

Restoration Specific Asbestos and Lead Based Paint Survey Report

Property Information:

**2605 Robin Dr
Colorado Springs, CO 80909**

Inspection Conducted By:

**Shannon Anderson Colorado Cert #14225
Ted Anderson Colorado Cert #14835, #17360
James Roy Colorado Cert #18005, #20675**

Asbestos Consulting Firm #ACF-15258

Report Prepared By:

**Anderson Property Inspections
Colorado Springs, CO**

Bulk Sample Analysis Performed by:

**Reservoirs Environmental
NVLAP lab code 101896**

RMD, Inc LPA-1 X-Ray Florescence (XRF) Spectrum Instrument

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1.0 METHODOLOGY

Anderson Property Inspections has conducted a limited scope asbestos survey for the presence of Asbestos Containing Materials (ACM) as well as a lead based paint survey for the presence of lead in painted building materials slated for demolition which exceed the Colorado and EPA trigger level of (1.0mg.cm2) at the following address:

**Site: 2605 Robin Dr
Colorado Springs, CO 80909**

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

**Asbestos Consulting Firm #ACF-15258
Shannon Anderson Asbestos Inspector Colorado Cert #14225 Expires: 6/22/14**

**Theodore Anderson Asbestos Inspector Colorado Cert #14835 Expires: 4/26/14
Lead Inspector Colorado Cert #17360**

**James Roy Asbestos Inspector Colorado Cert #18005
Lead Inspector Colorado Cert #20675**

***Copies of certifications are available upon request**

**Site Visit(s): 3/6/14
Report Date: 3/14/14**

Field Procedures and Analysis

-Guidelines used for the asbestos survey and bulk sampling 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 in regard to the asbestos survey and bulk sampling 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). Reservoirs Environmental, Inc. was responsible for the analysis of all bulk samples. Reservoirs Environmental is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), LabCode # 101896.

-Asbestos survey & bulk 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 bulk sampling procedure.

-Sampling is randomized based on the area of demolition using a simple grid.

-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)
- Exterior and interior XRF readings were taken on representative painted surfaces on each building component that will be affected by the scope of work or has been slated for removal.
- It is notable this inspection has been conducted in accordance with the EPA Renovation, Repair and Painting regulation (40 CFR Part 745, Subpart E) and may not adhere to all parts of State of Colorado regulation 19 part A as the purpose of the work being conducted is to repair, renovate and restore, not permanently eliminate lead based paint hazards per (I.D.) of Regulation 19 (5 CCR 1001-23).
- The EPA and State of Colorado action level for the definition of lead-based paint is lead equal to or greater than 1.0 mg/cm². All XRF readings below the action level are considered negative and all readings at and above the action level are considered positive.
- OSHA (29 CFR 1926.62 APP B) has established its own set of lead-based paint standards for employees who work with and remove lead-based paint. These regulations have a more stringent classification of lead-containing paint which should be noted whenever disturbing any type of paint. The XRF lead-based paint readings contained in this survey can be used to establish where lead-containing paint is located on the building elements examined. However, it is not the purpose of this survey to provide those direct findings.
- The method employed for testing painted surfaces was with a X-ray fluorescence (XRF) analyzer. The XRF device which was utilized is a LPA-1 RMD Lead Paint Analyzer. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against known lead samples produced by the National Institute of Standards and Testing (NIST) Standard Reference Material (SRM) 2579 lead film (1.0 mg/cm²). The instrument was in-control at all times for the wood zero standard and the NIST SRM lead standard. The duration for each test result is determined by a combination of the actual reading, relative to the designated action level; the age of the radioactive source; and, the substrate on which the test was taken. Together these quality control procedures produce a 95% confidence level that the corrected lead concentration (CLC) accurately reflects the actual level of lead in the tested surfaces
- This lead inspector using the RMD, Inc. LPA-1 X-ray Fluorescence (XRF) spectrum analyzer instrument has attended the manufacturer's radiation safety course for operation and handling of the instrument, in addition to completing and holding certification from an EPA sponsored curriculum in Lead Inspection Training. The inspector is currently registered under the RMD general license recognized by the State of Colorado to operate this type of radioactive device.
- Please be advised neither the EPA or Colorado Dept. of Health and Environment have established specific regulations regarding inspections related to inspecting or sampling in a restoration environment. 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 proposed renovation project affecting the exterior and interior of this single family dwelling. Scope of work includes on the exterior; the replacement of the windows and painting of the soffit and fascia boards and on the interior; a complete remodel of the bathroom (includes impacting the walls, replacement of bath surround and replacement of the vinyl flooring) as well as potentially cabinet replacement in the kitchen. As a result six suspect material systems were samples from the interior and submitted for asbestos analysis. These include a textured drywall substrate wall system (note applies to kitchen as well), faux tile bath tub surround elements, white sealant, base cove mastic and two layers of vinyl flooring all present in the main level bathroom to be affected by the renovation. The lead paint component examination is to include on the exterior; soffit and fascia boards on all elevations as well as window components and on the interior; the walls and baseboards in the kitchen, walls in the bathroom and main entry door components. No additional suspect materials or painted surfaces observed which are slated for removal. This survey was characterized by a close visual inspection of all accessible affected areas. All materials sampled have been slated for demolition by the onsite restoration contractor. 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 and XRF results can be found in the following material classification section. If during the course of demolition or due to a change in scope of affected materials 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 asbestos containing materials:

<u>Sample #</u>	<u>Description/Location</u>	<u>Class</u>	<u>Condition</u>	<u>Quantity*</u>	<u>Lab results</u>
A2605(1-3)	Off-white/white texture over white joint compound and white/tan drywall as homogeneous wall system present in the bathroom and kitchen	Surface	Good	TBD as scope of renovation may depend on asbestos	5% Chrysotile in the off-white/white texture and joint compound
B26051	Fiberboard over tan mastic and white wall compound as bathroom tub surround elements	Misc/ Surface	Good	TBD as scope of renovation may depend on asbestos	4% Chrysotile in the associated wall texture
D26051	Off-white and dark brown base cove mastic over off-white wall texture as associated elements with the base cove present in the bathroom to be impacted	Surface	Good	TBD as scope of renovation may depend on asbestos	4% Chrysotile in the associated off-white wall texture

Notes:

1) Trace results from the initial P.L.M. examination require a more detailed lab examination referred to as point counting in order to declare the material non-detect per E.P.A. and State of Colorado guidelines.

2) In addition, P.L.M. test results below 10% asbestos fiber content can also utilize point counting in an attempt to bring the percentage of asbestos below the EPA and Colorado Dept of Health and Environments 1% threshold. Materials which can be declared below 1% asbestos content have significantly reduced demolition and disposal regulations. All bulk samples are retained by the lab for 60 days from the initial date of testing. We recommend consulting with your abatement or demolition contractor to determine if point counting is warranted for this project as it does incur lab additional fees.

Confirmed non-asbestos containing materials:

Sample #	Description/ Location
C26051	White sealant used on bathroom surround
E26051	Light gray vinyl tile over clear mastic as top layer flooring system present in the affected bathroom
F26051	Off-white sheet vinyl w/gray backing over tan mastic as bottom layer flooring system present in the bathroom to be affected

Non-suspect Materials Observed and Slated for demolition:

- 1) Wood trim**

LEAD-BASED PAINT

Interior:

Room #1= Kitchen

Room #2= Front living room (main entry doorway)

Room #3= Bathroom

The following components indicated the presence of lead-based paint at or above the EPA and State of Colorado Guidelines action level. These components include:

- **Main entry door jambs**

Exterior:

A=West elevation

B= North elevation

C=South elevation

D=East elevation

The following types of exterior surfaces of this property tested positive for the presence of lead-based paint. These surfaces include:

- **All window components, even though the sills may be non-detect for lead-based paint all framework tested positive and therefore RRP protocols should be followed when removing and replacing the window units**
- **In addition, there was significant paint deterioration noted on some of the windows but no physical paint chips observed around the associated perimeter of the dwelling**

4.0 CONCLUSIONS AND RECOMMENDATIONS:

Asbestos-containing materials, which will be affected by the scope of demolition as a result of this loss, has been positively identified in the off-white/white texture, joint compound and associated overspray (5% Chrysotile) applied to the drywall substrate walls in the main level bathroom and kitchen to be impacted by the renovation.

As the identified asbestos containing material is to be disturbed by the proposed demolition/renovation work, proper asbestos abatement procedures shall be implemented prior to the commencement of such work. All required asbestos abatement work shall be performed in accordance with all applicable Federal, State and Local rules and regulations. The abatement project shall be filed with all agencies having jurisdiction over this project such as the Colorado Department of Health and Environment.

A licensed abatement contractor must perform the removal of all friable and non-friable ACM. API believes that the implementation of these recommendations will serve to best comply with Air Quality Control Commission Regulation No. 8, Part B “Emission Standards for Asbestos.”

Areas of non-asbestos containing and non-suspect building materials 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 and/or non-suspect materials systems examined in this report.

The lead-based paint inspection did identify components with lead above the regulatory definition on building material slated for demolition as a result of this loss. The components which were inventoried above that do contain lead based paint must be removed using proper protocols as defined by the [EPA's Regulations on Residential Property Renovation at 40 CFR 745.80, Subpart E](#)

No additional precautions need to be taken in regarding to lead abatement activities in reference to the painted building materials which did not test positive for lead based paint above the regulated trigger level of (1.0mg/cm²)

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 not addressed in this survey is discovered due to visual obscurity or change in project scope it is recommended additional inspection and sampling is employed or that this newly discovered material is assumed to be asbestos containing.

5.0 PHOTOS



Overview of front of dwelling



Western elevation windows tested positive for lead-based paint, soffit and fascia tested negative



Northern exterior elevation window framing tested positive for lead-based paint



Southern exterior elevation window framing components tested positive for lead-based paint



Sills and adjoining frame work paint is in deteriorated condition, although no visible paint debris noted in the associated drip line



Soffit and fascia boards around entire dwelling tested negative for lead-based paint

APPENDIX A

03061031
 DETAILED REPORT OF LEAD-BASED PAINT INSPECTION:

Inspection Date: 03/06/14
 Report Date: 3/10/2014
 Abatement Level: 1.0
 Report No. 03/06/14 10:31
 Total Readings: 28
 Job Started: 03/06/14 10:31
 Job Finished: 03/06/14 11:09

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Number Only									
014	D	Soffit	Ctr		I	Wood	N/A	-0.3	QM
015	D	Fascia	Rgt		I	Wood	N/A	-0.1	QM
016	D	Window	Lft	Framework	I	Wood	N/A	1.6	QM
017	A	Soffit	Ctr		I	Wood	N/A	-0.2	QM
019	A	Fascia	Rgt		I	Wood	N/A	0.0	QM
018	A	Window	Ctr	Framework	I	Wood	N/A	1.8	QM
020	A	Window	Rgt	Rgt jamb	I	Wood	N/A	2.4	QM
022	B	Window	Rgt	Sill	I	Wood	N/A	0.6	QM
021	B	Window	Rgt	Framework	I	Wood	N/A	0.4	QM
023	B	Window	Lft	Framework	I	Wood	N/A	1.6	QM
025	C	Fascia	Lft		I	Wood	N/A	0.6	QM
024	C	Window	Lft	Framework	I	Wood	N/A	1.8	QM
Interior Room 002 Number Only									
007	C	Door	Rgt	slab	I	Wood	N/A	0.0	QM
009	C	Door	Rgt	Rgt jamb	I	Wood	N/A	1.8	QM
008	C	Door	Rgt	Lft casing	I	Wood	N/A	-0.3	QM
Interior Room 001 Number Only									
001	A	Wall	U Ctr		I	Dry wall	N/A	-0.1	QM
002	B	Wall	L Lft		I	Dry wall	N/A	-0.2	QM
003	C	Wall	L Lft		I	Dry wall	N/A	-0.2	QM
006	C	Baseboard	Rgt		I	Wood	N/A	-0.1	QM
004	D	Wall	L Rgt		I	Dry wall	N/A	-0.2	QM
005	D	Baseboard	Ctr		I	Wood	N/A	-0.1	QM
Interior Room 003									
010	A	Wall	L Ctr		I	Dry wall	N/A	-0.5	QM
011	B	Wall	U Ctr		I	Dry wall	N/A	-0.2	QM
012	C	Wall	L Ctr		I	Dry wall	N/A	-0.2	QM
013	C	Wall	U Rgt		I	Dry wall	N/A	-0.2	QM
Calibration Readings									
026								1.2	QM
027								1.2	QM
028								1.0	QM

---- End of Readings ----