Asbestos Inspection Report

For:

Commercial Building

103 N US 287

Decatur, Texas 76234

Inspection Results

Asbestos Fibers were detected in the following sampled suspect materials:

1.Paint / Block Sealer

2. Window and Door Caulking

Inspection conducted on

April 28, 2023

Leroy F. Skaggs

AIC 105110 Expires 5/9/2024

Flint Inspection Consulting Services, Inc.
538 Dove Lane, Wichita Falls, TX 76305-7001
(940) 569-4876 Website: ficsinc.com

Asbestos Containing Building Material Survey

Introduction:

Leroy F. Skaggs a licensed individual asbestos consultant, conducted a survey / inspection of the building on before named property on the date listed. The inspection was conducted on building materials within the space that were suspect for asbestos fiber content and might be disturbed during renovation or demolition.

Please refer to the exemptions section for materials that were not assessed.

This report is limited to materials that are immediately within the bounds of the defined space and scope of hired services. The following assessments and summaries are based upon the information gathered from area of the building that were identified for inspection.

The purpose of the survey was to detect the presence of materials that contain asbestos fibers in concentrations greater than one percent. This survey is for the compliance with current Federal and State regulatory requirements prior to the renovation or demolition of facilities.

Important Information and Requirements in Regard to Demolition or Renovation

The building section inspected is scheduled for renovation. The building is subject to current Federal and State regulations in regard to the demolition or renovation of the buildings. The building will be under rules issued by US Environmental Protection Agency and U.S. Department of Labor - OSHA.
The following actions will need to be adhered to by the Owner / Operator of the facility:

1. Conduct a comprehensive inspection for asbestos containing materials in areas that will or might be disturbed during renovation or demolition. This process has been completed with this document.
2. If any of the identified asbestos containing materials discovered during this inspection are or might be disturbed. Removal or protection of the asbestos containing materials will be required. An asbestos abatement plan will need to be designed by a licensed asbestos consultant. This plan will describe what materials need to be removed and the methods used. This document can include bidding requirements for asbestos abatement and demolition

3. contractors as well. Flint Inspection Consulting Services, Inc. can provide you with the required services.
4. Once the contractors have been selected, a notification will need to be filed with the State of Texas to the Texas Department of State Health Services on the prescribed form. This form must be filed no later than 10 working days prior to the start of the disturbance of asbestos containing materials or demolition activities.
5. During the removal process, the work is to be overseen by the Asbestos Consultant or their Project Manager. During all phases of disturbance, said persons will conduct air monitoring. The other role of these persons is to verify that the work is being done in accordance with current rules, regulations and ordnances. This service is available from Flint Inspection Consulting Services, Inc.
6. When all Regulated Asbestos Containing Materials and other asbestos containing materials that may or will become pulverized or otherwise damaged have been removed, the Asbestos Consultant will conduct a clearance to verify that the materials have been removed successfully.
7. Once this clearance is achieved, all asbestos waste will be transported from the site and disposed of in a designated landfill. The disposal will be documented and verified.
8. Upon the completion of the asbestos abatement procedure, the renovation phase may begin.
9. During the renovation, a copy of this document should be maintained on-site. If additional materials are uncovered that were not identified during the inspect, contact Flint Skaggs at 940-631-3096 so he can come back to the site and assess the material.

Summary of Detected Asbestos Containing Building Materials (ACBM) Detected

Please refer to the **Description and Assessment of Asbestos Containing Building Materials (ACBM)** section of the report for more detail on the detected building materials with asbestos content. The following materials are found within the building and have been identified to be asbestos containing. This report only covers the inspected and assessed areas and all quantities and recommendations are for those specific areas only.

1. **CMU / Concrete Sealer and paint: Non-**Friable Miscellaneous, Category II Asbestos Containing Material. Damaged condition

   Assessment: 7 Response Action: 4

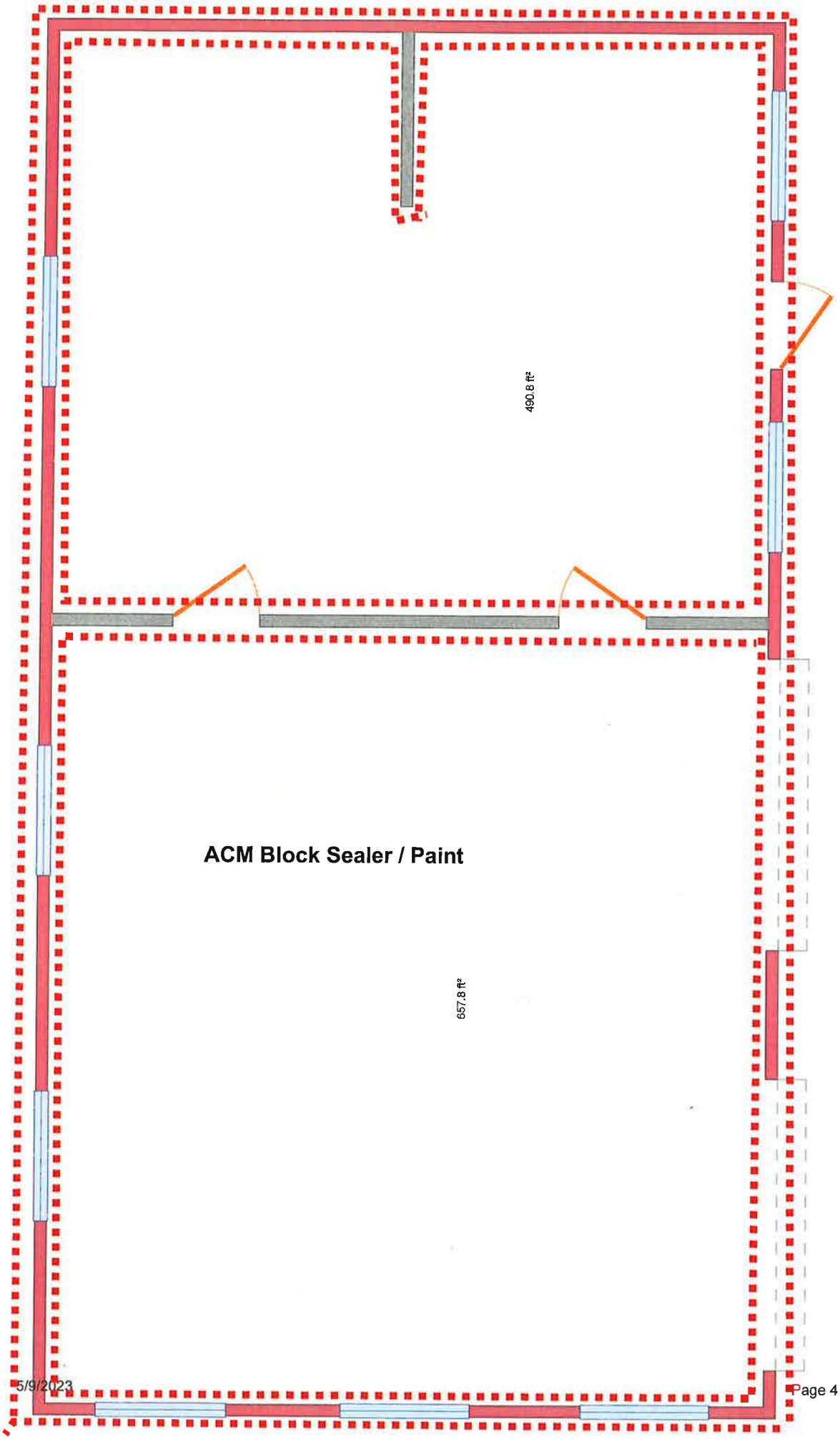
   Quantity: Approximately 2,350 SF

   The sealer / paint used to seal the CMU walls on the inside and outside contains asbestos fibers in concentrations greater than 1 percent. The material is peeling away from the walls in some places.

   The handling and management of this material is governed under Federal, State and local rules. The material should only be disturbed by a duly licensed and trained asbestos removal contractor. All disturbance is to be designed and monitored by an asbestos consultant.

   For renovation purposes, this material should be abated prior to renovation.

   For demolition purposes, the building can be wet demolished. A NESHAP trained person must be present during demolition and loading of the waste. All material and associated waste will need to be disposed of as asbestos containing materials.


490.8 ft²
ACM Block Sealer / Paint
657.8 ft²

2. **Window and Door Caulking: Miscellaneous Category II Non-friable asbestos containing material. Damaged Condition**

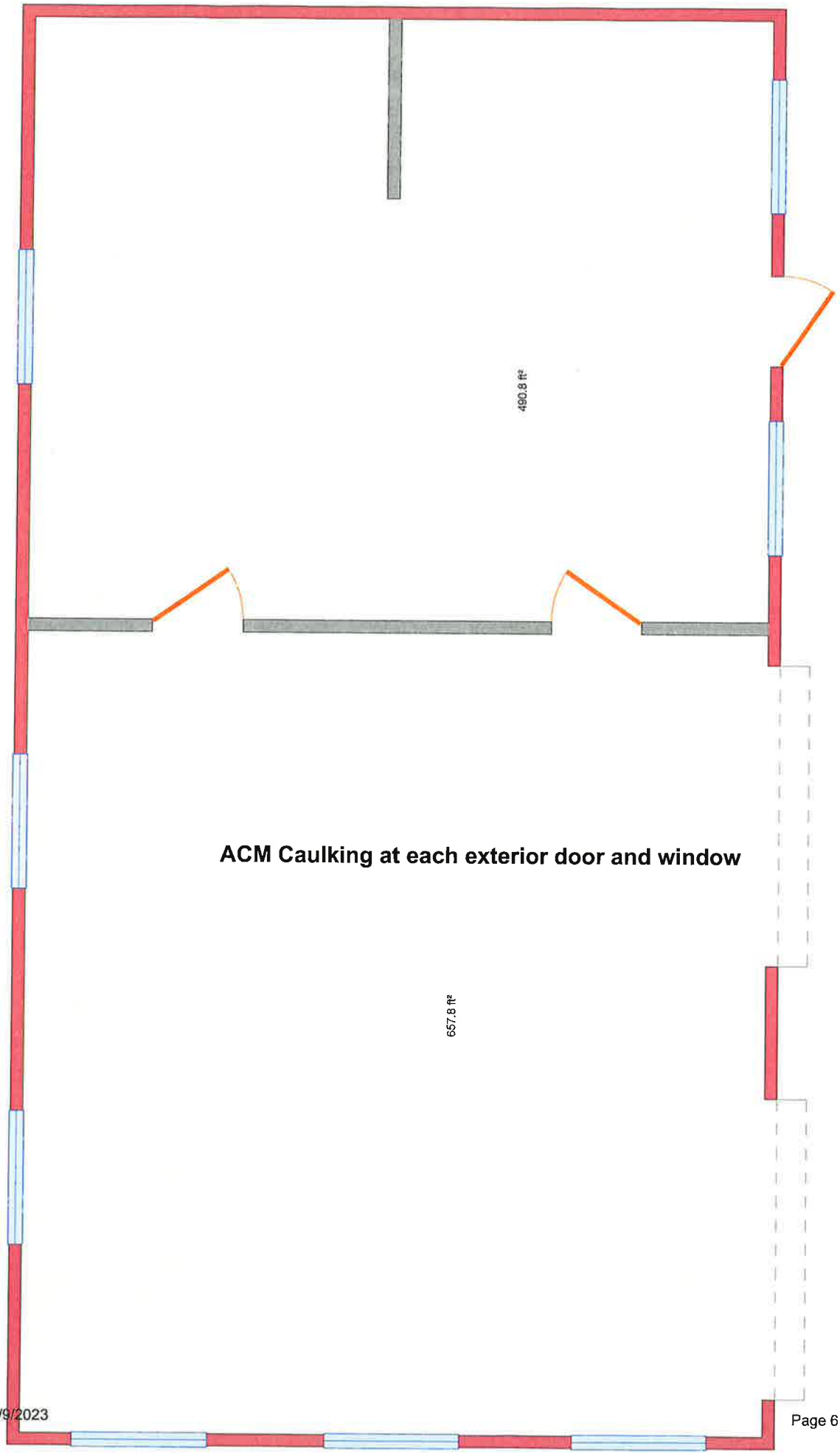
   Assessment 7 Response Action 1/4

   The caulking applied around doors and windows, contain chrysotile asbestos fibers in the reported quantities greater than 1 percent.. The handling and management of this material is governed under Federal, State and local rules. The material should only be disturbed by a duly licensed and trained asbestos removal contractor. All disturbance is to be monitored by an asbestos consultant.

   This material is located under carpet and other flooring.

   For renovation purposes, this material should be abated prior to renovation.

   For demolition purposes, the building can be wet demolished. A NESHAP trained person must be present during demolition and loading of the waste. All material and associated waste will need to be disposed of as asbestos containing materials.


490.8 ft²
ACM Caulking at each exterior door and window
657.8 ft²

Scope of Asbestos Survey And Exclusions:

The scope of the survey was to determine the presence of asbestos containing materials in the inspected area. All materials showing any trace of asbestos content are reported as asbestos containing material. Materials containing one percent or less of asbestos are legally non-asbestos containing materials. It is the opinion of this inspector that all materials containing any trace of asbestos should be reported as having asbestos content for the client's awareness of its presence. Any such materials are not regulated now.

This survey was limited to only to the named sections and materials that were readily accessible for sampling. Destructive sampling was not conducted to access inaccessible areas of the building sections except where deemed necessary for the identification of building materials and content and permission was granted by the building owner representative.

Roofing systems were not sampled due to the potential for voiding warranties and the potential to cause a leak. The only way to sample a roofing system correctly is to core several locations through all layers of the system. The repair of said cores requires the services of a roofer. The coring of the roof was not priced in our services. Roofing systems are part of the materials listed under the NESHAP regulations as Category I materials. These materials are listed under the exemptions of said regulation. Building Owners and Contractors should assume that all roofing may contain asbestos fibers and manage the material accordingly.

Sealed HVAC Systems were not assessed as to investigate the components require the opening and alteration of the unit. Such services require a current licensed HVAC contractor. This service was not structured in the pricing for our services.

Live electrical systems of the building were not assessed. Due to immediate danger to the Inspector and that a Licensed Electrician were not covered in the pricing for our services is why they were not assessed. Electrical breaker boxes and cable runs, enclosed chases in walls and floors and other inaccessible areas of the building should receive further investigation prior to the demolition or renovation of this building or any section thereof that might affect these systems.

All fiberglass insulation, foam insulation products, solid metal products, solid wood products, and masonry slabs, blocks, bricks and grout are exempt materials that do not require sampling at the inspector's discretion. This exemption was utilized for this survey.

All materials detected during demolitions or renovations that are not listed, as being sampled on the Chain of Custody Forms and analytical result sheets should be sampled immediately prior to disturbance. All additional samples and assessments are to be conducted by properly licensed individuals.

The survey conducted on the building sections was an investigative survey. However, salient materials may exist in the building, which were not detected in

the survey of the building section. Any such material should be sampled and assessed by properly licensed individuals.

This survey report is for the identification of asbestos containing materials in the building area only. This report does not address additional environmental hazards that may be present in this facility.

This document is for the identification of materials that contain asbestos fibers. All determination of asbestos content is based upon the analysis of the laboratory. This inspector and firm are not liable for the accuracy of the analytical data.

This document does not supersede the requirements for the development of a management plan, operation and maintenance program or project specification design for the management, repair or removal of asbestos containing materials.

All measurements and quantities are approximate. Measurements should be verified prior to the implementation of remediation activities.

No additional warrantees are granted or implied.

Building Description:

The construction date of the building is not known to the inspector.
The buildings is CMU, concrete and wood / steel framed structure. The exteriors of the building are concrete and exposed CMU. The roofs are built-up roofing on wooden deck.
The interior walls of the inspected areas are CMU block. The ceilings are exposed structure. The floors are concrete. The floor treatments include floor tile and bare floors.

Sample Collection Procedure:

Samples were collected from all suspect homogenous materials found in the facility within the limited scope of the inspection. Samples were collected in a random manner as determined by the inspector to limit the cosmetic destruction of exposed building materials. Spray applied materials were detected during the inspection / survey process. However, a random grid was not developed or used. All collected samples were submitted to the laboratory for analysis.

Homogenous Materials Sampled

The materials listed on the Sample Chain of Custody Form in "Attachment A" have a list of all sampled suspect materials. The samples are list in homogeneous groups.

Assessment of Asbestos Containing Materials:

At the time of the inspection and sampling, suspect materials were assessed in general conformance with the AHERA Rule and Industry Standards. The materials assessments considered the location and the amount of material both in total quantity and as a percentage of the functional space. The condition of the material

was evaluated considering the type of the damage, severity of the damage, extent or spread of the damage, accessibility, and potential for disturbance, exposure to air streams, vibration, vandalism and exposure to water.
In consideration of the above conditions and following laboratory analyses, those suspect materials proving to be Asbestos-Containing Building Materials (**ACBM**) were classified into one of the following categories:

1. Damaged **ACBM** thermal system insulation.
2. Significantly damaged **ACBM** thermal system insulation.
3. Damaged friable surfacing **ACBM**.
4. Significantly damaged friable surfacing **ACBM**.
5. Damaged friable miscellaneous **ACBM**.
6. Significantly damaged friable miscellaneous **ACBM**.
7. **ACBM** with potential for damage.
8. **ACBM** with potential for significant damage.
9. Remaining **ACBM** not fitting into categories above.

AVAILABLE RESPONSE ACTIONS

The following four (4) basic response actions are available for each type of material:

1. **Operations and Maintenance** - requires maintenance of the material in an undamaged condition. This includes the repair or removal of damaged materials, record keeping, worker training, re-inspection, prevalent level air monitoring and documentation in a comprehensive Asbestos Operations and Maintenance Program (O & M) specific to the building.
2. **Encapsulation** - requires sealing of the exposed surface of the **ACM** with a bridging-type encapsulant or conversion from a friable to non-friable status with penetrating type encapsulant. Encapsulation work must be conducted under conditions, which control the release of asbestos fibers into the building areas.
3. **Enclosure** - requires isolation of the **ACM** behind or within airtight barriers of gypsum wallboard, plyboard, etc. Enclosure activities work must be conducted under conditions which control the release of asbestos fibers into the building areas.
4. **Removal** - requires removal and disposal of the asbestos-containing material (**ACM**) under full asbestos abatement conditions by licensed asbestos abatement contractors.

GENERAL MINIMUM RESPONSE SELECTION CRITERIA

For each ACBM located in the survey, the most appropriate minimum response action was determined based on the specific hazard assessment for that material. Specific minimum response actions are listed in the following description of the identified materials.
Debris receives a minimum response of "Removal". Duct vibration isolators receive a minimum response of "Removal" due to their potential to release asbestos fibers

into duct distribution systems. Other materials generally receive a minimum response of "Operations and Maintenance" which includes repair of damaged areas or removal of minor areas of damaged material where repair is not feasible. Thermal system insulation should be maintained in an intact condition with undamaged jacketing. Materials exhibiting a significantly damaged condition, which is deemed not repairable, receive a minimum response of "Removal". Response actions of "Encapsulation" and "Enclosure" are generally not recommended as minimum responses.

The response actions recommended in this report are minimum responses, and the option of pursuing a more stringent response is available at any time.

Inspector Statement

The content of this report represents the results of the survey conducted on this building or building section. The results are presented as correct to the best of my knowledge. All conditions and statements are applicable. No additional warranties or guarantees are indicated or implied. Any party locating additional materials that are not listed in this report text or on the sample collection sheets should contact the Asbestos Containing Materials Manager for the Owner immediately.

May 9, 2023

L. F. Skaggs, DSHS AIC# 10-5110

Project Consultant

Attachment A

Bulk Material Sample Chain of Custody Documents

Bulk Material Sample Analysis Reports

ASBESTOS BULK ANALYSIS REPORT

Date: May 4, 2023

Flint Inspection Consulting Services, Inc.

Report: 6323-1995
103 N US 287, Decatur, TX

This document shall be considered a duly signed original report of the results obtained from the analysis(es) performed. All analyses are done within government guidelines and regulations.

Gary R. Simmons
Laboratory Manager

Lab Comments on Project: N/A

PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

Flint Inspection Consulting Services, Inc.
538 Dove Lane,
Wichita Falls, TX 76301
940-631-3096
Contact: Flint Skaggs

Report Number: 6323-1995
Report Date: May 4, 2023
Samples Collected: April 28, 2023
Date Received: May 3, 2023
Turn-around time: 24 Hour

Job ID / Site: 103 N US 287, Decatur, TX

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
1	6323-1995-01A	Dark Grey / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6323-1995-01B	Clear Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
2	6323-1995-02A	Dark Grey / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6323-1995-02B	Clear Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
3	6323-1995-03A	Dark Grey / 12x12 Floor Tile / NonFibrous / Homogeneous	None Detected	None Detected	Binder
	6323-1995-03B	Clear Yellow / Mastic / NonFibrous / Homogeneous	None Detected	None Detected	Binder
4	6323-1995-04	Tan,White / Block Sealer / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
5	6323-1995-05	Tan,White / Block Sealer / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
6	6323-1995-06	Grey / Material / NonFibrous / Homogeneous	None Detected	None Detected	Binder
7	6323-1995-07	White,Off White / Material / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

306 W. Edgewood Dr., Suite D, Friendswood, TX 77546 www.apasi.net Office (281) 648-9918 | Fax (281) 648-9595

Apex Precision Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

APASI Lab

PLM (Bulk) - Asbestos Analysis Report - Visual ID

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

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538 Dove Lane,
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Job ID / Site: 103 N US 287, Decatur, TX

Client Sample Number	Lab Sample Number (by layer)	Color / Description / Fibrous / NonFibrous / Homogeneity	Asbestos Content Type & %	Non-Asbestos Fibrous Type & %	Matrix
8	6323-1995-08	White,Off White / Material / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder
9	6323-1995-09	White,Off White / Material / Fibrous / Homogeneous	Chrysotile 2%	None Detected	Binder

NVLAP Lab Code: 200633-0 PLM

TDSHS Asbestos License#: 30-0312 PLM/PCM

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Apex Precison Analytical Services, Inc.

An Independent Laboratory Providing Reliable Analysis with Professionalism and Honesty

APASI Lab

Chain of Custody

APASI#: *for office use only* 0323-1995

Date Collected: 04/28/2023	**Date Sent:** 05/02/2023
Contact: Flint Skaggs	**Special Instructions:**
Company: Flint Inspection Consulting Services, Inc.	
Address: 538 Dove Lane	**P.O. #:**
Wichita Falls, TX 76305	**E-Mail:** flintskaggs@gmail.com
Phone: (940) 569-4876	**Fax:**

Turn Around Time: *(Circle One)* ☐ Urgent/ASAP ☑ 24 Hours ☐ 48Hours ☐ 72 Hours ☐ 5 Days

Client Job Number/Name:
103 N US 287, Decatur, TX 76234

Mycology(Mold) Spore Trap-Air Samples
☐ **Fungal/Mold spore count** by Air-O-Cell, Cyclex (d), BioCell, or other spore trap cassette/device

Mycology(Mold) Bulk ID Samples
☐ **Fungal/Mold Identification** – bulk sample, tape lift, swab

Phase Contrast Microscopy(PCM)-Air Samples
☐ **Fiber Concentration** by NIOSH Method 7400 Issue 2

Polarized Light Microscopy(PLM)-Bulk Samples
☑ **Asbestos Identification** (Visual Estimation) by EPA 600/R-93/116 Method
☐ **Asbestos Identification** (Point Count) by EPA 600/M4-82-020 Method
☐ **Asbestos Identification** (Soil/Prep) by Gravimetric Reduction

Industrial Hygiene-Air & Bulk Samples
☐ **(RCF) Refractory Ceramic Fiber (Bulk) Identification** (Visual Estimation) by Polarized Light Microscopy
☐ **Total Nuisance Dust (Air)** by NIOSH Method 0500
Total Respirable Dust (Air) by NIOSH Method 0600

Sample #:	Location/Description:	Volume
1	12" Floor Tile	
2	12" Floor Tile	
3	12" Floor Tile	
4	Block Sealer / Paint	
5	Block Sealer / Paint	
6	Block Sealer / Paint	
7	Window and Door Caulk	
8	Window and Door Caulk	
9	Window and Door Caulk	

Relinquished by: K. Skaggs **Received by:** C. Simmons

Date: 5/2/23 **Time:** **Date:** 5/3/23 **Time:** 0950

306 W. Edgewood Dr., Suite D, Friendswood, TX 77546 www.apasi.net Office (281) 648-9918 | Fax (281) 648-9595