

## **Renovation Specific Asbestos Survey Report**

Property Information:

**2235 Bruno Cir  
Colorado Springs, CO 80916**

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:

**Reservoirs Environmental Inc.  
NVLAP lab code 101896**

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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: 2235 Bruno Cir  
Colorado Springs, CO 80916**

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

**Asbestos Consulting Firm #ACF-15258**

**Shannon Anderson Asbestos Inspector Colorado Cert #14225 Expires: 7.30/16**

**Theodore Anderson Asbestos Inspector Colorado Cert #14835 Expires: 4/22/16**

**Rick Sinchak Asbestos Inspector Colorado Cert #1278 Expires: 4/11/16**

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

**Site Visit(s): 7/31/15**

**Report Date: 8/7/15**

### **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). 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**

**-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 planned renovation of the upper level and lower level bathrooms of this split level dwelling constructed in 1983. The tub surround for both bathrooms is scheduled for replacement. Three suspect material systems are involved in the demolition scope. These include:**

- The orange peel type texture material found on the drywall substrate wall systems on the three sides of the bathtub. The suspect surfacing material is homogeneous in appearance for both bathrooms. This material is found under the ceramic tile tub surround as well.**
- Tan/white ceramic wall tile, white grout and yellow adhesive found on the upper level bathroom tub surround**
- White/multi-colored ceramic tile, white grout and yellow adhesive found on the lower level bathroom tub surround**
- White sealant used between the wall tile and tub in both bathrooms**

**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 per the renovation plan. 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
A2235(1-3)	White texture applied in an orange peel style including white joint compound painted green/multi-colored to white/tan drywall substrate wall system that is homogeneous in the upper level and lower level bathroom.
B22351	Tan/white ceramic tile, white grout and tan adhesive used as the tub surround for the upper level bathroom
C22351	White/multi-colored ceramic tile, white grout and yellow adhesive used as the tub surround for the lower level bathroom
D2235	White sealant applied to the edges of the tub where contact is made with the ceramic tile on the walls of both bathroom.

Non-suspect Materials Observed and Slated for demolition: N/A

### 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 the upper level bathroom**



**The homogeneous orange peel texture found in both bathrooms is non-detect.  
Sample A22351 was taken from the upper level bathroom**



**Sample B2235 of the ceramic tile, grout and adhesive found in the upper level tub surround is non-detect for asbestos**



**Sample D22351 of the white sealant/caulk found on both tub surrounds is non-detect for asbestos**



**View of the lower level bathroom all materials examined are non-detect for asbestos**



**Sample C22351 of the white/multi-colored ceramic tile, grout and adhesive is non-detect for asbestos**



**Sample A22352 of the orange peel texture material including joint compound and tape taken from the lower level bathroom is non-detect for asbestos**



**Sample A22353 of the orange peel texture material taken from the lower level bathroom is non-detect for asbestos**

**APPENDIX A**



2235 Bruno Cir.  
Labs.pdf