

Restoration Specific Asbestos Survey Report

Property Information:

**5040 Sunsuite Trail N
Colorado Springs, CO 80917**

Inspection Conducted By:

**Shannon Anderson Colorado Cert #14225
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**

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1.0 METHODOLOGY

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

**Site: 5040 Sunsuite Trail N
Colorado Springs, CO 80917**

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

Asbestos Consulting Firm #ACF-15258

Shannon Anderson Asbestos Inspector Colorado Cert #14225 Expires: 6/22/15

Theodore Anderson Asbestos Inspector Colorado Cert #14835 Expires: 4/11/15

Rick Sinchak Asbestos Inspector Colorado Cert #1278 Expires: 4/11/15

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

Site Visit(s): 10/23/14

Report Date: 10/30/14

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), Lab Code # 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 1,000 sqft (3 samples) between 1,000-5,000 sqft (5 samples) and more than 5,000 sqft (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 500 sqft 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 small scale remodeling project affecting the bedroom and attached bathroom, hallway linen closet and the kitchen of this single family, single level dwelling built in 1982. The planned renovation calls for expanding the bathroom by pushing out the shared wall with the bedroom and expanding into the space occupied by the hallway linen closet. Additionally, the pantry in the kitchen will be removed and the counter top replaced. Three suspect material systems are involved in the renovation scope. These include the orange peel textured drywall substrate which is uniform on the walls of the pantry, hallway linen closet, bedroom/bathroom wall and the vaulted ceiling in the bathroom, the white ceramic tile on the bathroom counter wall surround and the white caulk/sealant found on the kitchen countertop.

As a result of the loss, three samples of homogeneous orange peel texture material, one sample of the ceramic tile wall system and one sample of the counter top sealant will be tested.

No additional suspect materials were 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 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 non-asbestos containing materials:

Sample #	Description/ Location
A5040(1-3)	Homogeneous white, off white orange peel style textured applied to tan drywall substrate found on the walls of the bathroom, bedroom, hall linen closet, kitchen pantry and the vaulted ceiling of the bathroom
B50401	White ceramic tile with yellow mastic and white grout found on the wall of the bathroom where the sink will be replaced.
C50401	White caulking used to fill the gap between the kitchen counter top and the orange peel textured wall

Non-suspect Materials Observed and Slated for demolition:

- 1) Wood (trim and baseboards)

4.0 CONCLUSIONS AND RECOMMENDATIONS:

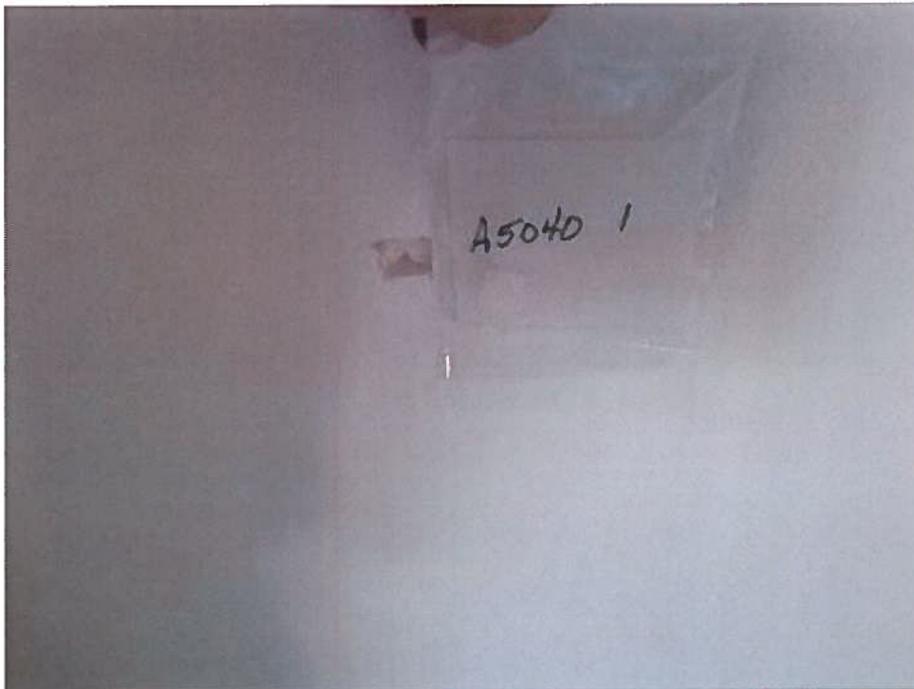
Only areas of non-asbestos containing building material were examined during this survey. As a result no additional precautions relating to asbestos type abatement is required for the demolition and removal of the non-detect materials systems examined in this report.

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



View of west bedroom bathroom area scheduled for renovation



**Sample A50401 of orange peel style textured found to be non-detect for asbestos,
taken from the bedroom wall shared with the bathroom**



Sample A50402 of the orange peel style textured drywall substrate wall system taken from the seam of the wall and vaulted ceiling in the bathroom is non-detect for asbestos



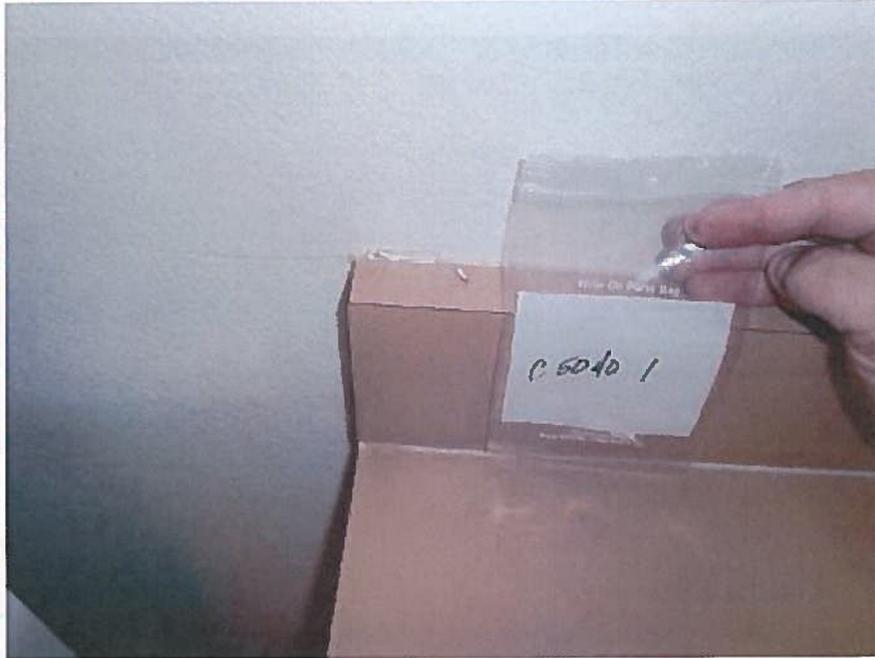
Wall finishes and tub previously removed by the homeowner



View of pantry closet in the kitchen scheduled to be removed



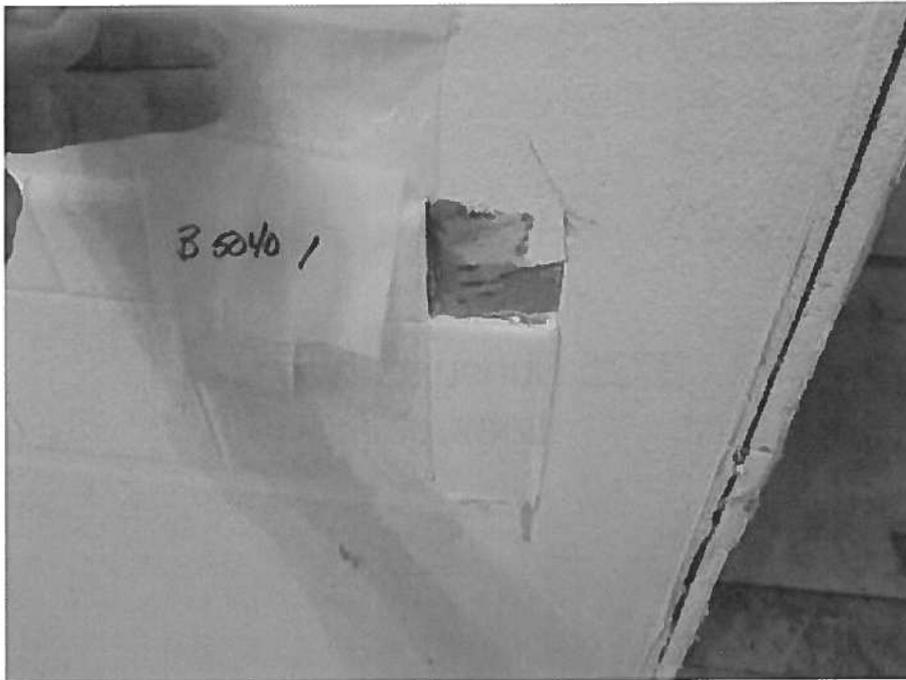
Sample A50403 of the orange peel style texture material on the kitchen pantry wall is non-detect for asbestos



Sample C50401 of the white sealant used on the counter top scheduled to be replaced in the kitchen is non-detect for asbestos



View of the bathroom sink area to be renovated, vanity was previously removed by the homeowner



White ceramic tile bathroom sink surround B50401 is non-detect for asbestos

APPENDIX A



3725 Sunsuite Trail N
Labs.pdf



ASBESTOS LABORATORY REPORT

Prepared for

Anderson Property Inspections

PROJECT: 5040 Sunsuite Trail N.

CEI LAB CODE: A14-14970

DATE ANALYZED: 10/27/14

DATE REPORTED: 10/27/14

TOTAL SAMPLES ANALYZED: 5

SAMPLES >1% ASBESTOS:

TEL: 866-481-1412

www.ceilabs.com



Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 5040 Sunsuite Trail N.

CEI LAB CODE: A14-14970

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

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
A5040 1	Layer 1	A1849117	White,Off-white	Texture	None Detected
	Layer 2	A1849117	Tan	Drywall	None Detected
A5040 2	Layer 1	A1849118	White,Off-white	Texture	None Detected
	Layer 2	A1849118	Tan	Drywall	None Detected
A5040 3	Layer 1	A1849119	White,Off-white	Texture	None Detected
	Layer 2	A1849119	Tan	Drywall	None Detected
B5040 1	Layer 1	A1849120A	White	Ceramic Tile	None Detected
		A1849120B	Yellow	Mastic	None Detected
	Layer 2	A1849120B	White	Grout	None Detected
C5040 1		A1849121	White	Caulking	None Detected



ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Anderson Property Inspections
 115 Del Oro Circle
 Colorado Springs, CO 80919

CEI Lab Code: A14-14970
Date Received: 10-24-14
Date Analyzed: 10-27-14
Date Reported: 10-27-14

Project: 5040 Sunsuite Trail N.

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous	Cellulose	Non-Fibrous		
A5040 1 Layer 1 A1849117	Texture	Heterogeneous	<1%	Cellulose	5%	Paint	None Detected
		White,Off-white			75%	Calc Carb	
		Fibrous			20%	Binder	
		Bound					
Layer 2 A1849117	Drywall	Heterogeneous	10%	Cellulose	75%	Gypsum	None Detected
		Tan			15%	Binder	
		Fibrous					
		Bound					
A5040 2 Layer 1 A1849118	Texture	Heterogeneous	<1%	Cellulose	5%	Paint	None Detected
		White,Off-white			75%	Calc Carb	
		Fibrous			20%	Binder	
		Bound					
Layer 2 A1849118	Drywall	Heterogeneous	10%	Cellulose	75%	Gypsum	None Detected
		Tan			15%	Binder	
		Fibrous					
		Bound					
A5040 3 Layer 1 A1849119	Texture	Heterogeneous	<1%	Cellulose	5%	Paint	None Detected
		White,Off-white			75%	Calc Carb	
		Fibrous			20%	Binder	
		Bound					
Layer 2 A1849119	Drywall	Heterogeneous	10%	Cellulose	75%	Gypsum	None Detected
		Tan			15%	Binder	
		Fibrous					
		Bound					
B5040 1 Layer 1 A1849120A	Ceramic Tile	Heterogeneous			100%	Binder	None Detected
		White					
		Non-fibrous					
		Bound					



ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Anderson Property Inspections
 115 Del Oro Circle
 Colorado Springs, CO 80919

CEI Lab Code: A14-14970
Date Received: 10-24-14
Date Analyzed: 10-27-14
Date Reported: 10-27-14

Project: 5040 Sunsuite Trail N.

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
A1849120B	Mastic	Heterogeneous Yellow Non-fibrous Bound	100%	Mastic	None Detected
Layer 2 A1849120B	Grout	Heterogeneous White Non-fibrous Bound	75% 25%	Calc Carb Binder	None Detected
C5040 1 A1849121	Caulking	Heterogeneous White Non-fibrous Bound	100%	Caulk	None Detected



LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
 Non-Trem = Non-Asbestiform Tremolite
 Calc Carb = Calcium Carbonate

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

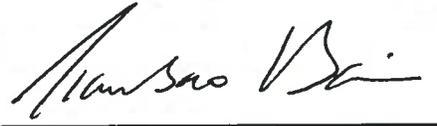
The detection limit for the method is <1% by visual estimation and 0.25% by 400 point counts or 0.1% by 1,000 point counts.

Due to the limitations of the EPA 600 Method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarizing light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation.

CEI Labs, Inc. can perform positive stop analysis if requested by customer. However, it is the responsibility of the customer to determine if the samples grouped together are in fact the same type of material and belong to the same homogeneous area.

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ANALYST: 
Ritika Seal

APPROVED BY: 
Tianbao Bai, Ph.D.
Laboratory Director





107 New Edition Court, Cary, NC 27511
 Tel: 866-481-1412; Fax: 919-481-1442

ASBESTOS CHAIN OF CUSTODY

LAB USE ONLY:	
CEI Lab Code:	A14-14970 (5)
CEI Lab I.D. Range:	A1849117-A1849121

COMPANY INFORMATION	PROJECT INFORMATION
CEI CLIENT #:	Job Contact:
Company: Anderson Property Inspections	Email / Tel:
Address: 115 Del Oro Circle	Project Name:
Colorado Springs, CO 80919	Project ID# 5040 SUNSUITE TRAIL N.
Email: coloradospringsinspectors@gmail.com	PO #:
Tel: 719-640-8489 Fax:	STATE SAMPLES COLLECTED IN: Colorado

GENERAL INSTRUCTIONS	
POSITIVE STOP ANALYSIS <input type="checkbox"/>	PLM DUE DATE: 10/27/14

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	24 HR	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (400)	EPA 600	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SAMPLE ID#	DESCRIPTION / LOCATION	TEST
A5040 1	TEXTURE, DRYWALL	PLM
2	TEXTURE, JOINT COMPOUND, DRYWALL	PLM
3	TEXTURE, DRYWALL	PLM
B50401	CERAMIC TILE GROUT ADHESIVE, WHITE GROUT BATH	PLM
C50401	WHITE CAULK/SEALANT KITCHEN COUNTER	PLM
		PLM

REMARKS:	<input type="checkbox"/> Accept Samples <input type="checkbox"/> Reject Samples
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Relinquished By:	Date/Time	Received By:	Date/Time
<i>Felix Sunkk</i>	10/23/14 5:10 PM	<i>GM</i>	10/24/14 9:50 AM

Samples will be disposed of 30 days after analysis