

Code Enforcement

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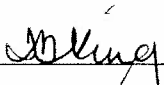
ASBESTOS SURVEY
Single-Family Residence
4330 Beltline Road
Irving, Texas

Terracon Report No. 94097356
August 25, 2009

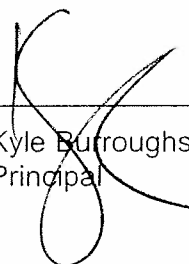
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ASBESTOS SURVEY
Single-Family Residence
4330 Beltline Road
Irving, Texas
Terracon Project No. 94097356

1.0 Introduction

Terracon Consultants, Inc. (Terracon) conducted an asbestos survey of the single-family residence located at 4330 Beltline Road in Irving, Texas. The asbestos survey was conducted on August 18 – 19, 2009 by State of Texas licensed asbestos inspectors. The survey was performed in general accordance with proposal P94090880, dated August 12, 2009. Components were surveyed and homogeneous areas of suspect asbestos containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but unsampled materials could be located in walls, in crawlspaces and voids or in other concealed areas. Suspect ACM was sampled in general conformance with the protocols outlined in EPA regulation 40 CFR 763 Subpart E Asbestos Hazard Emergency Response Act (AHERA) and the Texas Asbestos Health Protection Rules (TAHPR). Samples were delivered to a State of Texas licensed and NVLAP accredited laboratory for analysis by polarized light microscopy.

1.1 Project Objective

The objective of the asbestos survey was to identify the presence and location of accessible friable and nonfriable asbestos containing materials (ACM) present on the interior and exterior of the structures located on the site. We understand this asbestos survey was requested due to the planned demolition of the structures. The Texas Asbestos Health Protection Rules and EPA regulation 40 CFR 61, Subpart M, The National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey be performed prior to renovation or demolition activities.

2.0 Building Description

The single-family residence and associated out buildings are located at 4330 Beltline Road in Irving, Texas.

Single-Family Residence

The single-family residence is a single-story building containing approximately 5,200-square feet of total floor space constructed on a concrete slab foundation. The interior of the residence consists of a garage, attic, living room, dining room, kitchen, study, laundry room, formal living room, four bedrooms, and four bathrooms. The exterior finish consists of stone, plaster, wood and glass. The roof consists of composition shingles.

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The interior walls of the residence consist of textured drywall, fabric wall covering and wall covering over drywall, wood paneling, and plaster molding. The floors of the residence consist of carpet, vinyl floor tile, and marble floor tile on a concrete substrate. The ceilings consist of textured drywall and 1' x 1' ceiling tile adhered to drywall with button mastic. No fireproofing was observed on the wood deck on the day of the survey.

Mobile Home

The mobile home is constructed on a wood floor deck with exterior metal siding and roof. The interior consists of a living room, kitchen, bathroom, and two bedrooms. The interior walls consist of painted wood and fiberglass reinforced panel on wood. The ceiling consists of prefabricated textured drywall panels. The floor of the mobile home consists of carpet and resilient sheet flooring on a wood substrate.

Water Well Pump House

The walk-in water well pump house is constructed on a concrete slab foundation. The interior and exterior finishes consist of stone walls and an unfinished concrete floor. The roof consists of composition shingles.

3.0 Field Activities

The asbestos survey was conducted by Mrs. Tiffany D. King, a Texas Department of State Health Services (TDSHS) licensed asbestos inspector (TDSHS License No. 60-2714), and by Mrs. Kati A. Rolph, a Texas Department of State Health Services (TDSHS) licensed asbestos inspector (TDSHS License No. 60-2919). The survey was conducted in general conformance with protocols established by EPA regulation 40 CFR 763 AHERA.

3.1 Visual Assessment

Our survey activities began with visual observation of the interior of the buildings to identify homogeneous areas of suspect ACM. A homogeneous area consists of building materials, which appear similar throughout in terms of color, texture and date of application. An interior assessment was conducted throughout the buildings. Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect ACM.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. The EPA defines a friable material as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability

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was assessed by physically touching suspect materials.

3.3 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general conformance with AHERA protocols. Random samples of suspect materials were collected in each homogeneous area. Appropriately attired sample team member collected bulk samples using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker.

A total of one hundred twenty-six (126) bulk samples were collected from forty (40) suspect homogeneous areas throughout the interior and exterior of each structure. Bulk samples were collected from the following materials:

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- Ceiling/wall texture/drywall/joint compound (2 types)
- Wall texture/drywall/joint compound
- Drywall/joint compound associated with wall covering (10 types)
- 12" x 12" Floor tile and associated mastic (2 types)
- Sink undercoating (2 types)
- 1' x 1' ceiling tile (2 types)
- Ceramic tile grout (4 types)
- Cove base mastic
- Interior building caulk
- Plaster molding
- Mastic associated with marble countertops (2 types)
- Mirror mastic
- Wire covering
- Mastic associated with fiberglass insulation
- Marble floor tile thin set
- Unfinished drywall
- Roof shingles
- Exterior building caulk (2 types)
- Pool plaster
- Grout associated with pool

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Mobile Home

- Drywall/ceiling texture
- Resilient sheet flooring

Homogeneous areas of suspect ACM identified and sampled during the survey are presented in Appendix B.

Suspect ACM samples were delivered under proper chain of custody to Cates Laboratories, of Forney, Texas, an accredited NVLAP (Lab No. 200569) and TDSHS (License No. 30-0287) licensed laboratory for analysis by Polarized Light Microscopy (PLM) with dispersion staining techniques per EPA Method 40 CFR, Ch. 1, Pt. 763, Subpt. F, App. A. The percentage of asbestos where applicable, was determined by microscopical visual estimation.

4.0 Regulatory Overview

The State of Texas has established the Texas Asbestos Health Protection Rules (TAHPR) which requires any asbestos-related activity to be performed by an individual licensed by the State of Texas, through the TDSHS. An asbestos related activity consists of the disturbance (whether intentional or unintentional), removal, encapsulation, or enclosure of asbestos, including preparations or final clearance, the performance of asbestos surveys, the development of management plans and response actions, asbestos project design, the collection or analysis of asbestos samples, monitoring for airborne asbestos, bidding for a contract for any of these activities, or any other activity required to be licensed under TAHPR.

Abatement must be performed by a State of Texas licensed asbestos abatement contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be conducted during the abatement activities.

The asbestos NESHAP (40 CFR Part 61 Subpart M) regulates asbestos fiber emission and asbestos waste disposal practices. It also requires the identification and classification of existing building materials prior to demolition or renovation activity. Under NESHAP, asbestos containing building materials are classified as either friable, Category I nonfriable or Category II nonfriable ACM. Friable materials are those that, when dry, may be crumbled, pulverized or reduced to powder by hand pressure. Category I nonfriable ACM includes packing, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II nonfriable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, Category I and II nonfriable ACM which is in poor condition and has become friable or which will be subject to drilling, sanding, grinding, cutting, or abrading and which could

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be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). RACM must be removed prior to renovation or demolition activities. The owner or operator must provide the TDSHS with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. Removal of RACM must be conducted by a State of Texas licensed asbestos contractor. In addition, third party air monitoring must be performed during the abatement.

The OSHA Asbestos standard for the construction industry (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc).

The OSHA standard classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. States that administer their own federally approved state OSHA programs may require other precautions.

5.0 Findings and Recommendations

Based on the results of laboratory analyses, asbestos was confirmed in the following materials:

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- Ceiling texture/wall texture/drywall/joint compound
- Drywall/joint compound associated with wall covering
- Wall texture/joint compound
- Sink undercoating
- Interior building caulk
- Mastic associated with marble countertops

It is Terracon's understanding that the buildings surveyed are scheduled for demolition. Therefore, the identified asbestos containing materials must be abated prior to the demolition activities.

The asbestos abatement must be performed by a State of Texas licensed asbestos contractor in accordance with a project design prepared by a State of Texas licensed asbestos consultant. In addition, third party air monitoring must be performed during the abatement.

These materials were assessed to be in good condition on the day of the survey. It is important to note that state and federal regulations require a ten working day notification prior to any demolition or renovation activities in a building that affords public access or occupancy,

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regardless of whether asbestos is present or not. These activities must be performed in accordance with the current TDSHS, EPA, and OSHA guidelines.

6.0 General Comments

This survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. The report has been prepared on behalf of and exclusively for use by the City of Irving for specific application to their project as discussed. The report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information, which may have been used in the preparation of this report. No warranty, express or implied is made.