

Renovation Specific Bulk Asbestos Survey Report



Property Information:

**908 US 50
Pueblo, CO 81008**

Inspection Conducted By:

**Ted Anderson Colorado Cert #14835
Rick Sinchak Colorado Cert #1278
Asbestos Consulting Firm #ACF-15258**

Report Prepared By:

**Anderson Property Inspections
Colorado Springs, CO**

Bulk Sample Analysis Performed by:

**CEI Labs Inc.
NVLAP lab code 101768**

Table of Contents

1.0 METHODOLOGY.....3

2.0 SCOPE OF WORK.....5

3.0 MATERIAL CLASSIFICATION7

4.0 CONCLUSIONS AND RECOMMENDATIONS.....9

5.0 PHOTOS.....10

6.0 SKETCH.....15

LABORATORY RESULTSAPPENDIX A

1.0 METHODOLOGY

Anderson Property Inspections has conducted an asbestos survey for the presence of Asbestos Containing Materials (ACM) at the following address:

**Site: 908 US 50
Pueblo, CO 81008**

The Asbestos Consulting Firm and Inspectors Responsible for this project were:

**Asbestos Consulting Firm #ACF-15258
Theodore Anderson Asbestos Inspector Colorado Cert #14835 Expires: 4/29/18
Rick Sinchak Asbestos Inspector Colorado Cert #1278 Expires: 4/11/18
*Copies of certifications are available upon request**

**Site Visit(s): 11/17/17
Report Date: 11/24/17**

Field Procedures and Analysis

- Guidelines used for the inspection were established by the Environmental Protection Agency (EPA) in order to comply with the Air Quality Control Commission Regulation No. 8, Part B “Emission Standards for Asbestos.”**
- Field Information was organized as per the AHERA (Asbestos Hazard Emergency Response Act) concept of Homogeneous Area. A Homogeneous Area is defined as a suspect material of similar age, appearance, function and texture. If damage is extensive enough that homogeneous areas cannot be defined, samples will be randomly obtained per functional space. Each material was grouped together as a specific Homogeneous Area or obtained from a specific functional space, sampled and then assessed for condition.**
- Bulk samples of suspect ACM (Asbestos Containing Material) were analyzed by Polarized Light Microscopy (PLM) with dispersion staining, as described in 40 CFR Part 763 and the National Emissions Standard for Hazardous Air Pollutants (NESHAP). CEI Labs Inc. was responsible for the analysis of all bulk samples. CEI Labs Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), LabCode # 101768-0**
- Inspection & sampling will generally begin from the top down of the demo area.**
- Sampling is conducted by delineating building materials into sampling designations called homogeneous areas**
- A homogeneous area is defined as containing material that is uniform in visual appearance and/or confirmed as identical material based on installation date**

- Homogenous areas of building materials will require only one sampling procedure
- Sampling is randomized based on the area of demolition using a simple grid system
- Once materials to be sampled are identified they are then classified as friable or non-friable
- EPA classifies materials as friable or non-friable forms of ACM. Friable materials, are defined by their ability to be crumbled or reduced to powder by hand pressure when dry and in contrast non-friable materials are not able to be reduced to powder by hand pressure. As logic dictates, friable asbestos containing materials have a much higher probability of releasing asbestos containing particulate dust into the air especially when disturbed during renovation and/or demolition activities
- The EPA breaks non-friable materials into two categories, Category I non-friable materials which are designated in good condition may remain in place during building renovation or demolition provided these materials are not rendered friable during the proposed activities, Category II non-friable materials are required to be removed prior to non-asbestos related building renovation or demolition if there is not a low probability that these materials will remain non-friable during renovation or demolition activities
- Sampling frequency is compliant with the AHERA rules for frequency and is dependent on friability and classification of the suspect material, friable surfacing materials (less than 1000sqft (3 samples) between 1000-5000sqft (5 samples) and more than 5000sqft (7-9 samples), thermal system insulations at minimum three per homogeneous area although inspector may choose to take more at their discretion and miscellaneous materials have a minimum of 1 sample required, however when over 500sqft of a miscellaneous material is present additional sampling may be employed again at the discretion of the inspector
- The inspector will clean equipment between each material sample collected to reduce the probability of any cross contamination between samples
- Bulk samples which are collected are placed in air tight containers and labeled with the appropriate set designation
- All materials sampled have been slated for demolition. Consequently invasive techniques may have been utilized to obtain or clear areas of suspect ACM.
- Material quantities are approximate as exact amount of demolition may vary depending on a number of factors i.e. success of dry-out, extent of smoke damage. Consequently, for these types of environments we recommend the contractor verify exact material amounts.
- All bulk samples will be marked for 3-5 day lab processing unless rush is requested.
- Any materials not tested but mentioned in this report are non-suspect materials (wood, metal, plastic, rubber or glass)
- A.P.I. adheres to the AHERA recommended guidelines for sampling frequency of homogeneous materials. However, we reserve the right to conduct additional sampling procedures after the initial bulk sampling lab results are received if warranted.
- Please be advised neither the EPA or Colorado Dept. of Health and Environment have established specific regulations regarding inspections related to inspecting or sampling processes in a restoration scenarios. Consequently, A.P.I. makes every effort to comply with the regulations associated with renovation type environments.

2.0 SCOPE OF WORK

Survey requested as a result of a planned large scale renovation project associated with this single level vacant commercial structure built in 1973 per the Pueblo county assessor website. Scope of project will involve impacting the eastern elevation and roofing material on the exterior of the structure and potentially all building material on the interior. As a result we examined the roofing structure, eastern exterior elevation and entire interior for suspect building materials.

During this process we sampled on the exterior;

- 1) Tar and gravel roofing material**
- 2) Rolled roofing associated with parapet walls**
- 3) Roofing tar used on the HVAC unit supports and around the perimeter of the roofing assembly**
- 4) Gray sealant associated with the HVAC units on the roof**
- 5) Stucco plaster on the eastern elevation of the structure**
- 6) Brick façade mortar on the eastern elevation of the structure**
- 7) Window sealant**
- 8) Sealant on conduits on the eastern elevation**

And on the interior;

- 9) Spray applied fireproofing**
- 10) 2'x4' dot pattern suspended ceiling tiles**
- 11) Smooth textured drywall substrate wall material**
- 12) Wall paper over texture and drywall**
- 13) Base cove mastic**
- 14) Grey vinyl tile with mastic**
- 15) Wood patterned sheet vinyl with mastic**
- 16) Ceramic tile flooring assembly elements**
- 17) CMU block mortar**
- 18) Yellow mastic associated with furring strips**
- 19) Laminate vinyl counter-tops in the break room**
- 20) Sealant used on sinks, toilets and counter-tops**

It is notable we did not observe any suspect materials associated with the plumbing system or electrical components in the structure and did not examine the interior of the HVAC system roof units. However no suspect materials were observed associated with the ducting on the interior.

This survey was characterized by a close visual inspection of all accessible affected areas. Selective demolition may have been conducted to access interstitial spaces suspected of containing ACM. Suspect materials have been sampled and inventoried. These suspect systems as well as non-suspect materials which are slated for removal, their corresponding locations and bulk sampling lab results can be found in the following material classification section. If during the course of demolition additional suspect building materials not addressed in this survey are slated for disturbance it is recommended additional sampling is conducted or that the suspect building material is assumed asbestos containing and is treated accordingly.

3.0 MATERIAL CLASSIFICATION

ASBESTOS

Confirmed non-asbestos containing materials:

Sample #	Description/ Location
A9081	Tar and gravel roofing
B9081	Rolled roofing from parapet walls
C9081	Black roofing tar associated with seams, perimeter edging and HVAC unit supports
D9081	Gray sealant on exterior HVAC units
E908(1-3)	Gray stucco plaster on east exterior elevation
F9081	Gray brick façade mortar from eastern exterior elevation
G9081	White window sealant
G9082	Brown sealant and yellow foam associated with conduit/drain extrusions on eastern exterior elevation
H908(1-2)	Orange foam fireproofing on eastern interior wall above ceiling tiles
I908(1-2)	Fissure patterned 2'x4' suspended ceiling tiles throughout the interior
J908(1-5)	Smooth white texture over white joint compound and gray drywall as homogenous interior wall material throughout structure excepting wall material with wall covering
K908(1-5)	Brown wall covering, white texture, white joint compound and gray drywall as homogeneous wall material present in the large main room area
L908(1-2)	Yellow base cove mastic present around the perimeter of all interior rooms
M9081	Yellow carpet mastic associated with glue down carpet in the interior
N908(1-2)	Gray vinyl tile with yellow mastic present in the breakroom with adjoining bathroom, storage room and server room
O9081	Wood patterned sheet vinyl with clear mastic and white leveling compound present in the main room

P9081	Brown grout and off-white mortar/mastic associated with the ceramic tile flooring assemblies in bath #1 and entrance vestibule
Q9081	Gray CMU mortar present on the eastern exterior wall slated for impact
R9081	Yellow furring strip mastic present on the CMU block
S9081	Off-white/brown laminate counter-top present in the break room and front office
T9081	White sealant used on sinks and toilets in the bathrooms, breakroom and closet #2 (utility)

4.0 CONCLUSIONS AND RECOMMENDATIONS:

Only areas of non-asbestos containing building material were examined during this survey. As a result no additional precautions relating to asbestos type abatement is required for the demolition and removal of the non-detect materials systems examined in this report.

A.P.I has made every effort to survey and randomly sample all affected suspect building material associated with this loss. However, in some cases hidden or patched in materials may be present which were not readily observed. If during the course of demolition a new type of suspect material is discovered due to visual obscurity or change in project scope it is recommended additional inspection and sampling is employed or that the discovered suspect material is considered asbestos containing.

5.0 PHOTOS



Overview of roofing structure



Tar and gravel base material and rolled roofing on parapet walls both tested non-detect for asbestos



Roofing tar used on seams tested non-detect



Tar on HVAC unit supports and associated gray sealant both tested non-detect for asbestos



Overview of eastern elevation slated for demolition



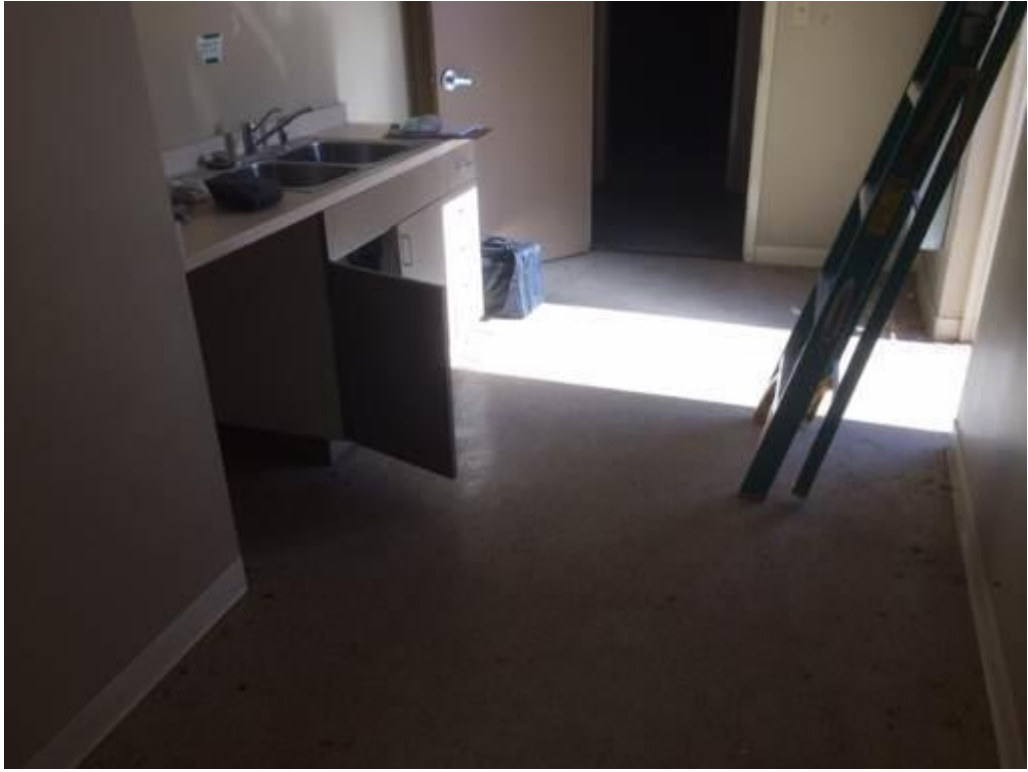
Stucco plaster on eastern elevation tested non-detect



Brick façade mortar on exterior tested non-detect

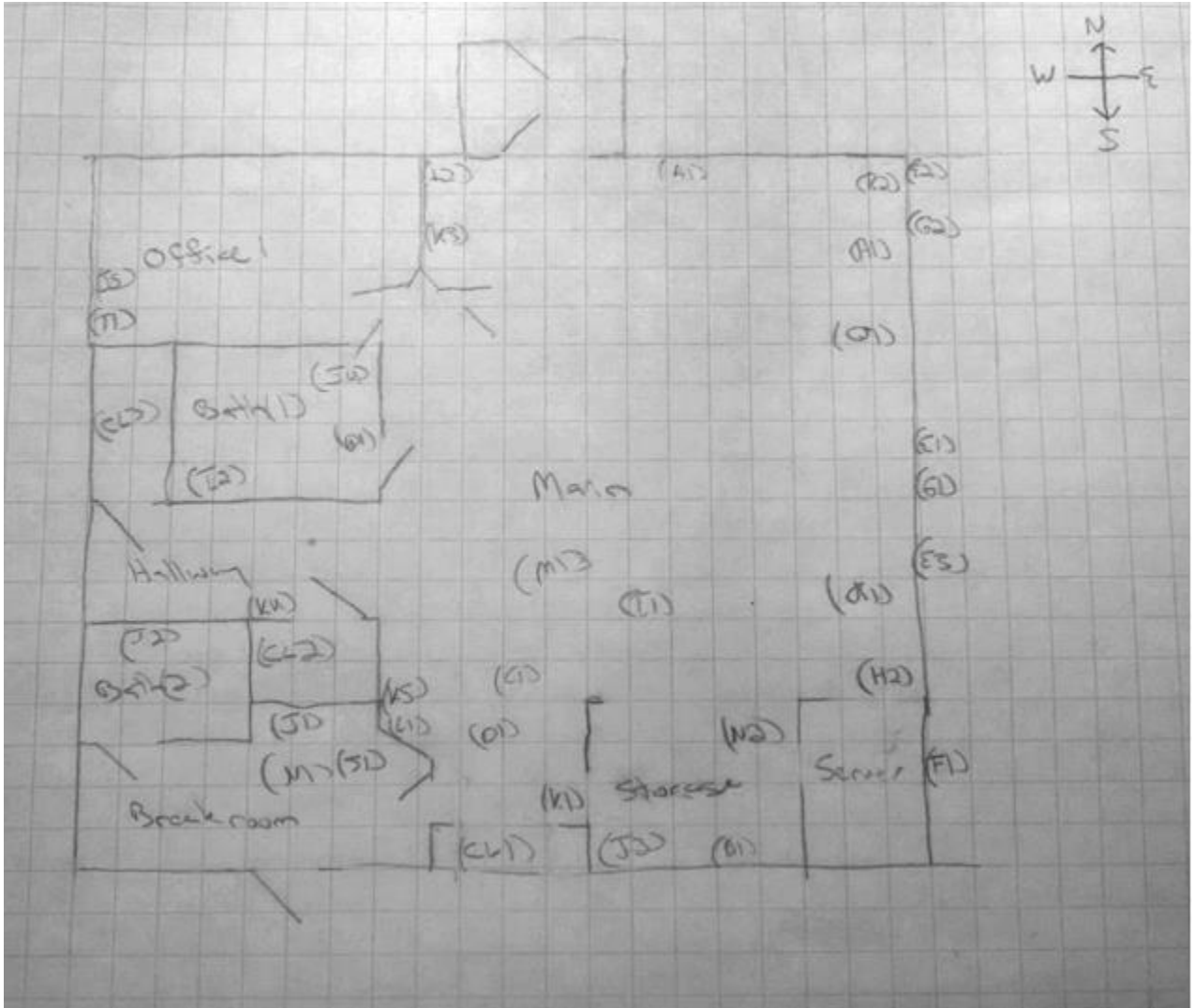


Conduit and drain sealant on eastern elevation tested non-detect



Overview of break room

6.0 SKETCH



APPENDIX A



ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Anderson Property Inspections

CLIENT PROJECT: 908 E-US 50

CEI LAB CODE: A17-17233

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE:

TOTAL SAMPLES ANALYZED: 35

SAMPLES >1% ASBESTOS:

TEL: 866-481-1412

www.ceilabs.com



Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 908 E-US 50

CEI LAB CODE: A17-17233

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
A908 1		A2548985	Black	Tar & Gravel Roofing	None Detected
B908 1		A2548986	Black	Rolled Roofing	None Detected
C908 1		A2548987	Black	Tar Sealant	None Detected
D908 1		A2548988	Gray	Hvac Sealant	None Detected
E908 1		A2548989	Gray	Stucco Plaster	None Detected
E908 2		A2548990	Gray	Stucco Plaster	None Detected
E908 3		A2548991	Gray	Stucco Plaster	None Detected
F908 1		A2548992	Gray	Brick Mortar	None Detected
G908 1		A2548993	White	Window Sealant	None Detected
G908 2		A2548994	Brown, Yellow	Conduit Sealant / Foam	None Detected
H908 1		A2548995	Yellow	Fireproofing Foam	None Detected
H908 2		A2548996	Yellow	Fireproofing Foam	None Detected
I908 1		A2548997	White	Ceiling Tile	None Detected
I908 2		A2548998	White	Ceiling Tile	None Detected
J908 1	Layer 1	A2548999	White	Smooth Texture	None Detected
	Layer 2	A2548999	Gray	Drywall	None Detected
J908 2	Layer 1	A2549000	White	Smooth Texture	None Detected
	Layer 2	A2549000	Off-white	Tape	None Detected
	Layer 3	A2549000	White	Joint Compound	None Detected
	Layer 4	A2549000	Gray	Drywall	None Detected
J908 3	Layer 1	A2549001	White	Smooth Texture	None Detected
	Layer 2	A2549001	Gray	Drywall	None Detected
J908 4	Layer 1	A2549002	White	Smooth Texture	None Detected
	Layer 2	A2549002	Off-white	Tape	None Detected
	Layer 3	A2549002	White	Joint Compound	None Detected
	Layer 4	A2549002	Gray	Drywall	None Detected
J908 5	Layer 1	A2549003	White	Smooth Texture	None Detected
	Layer 2	A2549003	Gray	Drywall	None Detected
K908 1	Layer 1	A2549004	Brown	Wall Covering	None Detected
	Layer 2	A2549004	White	Texture	None Detected
	Layer 3	A2549004	Off-white	Tape	None Detected



Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 908 E-US 50

CEI LAB CODE: A17-17233

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
	Layer 4	A2549004	White	Joint Compound	None Detected
	Layer 5	A2549004	Gray	Drywall	None Detected
K908 2	Layer 1	A2549005	Brown	Wall Covering	None Detected
	Layer 2	A2549005	White	Texture	None Detected
	Layer 3	A2549005	Gray	Drywall	None Detected
K908 3	Layer 1	A2549006	Brown	Wall Covering	None Detected
	Layer 2	A2549006	White	Texture	None Detected
	Layer 3	A2549006	Off-white	Tape	None Detected
	Layer 4	A2549006	White	Joint Compound	None Detected
	Layer 5	A2549006	Gray	Drywall	None Detected
K908 4	Layer 1	A2549007	Brown	Wall Covering	None Detected
	Layer 2	A2549007	White	Texture	None Detected
	Layer 3	A2549007	Gray	Drywall	None Detected
K908 5	Layer 1	A2549008	Brown	Wall Covering	None Detected
	Layer 2	A2549008	White	Texture	None Detected
	Layer 3	A2549008	Gray	Drywall	None Detected
L908 1	Layer 1	A2549009	Yellow	Base Cove Mastic	None Detected
	Layer 2	A2549009	White	Texture	None Detected
L908 2	Layer 1	A2549010	Yellow	Base Cove Mastic	None Detected
	Layer 2	A2549010	White	Texture	None Detected
M908 1		A2549011	Yellow	Carpet Mastic	None Detected
N908 1		A2549012A	Gray	VCT	None Detected
		A2549012B	Yellow	Mastic	None Detected
N908 2		A2549013A	Gray	VCT	None Detected
		A2549013B	Yellow	Mastic	None Detected
O908 1	Layer 1	A2549014	Brown	Sheet Vinyl	None Detected
	Layer 2	A2549014	Clear	Mastic	None Detected
	Layer 3	A2549014	White	Texture	None Detected
P908 1	Layer 1	A2549015	Brown	Grout	None Detected
	Layer 2	A2549015	Off-white	Mortar Bed	None Detected
Q908 1		A2549016	Gray	Cmu Mortar	None Detected



Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 908 E-US 50

CEI LAB CODE: A17-17233

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
R908 1		A2549017	Yellow	Mastic	None Detected
S908 1		A2549018	Off-white, Brown Laminate	Countertop	None Detected
T908 1	Layer 1	A2549019	White	Sealant	None Detected
	Layer 2	A2549019	White	Texture	None Detected