



Asbestos Good Faith Limited Survey



Job # 06009

**House #297
1120 No. Alder
Tacoma, WA 98416**

For

**University of Puget Sound
Facilities Maintenance, 1500 N. Warner Ave.
Tacoma, WA 98416**

Prepared by:

**Charlie Jobe
AHERA Building Inspector**

F.S. & GS. Services, Inc.

16214 57th Avenue East Suite A
Puyallup, WA 98375

Phone: 253-548-1011

Fax: 253-536-8488

TYPE FACILITY:

Rental House #297

ADDRESS:

1120 No. Alder
Tacoma, WA 98416

◆ **INTENT OF SURVEY:**

The intent was to identify immediate or potential asbestos health hazards for building renovation or demolition. Non-destructive sampling was done only on accessible suspect building materials in areas to be renovated. Roofing material is not part of the survey. Any suspect flooring or associated mastic found under carpets or underlayments, suspect heating system wrap or insulation found within walls and ceilings, ceiling tiles and associated glue dots will need to be sampled by an AHERA inspector prior to disturbance or demolition.

◆ **DESCRIPTION OF BUILDING:**

The house is a two story with basement. The flooring is sheet vinyl and carpet on wood. The walls and ceilings are lath and plaster with a skim coat texture. The heat is supplied by a forced air system with suspect ducting insulation.

CJ01

BASEMENT

CEILING

DUCT INSULATION

A [Puget Sound Clean Air Agency](#) permit is required to obtain a demolition permit.

**ALL MATERIALS IDENTIFIED AS ASBESTOS,
CONTAINING 1% OR GREATER,
MUST BE REMOVED PRIOR TO DEMOLITION OR
RENOVATION**

ESTIMATED COST OF REMOVAL: *PLEASE SEE PROPOSAL*

EPA AND LABOR & INDUSTRY EXTRACTS

Current federal regulations (NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS, NESHAPS, CFR 40, PART; 61, SUBPART M [REVISED SUBPART B]) require that no renovation or demolition activity release asbestos fibers to the environment. Therefore, all affected asbestos containing materials must be removed by a certified asbestos contractor prior to remodel or demolition.

WAC 296-62-07707, Identification, requires an owner to perform a good faith inspection to determine whether materials to be worked on or removed contain asbestos.

LIMITATIONS

In accordance with your request F.S. & GS. Services Inc., has conducted an A.H.E.R.A. type survey. F.S. & GS. warrants that the survey was performed with the usual thoroughness and competence of this profession, and within the limits of accessibility to materials.

The survey was conducted within the guidance provided by 40 CFR Part 763, Subpart E, appendix C.

F.S.& GS. Services is not responsible for materials, hidden from sight, that cannot be found with reasonable diligence, such as materials in foundations or slab floors. We are providing this information for the express use of **University of Puget Sound Rental Houses** and we make no warranty of sufficiency of data to any other parties. This survey and demo permit will need to be submitted to the Puget Sound Clean Air Agency prior to renovation or demolition activity.

LABORATORY CREDENTIALS

All suspect materials were analyzed by Orion Environmental in accordance with 40 code of Federal Register Chapter 1, Part 763, Subpart F. AIHA Bulk Asbestos Analytical Testing Program (102911).

Charles Jobe

AHERA INSPECTION
CERTIFICATION NUMBER #1016333

EXPIRES
6-8-06

F.S. & GS. SERVICES INC.

16214-57TH Ave. East Suite A
PUYALLUP WA 98375

TEL# 253-548-1011
FAX# 253-536-8488

ASBESTOS SAMPLE LOG AND SAMPLE NOTES

DATE: 01-03-2006
PROJECT# 06009

BUILDING NAME: Rental Houses
ADDRESS: 1500 North Warner
Tacoma, WA 98416

CLIENT NAME: University of Puget Sound
ADDRESS: 1500 North Warner
Tacoma, WA 98416

SAMPLE#	PHOTO	FLOOR	AREA	TYPE OF MATERIAL
<i>HOUSE # 297 (1120 NORTH ALDER)</i>				
CJ01	1	BASEMENT	CEILING	DUCT INSULATION
CJ02	2	BASEMENT	WALL	MORTAR
CJ03	3	BASEMENT	STAIRWELL	SKIM COAT & PLASTER
CJ04	4	FIRST FLOOR	KITCHEN	GREY PEBBLE SHEET VINYL
CJ05	5	FIRST FLOOR	LIVING ROOM	SKIM COAT AND PLASTER
CJ06	6	FIRST FLOOR	LIVING ROOM	TEXTURE
CJ07	7	SECOND FLOOR	BEDROOM 202	PLASTER
CJ08	8	SECOND FLOOR	HALLWAY	TEXTURE & PLASTER
CJ09	9	EXTERIOR	FRONT WINDOW	WINDOW PUTTY

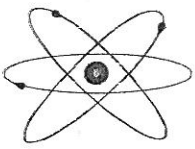
RECEIVED BY: _____

DATE/TIME: _____

INSPECTORS' SIGNATURE: _____

FOR LAB USE ONLY

_____ Same Day



Orion Environmental Services

WBE W2F5912535

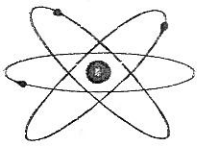
34004 9th Avenue South ♦ Building A Suite 5 ♦ Federal Way, Washington 98003-6740
Telephone Seattle (253) 874-8118 ♦ Tacoma (253) 952-6717 ♦ Facsimile (253) 927-4714 ♦ email ORION6717@aol

Polarized Light Microscopy Test Report EPA Method 600/R-98/116

Client	F.S. & G.S. Services, Inc. 16214 – 57 th Avenue East; Suite A Puyallup, WA 98375	Date	January 10, 2006
		Page	Page 1 of 2
		Invoice	060130
		Date Received	January 10, 2006

Project Number 06009
Project Name University of Puget Sound Rental Houses # 297
1120 North Alder; Tacoma, Washington

<u>Client Number</u>	<u>Orion Number</u>	<u>Stereo Scope Exam</u>	<u>Sample Treatment</u>	<u>Asbestos Percent</u>	<u>Type</u>	<u>Other Fibers</u>
CJ-01	60110-08	Duct Insulation Homogeneous	-	55	Chrysotile	Cellulose
CJ-02	60110-09	Mortar Homogeneous	-	ND	-	-
CJ-03a	60110-10a	Skim Coat Assoc. w/ CJ-03b	-	ND	-	-
CJ-03b	60110-10b	Plaster Homogeneous	-	ND	-	Cellulose
CJ-04	60110-11	Gray Pebble Pattern Vinyl Sheeting w/ Gray Felt Backing Homogeneous	-	ND	-	Cellulose
CJ-05a	60110-12a	Skim Coat Assoc. w/ CJ-05b	-	ND	-	-
CJ-05b	60110-12b	Plaster Homogeneous	-	ND	-	Cellulose
CJ-06	60110-13	Texture Homogeneous	-	ND	-	Cellulose
CJ-07	60110-14	Plaster Homogeneous	-	ND	-	Cellulose
CJ-08a	60110-15a	Texture Assoc. w/ CJ-08b	-	ND	-	Cellulose
CJ-08b	60110-15b	Plaster Homogeneous	-	ND	-	Cellulose
CJ-09	60110-16	Window Putty Homogeneous	-	ND	-	-



Orion Environmental Services

WV BE W2F5912535

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Telephone Seattle (253) 874-8118 ♦ Tacoma (253) 952-6717 ♦ Facsimile (253) 927-4714 ♦ email ORION6717@aol

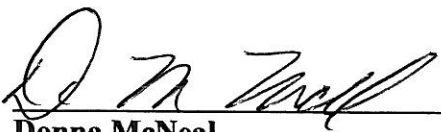
Polarized Light Microscopy Test Report EPA Method 600/R-98/116


Client	F.S. & G.S. Services, Inc. 16214 – 57 th Avenue East; Suite A Puyallup, WA 98375	Date	January 10, 2006
		Page	Page 2 of 2
		Invoice	060130
		Date Received	January 10, 2006

Project Number 06009
Project Name University of Puget Sound Rental Houses # 297
1120 North Alder; Tacoma, Washington

<u>Client Number</u>	<u>Orion Number</u>	<u>Stereo Scope Exam</u>	<u>Sample Treatment</u>	<u>Asbestos Percent</u>	<u>Asbestos Type</u>	<u>Other Fibers</u>
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Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.
Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus negative PLM results cannot be guaranteed. Per EPA guidelines samples will be archived for 30 days then disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By 
Donna McNeal
Laboratory Director, CEO

Reviewed By 
Allen Clark
Laboratory Analyst

Leading Environmental Compliance Consulting Into the 21st Century

PHOTO 1



PHOTO 2



PHOTO 3

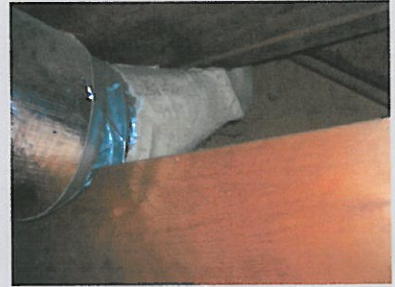


PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



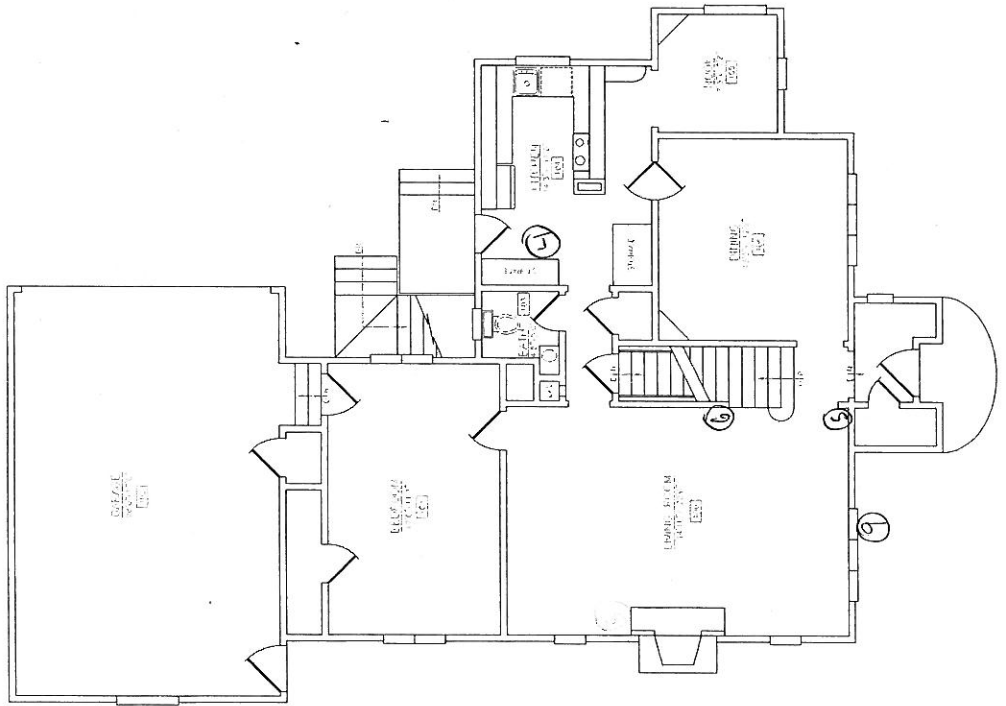
PHOTO 8



PHOTO 9



292



1120 No Alder

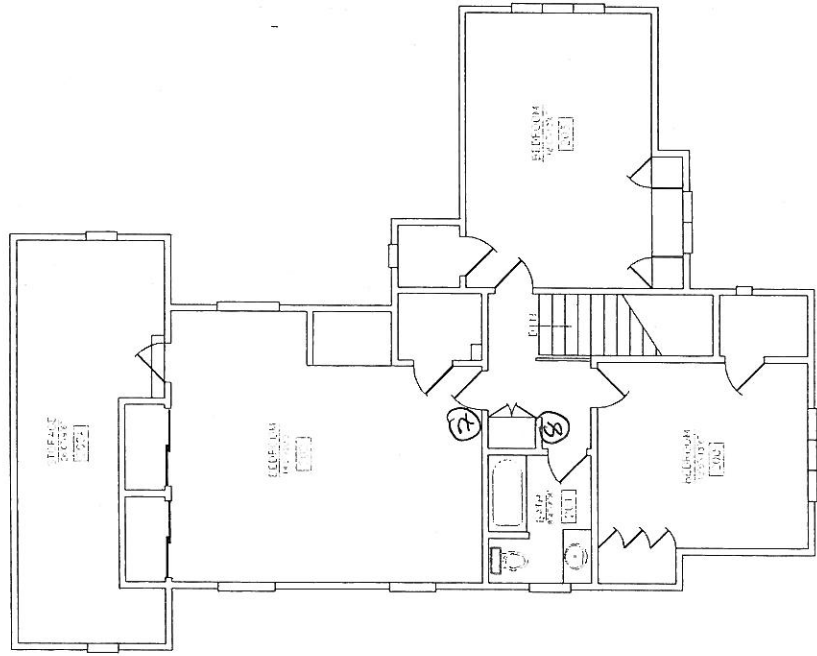
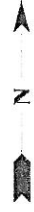
First floor plan

scale 1/8" = 1'-0"



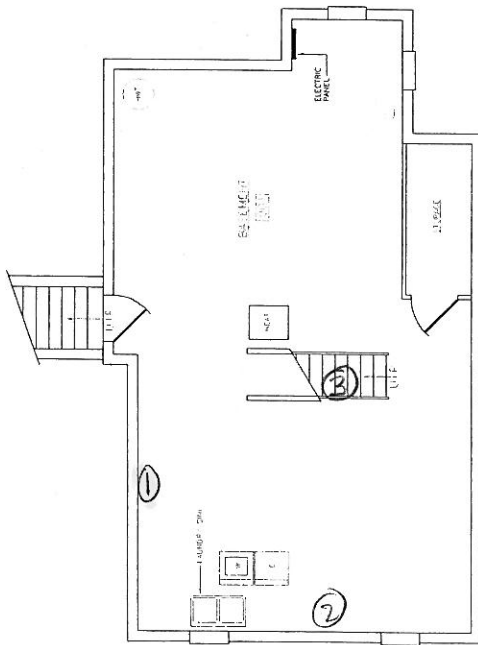
1120 No Alder
Second floor plan

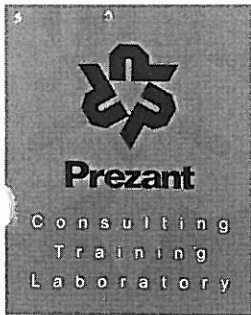
Scale 1/8" = 1'-0"



1120 No. Alder
Basement plan

scale 1/8"=1'-0"





January 23, 2006

Mr. Gordon Williams
FS&GS Services
16214 - 57th Ave E, Suite A
Puyallup, Washington 98375

RE: Lead Paint Report for University of Puget Sound, House #297

Dear Mr. Williams,

At your request, Prezant Associates Inc. (Prezant) conducted a lead paint inspection at the University of Puget Sound, House #297, located at 1120 N. Alder Street in Tacoma, Washington. Mindy Uber of Prezant conducted the inspection on January 5, 2006.

Sampling Methodology

The objectives of the lead inspection were to determine locations of coatings that contain lead and the concentration of lead in these coatings. Interior and exterior coated surfaces were analyzed for lead content using a Niton XL-309 Lead Paint Spectrum Analyzer. This instrument uses x-ray fluorescence to examine all layers of paint and measure the lead content in milligrams of lead per square centimeter (mg/cm^2) of surface area. The instrument was calibrated at the beginning and end of each sample period.

Regulations

The Washington State Department of Labor and Industries defines a lead-based paint to be a coating with any detectable lead. The United States Environmental Protection Agency (EPA) and US Department of Housing and Urban Development (HUD) have defined a lead-based paint as any coating containing greater than $1.0 \text{ mg}/\text{cm}^2$ of lead.

In Washington, workers disturbing lead-containing coatings are covered under the lead standard (WAC 296-155-176) until shown they are not being exposed above the action limit of $30 \text{ }\mu\text{g}/\text{m}^3$ and the permissible exposure limit of $50 \text{ }\mu\text{g}/\text{m}^3$. The requirements of this standard include, but are not limited to, air monitoring, respiratory protection, medical surveillance, lead work plan, warning signs, and wash stations.

Survey Results

Please see Table 1, attached, for a list of tested surfaces and results. Reading numbers correspond to reading locations on the attached site plan. Results are compared against both Washington State and HUD standards. Due to the inability of the instrument to accurately measure low concentrations of lead,

Prezant Associates, Inc.
1730 Minor Avenue
Suite 900
Seattle, WA 98101

Voice 206.281.8858
Fax 206.281.8922
www.prezant.com

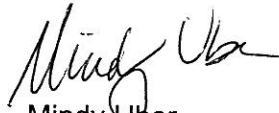
University of Puget Sound
House #297

Page 1 of 2

Prezant has selected the instrument's detection limit of 0.01 mg/cm² as a level above which surfaces likely contain lead according to the Washington State regulation. Values of zero or 0.01 mg/cm² are interpreted as surfaces that likely do not contain lead.

It has been a pleasure to be of service to you. If you have any questions regarding this report please feel free to contact me at (206) 281-8858

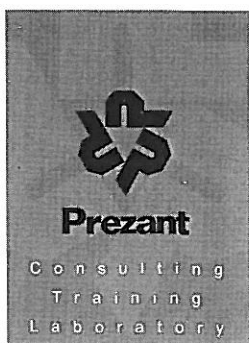
Sincerely,



Mindy Uber
Industrial Hygienist
Prezant Associates, Inc.

Attachments (3):

- Table 1. Survey Results for House #297
- Site Plan
- Field Notes



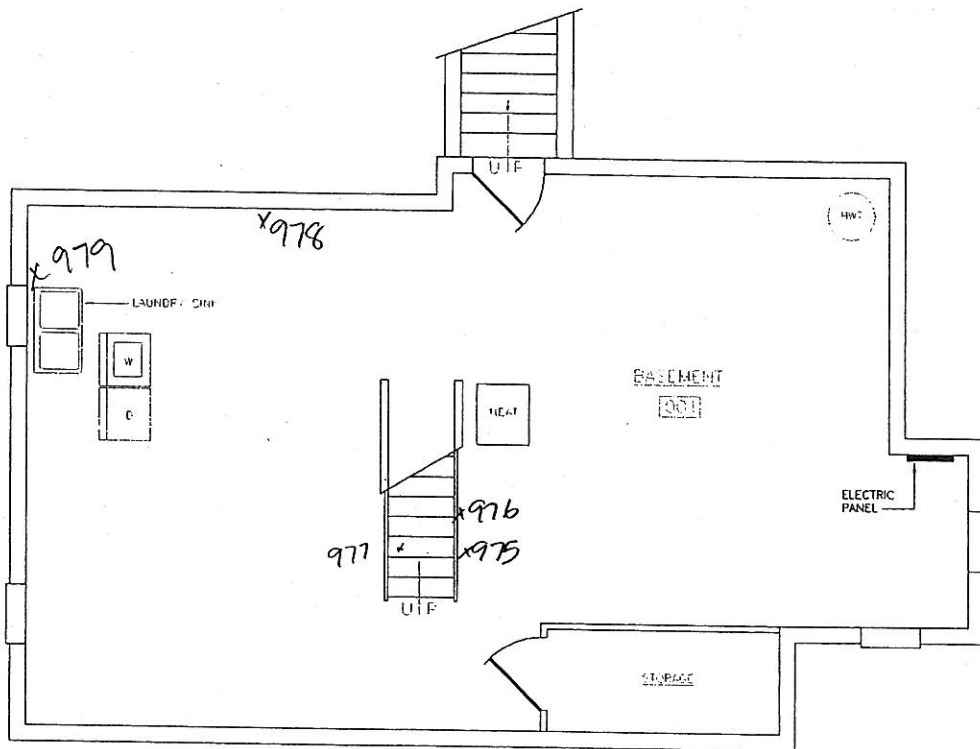
**University of Puget Sound
Lead Survey Results
House #297**

Reading #	Floor	Room	Feature	Substrate	Color	Lead Level (mg/cm ²)		Result		
								EPA/HUD	WA	
957	1	dining room	wall	plaster	white	0.26	(+/-)	0.33	Negative	Positive
958	1	living room	wall	plaster	white	0.23	(+/-)	0.31	Negative	Positive
959	1	101	wall	plaster	brown	1.28	(+/-)	0.22	Positive	Positive
960	1	101	wall	plaster	brown	1.28	(+/-)	0.22	Positive	Positive
961	1	bath 1	window sill	wood	white	1.8	(+/-)	0.72	Positive	Positive
962	1	kitchen	wall	plaster	white	-0.36	(+/-)	0.98	Negative	Negative
963	1	nook	wall	plaster	white	0.14	(+/-)	0.39	Negative	Positive
964	1	nook	window sill	wood	white	0.17	(+/-)	0.07	Negative	Positive
965	2	203	door	wood	white	0.19	(+/-)	0.3	Negative	Positive
966	2	203	window sill	wood	peach	0.28	(+/-)	0.17	Negative	Positive
967	2	202	wall	plaster	white	0.04	(+/-)	0.05	Negative	Positive
968	2	202	door	wood	light yellow	0.17	(+/-)	0.16	Negative	Positive
969	2	202	window sill	wood	light yellow	0.23	(+/-)	0.19	Negative	Positive
970	2	bath 2	wall	plaster	white	0.23	(+/-)	0.3	Negative	Positive
971	2	200	door frame	wood	white	0.09	(+/-)	0.17	Negative	Positive
972	2	200	door	wood	tan	0.12	(+/-)	0.19	Negative	Positive
973	2	hall	wall	plaster	white	0.56	(+/-)	0.29	Negative	Positive
974	2	hall	baseboard	wood	pale green	0.03	(+/-)	0.11	Negative	Positive
975	basement	stairs down	wall	plaster	white	0.01	(+/-)	0.19	Negative	Negative
976	basement	stairs down	railing	wood	blue	0.03	(+/-)	0.07	Negative	Positive
977	basement	stairs down	stair	wood	dark red	0.03	(+/-)	0.23	Negative	Positive
978	basement	basement	wall	concrete	silver	0	(+/-)	0.01	Negative	Negative
979	exterior	garage	window frame	wood	blue	0.04	(+/-)	0.11	Negative	Positive
980	exterior	back porch	door frame	wood	brown	0.53	(+/-)	0.2	Negative	Positive
981	exterior	front porch	railing	wood	brown	0	(+/-)	0.01	Negative	Negative
982	exterior	exterior	door frame	wood	brown	0.22	(+/-)	0.25	Negative	Positive
983	exterior	exterior	window sill	wood	brown	1.99	(+/-)	0.78	Positive	Positive
984	exterior	exterior	window frame	wood	white	11.7	(+/-)	5.14	Positive	Positive

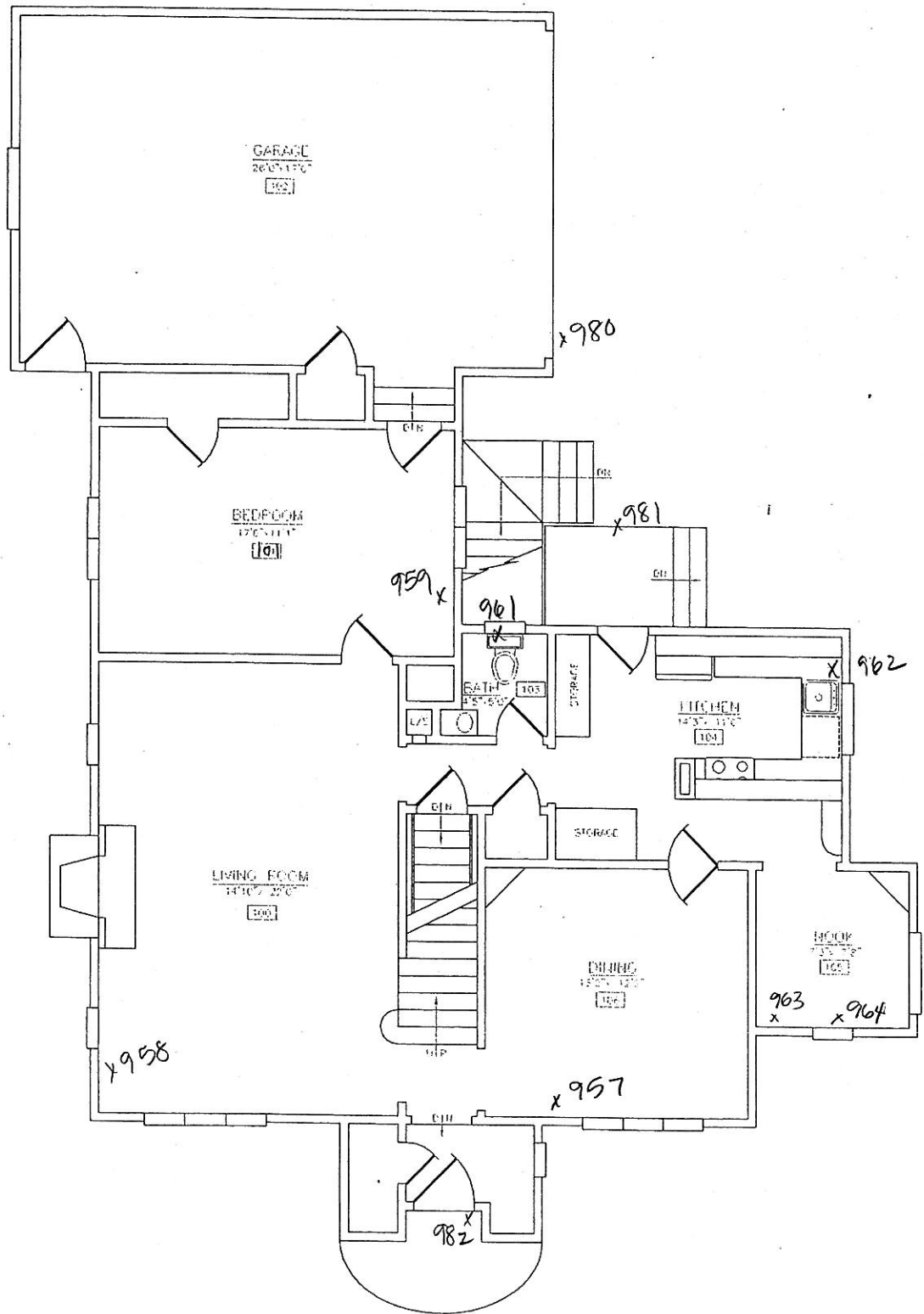
*Please see drawings for reading locations

**Note: Results are based on both HUD/EPA standard for lead-based paint (greater than or equal to 1 mg/cm²) and Washington State interpretation of lead-containing paint, which is any detectable lead.

297

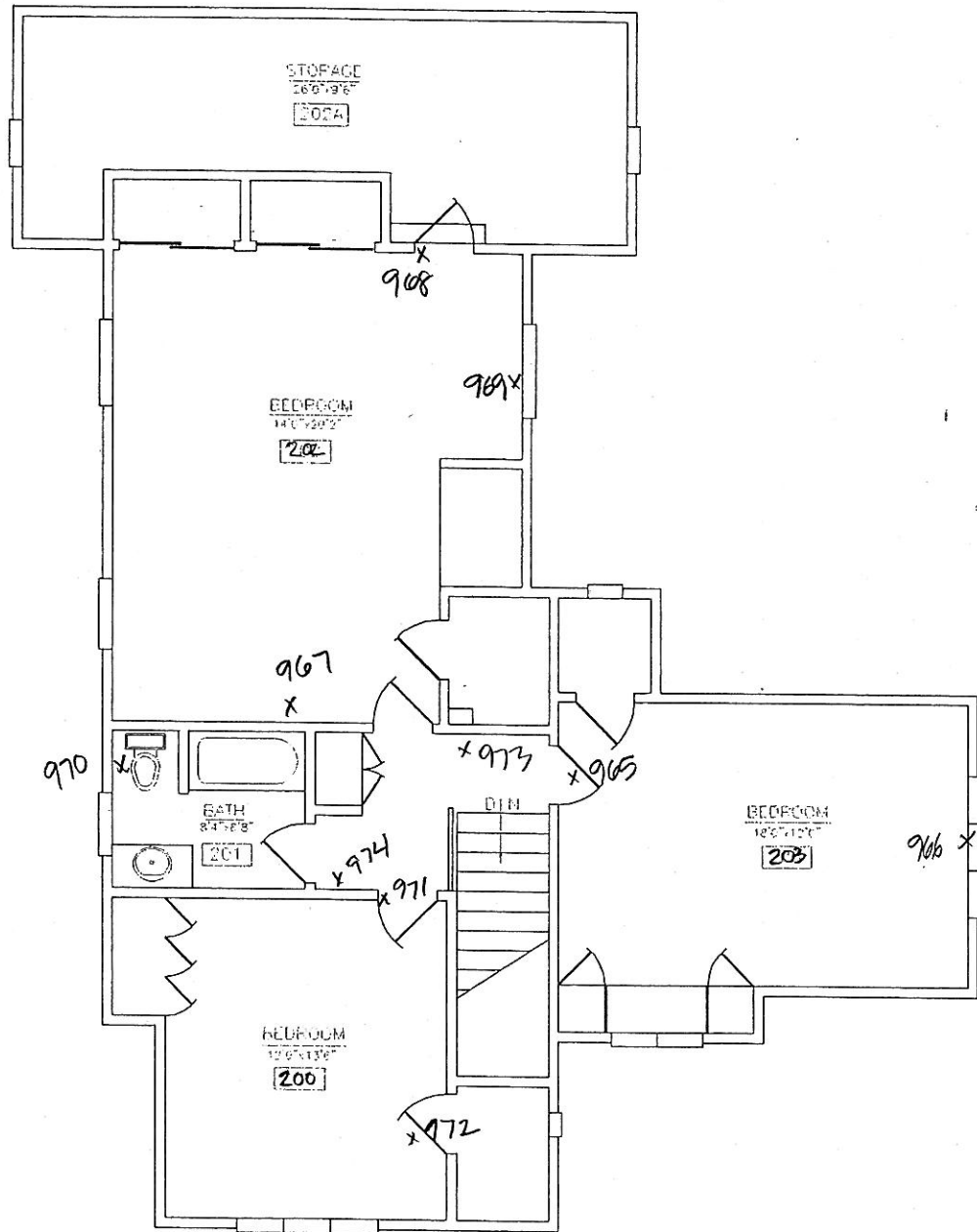


297



Unpainted:
windowsills
baseboard
door frames
doors
brick ext.
front door

297





Prezant

Consulting
Training
Laboratory

Project _____ Page 1 of 1
 Job Number F111-0002
 Description _____ Date 1/5/06
 Made By M. Uber

Notes *NORTH = A, EAST = B, SOUTH = C, WEST = D
 EPA HUD STANDARD = 1.0 mg/cm²
 WISHA = ANY DETECTABLE

RDG. #	BLDG.	FLOOR	ROOM	SIDE *	STRUCTURE	FEATURE	COND.	SUBSTRATE	COLOR	READINGS (M/F)
957	297	1	DK LR	wall	wallpaper			plaster	white	0.20
			101	wall	wallpaper			plaster	tan	0.23
			with 1	window	sill			wood	white	1.8
			kit	wall				plaster	"	-0.4
			NOOK	wall				"	"	0.14
		2	NOOK	window	sill			wood	"	0.17
			203	door				"	"	0.17
			203	window	sill			"	"	0.19
			202	wall				plaster	peach	0.28
			202	door				wood	white	0.04
			202	window	sill			wood	lt yellow	0.17
			with 2	wall				"	"	0.23
			200	door	frame			plaster	white	0.23
			200	door				wood	"	0.09
			hall	wall				"	tan	0.12
			hall	wall				plaster	white	0.6
			stairs	wall				wood	plaster	0.03
			"	wall				plaster	white	0.01
			"	wall				wood	blue	0.03
			B	wall				"	black	0.03
			garage	wall				concrete	silver	0.0
			back porch	window	frame			wood	blue	0.04
			front porch	door	frame			"	brown	0.5
			ext	wall				"	"	0.0
			ext	wall				"	"	0.22
			ext	wall				"	"	0.09
			ext	wall				"	white	11.7

984