

Restoration Specific Asbestos and Lead Based Paint Survey Report

Property Information:

**1206 Prairie Rd
Colorado Springs, CO 80909**

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: 1206 Prairie Rd
Colorado Springs, CO 80909**

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: 4/26/16
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): 12/3/15
Report Date: 12/8/15**

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^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 project affecting the exterior and interior of this single family dwelling. Scope of work on the exterior is to remove and replace all windows along with the front and back doors. On the interior the plan is to replace the main full bathroom tub surround. As a result three suspect material systems involved in the demolition/impact scope provided by the onsite project manager. These include a heavy textured drywall substrate wall system in the bathroom, ceramic tile assembly elements from the bathroom tub surround as well as sealant applied to the bathroom tub surround and tile.

The lead paint component examination is to include exterior window and door components as well as all wall elevations and windows components in the interior bathroom which will be impacted during the renovation.

It is notable that the older siding has been covered by newer vinyl siding. As a result no good lead-based paint shots were obtained of the original siding.

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 non-asbestos containing materials:

Sample #	Description/ Location
A1206(1-3)	White texture over gray drywall as homogeneous heavy textured wall material present in the full bathroom slated for renovation associated with the bathtub
B12061	Ceramic tile, white grout, yellow adhesive and white setting material as tile bathtub surround elements
C12061	White sealant present on the bathtub surround and tile surround in the full bathroom slated for impact

Non-suspect Materials Observed and Slated for demolition:

- 1) Wood (trim and doors)

LEAD-BASED PAINT

Exterior Key:

- A- East elevation
- B- South Elevation
- C-West Elevation
- D-North Elevation

Interior Key:

- A- Right side of bathtub surround
- B- Back wall of bathtub surround
- C- Left side of bathtub surround

-No lead-based paint with levels greater than the EPA established 1.0 mg/cm² threshold observed in any of the painted building materials slated for removal (see Appendix A)

4.0 CONCLUSIONS AND RECOMMENDATIONS:

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.

The lead-based paint inspection did not identify components with lead above the regulatory definition on building material slated for demolition during the renovation project. 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



Front of dwelling note all door and window components tested negative for lead-based paint



Close-up of window assemblies which appear to have been replaced in the last 20 years with vinyl all components tested negative for lead-based paint



Some windows have no casement but sill and jambs tested negative for lead-based paint



Northern elevation window components tested negative for lead-based paint



Northern and southern elevation have addition off west side newer material tested negative for lead-based paint



Metal framed windows on addition tested negative for lead-based paint



Overview of bathroom to be impacted note all materials slated for impact tested non-detect for asbestos and negative for lead-based paint



Tile surround and wall sample location both came back non-detect for asbestos



2nd sample of wall material in the bathroom is non-detect for asbestos



Sample 3 of wall material came back non-detect for asbestos



White sealant applied to tub surround is non-detect for asbestos

APPENDIX A



4479 Prairie Rd Lead
Data.pdf

APPENDIX B



4479 Prairie Rd
Labs.pdf