. 66044

- 800.444.6382

www.metaenvironmental.net

DL: KS-K03219638

SSN: XXX-XX-3738

Expiration: 1/22/2027