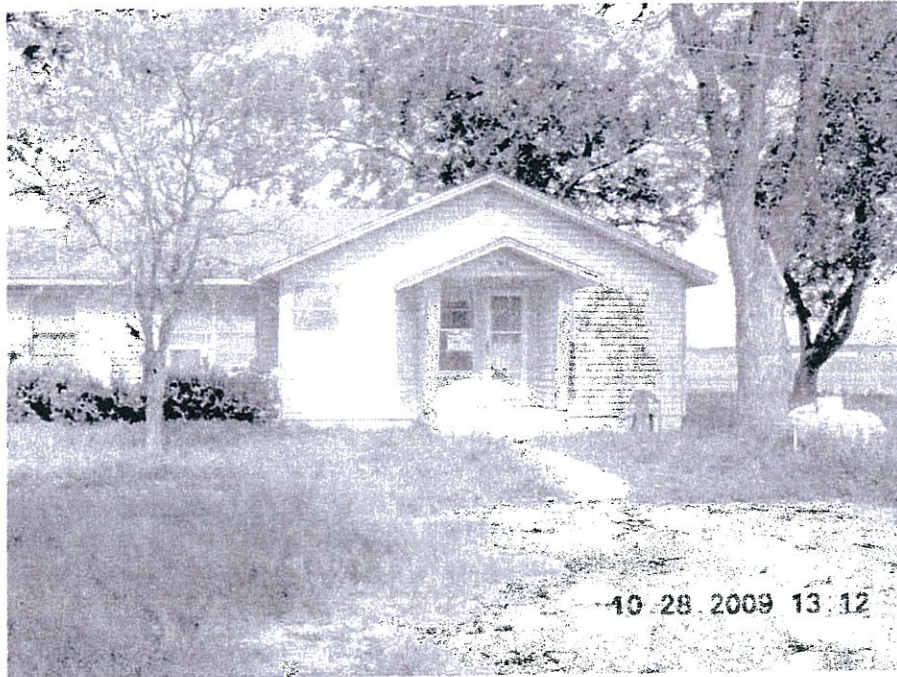


# *LIMITED ASBESTOS INSPECTION*



**7844 Old Pearsall Rd. #2  
San Antonio, TX**

**for  
Pape-Dawson Engineers  
Mr. Phil Pearce**

*by*  
**AEHS, Inc.**  
4402 Center Gate  
San Antonio, Texas 78217  
(210) 656-9300  
[www.aehs-sa.com](http://www.aehs-sa.com)

**ASBESTOS INSPECTION**  
**7844 Old Pearsall Rd. #2**  
**San Antonio, Texas**  
**for**  
**Pape-Dawson Engineers**

The on-site consultation was performed by Matthew Bishop CHSP, under the overall direction of Ronald M. Bishop, MPH, CIH. Matthew Bishop is a Texas Department of State Health Services (TDSHS) licensed Asbestos Management Planner and Lead Risk Assessor. Ron Bishop is a TDSHS licensed Asbestos Consultant, Lead Project Designer, and Mold Consultant as well as a Certified Industrial Hygienist, Certified Safety Executive, Registered Sanitarian, Diplomate in Environmental Health, Registered Environmental Professional and Environmental Manager, and Green Consultant.

**1.0. GENERAL.**

1.1. Construction materials containing asbestos have been used extensively in buildings because it possesses excellent properties for fire-proofing, insulation, and condensation control. Asbestos may be found in: (1) cement products; (2) spray applied or trowel applied materials on ceiling, walls, and other surfaces; (3) insulation on pipes, boilers, tanks, ducts, and other equipment; (4) vinyl floor tiles; (5) roofing; (6) flooring coatings; and (7) other miscellaneous products.

1.2. Friable materials are those materials that when dry can be crumbled, pulverized, or reduced to powder by hand pressure. Material that contains more than one percent asbestos by weight is considered to be asbestos containing material. Some of these asbestos-containing building materials are not considered friable now, but could become friable if not properly managed and maintained under an asbestos management program.

1.3. The concern about exposure to asbestos in buildings is based on evidence linking various respiratory diseases with occupational exposure in the shipbuilding, mining, milling, and fabricating industries. The presence of asbestos in a building does not mean that there is a significant health risk to building occupants. As long as asbestos-containing materials remain in good condition and are not disturbed, exposure is unlikely. Through proper control of building operations and maintenance activities, disturbance or damage to asbestos-containing materials is minimized, thus limiting the building occupant's exposure to airborne asbestos fibers.

1.4. Building alterations and/or demolition require knowledge of what materials contain asbestos and if they will be removed or disturbed during the project. Under the Clean Air Act, EPA has issued a National Emission Standard for Asbestos (40 CFR 61.140 - 61.156). This

Standard regulates reporting requirements, work practices, waste disposal, and emissions from facility modification and/or demolition operations. The Standard applies only to materials containing more than one percent asbestos. The State of Texas has adopted a set of regulations (25 TAC 295.31 - 295.70) known as "Texas Asbestos Health Protection Rules" which govern asbestos removal, encapsulation, or enclosure, including licensing and regulation, in all buildings of public occupancy or access. Any disturbance or removal of ACM in the building or facilities is subject to this Texas Statute.

## **2.0. BACKGROUND.**

2.1. AEHS, Inc. was contacted by Mr. Phil Pearce, Pape-Dawson Engineers, concerning the need for an Asbestos Inspection at 7844 Old Pearsall Rd. #2, San Antonio, Texas.

2.2. The buildings of concern are a house and grain storage bins located on the Union Pacific property.

## **3.0. SCOPE OF WORK.**

3.1. The inspection was performed on 28 October 2009 and consisted of visual assessments to determine the presence of suspect ACM. Bulk samples of suspect ACM (materials which possibly contain asbestos, as determined by an accredited EPA AHERA Building Inspector/Consultant) were collected. The visual inspection, bulk sampling, and inspection documentation was performed by Matthew Bishop, CHSP [Inspector and Management Planner (No. 205572)].

3.2. AEHS, Inc. is a TDSHS Licensed Asbestos Constant Agency (No.10-0335), PCM Laboratory (No. 30-0295), and an Asbestos Training Provider (No. 00-0068).

3.3. The specific objectives of the survey were to:

- Perform a visual inspection and physical assessment following the Asbestos Hazard Emergency Response Act (AHERA) protocol as a guideline to identify, quantify, and assess accessible friable and non-friable ACM;
- Collect and analyze bulk samples of suspect material for asbestos content and identification by an American Industrial Hygiene Association Accredited Laboratory that is also licensed by the Texas Department of State Health Services;
- Ensure the technical quality of all work by using the AHERA protocol and a TDSHS licensed consultant and inspector for the inspection; and
- Issue a final report that includes findings, bulk sample locations, and confirmed asbestos-containing building materials.

#### **4.0. DESCRIPTION.**

- 4.1. The residence contains bedrooms, living room, kitchen, bath, hall and a laundry.
- 4.2. The two grain storage bins are metal construction without any suspect ACM.

#### **5.0. INVESTIGATIVE METHODS.**

##### **5.1. Visual Inspection.**

5.1.1. Building materials were inspected and assessed using the methods presented in the federal AHERA regulations (40 CFR, Part 763) as a guideline. The procedures mandated are considered the industry standard and are applied to all surveys performed by AEHS, Inc. The suspect ACBM consisted of the following: floor tile and mastic underneath, wallboard, float mud, ceiling paint stipple and cementitious water heater pipe.

5.1.2. No other suspect materials were visible.

##### **5.2. Bulk Sampling.**

5.2.1. Bulk samples of all homogeneous materials from identified functional spaces containing suspect ACBM were collected. A homogeneous material is defined as a surfacing material, thermal system insulation, or miscellaneous material that is uniform in use, color and texture. Examples of homogeneous materials include:

- Pipe insulation produced by the same manufacturer and installed during the same time period;
- Floor or ceiling tile of identical size, color and/or pattern;
- Sprayed-on acoustical ceiling materials located in contiguous areas; and
- Trowelled on plaster of same texture and location.

5.2.2. A functional space is defined as any spatially distinct unit within a building that contains identifiable populations of current or previous building occupants. Examples of functional spaces include:

- Office areas;
- Storage (warehousing) areas; and
- Living quarters.

The functional space concept is helpful in determining the use and occupancy of building areas containing confirmed ACBM. Knowing the types of occupants and their use of an area also may influence the selection of an asbestos management option and/or corrective action. If multiple corrective actions are necessary, the occupancy and use of individual

areas may also become important factors when establishing the priority, or ranking, of each corrective action.

**5.2.3.** Prior to obtaining the samples, all friable suspect material are sprayed with amended (surfactant added) water to minimize fiber release. Small pieces of the suspect material were sampled by cutting off a sufficient quantity of the wetted suspect material in an inconspicuous location and securing the sample in a plastic bag. Samples were extracted from the center of the wetted area. The tool used to collect the suspect sample was then cleaned to ensure no cross-contamination occurred between samples. A plastic bag was used to contain the samples of the suspect material and quickly sealed to prevent the escape of the material or the introduction of ACBM contamination from outside sources.

### **5.3. Bulk Sample Analysis.**

**5.3.1.** All bulk samples collected during this survey were analyzed by Environmental Hazards Services, Inc.'s Laboratory in Richmond, Virginia. Environmental Hazards Services laboratory is accredited under the National Institute of Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP) and the American Industrial Hygiene Association. Additionally, the laboratory is a TDSHS licensed (No. 30-0188) Asbestos Laboratory (Polarized Light Microscopy). Their address, telephone number, and quality assurance review are depicted on their laboratory reports.

**5.3.2.** All asbestos samples were analyzed using Polarized Light Microscopy/Dispersion Staining (PLM/DS) techniques in accordance with methodology approved by the U.S. Environmental Protection Agency (EPA), method number 600/R-93/116. The percentage of asbestos present in the samples was determined on the basis of a visual area estimation as set forth in 40 CFR Part 763, Appendix A, Subpart F, Section 1.2 and 1.7.2.4. The lower limit of reliable detection for asbestos using the PLM/DS method is approximately 1% by volume.

**5.3.2.1.** The Environmental Protection Agency considers materials with greater than one percent (>1%) asbestos content to be asbestos containing. Therefore, when asbestos containing building material (ACBM) appear in this report, it should be interpreted as meaning the sample(s) taken contained greater than (>1%) asbestos and is considered a regulated material. However, material that contains equal to or less than one percent is not considered to be asbestos containing material. If the results of sampling indicate that the asbestos containing material is a trace or up to 10% asbestos, the results must be verified by polarized light microscopy point counting or presumed to be asbestos. For this survey, AEHS personnel used their experience with similar materials.

**5.3.2.2.** When "No Asbestos Detected" (NAD) appears in this report, it should be interpreted as meaning no asbestos was observed in the sample material above the reliable limit of detection for the PLM/DS method.

**5.3.2.3.** The Texas Department of State Health Services requires a minimum of three samples to be collected from each homogeneous area. In order for a material to be

considered negative, all samples must be negative. On the other hand, if one of the three samples is positive, then the material is considered positive.

## **6.0. RESULTS OF INSPECTION.**

6.1. A total of fifteen (15) samples were collected which resulted in eighteen (18) analysis (including the point counting). See Appendix A for a copy of the laboratory analysis.

6.2. Photographs are at Appendix B and Sketch at Appendix C.

6.3. The laboratory results indicated "NAD – No Asbestos Detected" for all submitted samples except the float mud which contained <1%Chrysotile Asbestos. The float mud was point counted in accordance with paragraph 5.3.2.1 above, with the result of 0.025% Chrysotile Asbestos; therefore, the float mud is considered not to contain asbestos.

6.4. The cementitious water heater pipe that goes thru the attic and roof is presumed ACM.

## **7.0. ASSESSMENT.**

7.1. **Friable Asbestos Material.** None

7.2. **Non-Friable Materials.** Cementitious water heater pipe approximately 4 linear feet .

## **8.0. RECOMMENDATIONS.**

8.1. Maintain a copy of this report with the project files.

8.2. The cementitious water heater pipe should be abated (removed) prior to demolition.

8.2.1. It must be abated by a TDSHS abatement contractor using licensed/registered supervisors and workers.

8.2.2. It must be transported by a TDSHS licensed asbestos transporter to a regulated landfill.

8.2.3. A TDSHS notification is required.

8.2.4. A project design by a TDSHS licensed asbestos consultant is not required.

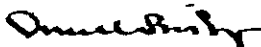
8.2.5. Asbestos project management and air monitoring is required during the abatement.

## 9.0. COST ESTIMATES.

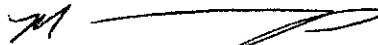
- 9.1. Pipe Removal, Transportation, and Disposal: \$750.00
- 9.2. TDSHS Notification Fee - \$100.00
- 9.3. Project Management/Air Monitoring - \$200.00

## DISCLAIMER

This report, which contains inspections/measurements for hazardous material is given for the sole benefit of the aforementioned client (s). The client expressly confirms their understanding that the conclusions/ recommendations stated in this report are limited to and based solely upon the scope of the assignment, and samples and field measurements taken. In addition, the client understands that any field observations contained herein reflect the conditions present on the date and time of inspection. No representations or warranties are made or may be implied as to the validity of their applicability to any other days or times.



Ronald M. Bishop, MPH, CIH  
ESH Consultant  
TDSHS Asbestos Consultant (10-5492)  
10 November 2009



Matthew Bishop CHSP  
TDSHS Asbestos Management Planner (205572)  
10 November 2009



*Appendix A*  
*Laboratory Analysis*





Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

## Asbestos Bulk Analysis Report

Report Number: 09-10-03704

Client: AEHS  
4402 Center Gate  
San Antonio, TX 78217

Received Date: 10/30/2009  
Analyzed Date: 11/03/2009  
Reported Date: 11/04/2009

Project/Test Address: Pape-Dawson Ranch House; San Antonio, TX

Client Number:  
45-5371

## Laboratory Results

Fax Number:  
210-656-8499 F

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-10-03704-001A	A1-PD	Linoleum	Tan Vinyl; Fib.	NAD	20% Cellulose 6% Fibrous Glass 75% Non-Fibrous
09-10-03704-001B	A1-PD	Mastic	Tan Adhes.; Gray Gran.	NAD	1% Cellulose 99% Non-Fibrous
09-10-03704-002A	A2-PD	Linoleum	Tan Vinyl; Fib.	NAD	20% Cellulose 6% Fibrous Glass 75% Non-Fibrous
09-10-03704-002B	A2-PD	Mastic	Tan Adhes.	NAD	1% Cellulose 99% Non-Fibrous
09-10-03704-003A	A3-PD	Linoleum	Tan Vinyl; Fib.	NAD	20% Cellulose 5% Fibrous Glass 75% Non-Fibrous

## Environmental Hazards Services, L.L.C

Client Number: 45-5371

Report Number: 09-10-03704

Project/Test Address: Pape-Dawson Ranch House; San Antonio, TX

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-10-03704-003B	A3-PD	Mastic	Tan Adhes.	NAD	1% Cellulose 99% Non-Fibrous
09-10-03704-004	A4-PD		Tan Fib.; White Paint	NAD	88% Cellulose 12% Non-Fibrous
09-10-03704-005	A5-PD		Tan Fib.; White Paint	NAD	88% Cellulose 12% Non-Fibrous
09-10-03704-006	A6-PD		Tan Fib.; White Paint	NAD	88% Cellulose 12% Non-Fibrous
09-10-03704-007	A7-PD		White Powder; Gran.; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous
09-10-03704-008	A8-PD		White Powder; Gran.; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous
09-10-03704-009	A9-PD		White Powder; Gran.; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous
09-10-03704-010	A10-PD		White Gran.	NAD	4% Cellulose 96% Non-Fibrous

Fax:

Nov 4 2009 05:37pm P004/008

### Environmental Hazards Services, L.L.C

Client Number: 45-5371

Report Number: 09-10-03704

Project/Test Address: Pape-Dawson Ranch House; San Antonio, TX

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
09-10-03704-011	A11-PD		White Powder; Gran.; Tan Fib.	NAD	20% Cellulose 80% Non-Fibrous
09-10-03704-012	A12-PD		White Gran.	Trace <1% Chrysotile	1% Cellulose 99% Non-Fibrous
<b>Total Asbestos: Trace &lt;1%</b>					
09-10-03704-013	A13-PD		White Gran.	NAD	100% Non-Fibrous
09-10-03704-014	A14-PD		White Gran.	NAD	100% Non-Fibrous
09-10-03704-015	A15-PD		White Gran.	NAD	100% Non-Fibrous

## Environmental Hazards Services, L.L.C

Client Number: 45-5371

Report Number: 09-10-03704

Project/Test Address: Pape-Dawson Ranch House; San Antonio, TX

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 37-M2-1990-2

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 800/R-93/116

Analyst: Vickie Holmes

Reviewed By Authorized Signatory:



Howard Varner  
General Manager

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

\* All California samples analyzed by Polarized Light Microscopy, EPA Method 800/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



Environmental Hazards Services, LLC

www.ehsllab.com 7400 Whitepine Rd  
 (800)367-6970 Richmond, VA  
 (804)379-6967 (fax) 23237

# Asbestos Chain-of-Custody

*Page 1 of 2*

09-10-03/04



Due Date:  
 11/04/2009  
 (Wednesday)

*S PD*

Company Name: **AEHS**

Address: **4402 Center Gate**

City/State/Zip: **San Antonio, TX 78217**

Phone: **(210)656-9300**

Fax: **(210)656-9499 F**

E-mail: \_\_\_\_\_

Acct. Number: **45-5371**

Project Name/Testing Address: **PAGE-TANSON RANCH HOUSE**

City/State (required): **San Antonio, TX**

Collected by: **Matt Bishop** Certificate Number: **205572**

Purchase Order Number: \_\_\_\_\_

**Turn Around Times :**

*If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

\_\_\_\_\_ 1 - Day \_\_\_\_\_ 2 - Day \_\_\_\_\_ 3 - Day \_\_\_\_\_ Same Day (Must Call Ahead) \_\_\_\_\_ Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			COMMENTS		
			PLM	PLM/PM10	PLM/PM10/PM2.5	PLM/PM10/PM2.5/PM10/PM2.5	PCB	TEM/CM/SM/AM	TEM/AM/PM/PM10/PM2.5	Flow Rate (L./min)	Total Time (minutes)		Volume (Total Liters)	
1	A1-PD	10/28/09	X											T&W Sweet Flooring ↓ Ceiling Tile ↓ Wallboard ↓ Floor MUD
2	A2-PD													
3	A3-PD													
4	A4-PD													
5	A5-PD													
6	A6-PD													
7	A7-PD													
8	A8-PD													
9	A9-PD													
10	A10-PD	10/28/09	X											

Released by: **Matt Bishop**

Signature: *[Signature]*

Date/Time: **10/28/09**

Received by: *[Signature]*

Signature: *[Signature]*

Date/Time: **10/28/09**

Nov 4 2009 05:38pm P006/008

Fax:

Nov 4 2009 05:39pm P007/008

Fax:



# Asbestos Chain-of-Custody

~ For Lab Use Only ~

Environmental Hazards Services, LLC

www.ehsllab.com 7400 Whitepine Rd  
 (800)347-0010 Richmond, VA  
 (804)375-0007 (fax) 23237

*Page 2 of 2*

Company Name: AEHS

Address: 4402 Center Gate

City/State/Zip: San Antonio, TX 78217

Phone: (210)656-9300

Fax: (210)656-8499 F

E-mail: \_\_\_\_\_

Acct. Number: 45-5371

Project Name/Testing Address: Popo - Dawson Ranch House

City/State (required): San Antonio, TX

Collected by: Matt Bishop Certification Number: 205572

Purchase Order Number: \_\_\_\_\_

**Turn Around Times :**      *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*

1 - Day   
  2 - Day   
  3 - Day   
  Same Day (Must Call Ahead)   
  Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR			COMMENTS			
			PLM	PLM/air	PLM/air	PLM/air	PCM	TEMP (Celsius)	TEMP (F)	Time On	Time Off		Flow Rate (L/min)	Total Time (minutes)	Volume (Total Liters)
1	A11-PD	10/28/09	X												Floor Mud
2	A12-PD														↓
3	A13-PD														Ceiling Scrape
4	A14-PD														↓
5	A15-PD	10/28/09	X												
6															
7															
8															
9															
10															

Released by: Matt Bishop  
 Received by: TAL

Signature: TM  
 Signature: \_\_\_\_\_

Date/Time: 10/28/09  
 Date/Time: 10/20/09



Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

## Asbestos 400 Point Count Analysis Report

**Client:** AEHS  
4402 Center Gate  
San Antonio, TX 78217

**Report Number:** 09-11-00989

**Received Date:** 11/09/2009

**Analyzed Date:** 11/09/2009

**Reported Date:** 11/10/2009

**Project/Test Address:** Dade - Dawson Ranch House; San Antonio, TX: EHS#  
09-10-03704

**Client Number:**  
45-5371

## Laboratory Results

**Fax Number:**  
210-656-8499 F

Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
09-11-00989-001	A10-PD	Off-White/White Brittle; Tan Fib.	NAD	
09-11-00989-002	A11-PD	Off-White/White Brittle; Tan Fib.	NAD	
09-11-00989-003	A12-PD	Off-White/White Brittle	<0.25 % Chrysotile	A12

### Sample Narratives:

A12: Chrysotile fibers observed but did not fall under any counted points.

# Environmental Hazards Services, L.L.C

Client Number: 45-5371  
Project/Test Address: Dade - Dawson Ranch House; San Antonio, TX:  
EHS# 09-10-03704

Report Number: 09-11-00989

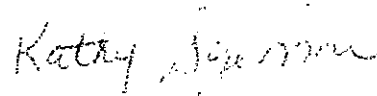
Lab Sample Number	Client Sample Number	Lab Gross Description	% Asbestos	Narrative ID
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Reporting Limit: 0.25 % Asbestos

Method: EPA Method 600/R-93/116

Analyst: Mark Case

Reviewed By Authorized Signatory:



Kathy Sizemore  
Asbestos Supervisor

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714.

LEGEND NAD = No Asbestos Detected



*Appendix B*

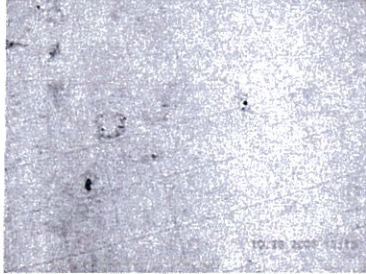
*Photographs*

**7844 Old Pearsall Rd. #2**

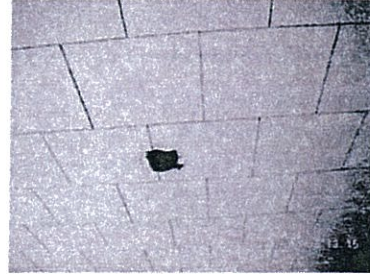
**(Union Pacific)**



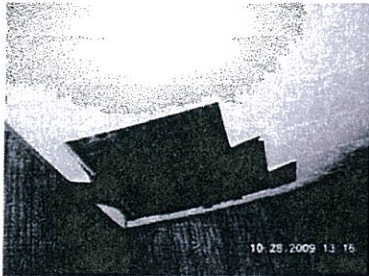
**#1 Ranch House**



**#2 Tan Sheet Flooring**



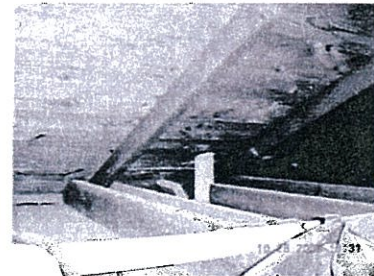
**#3 Ceiling Tile**



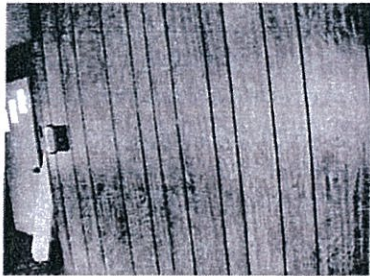
**#4 Ceiling Tile**



**#5 Water Heater Exhaust**



**#6 Water Heater Exhaust**



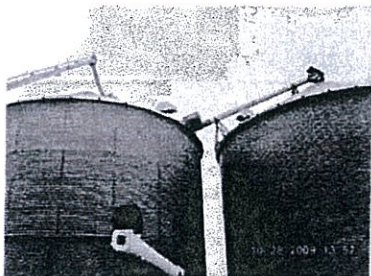
**#7 Paneling**



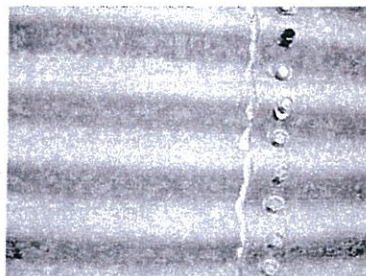
**#8 Wallboard and Float Mud**



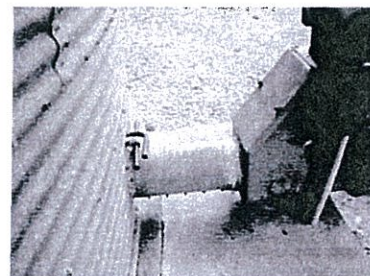
**#9 Ceiling Stipple**



**#10 Grain Silo**



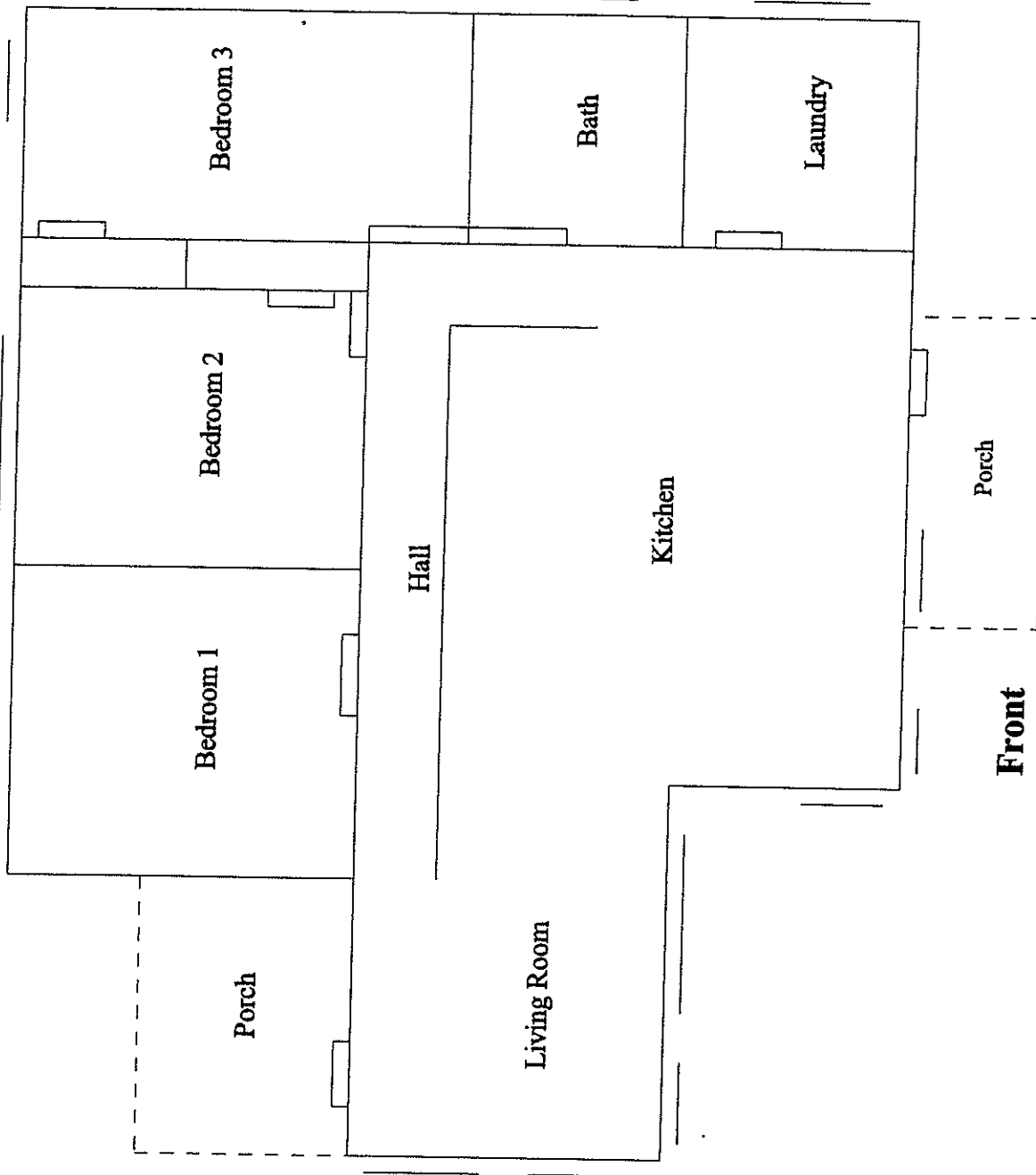
**#11 Grain Silo Caulking**



**#12 Grain Silo Motor**

*Appendix C*

*Sketch*



Case No. 09-143  
 Date: October 28, 2009

Not to scale

Created with ArcView 3.2

Site Map for  
 7844 Old Pearsall Rd. #2  
 San Antonio, TX

**AEHS, Inc.**  
 4402 Center Gate  
 San Antonio, TX 78217  
 (210) 656-9300  
 www.aehs-sa.com

Sides A-D are located clockwise with Side A as the address or street side of the dwelling.