

# **Restoration Specific Asbestos and Lead Based Paint Survey Report**

Property Information:

**2411 W Uintah St  
Colorado Springs, CO 80904**

Inspection Conducted By:

**Ted Anderson Colorado Certs #14835, #17360**

**Rick Sinchak Colorado Cert #1278 #21289**

Report Prepared By:

**Anderson Property Inspections  
Colorado Springs, CO**

Bulk Sample Analysis Performed by:

**Reservoirs Environmental  
NVLAP lab code 101896**

**OR**

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

Lead-based Paint Analysis Performed by:

**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: 2411 W Uintah St  
Colorado Springs, CO 80904**

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

**Asbestos Consulting Firm #ACF-15258**

**Lead Inspector Firm Cert # 18133**

**Theodore Anderson Asbestos Inspector Colorado Cert #14835 Expires: 4/11/15  
Lead Inspector Colorado Cert #17360**

**Rick Sinchak Asbestos Inspector Colorado Cert #1278 Expires: 4/11/15  
Lead Inspector Colorado Cert #21289**

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

**Site Visit(s): 12/2/14  
Report Date: 12/8/14**

### **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). 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.**

**-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/cm<sup>2</sup>. 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/cm<sup>2</sup>). 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 moderate scale renovation project affecting the exterior and interior of this single family dwelling. Scope of work on the exterior is to involved complete repainting of the exterior, replacement of both exterior doors, potential replacement of windows as well as spot repairs to damaged soffit and fascia boards and on the interior the main level full bathroom will have the door widened and bath surround replaced/upgraded (flooring will be laid over). As a result on the interior five suspect material systems involved in the demolition scope. These include wall paper over drywall present in the hallway leading to the bathroom, a spray textured drywall substrate wall system present in the bathroom, the ceramic tile shower surround, the white sealant applied to the shower surround as well as base cove with mastic present around the perimeter of the bathroom to be impacted. The lead paint component examination is to include on the exterior (soffit, fascia, siding, window components and door components) and on the interior the wall elevations and wood trim elements associated with the hallway and bathroom to be impacted.**

**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>
B2441(1-3)	Tan spray texture over tan/white drywall as homogeneous wall system present in the main level full bathroom to be impacted by the renovation	Surface	Good	TBD as exact scope of work may depend on asbestos	2% Chrysotile in the tan 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:

<u>Sample #</u>	<u>Description/ Location</u>
A24411	Rose patterned wall paper with tan/white drywall as wall assembly present in the hallway which adjoins the bathroom where door is to be widened
C24411	Ceramic tile, white grout and yellow mastic as bath surround elements from the full bathroom slated for impact
D24411	White sealant used on shower surround in the full bathroom
E24411	Yellow base cove mastic present around the perimeter of the full bathroom

#### Non-suspect Materials Observed and Slated for demolition:

- 1) Wood (trim and cabinets)

## **LEAD-BASED PAINT**

### **Interior:**

**Room #1: Full bathroom**

**Room #2: Hallway**

**-None in the hallway and bathroom slated for impact**

### **Exterior:**

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

- **Wood trim associated with soffit, fascia, window trim and door trim around the entire dwelling (excepting the southern elevation)**
- **Siding boards on the northern elevation and western elevation**

**\*\*All components on the southern elevation of dwelling tested negative as well as the siding boards on the eastern elevation\*\***

#### **4.0 CONCLUSIONS AND RECOMMENDATIONS:**

**Asbestos-containing materials, which will be affected by the scope of demolition as a result of this loss, have been positively identified in the tan texture and associated overspray (2% Chrysotile) applied to the drywall substrate walls present in the main level full bathroom slated for impact during the renovation process.**

**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/cm<sup>2</sup>)**

**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**



**Front of dwelling (north) note all siding, windows and wood trim came back positive for lead-based paint on this elevation**



**Door trim, windows and siding all tested positive on the north exterior elevation for lead-based paint**



**Western elevation soffit, fascia, siding and window trim all tested positive for lead-based paint**



**Soffit, fascia and accent trim around north, east and western elevations all tested positive for lead-based paint**



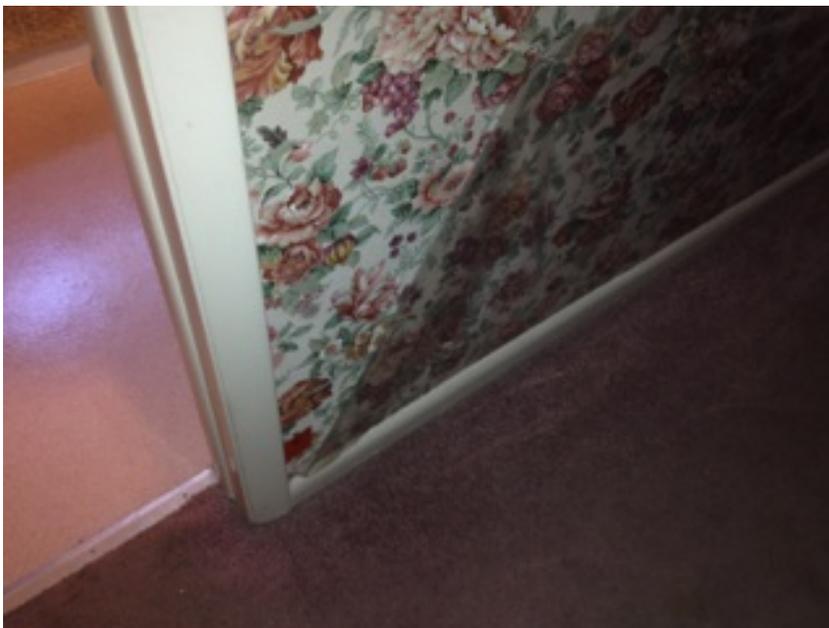
**Southern elevation (clearly renovated recently) all tested negative for lead-based paint**



**Decking off southern elevation tested negative for lead-based paint**



**Eastern elevation fascia, soffit and window trim all tested positive for lead-based paint**



**Interior wall paper over drywall in hallway tested non-detect for asbestos, wood trim is negative for lead-based paint**



**Overview of full main level bathroom to be renovated (walls tested positive for asbestos in the texture)**



**Wall texture tested positive for asbestos in the bathroom while the base cove mastic tested non-detect**



**Wall texture in the bathroom tested positive for asbestos painted walls in the bathroom tested negative for lead-based paint**



**Ceramic tile surround elements tested non-detect (note wall texture tested positive)**



**White sealant used on surround tested non-detect for asbestos**

# APPENDIX A

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 DETAILED REPORT OF LEAD-BASED PAINT INSPECTION:

Inspection Date: 12/02/14  
 Report Date: 12/8/2014  
 Abatement Level: 1.0  
 Report No. 12/02/14 12:07  
 Total Readings: 41  
 Job Started: 12/02/14 12:07  
 Job Finished: 12/02/14 12:54

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm <sup>2</sup> )	Mode
Interior Room 002									
009	D	Wall	L Ctr		I	Dry wall	N/A	-0.1	QM
010	D	Baseboard	Ctr		I	Wood	N/A	0.2	QM
008	D	Door	Ctr	Lft casing	I	Wood	N/A	0.0	QM
Exterior Room 001 Number Only									
011	A	Siding	Ctr		I	Wood	N/A	9.9	QM
013	A	TRIM	Ctr		I	Wood	N/A	0.2	QM
015	A	Post	Ctr		I	Wood	N/A	0.0	QM
016	A	Beam	Ctr		I	Wood	N/A	9.9	QM
018	A	Sofffit	Ctr		I	Wood	N/A	9.9	QM
019	A	Fascia	Ctr		I	Wood	N/A	9.9	QM
017	A	Ceiling	Ctr		I	Wood	N/A	9.9	QM
020	A	Wall	U Ctr		I	Wood	N/A	9.8	QM
012	A	Window	Lft	Rgt casing	I	Wood	N/A	9.9	QM
014	A	Window	Rgt	Sill	I	Wood	N/A	9.9	QM
024	B	Siding	Lft		I	Wood	N/A	0.5	QM
025	B	Sofffit	Ctr		I	Wood	N/A	9.9	QM
026	B	GUTTERS	Ctr		I	Aluminum	N/A	0.2	QM
021	B	TRIM	Rgt		I	Wood	N/A	9.9	QM
023	B	Window	Ctr	Rgt casing	I	Wood	N/A	1.7	QM
022	B	Window	Rgt	Sill	I	Wood	N/A	9.9	QM
032	C	Sofffit	Lft		I	Wood	N/A	0.5	QM
034	C	Fascia	Lft		I	Wood	N/A	0.4	QM
027	C	Siding	Rgt		I	Wood	N/A	0.3	QM
033	C	Wall	U Lft		I	Wood	N/A	0.5	QM
030	C	Window	Lft	Lft casing	I	Wood	N/A	0.3	QM
028	C	Door	Rgt	Lft casing	I	Wood	N/A	0.4	QM
031	C	Stairs	Rgt	Treads	I	Wood	N/A	-0.2	QM
029	C	Railing	Rgt	Balusters	I	Wood	N/A	-0.1	QM
038	D	Siding	Lft		I	Wood	N/A	0.0	QM
036	D	TRIM	Ctr	Siding	I	Wood	N/A	4.2	QM
035	D	Siding	Rgt		I	Wood	N/A	2.5	QM
037	D	Window	Lft	Sill	I	Wood	N/A	5.2	QM
Interior Room 001 Number Only									
001	A	Wall	L Ctr		I	Dry wall	N/A	-0.1	QM
002	B	Wall	L Rgt		I	Dry wall	N/A	0.1	QM
007	B	Door	Rgt	Rgt jamb	I	Wood	N/A	0.1	QM
003	C	Wall	U Ctr		I	Dry wall	N/A	0.0	QM
006	C	Ceiling	Ctr		I	Dry wall	N/A	0.2	QM
005	C	Door	Lft	Lft casing	I	Wood	N/A	0.3	QM
004	D	Wall	U Lft		I	Dry wall	N/A	-0.1	QM
Calibration Readings									
039								1.0	QM
040								1.0	QM

041

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0.8 QM

---- End of Readings ----

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**APPENDIX B**



3797 W Uintah St  
Labs.pdf