



## **Fire Damage Assessment and Restoration Scope of Work**

**Property damage assessment and restoration scope of work following a fire loss within the Queensborough National Bank located at 20 NW Broad Street in Metter, GA 30439.**

*Date:* November 13, 2024

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### **1. INTRODUCTION AND BACKGROUND**

National Environmental Solutions, Inc. (“NESI”) was contacted by Travelers Insurance to assist in assessing the interior fire damage at the above-referenced property in Metter, Georgia. The fire originated in the adjacent building, which was utilized as a restaurant. The building where Queensborough Bank resides was originally built in 1910; however, it was renovated in 1995 when Queensborough Bank began occupying the building.

Based on a site inspection conducted by NESI on October 31, 2024, all areas of the building were found to be impacted by malodors, soot-like residues, and physical damage to building materials, or other fire effects to varying degrees, with the most damage occurring on the west side of the building, where the fire occurred.

The objectives of NESI’s assessment were to conduct an inspection of the facility to determine the extent of fire, soot, and other damage to the property and prepare a fire restoration plan based on the results of the fire damage assessment. Upon completion of NESI’s visual inspection, field measurements, and laboratory analysis, NESI reached the following conclusions, also shown on the diagram at the end of this report:

- (1) The offices, hallways, bathrooms, closets, etc., on the west side 1st level of the building are moderately to severely impacted and will require full component removal, treatment, and cleaning [See Drawings in Section 7—Schematic Drawings].
- (2) All remaining rooms and plenums on the east side of the building (past the demarcating wall) are lightly impacted by soot residues and will require HEPA vacuuming, wet-wiping, and odor removal [See Drawings].
- (3) The offices on the west side 2nd level of the building are moderately to severely impacted and will require full component removal, treatment, and cleaning [See Drawings].
- (4) The remaining rooms are lightly to moderately impacted by soot residues and will require HEPA vacuuming, wet-wiping, and odor removal [See Drawings].
- (5) The HVAC(s) system is light to moderately impacted and will require cleaning or replacement.
- (6) Black Mastic was collected and analyzed via PLM analysis and was found to contain asbestos. This material is located over the slab on the first level.



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### **2. FIRE INSPECTION METHODS**

An inspection was performed by NESI throughout the interior of the property to assess the extent and degree of fire and smoke damage. Areas inspected included (1) the interior of the occupied spaces on both 1st and 2nd levels, (2) above the ceiling grid on both 1st and 2nd levels, and (3) the HVAC system(s).

#### 2.1 – Visual Inspection

NESI conducted a visual assessment of the horizontal and vertical surfaces of the facility by conducting a “white glove” test to determine the amount of black staining that was produced from fire and smoke-related residues such as soot, char, and ash. Additionally, shining the surface with a high-intensity light beam (>1000 lumens) can also be helpful in observing the presence of small particles not otherwise seen by the naked eye (*ref*: Tyndall effect). Through visual examination, a damage assessment category can be applied to categorize the severity<sup>4</sup> of the soot damage observed; they are (1) no damage, (2) light damage, (3) moderate damage, (4) severe damage, and (5) very severe damage. In circumstances where it becomes visually difficult to classify the level of damage or in cases where validation and/or confirmation is required, assessment tools such as microscopic analysis can be used to identify the presence of fire and smoke-related residues more accurately.

A damage assessment was conducted during NESI’s inspection in an effort to categorize the severity of the fire and smoke damage that was observed within the property: (1) no damage, (2) light damage, (3) moderate damage, (4) severe damage, and (5) very severe damage. These categories are not standardized by the scientific community. Still, they do provide a general overview of how to designate the damage into “levels” that have some continuity and can be used for inspection and assessment purposes [Ref: Restoration Industry Association, “*Guidelines for Fire and Smoke Damage Repair*,” 2007]<sup>1</sup>. The severity categories, or “levels,” can also be color-coded to help visualize impacted areas as well as non-impacted areas;

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<sup>1</sup> *General categories of fire damage severity, “Guidelines for Fire and Smoke Damage Repair”, 2<sup>nd</sup> Edition, Restoration Industry Association (RIA), June 2007.*



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- No Damage 0
- Moderate Damage 2
- Very Severe Damage 4
- Light Damage 1
- Severe Damage 3

**Table #1 – Categories of Fire and Smoke Damage Severity**

<b>No Damage</b>	<span style="border: 1px solid black; padding: 2px 5px;">0</span>	[White Colored]
<i>No there is no evidence of fire or smoke-related damage throughout the property/room</i>		
<b>Light Damage</b>	<span style="border: 1px solid black; padding: 2px 5px;">1</span>	[Green Colored]
<i>Damage consists of loose fire residues which can be remedied by cleaning the walls, ceilings and floors and contents. Residues may be confined to specific area. No painting or replacement are required</i>		
<b>Moderate Damage</b>	<span style="border: 1px solid black; padding: 2px 5px;">2</span>	[Blue Colored]
<i>The damage consists of more intense or persistent fire residues which may be remedied by restorative cleaning procedures (restoration), painting, and floor refinishing. Localized heat damage may require replacement of a burned cabinet, appliance, or drywall. Fire odors may be minor or severe. Some fires, such as those involving carbonized meat or poultry, generate little or no visible smoke or residues but leave a persistent, obnoxious odor. Other materials, such as plastics, may generate extensive residues from a small quantity of fuel. Personal property requires surface cleaning where residues are present, and can largely be handled on site.</i>		
<b>Severe Damage</b>	<span style="border: 1px solid black; padding: 2px 5px;">3</span>	[Red Colored]
<i>Fire damage has occurred to structural materials such as framing, and millwork, and finishes near the fire source; heavy deposits of carbon and smoke residues over a wide area; odors may be extremely obnoxious, particularly from confined, oxygen-starved fires. Enclosed wall and ceiling cavities may be infiltrated by smoke. Some contents may not be restorable by on-site methods. Repairs involve the coordination of multiple trades.</i>		
<b>Very Severe Damage</b>	<span style="border: 1px solid black; padding: 2px 5px; background-color: yellow;">4</span>	[Orange Colored]
<i>Fire damage to major building elements, such as floor or roof framing, heating and ventilation, and utilities. Such damage often requires temporary repairs such board-up, winterization, temporary electrical repairs, or removal of salvageable contents. Very severe fires may involve extensive water damage from fire suppression efforts or damaged water lines. Licensed Contractors, building permits and code inspections are required.</i>		





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### 2.2 – Laboratory Sampling and Analysis for the Presence of “Soot-Like” Particles.

As part of NESI’s assessment, thirty-eight (38) surface tape-lift samples were collected and analyzed using direct light microscopic methods for the presence of “soot-like” particles. Samples were collected by using a “bio-tape,” which is a flexible plastic microscope slide with an adhesive substance that, when touched onto the surface, will “lift” and adhere any particles present onto the slide. The slide is then stained using cotton phenol blue and directly examined under light microscopic magnification between 100X to 1000X and analyzed by HP Environmental<sup>2</sup> for the presence of soot-like particles. Results are reported in percent (%) as a semi-quantitative test: (a) <5% = rare, (b) 6% to 25% = low, (c) 26% to 75% = medium, and (d) >76% = high. These results, along with visual assessment methods, were used to delineate the full extent and severity of the fire and smoke damage within the structure

## **3. INSPECTION RESULTS**

As expected, the extent and varying degrees of the fire and soot damage observed will depend greatly on fire patterns and the proximity to the area of origin. The objectives of NESI work were NOT to conduct a fire investigation but rather to conduct a property damage assessment caused by the fire.

### 3.1 – Interior Fire and Smoke Damage

When a fire develops in an indoor environment, the products of combustion (e.g., heat, soot) begin to damage construction materials such as walls, ceiling, and flooring, as well as equipment, office furniture, and personal items within the space.

The effects of fire damage, commonly referred to as “fire effects,” are many and depend on several factors. However, a list of these commonly observed fire effects that are commonly used to help determine the extent of damage include (a) visual staining or charring of wood, (b) depth of char, (c) the presence of blisters

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<sup>2</sup> *HP Environmental, Inc., (“HPE”) is an accredited industrial hygiene laboratory as determined by the American Industrial Hygiene Association (AIHA) Lab ID #: 100506. Tape-lift samples analyzed were compared to a Z-Maximum (heavily damaged by fire and smoke) sample and were also compared to the McCrone Research Institute and the National Institute of Health (NIH) “The Particle Atlas”. The Particle Atlas is a unique database of major classes of particulate material viewed by polarized light microscopy, transmission and scanning electron microscopy, electron diffraction, X-ray, and fluorescence spectroscopy. The Particle Atlas contains thousands of optical and electron micrographs that are included and used for visual reference.*



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– large shiny or small and dull, (d) color changes on wallboard, (e) soot deposition on surfaces, (f) charred paper-faced wallboard, (g) melting of plastic materials, (h) thermal expansion and deformation, (i) high-temperature glass break, and others.

These examples of commonly encountered “fire effects” were observed, to varying degrees, by NESI during our damage assessment. As noted in Table #3 below, the interior finishes and plenums along the western-facing walls were the most heavily impacted, as many of these fire effects were observed. As you move toward the east of the building, soot deposition was observed visually, predominately on horizontal surfaces. Odors commonly associated with fire loss were also persistent throughout the building. Each area was separated into functional spaces or areas of demarcation to assess the severity of the fire and smoke damage. The severity of the fire and smoke damage for each functional space is described in Table #2 as follows;

**Table #2 – Observed Fire and Smoke Damage Assessment (Severity)**

Location	Functional Space	Damage & Severity	Color	*	Response Action Summary
Main Level	Lobby	Light Damage	Green	1	Wet-Wipe and Clean
	Offices	Severe Damage	Red	3	Complete Gut
	Drive Through	Light Damage	Green	1	Wet-Wipe and Clean
	Teller Desk Area	Light Damage	Green	1	Wet-Wipe and Clean
	Vault	Moderate Damage	Blue	2	Remove, Treat, Clean
	Book Vault	Moderate Damage	Blue	2	Remove, Treat, Clean
	Mechanical Room	Moderate Damage	Blue	2	Remove, Treat, Clean
	Men/Women Bathroom	Severe Damage	Red	3	Complete Gut



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Location	Functional Space	Damage & Severity	Color	*	Response Action Summary
	Conference Room	Severe Damage	Red	3	Complete Gut
	Kitchen	Severe Damage	Red	3	Complete Gut
Second Floor	Office 2-C	Severe Damage	Red	3	Complete Gut
	Reception Waiting 1	Severe Damage	Red	3	Complete Gut
	Office 3-C	Severe Damage	Red	3	Complete Gut
	Office 1-B	Severe Damage	Red	3	Complete Gut
	Office 1-A	Severe Damage	Red	3	Complete Gut
	Reception Waiting 2	Moderate Damage	Blue	2	Remove, Treat, Clean
	Office 2-A	Moderate Damage	Blue	2	Remove, Treat, Clean
	Stairwells	Moderate Damage	Blue	2	Remove, Treat, Clean
	Office 1-C	Moderate Damage	Blue	2	Remove, Treat, Clean
	Bathrooms	Moderate Damage	Blue	2	Remove, Treat, Clean
	Conference Room	Light Damage	Green	1	Wet-Wipe and Clean
	Office 1-D	Light Damage	Green	1	Wet-Wipe and Clean
	Reception Waiting 4	Light Damage	Green	1	Wet-Wipe and Clean
	Office 2-B	Light Damage	Green	1	Wet-Wipe and Clean
	Reception	Light Damage	Green	1	Wet-Wipe and Clean
	Office 1-E	Light Damage	Green	1	Wet-Wipe and Clean



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Location	Functional Space	Damage & Severity	Color	*	Response Action Summary
	Office 2-E	Light Damage	Green	1	Wet-Wipe and Clean
	Waiting	Moderate Damage	Blue	2	Remove, Treat, Clean
HVAC	Insulation; Ductwork; AHUs	Moderate Damage	Blue	2	Replace Flex Duct, Clean System

\* See Section 1.3, Table #1 – “Categories of Fire and Smoke Damage Severity”

In total, thirty-eight (38) surface tape-lift samples were collected throughout the facility and analyzed via direct microscopy. Samples were collected to aid the visual assessment in delineating and determining if (1) soot is present on a given surface and (2) if present, general concentrations of soot deposition. Of the 38 collected, five (5) samples were sent to HP Environmental for QA/QC purposes<sup>3</sup>. A summary of the results has been provided in Table 3 below.

**Table #3 – Results of Analysis for the Presence of “Soot-like” Particles**

#	Sample Location	Result	Criteria Status Pass / FAIL	#	Sample Location	Result	Criteria Status Pass / FAIL
01	Z-MAX from Office Baseboard	Heavy	FAIL	20	Vault grid	Low	FAIL
02	Hallway Wall	Low	FAIL	21	Women’s bathroom wall	Rare	FAIL
03	Hallway Plenum	Low	FAIL	22	Office I-D Shelf*	Rare	Pass
04	Lobby Side Plenum*	Rare	Pass	23	Conference Room Wall	Low	FAIL
05	Lobby Wall	Rare	Pass	24	Door Trim at Reception/Waiting Room	Moderate	FAIL
06	Direct baseboard from Drive through	Rare	Pass	25	Shelf at Reception Room	Low	FAIL
07	Transfer baseboard from Drive through	Rare	Pass	26	2nd Floor Wood Hall Truss*	Moderate	FAIL

<sup>3</sup> Ref: HP Environmental, Inc., Report#: 245047. Particles identified by the laboratory resemble combustion-like material such as soot and ash. Sample results are semi-quantitative and percent coverage is determined by visual estimation. Further analysis is required to positively identify the particulate.



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#	Sample Location	Result	Criteria Status Pass / FAIL	#	Sample Location	Result	Criteria Status Pass / FAIL
08	Drive through wall	Rare	Pass	27	Stairwell Hall Truss	Moderate	FAIL
09	Book vault wall	Rare	Pass	28	Plenum in Office 2-E*	Moderate	FAIL
10	Safe at drive through	Rare	Pass	29	Windows at 2nd Floor Stairs	Low	FAIL
11	Book vault file cabinet	Low	FAIL	30	Conference Room Window	Low	FAIL
12	Book vault top	Low	FAIL	31	Conference Room HVAC Vent	Low	FAIL
13	Vault wall	Low	FAIL	32	2nd Floor Exterior Siding Wood	Heavy	FAIL
14	Women's bathroom towel dispenser	Low	FAIL	33	2nd Floor Back Room Joist	Moderate	FAIL
15	Teller wing table	Rare	Pass	34	Door trim on 2nd Floor	Low	FAIL
16	Plenum wood framing	Low	FAIL	35	Plenum hall 2nd Floor	Low	FAIL
17	Ceiling Plenum	Low	FAIL	36	Office I-E Wall	Rare	Pass
18	Top of Vault	Low	FAIL	37	Office I-E Book shelf*	Low	FAIL
19	Vault baseboard	Low	FAIL	38	Office I-E Window sill	Low	FAIL

\*Samples sent to the laboratory for confirmatory QA/QC

## 4. RESTORATION SCOPE OF WORK / RESPONSE ACTIONS

The restoration scope of work shall address property damage to the interior building structure resulting from the fire loss. Damaged building constituents consist of a) wood framing, b) plywood and OSB, c) gypsum wallboard walls, d) mineral fiber ceiling tiles, and e) carpeting, among others. Please note that these are just recommendations for the visibly or otherwise damaged areas. Removing additional materials and implementing additional engineering controls may be necessary once corrective actions have started. Please refer to the floor plan at the end of the document for specific room identifiers and locations.

### 4.1 Severely Damaged Locations



The rooms demarcated in **RED** all have had heavy fire impact and, therefore, shall be considered severely damaged. These locations shall be “gutted” and removed of all wallboard, carpeting, ceramic floor tile, ceiling tiles, insulation and other finishes to expose the wall and ceiling cavity and slab. In areas closest to the fire's origin, wood beams, joists, and other structural components may be charred and unstable. All damaged items



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shall be removed, disposed of, and replaced with new wood products. Once all wall and ceiling cavities are fully opened through demolition, the designated area shall be thoroughly surface cleaned to remove grease, oils, fats, and soot particles from floors, walls, and ceilings. Oxidizing agents, followed by neutralizing agents (if required), shall then be used to remove odors from the surface. Finally, a smoke odor sealer should be applied onto surfaces such as walls and ceilings to encapsulate and seal any remaining residual odors that remain permanently.

### 4.2 Moderately Damaged Locations



All areas marked in **BLUE** shall be cleaned, treated, and painted. Cleaning and treatment consists of surface cleaning to remove grease, oils, fats, and soot particles from floors, walls, and ceilings. Oxidizing agents, followed by a neutralizing agent (if required), shall then be used to remove odors from the surface. Finally, a smoke odor sealer should be applied to surfaces such as walls and ceilings to permanently encapsulate and seal any remaining residual odors. Fixtures such as teller's desks, counters that are exhibiting signs of heat or smoke damage should be removed and replaced with new.

### 4.3 Lightly Damaged Locations



All remaining surfaces in the building, shaded in **GREEN**, shall be HEPA-vacuumed and wet-wiped clean. Areas to be cleaned include the wall systems in the occupied space as well as the plenum space above the ceiling grid.

### 4.4 Carpet / Ceiling Tiles

All carpets, associated glues, and mastics within the building shall be removed and disposed of regardless of whether the carpet is located in a severely, moderately, or lightly impacted room.

*Please note: An initial Asbestos Inspection was conducted by MCM Environmental LLC (entitled REVISED final version all pages 20 NW Broad St Metter Bank PLM and Lead Results). NESI was tasked with reviewing the report and conducting supplementary sampling if necessary. Asbestos-containing black mastic was*



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*identified on the main level in the conference room area and tested by NESI. This material was found to be positive, and should be removed by a GA-licensed asbestos abatement contractor before disturbing. This material is only believed to be in the conference room hallway area. However, it should be quantified before removal to ensure all mastic is removed.*

All ceiling tiles should be removed and discarded. The ceiling grid should be thoroughly cleaned as outlined in Section 4.7. The ceiling grid may need to be removed so that the plenums can be accessed for cleaning.

### 4.5 HVAC System(s)

The Contractor shall clean the HVAC system(s) and associated ductwork servicing the facility. All flex ducting should be removed and replaced. Methods to be used to clean system the HVAC Systems include the following;

- NADCA's "ACR The NADCA Standard for Assessment, Cleaning, and Restoration of HVAC Systems 2013) and Section 13.0 – "Verification of HVAC System Cleaning."
- Institute of Inspection, Cleaning and Restoration Certification (IICRC)
  - (a) IICRC S500 – Standard for Professional Water Damage Restoration
  - (b) IICRC S700 – Standard for Professional Fire and Smoke Damage Restoration
- United States Environmental Protection Agency (U.S. EPA)
  - (a) U.S. EPA – 402-K-97-002, *Should You Have the Air Ducts In Your Home Cleaned?*
  - (b) U.S. EPA – *Building Air Quality, A Guide for Building Owners & Facility Managers*

### 4.6 General Work Practices / Apply to All Areas Where Cleaning is Recommended:

In general terms, the Restoration Contractor shall maintain the structure under slight negative pressure due to the dispersal of soot, char, and smoke particles throughout. This will help limit the dispersal of sheetrock dust and soot particles from damaged areas into undamaged areas.





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### 4.6.1 – Seal All Entry Points and Restrict Access into the Work Area.

The Restoration Contractor performing the restoration work shall lock and seal all doors entering the work area. The seal must be secure and airtight (e.g., examples include multiple layers of duct tape on door seams and 6.0 mil polyethylene sheeting) and should contain clear signs on the door displaying “DO NOT ENTER. DUSTY ENVIRONMENT. POTENTIAL HEALTH HAZARD,” or similar wording.

### 4.6.2 – Construct a Single Stage Negative Pressure Containment and Controlled Environment.

A single-stage negative pressure containment shall be built using 6.0 mil polyethylene sheeting. The work area shall be maintained at a negative pressure (i.e., controlled environment) of at least – 0.01 inches w.g. of static pressure. This can be accomplished by installing sufficient air filtration devices (AFDs) to create a minimum of – 0.01 inches of w.g. and offset the known or unknown leakage into the space from penetrations or openings into the work area.

### 4.6.3 – Personal Protective Equipment (PPE)

Access to the containment area will be limited to approved personnel (Restoration Contractor, Project Hygienists, and owner-approved personnel). All approved personnel handling soot-impacted materials shall wear (at a minimum) Personal Protective Equipment (PPE) to consist of; a) protective clothing such as Tyvek Suits, coveralls, or company-issued clothing specifically for this project, b) ½-face negative pressure respirator with eye protection, c) disposable surgical neoprene gloves or leather work gloves, and d) protective work boots.

### 4.6.4 – Restrict Electrical Power Usage and Provide Adequate Lighting

The Contractor shall control and restrict the use of electrical power. This is typically done using a dedicated GFI-controlled panel, which will provide reliable power to equipment such as negative air machines, blowers, dehumidifiers, HEPA vacuums, airless sprayers, and temporary lighting. Although the building owner will provide a source of electrical power and water, the restoration Contractor shall be responsible for connecting to the power and water source.



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### 4.6.5– Dust Control

The Restoration Contractor shall use the following tools to prevent the dispersal and control the tracking of construction dust throughout the facility's interior: (1) industrial HEPA vacuums, (2) wet control procedures, (3) “sticky or tacky mats,” and (4) temporary protective flooring. Industrial grade and portable HEPA vacuums shall be used to vacuum any dust accumulation, such as gypsum wallboard, wood dust, mold, dirt, etc. In addition, using wet control methods (with the help of HEPA vacuums) is an essential step in controlling dust within the building's interior. Wet control methods include: a) using a wet disposable cloth or wipe containing a low-odor disinfectant to clean dirty surfaces. “Sticky or tacky mats” can also control dust dispersal. Sticky mats should be installed in high-traffic areas, especially at the entrance/exit of the containment and work area.

## 4.7 – General Methods and Procedures Used to Decontaminate Building Materials

### 4.7.1 – Burst of Compressed Air on Surface

The Contractor shall apply a “burst” of air pressure to dislodge particles adhered to the surfaces to be cleaned. Particular emphasis shall be placed on directing the compressed airflow onto the surface and into small cracks, holes, pits, vents, etc. The “burst” of pressure shall be obtained from a 100 psi capable compressor and nozzle. Compressed air must only be used in a negative pressure containment or outdoors.

### 4.7.2 – HEPA Vacuum Surface

The Contractor shall carefully and thoroughly HEPA vacuum all surfaces. For optimum results, the HEPA vacuum shall have an extended arm with a brush or similar tool to help dislodge dust/debris.

### 4.7.3 – Dry All Items

The Contractor shall ensure that all construction materials are adequately dried after cleaning. The Contractor shall utilize good industrial/commercial grade dehumidifiers capable of removing



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at least 15 gallons daily. Examples include a) Drieaz F203A 1200 and b) Phoenix R250 LGR or similar. Air movers and blowers should be used to disperse the dry air throughout the room. Examples include: a) XPower 1,600 CFM, and b) Allegro 9519 1,600 CFM, etc. The Contractor shall verify that all cleaned building materials are dry before conducting the Post Remediation Verification (PRV). Moisture meter readings (wood equivalent) shall be below 15% MC, and the relative humidity shall be below 50% RH.

#### **4.7.4 – Remove and Dispose of All Smoke and Fire Damaged Building Materials**

Remove and dispose of all smoke and fire-damaged building materials from areas shown on the schematic drawing. The Restoration Contractor shall dispose of the construction waste and place it into the C&D dumpster.

#### **4.7.5 – Adequately Sand All Wood Products**

Wood products that remain in place and will not be removed due to structural and accessibility concerns must be cleaned free from soot, char, ash, dust, and debris. Wood products include (but are not limited to) studs, OSB (oriented strand board), plywood sheeting, LVL, hardboard, etc. Cleaning of wood products that will remain in place shall be thoroughly inspected and documented by NESI [see Section 5.0, Post Remediation Verification Testing]. The cleaning procedure for each wood product will depend on the remaining wood product's cleanliness or “impacted” level. When performing this work, the Restoration Contractor shall use an attached shroud or local exhaust ventilation to control dust while using any dust-generating tool such as an orbital sander, planer, or jointer. Lightly impacted wood products may only require a stiff bristled scrubber or a steel wool pad to remove the visible staining. Once the wood product is deemed visibly clean, it is subject to PRV testing by NESI. Upon successfully passing the PRV testing, the Restoration Contractor shall apply a smoke odor sealer on portions of the wood products that require heavy cleaning to permanently encapsulate and seal any remaining residual odors that may remain.



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### **4.7.6 – All Wood Products must be Dry before Applying Paint Coating.**

Upon completion of all remediation procedures, including wet wiping, sanding, and surface disinfection of all recently cleaned wood products, the Restoration Contractor shall ensure that all wood products are completely dry before re-construction and the application of paint coatings. Drying of all wood products shall be performed by use of refrigerant dehumidifiers. Dehumidifiers shall dry exposed surfaces below 15 percent (%) wood moisture content (MC). NESI shall record the temperature, relative humidity, and %MC as part of all PRV testing inspections.

### **4.7.7 – All wood products that cannot be repaired shall be replaced with new products.**

Heavily soot-impacted wood products that cannot be successfully remediated shall be replaced with new products. The general rule of thumb, the wood product shall be replaced with a new product when;

- i) If sanding of the damaged wood product (up to 1.35 mm or the thickness of a dime) does not remove visible staining.
- ii) If the soot-impacted wood product absorbed sufficient moisture and swells greater than 1/4 – inch of the size of the same type of (the un-impacted) wood product.
- iii) If the soot-impacted wood product contains strong malodors that cannot be neutralized by the use of anti-odor agents.
- iv) If the cost to clean the soot-impacted wood product exceeds the cost of replacement.



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### **5. – POST REMEDIATION VERIFICATION (PRV) TESTING**

#### 5.1 – Post Remediation Testing (PRV) for Soot Clearance (if requested)

PRV may be performed by an independent testing firm by conducting a visual clearance and/or laboratory testing. A visual clearance refers to conducting a “white-glove” wipe test on the previously cleaned and treated surfaces to verify that there is no soot accumulation. A wet cloth or “white glove” test can be performed on a test surface, as well as a reference or cleaned surface, to determine whether or not the test surface is visually impacted. Laboratory semi-qualitative soot testing can also be performed on a surface to determine if the surface has been impacted above background levels. One or all of the following methods will be used to pass or fail PRV testing. They are as follows

5.1.1 – A “diaper test” or “white glove test” must be visually clean when compared to a background or reference sample. Therefore, any darkening of the white-colored wipe (or diaper) in comparison with the blank or reference sample is considered to have FAILED.

5.1.2 – Tape lift samples shall be collected and used to determine whether or not the surface is soot-impacted. Concentrations equal to or greater than “low” are considered to have FAILED.

### **6. – CONCLUSIONS**

The completion of the restoration scope of work is expected to result in a clean, soot/hazard-free, no malodor, and, therefore, a safe environment. NESI was NOT hired to conduct a workplace health hazard exposure assessment. Most experts would agree, however, that in light of the amount of soot contamination observed on surfaces throughout the space, there would be a reasonable expectation that dermal exposures and, to a lesser extent, airborne exposures to combustion by-products such as soot residues, may occur from time-to-time. These soot residues contain many toxic contaminants, including polycyclic aromatic hydrocarbons (PAHs) and dioxins, which are also carcinogenic. The potential exposure to these highly toxic and cancer-causing contaminants must be taken seriously by removing the hazard from the workplace.

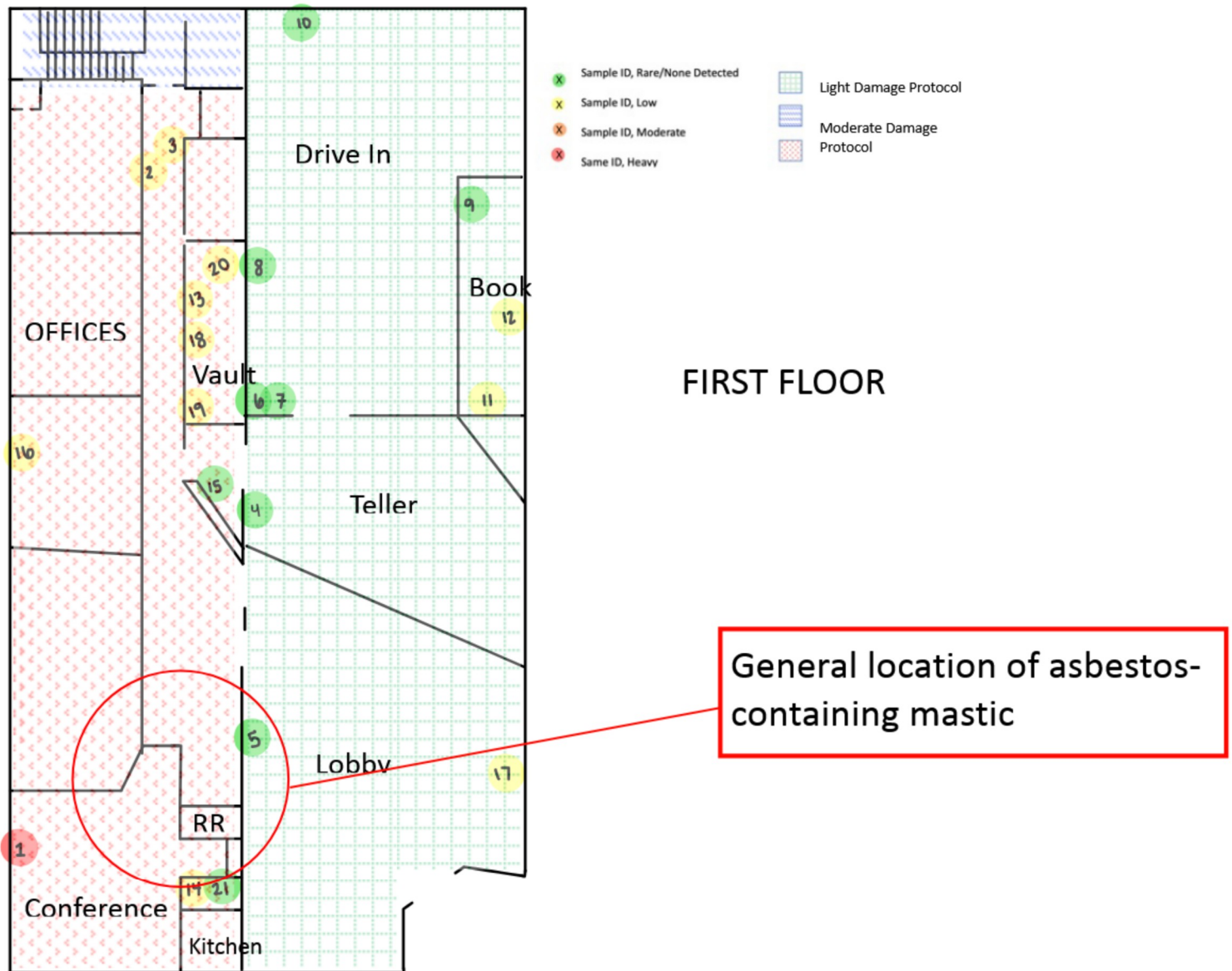


# FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK Queensborough National Bank, located at 20 NW Broad Street in Metter, GA

November 13th, 2024

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## 7. – SCHEMATIC DRAWINGS





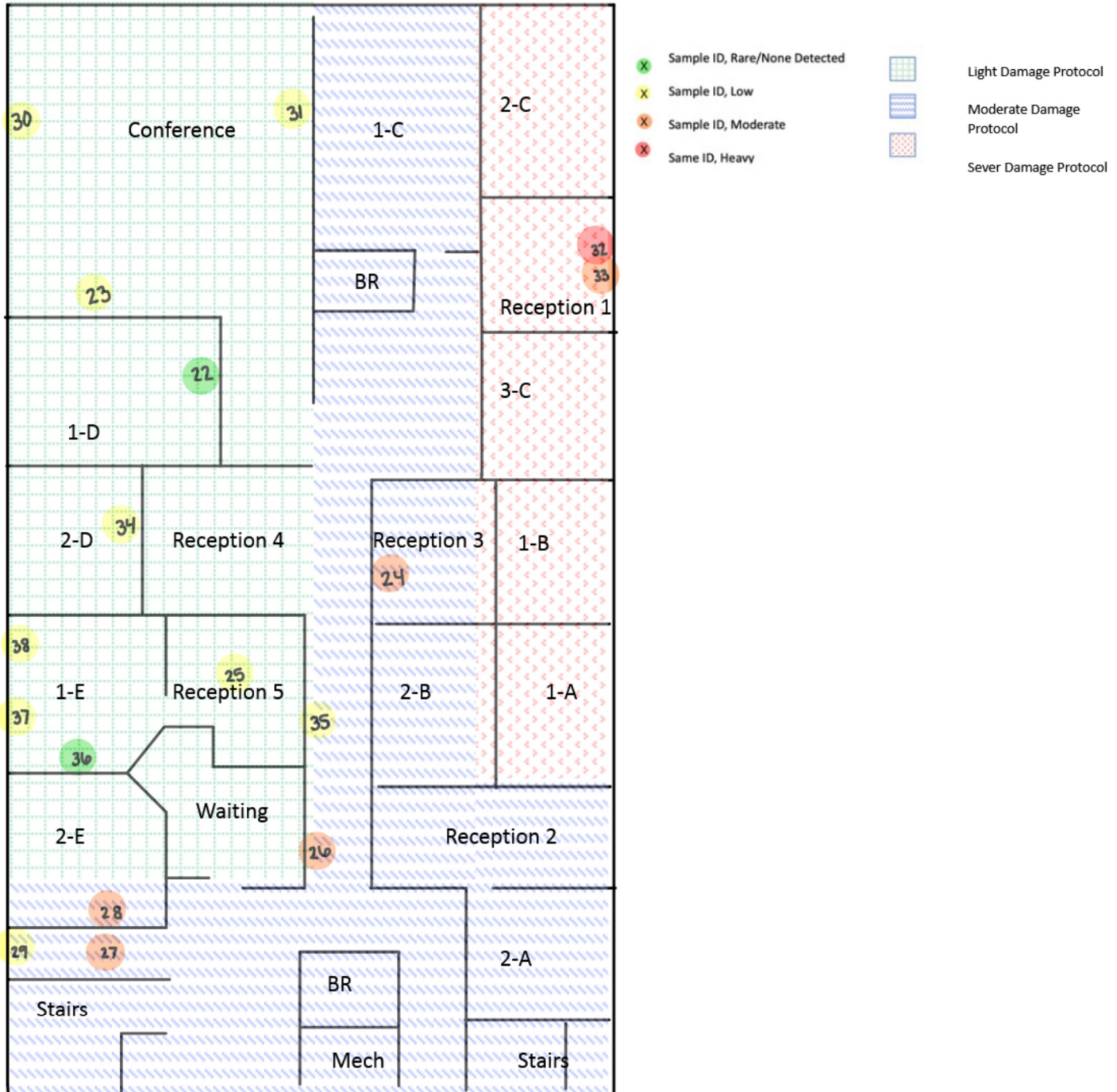


# FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK

## Queensborough National Bank located at 20 NW Broad Street in Metter, GA

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# **FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK** **Queensborough National Bank, located at 20 NW Broad Street in Metter, GA**

*November 13th, 2024*

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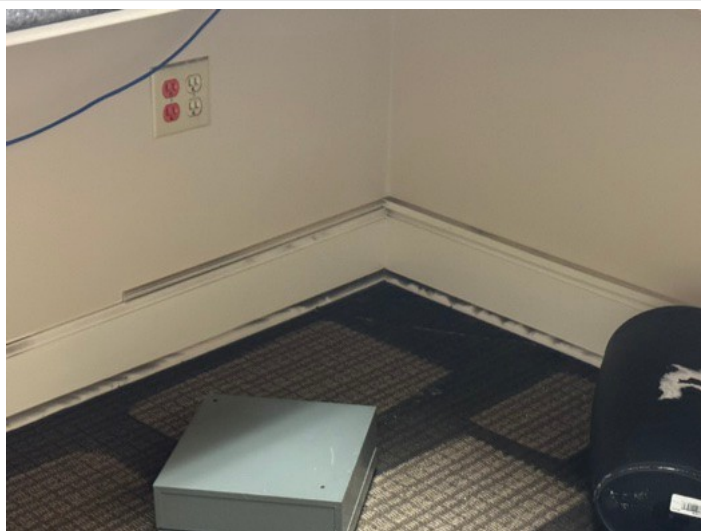
## **8. – PROJECT PHOTOGRAPHS**



**Main Level Bathrooms:** General condition of rooms



**Main Level Offices:** General condition of carpet



**Main Level:** Soot deposition through the walls



**Conference Room:** General condition of rooms



# **FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK**

## **Queensborough National Bank located at 20 NW Broad Street in Metter, GA**

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**Main Level Offices:** General condition of offices



**Main Level Offices:** Soot on switches and outlets



**Main Level:** Soot definition on surfaces.







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**Queensborough National Bank, located at 20 NW Broad Street in Metter, GA**

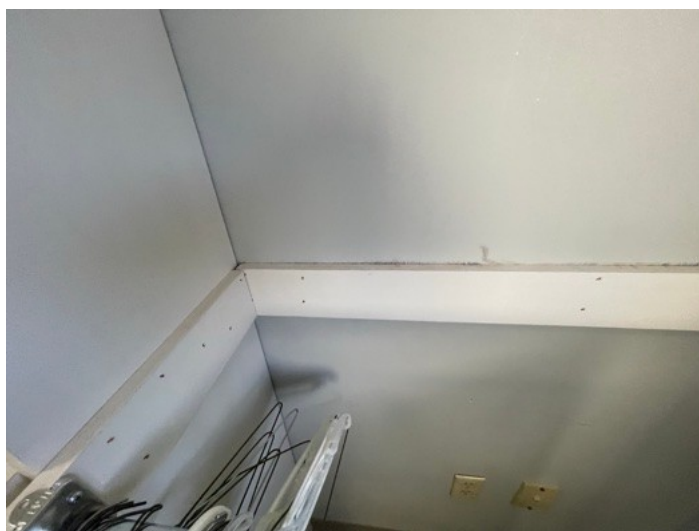
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**Upper Level:** General Condition of rooms.



**Upper Level:** Soot deposition on surfaces



**Upper Level:** Soot deposition in plenum



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## Queensborough National Bank located at 20 NW Broad Street in Metter, GA

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104 Elden Street  
Herndon, Virginia 20170



Phone: 703 • 471-4200  
Facsimile: 703 • 471-0020  
www.hpenviron.com

Report Number: **245047**

H P E N V I R O N M E N T A L  
I N C O R P O R A T E D

Page 1 of 2

### Certificate of Laboratory Analysis

National Environmental Solutions, Inc.  
Attn: Vinnie Troiano  
P. O. Box 220  
Sautee, GA 30571

**Date Received:** 11/06/24  
**Date Reported:** 11/08/24  
**Project Location:** Queensborough Bank

- | 1. Client Sample No.: <b>4</b><br>Sample Matrix: Wipe/Swipe (1 in2)<br>Sample Location: Lobby Plenum   | HPE Sample Number: 245047-01<br>Collected: 10/31/24  |                        |                  |                        |                  |          |          |     |  |
|--|--|------------------------|------------------|------------------------|------------------|----------|----------|-----|--|
| <b>Combustion-like Particles - Direct Micro</b><br>Preparation Method: MICRO-MTH-015<br>Analysis Method: MICRO-MTH-015<br><i>See footnotes: 1,2,3</i><br><u>Analyte</u><br>Combustion-like Particles | Container Tested: Biotape<br>Prepared: 11/07/24<br>Analyzed: 11/08/24<br>Prepared By: JH<br>Analyzed By: JH  |                        |                  |                        |                  |          |          |     |  |
|  | <table border="0"><thead><tr><th><u>Result</u></th><th><u>Units</u></th><th><u>Reporting Limit</u></th><th><u>Qualifier</u></th></tr></thead><tbody><tr><td>Rare</td><td>part/in2</td><td>n/a</td><td></td></tr></tbody></table>     | <u>Result</u>          | <u>Units</u>     | <u>Reporting Limit</u> | <u>Qualifier</u> | Rare     | part/in2 | n/a |  |
| <u>Result</u>  | <u>Units</u>   | <u>Reporting Limit</u> | <u>Qualifier</u> |                        |                  |          |          |     |  |
| Rare   | part/in2   | n/a                    |                  |                        |                  |          |          |     |  |
| 2. Client Sample No.: <b>22</b><br>Sample Matrix: Wipe/Swipe (1 in2)<br>Sample Location: Office 1-D Shelf  | HPE Sample Number: 245047-02<br>Collected: 10/31/24  |                        |                  |                        |                  |          |          |     |  |
| <b>Combustion-like Particles - Direct Micro</b><br>Preparation Method: MICRO-MTH-015<br>Analysis Method: MICRO-MTH-015<br><i>See footnotes: 1,2,3</i><br><u>Analyte</u><br>Combustion-like Particles | Container Tested: Biotape<br>Prepared: 11/07/24<br>Analyzed: 11/08/24<br>Prepared By: JH<br>Analyzed By: JH  |                        |                  |                        |                  |          |          |     |  |
|  | <table border="0"><thead><tr><th><u>Result</u></th><th><u>Units</u></th><th><u>Reporting Limit</u></th><th><u>Qualifier</u></th></tr></thead><tbody><tr><td>Rare</td><td>part/in2</td><td>n/a</td><td></td></tr></tbody></table>     | <u>Result</u>          | <u>Units</u>     | <u>Reporting Limit</u> | <u>Qualifier</u> | Rare     | part/in2 | n/a |  |
| <u>Result</u>  | <u>Units</u>   | <u>Reporting Limit</u> | <u>Qualifier</u> |                        |                  |          |          |     |  |
| Rare   | part/in2   | n/a                    |                  |                        |                  |          |          |     |  |
| 3. Client Sample No.: <b>26</b><br>Sample Matrix: Wipe/Swipe (1 in2)<br>Sample Location: 2nd FI Hall Plenum  | HPE Sample Number: 245047-03<br>Collected: 10/31/24  |                        |                  |                        |                  |          |          |     |  |
| <b>Combustion-like Particles - Direct Micro</b><br>Preparation Method: MICRO-MTH-015<br>Analysis Method: MICRO-MTH-015<br><i>See footnotes: 1,2,3</i><br><u>Analyte</u><br>Combustion-like Particles | Container Tested: Biotape<br>Prepared: 11/07/24<br>Analyzed: 11/08/24<br>Prepared By: JH<br>Analyzed By: JH  |                        |                  |                        |                  |          |          |     |  |
|  | <table border="0"><thead><tr><th><u>Result</u></th><th><u>Units</u></th><th><u>Reporting Limit</u></th><th><u>Qualifier</u></th></tr></thead><tbody><tr><td>Moderate</td><td>part/in2</td><td>n/a</td><td></td></tr></tbody></table> | <u>Result</u>          | <u>Units</u>     | <u>Reporting Limit</u> | <u>Qualifier</u> | Moderate | part/in2 | n/a |  |
| <u>Result</u>  | <u>Units</u>   | <u>Reporting Limit</u> | <u>Qualifier</u> |                        |                  |          |          |     |  |
| Moderate   | part/in2   | n/a                    |                  |                        |                  |          |          |     |  |
| 4. Client Sample No.: <b>28</b><br>Sample Matrix: Wipe/Swipe (1 in2)<br>Sample Location: Office 2-E Plenum   | HPE Sample Number: 245047-04<br>Collected: 10/31/24  |                        |                  |                        |                  |          |          |     |  |
| <b>Combustion-like Particles - Direct Micro</b><br>Preparation Method: MICRO-MTH-015<br>Analysis Method: MICRO-MTH-015<br><i>See footnotes: 1,2,3</i><br><u>Analyte</u><br>Combustion-like Particles | Container Tested: Biotape<br>Prepared: 11/07/24<br>Analyzed: 11/08/24<br>Prepared By: JH<br>Analyzed By: JH  |                        |                  |                        |                  |          |          |     |  |
|  | <table border="0"><thead><tr><th><u>Result</u></th><th><u>Units</u></th><th><u>Reporting Limit</u></th><th><u>Qualifier</u></th></tr></thead><tbody><tr><td>Moderate</td><td>part/in2</td><td>n/a</td><td></td></tr></tbody></table> | <u>Result</u>          | <u>Units</u>     | <u>Reporting Limit</u> | <u>Qualifier</u> | Moderate | part/in2 | n/a |  |
| <u>Result</u>  | <u>Units</u>   | <u>Reporting Limit</u> | <u>Qualifier</u> |                        |                  |          |          |     |  |
| Moderate   | part/in2   | n/a                    |                  |                        |                  |          |          |     |  |



# FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK

## Queensborough National Bank, located at 20 NW Broad Street in Metter, GA

November 13th, 2024

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104 Elden Street  
Herndon, Virginia 20170



Phone: 703 • 471-4200  
Facsimile: 703 • 471-0020  
www.hpenviron.com

Report Number: **245047**

H P E N V I R O N M E N T A L  
I N C O R P O R A T E D

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### Certificate of Laboratory Analysis

National Environmental Solutions, Inc.  
Attn: Vinnie Troiano  
P. O. Box 220  
Sautee, GA 30571

**Date Received:** 11/06/24  
**Date Reported:** 11/08/24  
**Project Location:** Queensborough Bank

5. Client Sample No.: **37**  
Sample Matrix: Wipe/Swipe (1 in2)  
Sample Location: Office 1-E Shelf

HPE Sample Number: 245047-05  
Collected: 10/31/24

#### Combustion-like Particles - Direct Micro

Preparation Method: MICRO-MTH-015

Analysis Method: MICRO-MTH-015

Analyte See footnotes: 1,2,3

Combustion-like Particles

Prepared: 11/07/24

Analyzed: 11/08/24

Result  
Low

Container Tested: Biotape

Prepared By: JH

Analyzed By: JH

Units  
part/in2

Reporting Limit  
n/a

Qualifier

#### Report Notes:

- (1) HPE is accredited by the AIHA LAP, LLC (Lab ID # 100506) in EMLAP for fungal air, bulk and surface direct exam as documented by the Scope of Accreditation Certificate and associated Scope.
- (2) HPE is responsible for all information provided in the report, except for that provided by the client that can affect the validity of the results. Data provided by the client shall be clearly identified and HPE is not responsible for the sampling activity (i.e., volume, area, mass). Results apply to the samples as received. The report shall not be reproduced except in full with the written approval of HPE to ensure that parts of a report are not taken out of context. Data interpretation of this report will be the client's responsibility.
- (3) Soot & Ash Analysis: The particles identified in this report resemble combustion-like material such as soot, ash and char. Sample results are semi-quantitative and percent coverage is determined by visual estimation. Further analysis is required to positively identify the composition of the particles. Relative Particle Levels: Rare = <5%, Low = 5-25%, Moderate = 26-75%, Heavy = > 75% (approximate area of slide impacted with combustion-like particles).

*Jonathon Hall*

Jonathon Hall, MPH, CIH  
Director of Environmental Microbiology



**FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK**  
**Queensborough National Bank located at 20 NW Broad Street in Metter, GA**

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Eurofins Environment Testing Southeast-Atlanta, LLC  
3080 Presidential Drive, Atlanta, GA 30340  
Phone: (770) 457-8177 / Toll-Free: (800) 972-4889  
[www.EurofinsUS.com](http://www.EurofinsUS.com)

**eurofins** Environment Testing

Work Order: 4410 F61  
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**CHAIN OF CUSTODY**  
**BULK ASBESTOS ANALYSIS**

Client Name:	<u>NESI</u>	Project Name:	<u>Queensboro National Bank</u>	
Address:	<u>PO Box 220</u>	Project Number:	<u>24-9240</u>	
City, State, Zip:	<u>Sautee GA 30571</u>	Sampling Date:	<u>Oct 31 2024</u>	
Contact:	<u>Vinnie Tricard</u>	Phone #:		
Sampler's Name:	<u>I</u>	Invoice To Name(s):	<u>NESI</u>	
Report To:		Invoice To Email(s):		
Report to Email:		PO #:		

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1 FA-01	Carpet Glue / Black Mastic	PLM	6day	POS STOP
2 -02	I	I	I	I
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Relinquished by:	<u>[Signature]</u>	Date/Time:	<u>10/31/24 14:51</u>
Received by:		Date/Time:	
Relinquished by:		Date/Time:	
Received by:		Date/Time:	

Submission of samples to the laboratory constitutes acceptance of EETSE's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, EETSE-Atlanta will proceed with standard TAT.

Asbestos COC 2.28.24

Lab Recipient:	<u>Adice</u>	FOR LAB USE ONLY	Date/Time:	<u>10/31/24</u>	Method of Shipment:	<u>CE</u>
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# FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK

## Queensborough National Bank, located at 20 NW Broad Street in Metter, GA

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**eurofins**  
3080 Presidential Drive  
Atlanta, GA 30340  
Tel : (770) 457-8177  
Fax: (770) 457-8188

Environment Testing

### Bulk Sample Summary Report



Report Date: 5-Nov-24

Client Name: <b>National Environmental Solutions</b>			Job Number: <b>2410F61</b>						
Project Name: <b>QUEENSBORO NATIONAL BANK</b>			Project Number: <b>24-9240</b>						
Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
FA-01  Layer: 1	2410F61-001A	SEE COC	ND	ND	ND	ND	ND	ND	Black mastic
FA-01  Layer: 2	2410F61-001A	SEE COC	ND	ND	ND	ND	ND	ND	Glue
FA-02  Layer: 1	2410F61-002A	SEE COC	ND	ND	ND	ND	ND	ND	Black mastic
FA-02  Layer: 2	2410F61-002A	SEE COC	ND	ND	ND	ND	ND	ND	Glue

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite  
For comments on the samples, see the individual analysis sheets.  
ND = None Detected

Eurofins-Atlanta is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.  
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content. Interpretation and use of test results are the client's responsibility.  
Laboratory liability is limited to the cost of analysis. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP or any agency of the Federal Government.  
This report must not be reproduced except in full without written approval of Eurofins-Atlanta

Microanalyst:

Penka Topuzova

QC Analyst:

Yelena Khanina

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**FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK**  
**Queensborough National Bank located at 20 NW Broad Street in Metter, GA**

*November 13th, 2024*

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End of Report

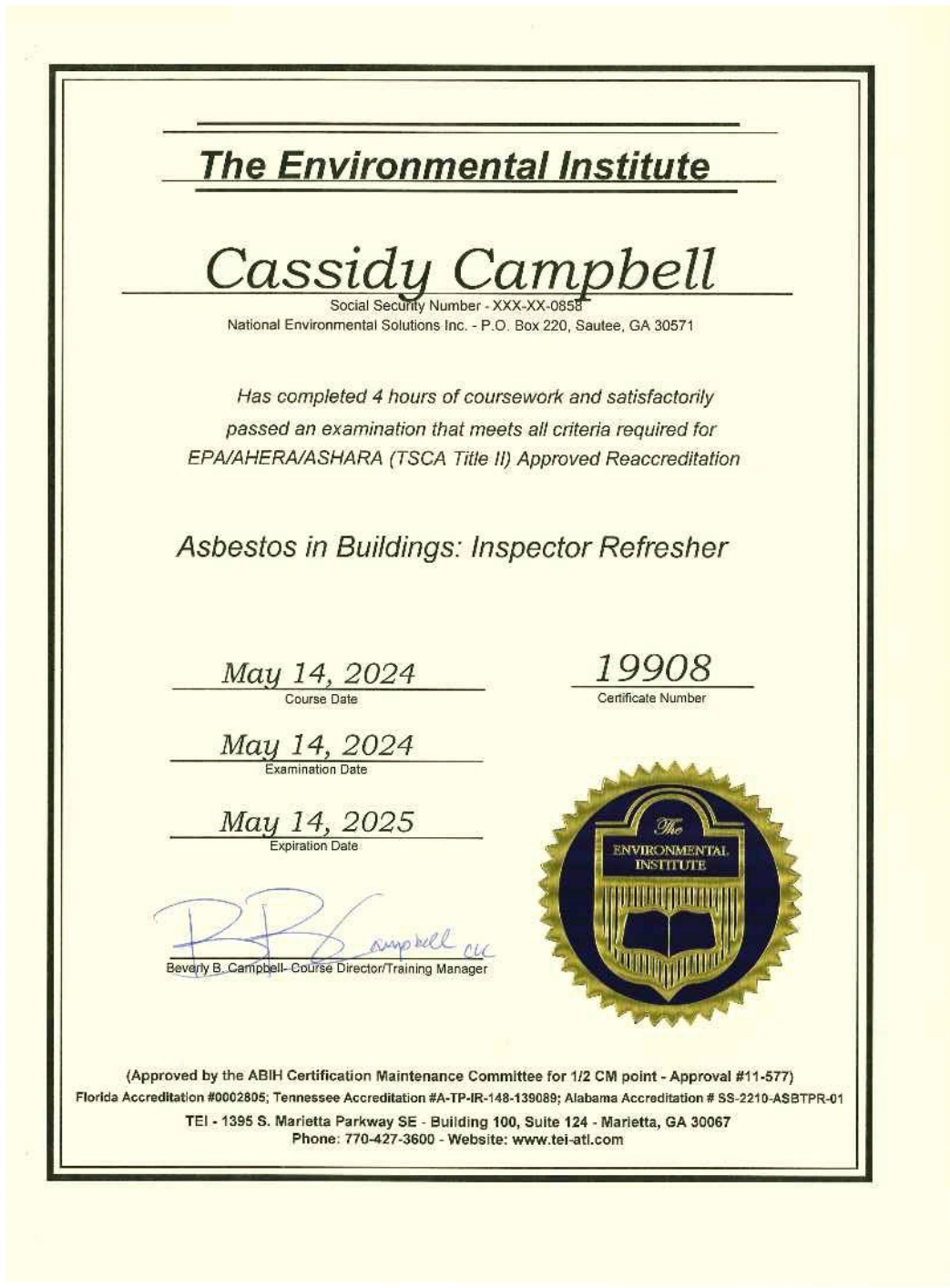
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**FIRE DAMAGE ASSESSMENT AND RESTORATION SCOPE OF WORK**  
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**Queensborough National Bank located at 20 NW Broad Street in Metter, GA**

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