Restoration Specific Asbestos and Lead Based Paint Survey Report

Property Information:

16 W Mills St
Colorado Springs, CO 80903

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, Inc.
NVLAP lab code 101896

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: 16 W Mills St
Colorado Springs, CO 80903

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

Asbestos Consulting Firm #ACF-15258

Theodore Anderson	**Asbestos Inspector**	**Colorado Cert #14835 Expires: 4/20/16**
	Lead Inspector	**Colorado Cert #17360**
Rick Sinchak	**Asbestos Inspector**	**Colorado Cert #1278 Expires: 4/11/16**
	Lead Inspector	**Colorado Cert #21289**

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

Site Visit(s): 8/21/15
Report Date: 9/1/15

<u>Field Procedures and Analysis</u>

-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 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 # 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/cm^2. 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^2). 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 planned renovation affecting the main level bathroom and replacement of windows and exterior painting of the front porch and trim components of this ranch style dwelling constructed in 1895. The plan for the interior is to renovate the bathtub area of the bathroom and replacement of inefficient windows. The smooth style texture material found on the 3 walls of the tub surround, the ceramic wall tile system and caulking/sealant will be tested for asbestos content.

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 confirm painted materials be tested for the presence of lead based paint.

Records show the home was constructed in 1895. The lead based paint survey of the painted materials that may be disturbed in order to complete the renovation include:

- **Exterior: Window components (sills, casings, headers, etc.), door jamb/casing, soffit, fascia, porch post, beams, floor and railing components**
- **Interior: Window components (sills, casings, headers, etc.), bathroom walls and door jamb/casing**

No additional suspect materials or painted surfaces 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 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 non-asbestos containing materials:

Sample #	Description/ Location
A16(1-3)	Cream paint over white compound and yellow fibrous material applied to pink/tan drywall substrate found on the 3 walls of the tub surround.
B161	Tan caulk with tan paint found on the tub and tile system of the bathroom
C161	Cream/white ceramic tile, off-white grout and gray adhesive found as the tile wall system of the tub surround

LEAD-BASED PAINT

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:

Exterior:

- **Front elevation right window header**
- **Front soffit**
- **Front porch beam**
- **Front fascia**
- **Left (west) elevation fascia**
- **Right (east) elevation fascia**

Interior:

- **Living room front window sill**
- **Living room west window casing/trim**

4.0 CONCLUSIONS AND RECOMMENDATIONS:

ASBESTOS

Only 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.

LEAD-BASED PAINT

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 planned renovation. 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.

It is notable the homeowner confirmed that he has made some minor repairs to damaged components to several of the windows of the home. However, during these repairs all components were not replaced which accounts for the varied results when examining the windows for lead-based paint. As a result of these hodgepodge results all window components slated for impact should be assumed to have lead-based paint applied both on the exterior and interior.

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^2)

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

View of the front elevation (south)

Front window trim did not test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

Front right window header did test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

Front porch beam did test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

Fascia did test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

Left (west) elevation

Right (east) elevation

East elevation window sill did test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

Front interior window sill did test positive for lead based paint above the regulated trigger level of (1.0mg/cm^2)

View of the bathroom

Sample A161 of the semi-smooth texture material found on the tub surround is non-detect

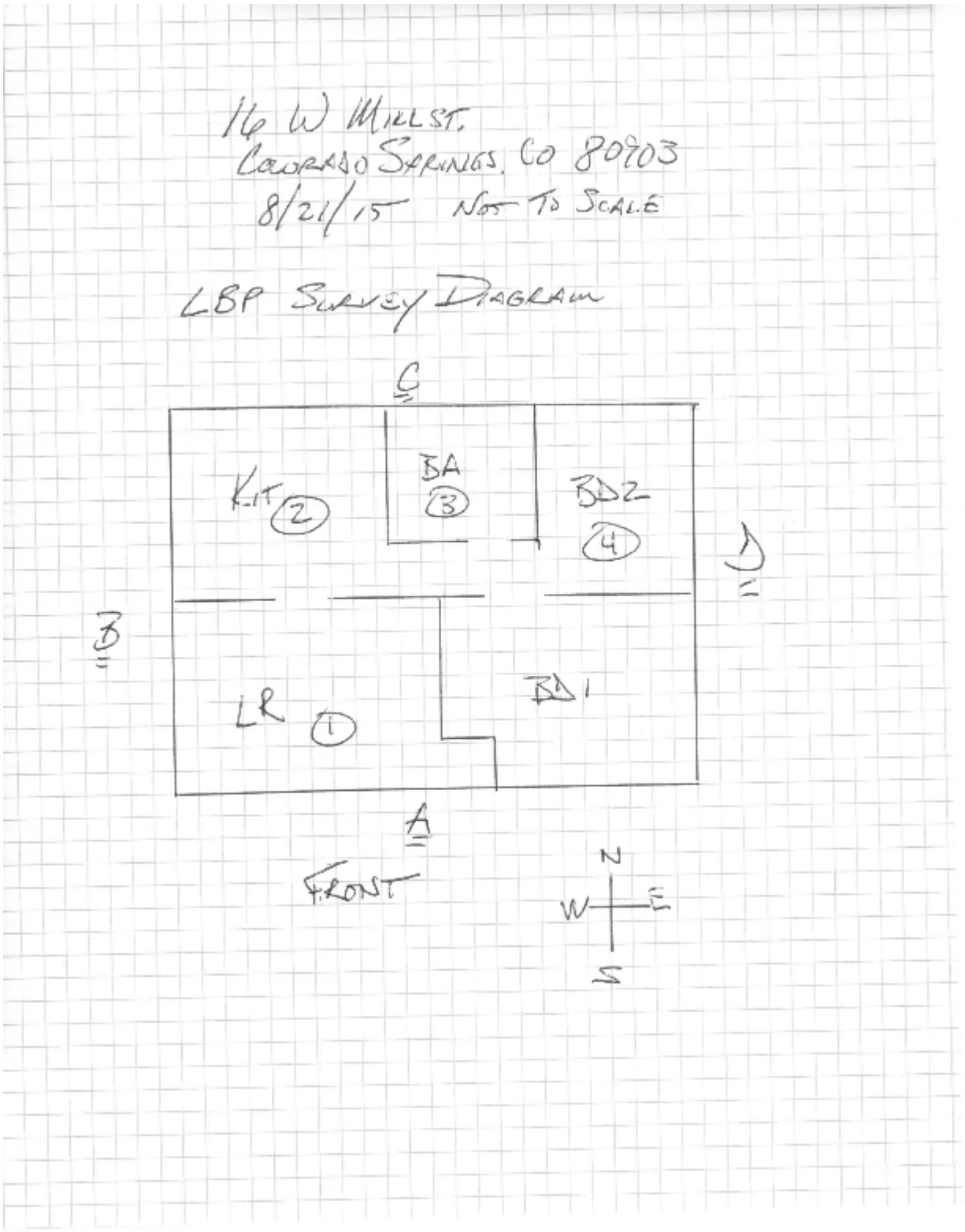
Sample A162 of the semi-smooth texture including yellow fibrous material and compound is non-detect

Sample A163 of the semi-smooth texture material taken from above the shower head is non-detect

Sample B161 of the tan caulk found on the tub surround is non-detect

Sample C161 of the ceramic tile system found on the bath surround is non-detect for asbestos

6.0 SKETCH


116 W Mill St.
Colorado Springs, CO 80903
8/21/15 Not To Scale
LBP Survey Diagram
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APPENDIX A

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APPENDIX B

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