



Report Contents

Limited Asbestos Survey Report

Attachments

Independent Lab Results

By Licensed Inspector

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For Mold Inspection Sciences Texas, Inc. a Licensed Mold Assessment Company

TDLR License # ACO1001, Expiration Date: 00/00/0000 and

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Limited Asbestos Survey Report



Project Address:

Prepared for:

Date of Survey:

This comprehensive asbestos report demonstrates our detailed written summary and conclusions from an investigation completed by our licensed asbestos inspector.

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Section 1.0 Asbestos Inspection Methodology

1.1 General Methodology

In accordance with the current Texas Asbestos Health Protection Rules 25 TAC § 295.31-.73 (TAHPR) and generally accepted professional practices, Mold Inspection Sciences Texas, Inc. (MISTX) performed an asbestos survey at the above noted property. The inspection included visual identification of suspect asbestos-containing building materials, and tactile contact and sampling of accessible suspect materials identified. Bulk samples were collected by taking an actual piece of the material and enclosing it in a sealed baggie for transport to the laboratory for analysis via a secure chain of custody. As required by the TAHPR, three samples were collected from each homogenous area of material suspected to contain asbestos.

1.2 Laboratory Services

Bulk samples of suspected asbestos containing materials collected by MISTX were submitted under secure chain of custody to an independent laboratory, who is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for Bulk Asbestos Fiber Analysis by PLM, ISO/IEC 17025:200 and is licensed by the Texas Department of State Health Services. The laboratory analysis report is included as an attachment to this report.

The analysis of the samples collected with respect to the presence and amount of asbestos is limited to the specific area and quantity of material sampled at that particular location. Different materials were observed at adjacent areas due to variations in the material type and

asbestiform minerals utilizing polarized light microscopy as detailed in the United States Environmental Protection Agency's "Method of Asbestos in Bulk Building Materials"

Based on our conclusions from your asbestos inspection, Mold Inspection Sciences Texas will then provide recommendations on next steps for removal by a Texas DSHS licensed Asbestos Abatement Contractor.

*Please note that regulations differ between commercial properties and single-family homes. If you would like to confirm what the regulations are, please consult with your Mold Inspection Sciences Texas Asbestos Specialist.

One of this report was **LIMITED IN** scope. There may be suspect materials not observed and sampled. There is also a possibility that other materials may have been present. We did not inspect all materials "daylight to daylight", rip and tear materials. That intrusive sampling is not in the client's scope. However, diligent efforts were made to

Suspect materials may be uncovered inside pipe and other areas not accessible for sampling at the time of this inspection. We recommend that these areas be inspected until they can be tested to prove otherwise.

1.4 Limitation of Scope

THE INSPECTION ON THE PROPERTY/STRUCTURE NOTED ON PAGE ONE OF THIS REPORT WAS **LIMITED IN NATURE**. THE CLIENT NOTED ON PAGE ONE OF THIS REPORT **SPECIFICALLY** REQUESTED A LIMITED ASBESTOS SURVEY OF **SPECIFIC AREAS** OF THE STRUCTURE. FURTHER, THE CLIENT **SPECIFICALLY** REQUESTED THAT MOLD INSPECTION SCIENCES, INC. NOT INSPECT THE ENTIRE STRUCTURE. THE BELOW LISTED AREAS REPRESENT THE COMPLETE SCOPE OF THIS INSPECTION. MOLD INSPECTION SCIENCES, INC. DID NOT INSPECT ANY OTHER AREAS OF THE STRUCTURE. THEREFORE, NO OTHER AREAS OF THE STRUCTURE WILL BE INCLUDED AS PART OF THIS REPORT AND ARE INTENTIONALLY OMITTED.

Suspect materials that could be disturbed during mold remediation activities:

1. 1st and 2nd Floors – Central rooms of the North wing
(Areas impacted by water intrusion event)

Section 2.0 Background

2.1 Site Description

- 2.1.1 Construction Type – Slab on grade, brick veneer
- 2.1.2 Building Type – School

2.2 Project History

- 2.2.1 Limited Survey

A Texas Department of State Health Services (DSHS) Licensed Asbestos Inspector No. 000000 performed a limited asbestos survey and sampling of suspect material in the areas noted above.

Section 3.0 Asbestos-Containing Materials Survey

3.1 Sample Location, Description, and Analysis Results

H.A.	Sample No.	Location	Material Description	Estimated SF	% Asbestos
1	1	Through-out 1 st and 2 nd Floors	Yellow Mastic with Debris Green Floor Tile	15,000 SF	ND <1% Chrysotile
	2		Yellow Mastic with Debris Green Floor Tile Black Mastic		ND <1% Chrysotile 5% Chrysotile
	3		Green Floor Tile Black Mastic		<1% Chrysotile 5% Chrysotile
	4		Yellow Mastic with Debris Green Floor Tile Black Mastic		ND <1% Chrysotile 5% Chrysotile
	5		Yellow Mastic with Debris Green Floor Tile Black Mastic		<1% Chrysotile 5% Chrysotile
	6		Yellow Mastic with Debris Green Floor Tile Black Mastic		<1% Chrysotile 5% Chrysotile
	7		Yellow Mastic with Debris Green Floor Tile Black Mastic		ND <1% Chrysotile 5% Chrysotile
2	8	Study 1-12, Study 1-11, East Hallway on 1 st Floor	Semi-Transparent Tan Stripe Floor Yellow Mastic Black Mastic		<1% Chrysotile 5% Chrysotile
	9		Semi-Transparent Tan Stripe Floor Yellow Mastic Black Mastic		<1% Chrysotile 5% Chrysotile
	10		Semi-Transparent Tan Stripe Floor Yellow Mastic Black Mastic		<1% Chrysotile 5% Chrysotile

Building owners and facility managers: Are you planning to do renovations? Is demolition being done to your property? Need remediation for a mold problem? All commercial facilities and schools that are planning to renovate are required to have an asbestos survey completed. Providing your inspector with a detailed and thorough history of the structure helps us perform a more detailed and accurate survey.

H.A.	Sample No.	Location	Material Description	Estimated SF	% Asbestos
3	11	West Hallway on 1 st Floor	White Stripe Floor Tile Yellow Mastic Black Mastic	25 SF	ND ND 5% Chrysotile
	12		White Stripe Floor Tile Yellow Mastic Black Mastic		ND ND 5% Chrysotile
	13		White Stripe Floor Tile Yellow Mastic Black Mastic		ND ND 5% Chrysotile
4	14	South Hallway on 1 st Floor	Semi-Transparent Mastic with Debris Tan Dots Floor Tile Yellow Mastic	100 SF	ND ND ND
	15		Tan Dots Floor Tile Yellow Mastic		ND ND
	16		Semi-Transparent Mastic with Debris Tan Dots Floor Tile Yellow Mastic		ND ND ND
5	17	North Hallway on 1 st Floor	White Dots Floor Tile Yellow Mastic	4 SF	ND ND
	18		White Dots Floor Tile Yellow Mastic		ND ND
	19		White Dots Floor Tile Yellow Mastic		ND ND
6	20	North Hallway on 1 st Floor	Light Brown Stripe Floor Tile Yellow Mastic	100 SF	ND ND
	21		Light Brown Stripe Floor Tile Yellow Mastic		ND ND
	22		Light Brown Stripe Floor Tile Yellow Mastic		ND ND
7	23	West Hallway on 1 st Floor	Dark Brown Floor Tile Yellow Mastic Multicolored Semi-Fibrous Material	40 SF	ND ND ND
	24		Dark Brown Floor Tile Yellow Mastic Black Mastic		ND ND 2% Chrysotile
	25		Dark Brown Floor Tile Yellow Mastic Black Mastic		ND ND

H.A.	Sample No.	Location	Material Description	Estimated SF	% Asbestos
8	26	West Hallway on 1 st Floor	Blue Floor Tile Yellow Mastic	1 SF	ND ND
	27		Blue Floor Tile Yellow Mastic Black Mastic		ND ND 2% Chrysotile
	28		Blue Floor Tile Yellow Mastic		ND ND
9	29	South Hallway on 1 st Floor	Black Floor Tile Yellow Mastic	20 SF	ND ND
	30		Black Floor Tile Yellow Mastic		ND ND
	31		Black Floor Tile Yellow Mastic		ND ND
10	32	North Hallway on 2 nd Floor	Dark Brown Stripe Floor Tile Yellow Mastic	60 SF	ND ND
	33		Dark Brown Floor Tile Yellow Mastic		ND ND
	34		Dark Brown Floor Tile Yellow Mastic Black Mastic		ND ND 5% Chrysotile
11	35	Through-out 1 st and 2 nd Floors (Except North	Black Cove Base Tan Mastic Dark Brown Mastic	900 LF	ND ND ND
	36		Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND
	37		Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic	100 LF	ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic	12,000 SF	ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND
			Black Cove Base Tan Mastic Dark Brown Mastic		ND ND ND

Did you know?

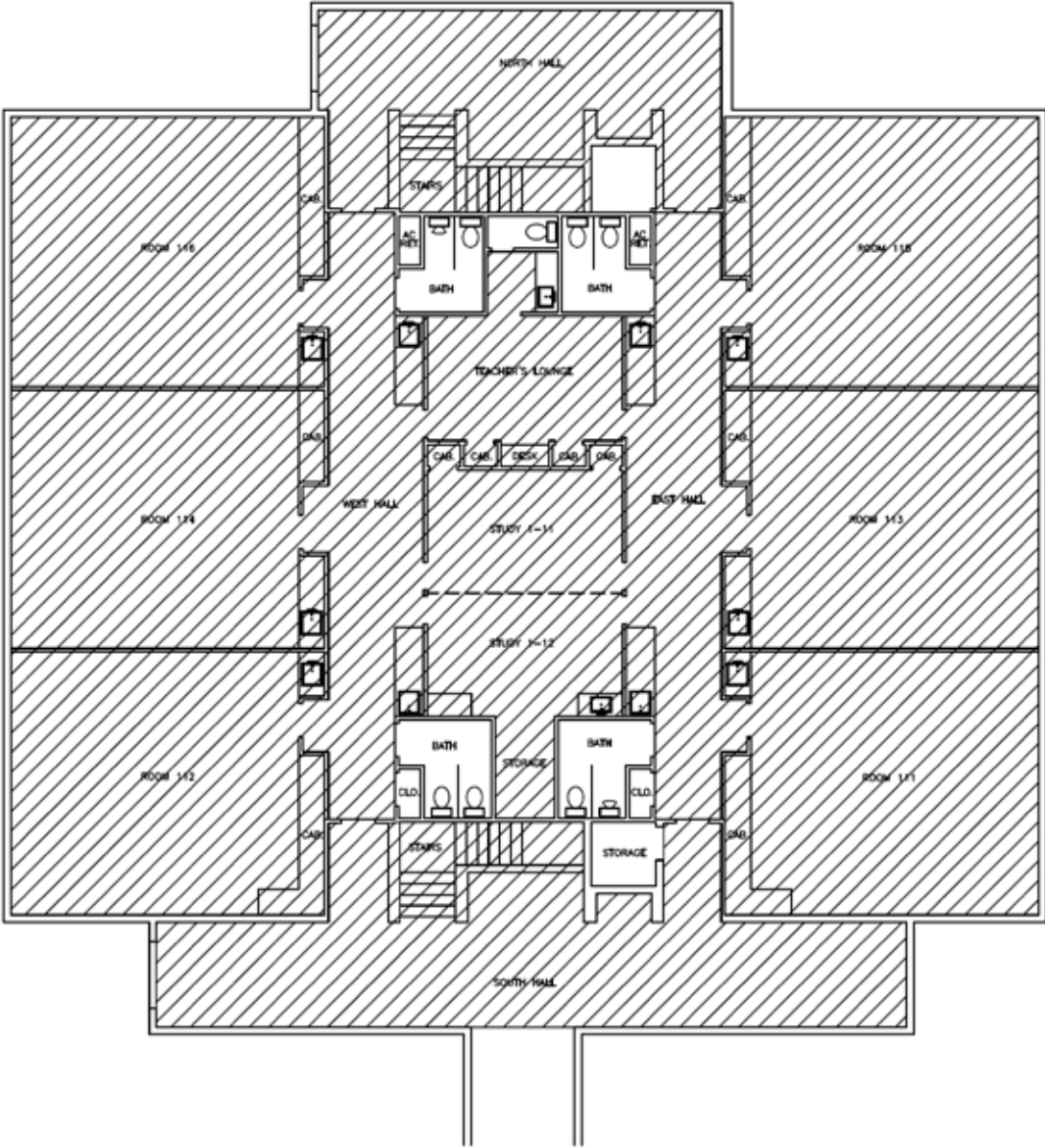
Generally, it is very difficult to tell if a material contains asbestos simply by looking at it. When in doubt leaving it alone and contact Mold Inspection Sciences Texas for professional help.

H.A.	Sample No.	Location	Material Description	Estimated SF	% Asbestos
14	44	Scattered Through-out 1 st and 2 nd Floors	Small Dot Ceiling Tile	400 SF	ND
	45		Small Dot Ceiling Tile		ND
	46		Small Dot Ceiling Tile		ND
15	47	Scattered Through-out 1 st and 2 nd Floors	Line Ceiling Tile	50 SF	ND
	48		Line Ceiling Tile		ND
	49		Line Ceiling Tile		ND
16	50	Scattered Through-out 1 st and 2 nd Floors	Scattered Ceiling Tile	50 SF	ND
	51		Scattered Ceiling Tile		ND
	52		Scattered Ceiling Tile		ND
17	53	Bathrooms on 1 st and 2 nd Floors, Classrooms at fur downs and walls, Common walls at Study 1-11/Study 1-12 and Study 2-11/Study 2-12, Ceiling at South Hallway Stairway and Storage Rooms on 1 st and 2 nd Floors	Off-White Texture with White Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper	10,000 SF	2% Chrysotile ND
	54		Off-White Texture with White Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND
	55		Off-White Texture with White Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND
	65		White Compound with White Paint Cream Tape White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND
	66		White Compound with White Paint Cream Tape White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND
18	56	Hallways on 1 st and 2 nd Floors	Black Sink Undercoating	50 SF	3% Chrysotile
	57		Black Sink Undercoating		3% Chrysotile
	58		Black Sink Undercoating		3% Chrysotile

H.A.	Sample No.	Location	Material Description	Estimated SF	% Asbestos
19	59	Study 1-12, Teacher's Lounge on 1 st and 2 nd Floors	White Sink Undercoating	25 SF	ND
	60		Gray Sink Undercoating		7% Chrysotile
	61		Gray Sink Undercoating		7% Chrysotile
20	62	Bathrooms on 1 st and 2 nd Floors	Off-White Compound with Multilayered Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper	500 SF	2% Chrysotile ND 2% Chrysotile ND
	63		Off-White Compound with Multilayered Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND 2% Chrysotile ND
	64		Off-White Compound with Multilayered Paint Cream Tape Off-White Joint Compound White Drywall with Brown Paper		2% Chrysotile ND 2% Chrysotile ND
21	67	Through-out 1 st and 2 nd Floors	Pink Drywall	7,000 SF	ND
	68		White Drywall with Brown Paper		ND
	69		Pink Drywall with Brown Paper		ND
	70		Pink Drywall with Brown Paper		ND
	71		White Drywall with Brown Paper		ND
	72		White Drywall with Brown Paper		ND
	73		White Drywall with Brown Paper		ND

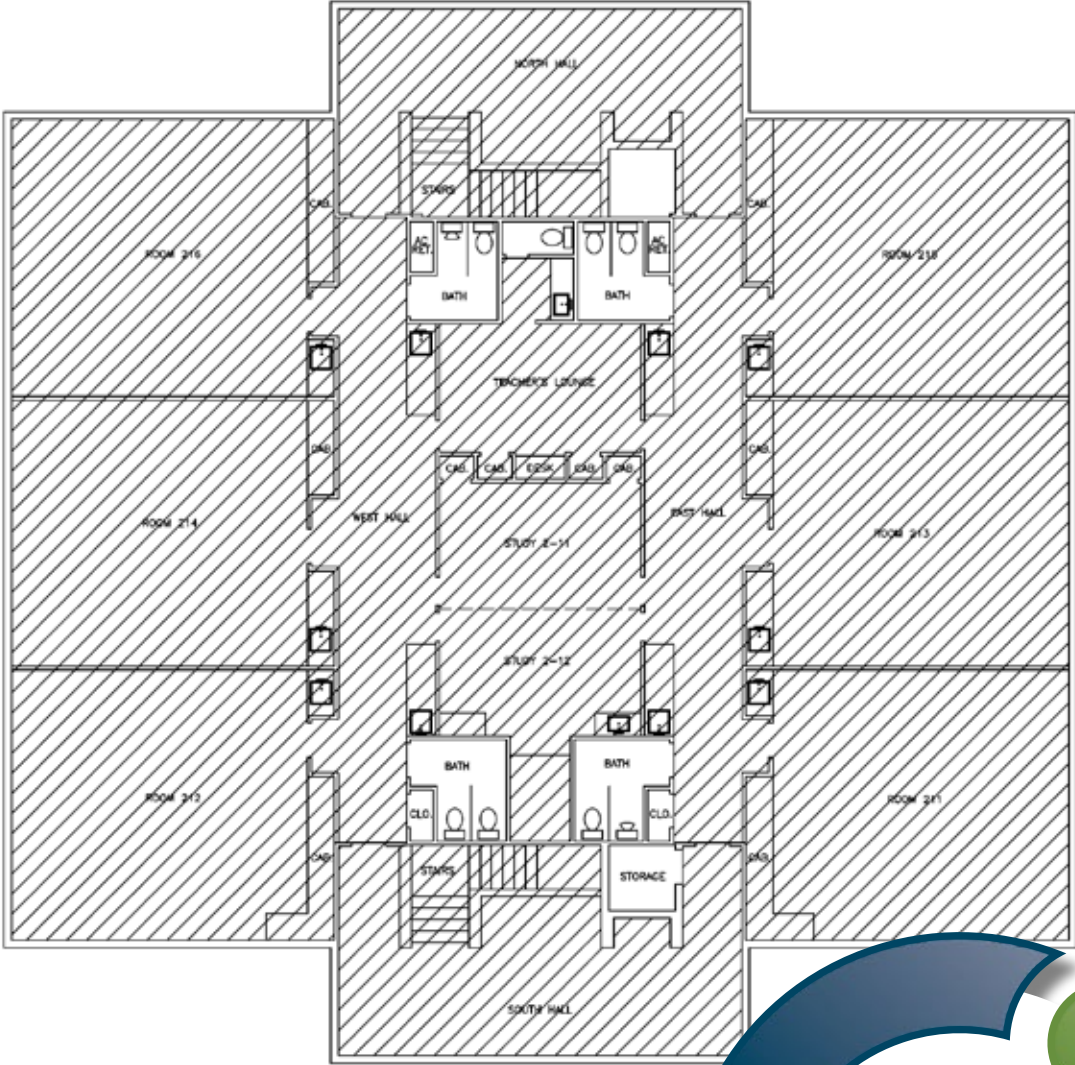
For additional detailed information on the sample results, please see the attached laboratory report.

3.2 Sample Locations Diagrams
3.2.1 ACBM Floor Tile Diagram 1st Floor



 ASBESTOS CONTAINING FLOOR TILE MASTIC

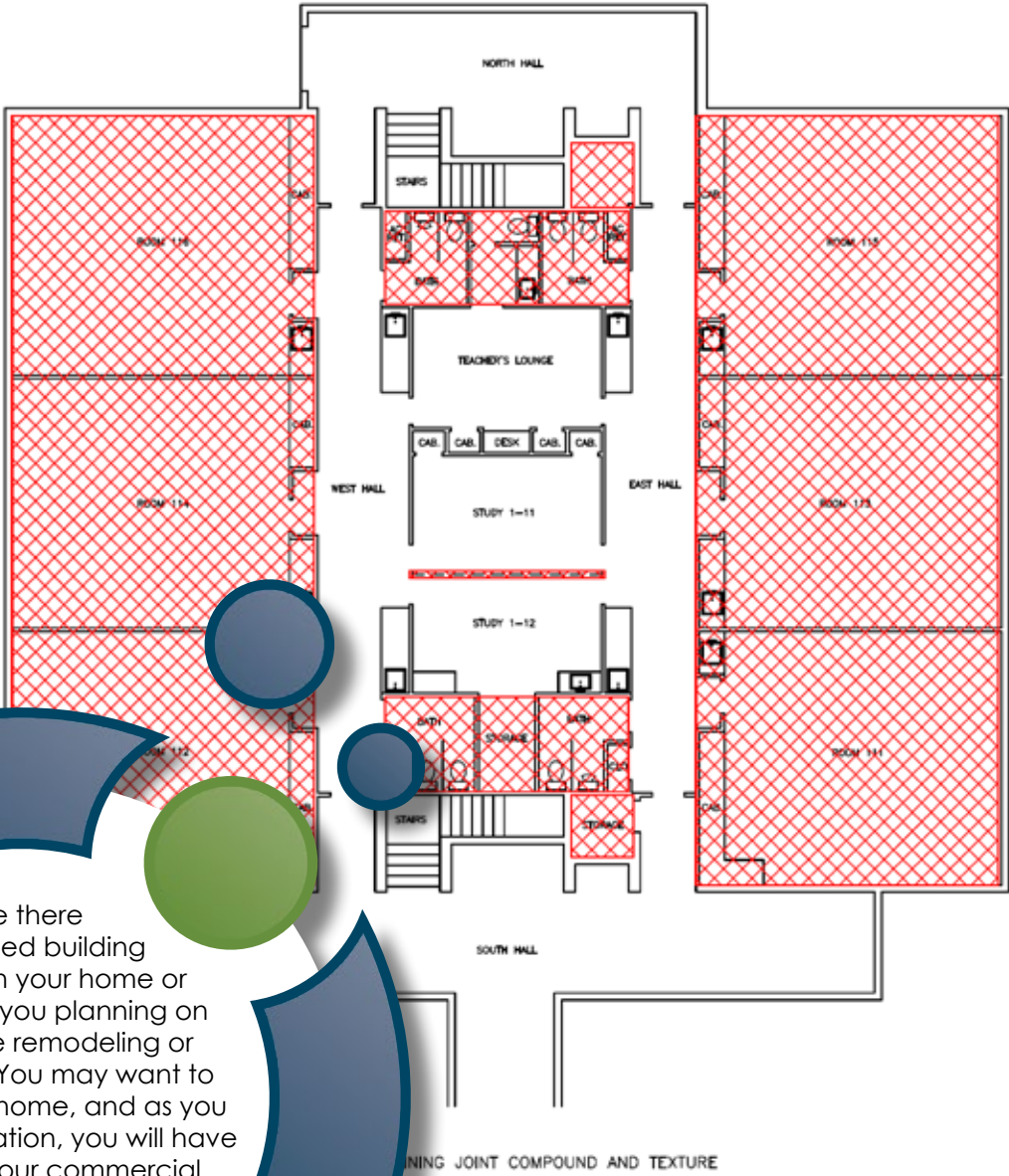
3.2.2 ACBM Floor Tile Diagram 2nd Floor



 ASBESTOS CONTAINING FLOOR TILE MASTIC

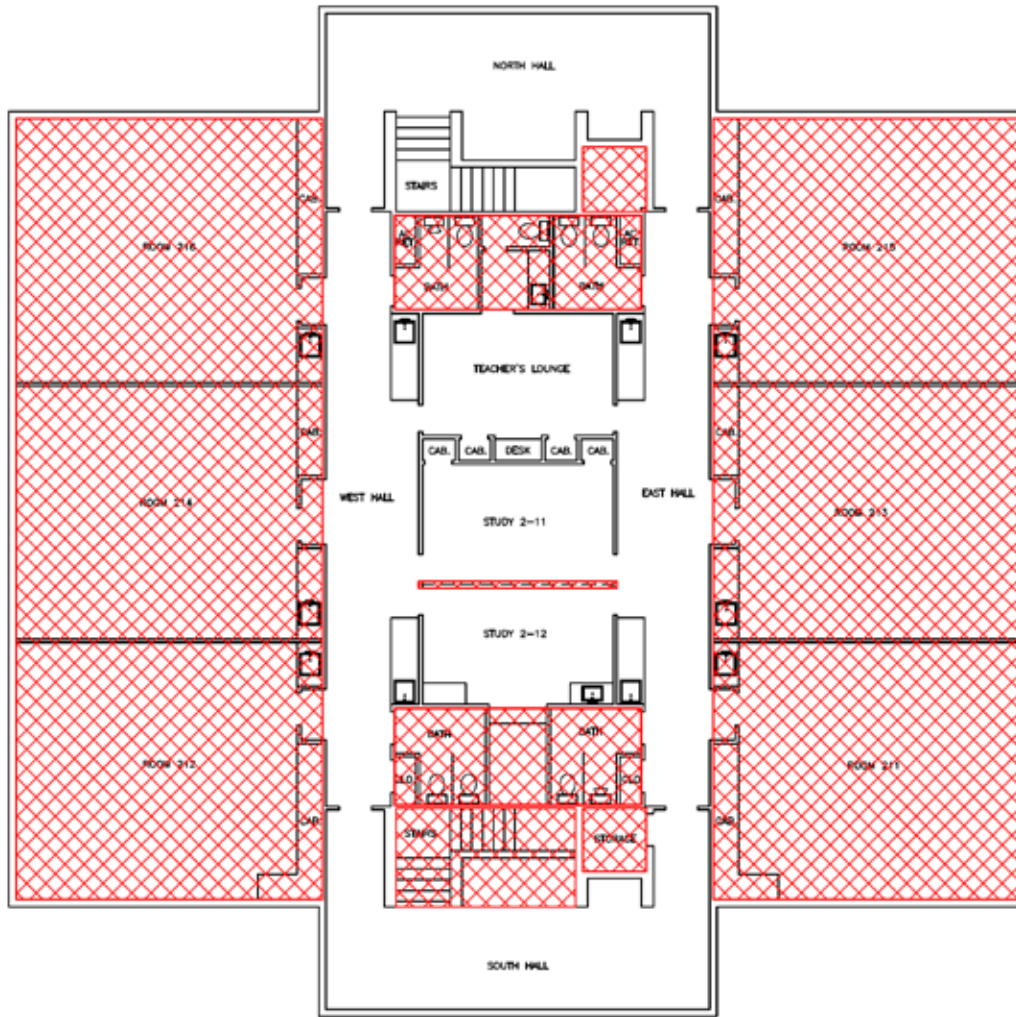
All asbestos containing material will be reported including location, a description and photographs.

3.2.3 ACBM Joint Compound and Texture Diagram 1st Floor



Are there damaged building materials in your home or facility? Are you planning on doing some remodeling or demolition? You may want to inspect your home, and as you know by regulation, you will have to inspect your commercial property—asbestos containing fibers released into the air may be an increased health risk.

3.2.4 ACBM Joint Compound and Texture Diagram 2nd Floor



ASBESTOS CONTAINING JOINT COMPOUND AND TEXTURE

3.3 Photographs of Suspect Asbestos-Containing Materials Sampled



Front view of building. Faces West



Sample #1



Sample #2



Sample #3



Sample #4



Sample #5



Sample #6



Sample #7



Sample #9



Sample #10

Did you know that in Texas, asbestos is a regulated substance? Asbestos is regulated by the State of Texas, the US EPA, and OSHA. Since asbestos presents a significant risk to human health as a result of air emissions, it is considered a "hazardous air pollutant."



Sample #12



Sample #13



Sample #14



Sample #15



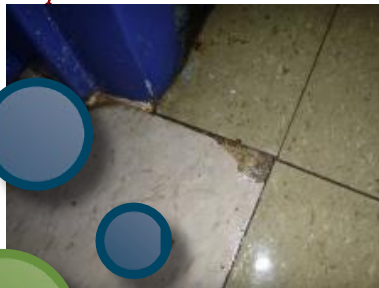
Sample #16



Sample #17



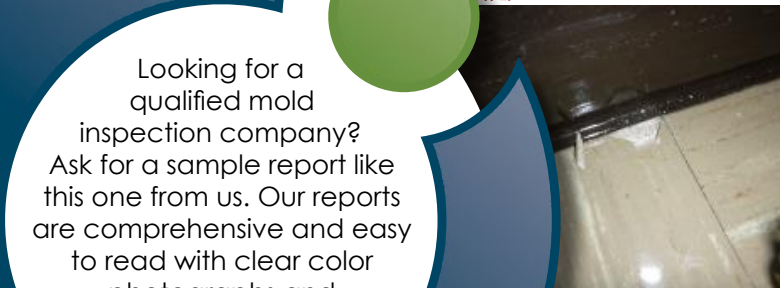
Sample #18



Sample #19



Sample #20



Sample #21



Sample #23

Looking for a qualified mold inspection company? Ask for a sample report like this one from us. Our reports are comprehensive and easy to read with clear color photographs and information to help you solve your mold issues.



Sample #24



Sample #25



Sample #26



Sample #27



Sample #28



Sample #29



Sample #30



Sample #31



Sample #32



Sample #33



Sample #34



Sample #35



Sample #36



Sample #37



Sample #38



Sample #39



Sample #40



Sample #41



Sample #42



Sample #43

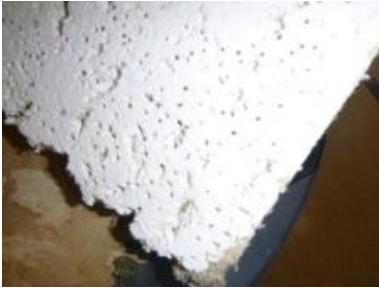


Sample #45



Sample #46

If any of the building materials scheduled to be disturbed during mold remediation, renovations, or demolition contain asbestos, State and Federal regulations require abatement of the material by a licensed asbestos abatement contractor. This means that any asbestos containing building materials must be abated before mold remediation.



Sample #48



Sample #49



Sample #50



Sample #51



Sample #52



Sample #56



Sample #57



Sample #58



Sample #59



Sample #53



Sample #53

Our scientific inspections and testing will let you see the data, clearly understand your results, and learn what to do next to help solve your asbestos problem.



Sample #54



Sample #55



Sample #65



Sample #66



Sample #62



Sample #63



Sample #64



Sample #67



Sample #68



Sample #69



Sample #70




Sample #71



Sample #72



Sample #73



Not only does Mold Inspection Sciences Texas use necessary tools and instruments to investigate, but our consultants will walk you through what they are doing and communicate initial findings to you.

Section 4.0 Executive Summary

4.1 Asbestos Containing Building Materials Present

Mold Inspection Sciences' conclusions are based on our understanding of the history and scope of the project, data obtained from the client, our visual inspection of open and accessible areas, and the laboratory analysis results.

Laboratory analysis results reported that asbestos was detected in samples 1-13, 24, 25, 27, 34, 53-58, 60-66. See Regulatory Guidelines below for next step requirements.

Polarized light microscopy (PLM) analyses conducted for purposes of this assessment determined that ACMs were found in the subject area within the following materials:

- Sample #1-7 - **Approximately 12,000 square feet of Green Floor Tile** (<1% Chrysotile asbestos) **and Black Mastic** (5% Chrysotile asbestos) located in the First and Second Floors.
- Sample #8-10 - **Approximately 500 square feet of Black Mastic** (under Tan Stripe Floor Tile) (5% Chrysotile asbestos) located in Study 1-12, 1-11, and 1st Floor East Hallway.
- Sample #11-13 - **Approximately 25 square feet of Black Mastic** (under White Stripe Floor Tile) (5% Chrysotile asbestos) located in 1st Floor West Hallway.
- Sample #24 and 25 - **Approximately 40 square feet of Black Mastic** (under Dark Brown Floor Tile) (5% Chrysotile asbestos) located in 1st Floor West Hallway.
- Sample #27 - **Approximately 1 square foot of Black Mastic** (under Blue Floor Tile) (2% Chrysotile asbestos) located in 1st Floor West Hallway.
- Sample #34 - **Approximately 60 square feet of Black Mastic** (under Dark Brown Stripe Floor Tile) (5% Chrysotile asbestos) located in 2nd Floor North Hallway.
- Sample #53-55, 65 and 66 - **Approximately 10,000 square feet of Texture/Paint** (2% Chrysotile asbestos) **and Joint Compound** (2% Chrysotile asbestos) located at wall materials in the 1st and 2nd Floor Bathrooms, Classrooms at fur downs and walls, common wall at Study 1-11/Study 1-12 and Study 2-11/Study 2-12, Ceiling at South Hallway, and Storage Rooms on 1st and 2nd Floors.
- Sample #56-58 - **Approximately 50 square feet of Black Sink Undercoating** (3% Chrysotile asbestos) located at the sinks in the 1st and 2nd Floor Hallways.
- Sample #60 and 61- **Approximately 25 square feet of Gray Sink Undercoating** (7% Chrysotile asbestos) located in Study 1-12, 1st Floor Teachers Room, and 2nd Floor Teachers Room.
- Sample #62-64 - **Approximately 500 square feet of Texture/Paint** (2% Chrysotile asbestos) **and Joint Compound** (2% Chrysotile asbestos) located at ceiling materials in the 1st and 2nd Floor Bathrooms.

4.2 Condition of ACM and Hazard Assessment Results

The asbestos-containing **Green Floor Tile** and **Black Mastic** identified were determined to be non-friable and in good condition with a “low” potential for disturbance.

The asbestos-containing **Joint Compound** and **Texture** identified in the 1st and 2nd Floor Bathrooms were determined to be non-friable and in good condition with a “moderate” potential for disturbance.


The asbestos-containing **Black Sink Undercoating** and **Gray Sink Coating** identified were determined to be non-friable and in good condition with a “low” potential for disturbance.

As such, the hazard assessment for the Green Floor Tile and associated Black Mastic, and; the asbestos-containing Black and Gray Sink Undercoating considered “low”, while the hazard assessment for the asbestos-containing Joint Compound and Texture are considered “moderate.”

Per 40 CFR 763.90, potential renovation/demolition activities, and possibly maintenance activities would be expected to disturb the confirmed asbestos-containing building materials resulting in an “immediate” hazard designation, if not removed prior to such activity.

NOTICE FOR DEMOLITION PROJECTS

During demolition activities, additional suspect materials may be uncovered inside pipe chases, walls, and/or above ceilings that were not accessible for sampling at the time of this inspection. These materials must be assumed to contain asbestos until they can be tested to prove otherwise.



Our asbestos abatement project management services include: consulting, on-site project management, air monitoring, PCM Lab analysis, and a final executive summary clearance report.

Section 5.0 Regulatory Concerns

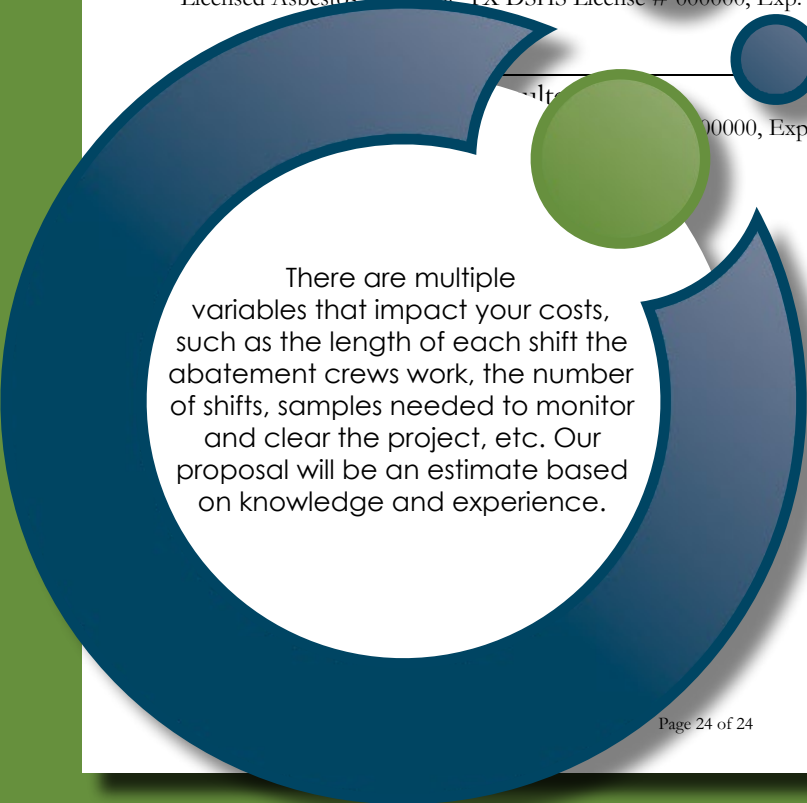
5.1 Public Buildings

The current Texas Asbestos Health Protection Rules (25 TAC § 295.31 -.73) require that an asbestos survey be performed by Department of State Health Services licensed persons prior to the commencement of renovation or demolition activities that could disturb asbestos-containing materials within a “public building”. If any of the materials sampled were identified to contain asbestos and are expected to be disturbed during anticipated repair, remodeling, or demolition activities, State and Federal regulations require abatement. The abatement requires the following:

- Design by a Texas DSHS licensed Asbestos Consultant
- Air monitoring and project management by a Texas DSHS licensed asbestos Air Monitor and Project Manager
- Removal by a Texas DSHS licensed Asbestos Abatement Contractor
- 10-working day notification to Texas DSHS
- Waste transportation by a Texas DSHS Asbestos Transporter
- Documentation of proper disposal
- Retention of all documentation generated during the abatement project

By Licensed Inspector
Licensed Asbestos Inspector: TX DSHS License # 000000, Exp. 00/00/0000

Asbestos Consultant: TX DSHS License # 000000, Exp. 00/00/0000



There are multiple variables that impact your costs, such as the length of each shift the abatement crews work, the number of shifts, samples needed to monitor and clear the project, etc. Our proposal will be an estimate based on knowledge and experience.



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