

LIMITED ASBESTOS SURVEY

OF

**VACANT TENANT SPACE
1234 AMMI TRAIL
HOUSTON, HARRIS COUNTY, TEXAS**

TDS PROJECT NO. 10000

Prepared For

**Office/Warehouse Client, Inc.
1111 Always Boulevard
Houston, TX 77000**

JANUARY 2010

January 1, 2010

Mr. Representative
Office/Warehouse Client, Inc.
1111 Always Boulevard
Houston, TX 77000

**RE: Limited Asbestos Survey
Vacant Tenant Space
1234 Ammi Trail
Houston, Harris County, Texas
TDS Project No. 10000**

Dear Mr. Representative:

Tri-D Services, Inc. (TDS) is pleased to submit this Limited Asbestos Survey report for the above-referenced site. The asbestos survey was conducted on January 1, 2010 by Mr. Kenneth Lance Wilkerson. Mr. Wilkerson is licensed as an Individual Asbestos Management Planner, Texas Department of Health (TDH) License #20-5471. The former TDH became part of the Texas Department of State Health Services as of September 1, 2004. However, TDS continues to refer to this governing body as TDH in order to comply with the regulations as outlined in the Texas Asbestos Health Protection Rules dated March 2003.

PURPOSE AND SCOPE

The purpose of this survey was to determine the presence, quantity, and condition of asbestos-containing building materials (ACBM) at the vacant tenant space located at 1234 Ammi Trail in Houston, Harris County, Texas (subject property). The survey was specifically limited to the areas to be disturbed during the proposed renovations. The flooring materials in Rooms 13, 14, 15, and 16 and the sink bottom undercoating in Room 15 were specifically excluded from the scope of this survey.

BUILDING DESCRIPTION

The tenant space consists of an office/warehouse space. The space is located within a building constructed of concrete tilt walls with structural steel beams, columns, and bar joists supporting a corrugated metal pan deck. The space is built-out with offices, restrooms, storage rooms, and a break room. The remainder of the space consists of an open warehouse area. Central heating ventilation and air conditioning (HVAC) systems were observed in the space. Interior construction materials in the space consisted of flat painted and unfinished sheetrock walls, carpet, vinyl floor tile, and suspended ceiling tiles. Fireproofing material was observed in the space.

ASBESTOS SAMPLING

HOMOGENEOUS AREAS

TDS personnel conducted a walk-through of the accessible areas of the structure(s) on the subject property to assign materials, suspected of containing asbestos, to homogeneous areas. A homogeneous area consists of a material that is uniform in texture, color, and appears identical in every other respect, including the date of application. If for any reason the materials could be different, even though they appeared uniform, they were assigned to separate homogeneous areas. Specific homogeneous areas can be very small, or extremely large, depending upon the type and locations of suspect materials.

The number of samples collected from each homogeneous area is determined by the accredited asbestos inspector utilizing federal, state and local guidelines and/or requirements. Circumstances that may affect the number include the size of the homogenous area, accessibility, and the type of material being sampled.

Sample locations are selected in order to best represent the entire homogenous area. When samples are collected, they are distributed evenly throughout the homogenous area. Where required by regulations, a random sampling scheme may be used to determine each sample location. If specific homogeneous areas are not sampled, they must be assumed to contain asbestos until testing proves otherwise.

SUSPECT ASBESTOS-CONTAINING BUILDING MATERIALS

Nine homogeneous area of suspect ACBM were identified in the southwest office area and proposed demising wall area. The following suspect ACBM were identified in the space: sheetrock/joint compound, floor mastic beneath carpet, 12" x 12" vinyl floor tile and associated mastic, cove base and associated mastic, ceiling tile, sink bottom undercoating, and fireproofing material. Non-suspect tilt wall seam sealant was observed to be associated with the concrete tilt walls. The flooring materials in Rooms 13, 14, 15, and 16 and the sink bottom undercoating in Room 15 were specifically excluded from the scope of this survey.

BULK SAMPLING

During the field investigation, 27 bulk samples of suspect ACBM were collected from the structure(s) on the subject property. Appropriate chain-of-custody was initiated at the site for all samples. Bulk samples were collected in a manner that reduced the potential for exposure by using controls such as wet-sampling and personal protective equipment. Samples were deposited in secure containers for transport to the analytical laboratory.

LABORATORY ANALYSIS

All samples collected were submitted to Houston Analytical Laboratory (HAL) for laboratory analysis. The bulk samples were analyzed by Polarized Light Microscopy (PLM) according to the U.S. EPA Interim Method for the Determination of Asbestos (40 CFR Part 763.115). HAL is a TDH-Licensed PLM Asbestos Laboratory (#30-0258), and is recognized under the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP) for satisfactory compliance with criteria for Asbestos Fiber Analysis. Federal and state regulations define an asbestos-containing material as a material that contains greater than one percent asbestos. The laboratory results are presented in Appendix B and accreditations and licenses are presented in Appendix C.

BULK SAMPLE RESULTS

A total of 27 samples were collected from the structure(s) on the subject property. Sample descriptions, material locations, and analytical results are presented in Table 1. Sample and material location drawings are presented in Appendix A. The following material(s) were found or assumed to contain greater than one percent asbestos:

- **Homogeneous Area (H.A.) #8 – Black and yellow floor mastic beneath carpet** (approximately 48 linear feet) located in Room 12 contained one to five percent chrysotile asbestos. This material was observed to be in good condition and non-friable. Based on the existing site operations, this material has a low potential for disturbance.

The remaining suspect material(s) did not have asbestos concentrations greater than one percent. These material(s) are presented in the following table:

H.A. #	Material Description	Material Location
1	Sheetrock/joint compound	Throughout built-out area
2	Black cove base and cream mastic	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16
3	Yellow carpet mastic	Rooms 1, 4, 5, 6, 7, 9, 10, and 11
4	2' x 4' white ceiling tile with vertical squiggly indentations and small and large pin holes	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16
5	2' x 4' white ceiling tile with vertical squiggly indentations and small pin holes spread apart	Rooms 1, 2, 3, 5, 6, 7, 8, 11, 13, and 15
6	12" x 12" cream floor tile with blue and black speckles and yellow mastic	Rooms 2, 3, 8, 13, 14, and 15
7	2' x 4' white ceiling tile with short irregular indentations and small pin holes	Room 12
9	Gray fireproofing material	Throughout space

SUMMARY AND CONCLUSIONS

TDS performed a Limited Asbestos Survey at the vacant tenant space located at 1234 Ammi Trail in Houston, Harris County, Texas on January 1, 2010. The survey was conducted to determine the presence, quantity, and condition of ACBM at the subject property. The flooring materials in Rooms 13, 14, 15, and 16 and the sink bottom undercoating in Room 15 were specifically excluded from the scope of this survey.

Twenty-seven bulk samples of suspect ACBM were collected from the structure(s) on the subject property. Asbestos in concentrations greater than one percent was identified in floor mastic beneath carpet.

The sampling, removal, clean up, maintenance and disposal of ACBM should be conducted in accordance with applicable federal, state, and local regulations. Most asbestos abatement actions must be designed by a licensed asbestos consultant and be performed by a qualified licensed abatement contractor. Air monitoring also provides critical documentation for the building owner and should be provided by licensed asbestos personnel.

If the identified ACBM is not to be removed, then an Operations and Maintenance Program should be implemented to manage the ACBM in place and reduce exposure potential to tenants, occupants, and maintenance personnel.

LIMITATIONS

This report has been prepared to assist Office/Warehouse Client, Inc. in identifying and assessing the asbestos-containing building materials associated with the structure(s) located on the subject property. This report has been prepared for the sole benefit of Office/Warehouse Client, Inc. and may not be relied on by any other entity without written authorization from TDS.

The survey was limited to only those areas, which were accessible in the structure(s) on the subject property. Therefore, areas located beneath existing flooring and inside walls and ceilings, roof, and exterior of the subject property were excluded from the scope of this survey. The results of the survey pertain only to those materials sampled and analyzed and may not reflect the actual composition of the entire area. Quantity estimates presented are approximations only.

Based on the proposed renovations, the flooring materials in Rooms 13, 14, 15, and 16 and the sink bottom undercoating in Room 15 were specifically excluded from the scope of this survey.

CLOSING

TDS appreciates the opportunity to provide environmental consulting services to Office/Warehouse Client, Inc. on this project. Should you have any questions, or require additional information, please call us at your convenience.

Sincerely,
Tri-D Services, Inc.

ELECTRONIC SIGNATURE

Kenneth Lance Wilkerson
Vice President

Attachments: Table 1 – Asbestos Sampling Results
Appendix A – Figures
Appendix B – Asbestos Laboratory Results
Appendix C – Accreditations and Licenses

Table 1 - Asbestos Sampling Results

H.A.* Number	Material Description	Material Location	Sample Number	Asbestos Content**	Condition	Friability (Y/N)	Quantity ***
1	Sheetrock/joint compound	Throughout built-out area	10000-1 10000-9 10000-14	ND ND ND	Good	Y	NA
2	Black cove base and cream mastic	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16	10000-8 10000-12 10000-18	ND ND ND	Good	N	NA
3	Yellow carpet mastic	Rooms 1, 4, 5, 6, 7, 9, 10, and 11	10000-4 10000-5 10000-24	ND ND ND	Good	N	NA
4	2' x 4' white ceiling tile with vertical squiggly indentations and small and large pin holes	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16	10000-2 10000-10 10000-20	ND ND ND	Good	Y	NA
5	2' x 4' white ceiling tile with vertical squiggly indentations and small pin holes spread apart	Rooms 1, 2, 3, 5, 6, 7, 8, 11, 13, and 15	10000-3 10000-11 10000-19	ND ND ND	Good	Y	NA
6	12" x 12" cream floor tile with blue and black speckles and yellow mastic	Rooms 2, 3, 8, 13, 14, and 15	10000-6 10000-7 10000-13	ND ND ND	Good	N	NA
7	2' x 4' white ceiling tile with short irregular indentations and small pin holes	Room 12	10000-21 10000-22 10000-23	ND ND ND	Good	Y	NA
8	Black and yellow floor mastic beneath carpet	Room 12	10000-15 10000-16 10000-17	1% Chrysotile 4% Chrysotile 5% Chrysotile	Good	N	48 Square Feet
9	Gray fireproofing material	Throughout space	10000-25 10000-26 10000-27	ND ND ND	Good	Y	NA

* H.A. = Homogeneous Area

** COV = Cover
FT = Floor Tile
INS = Insulation

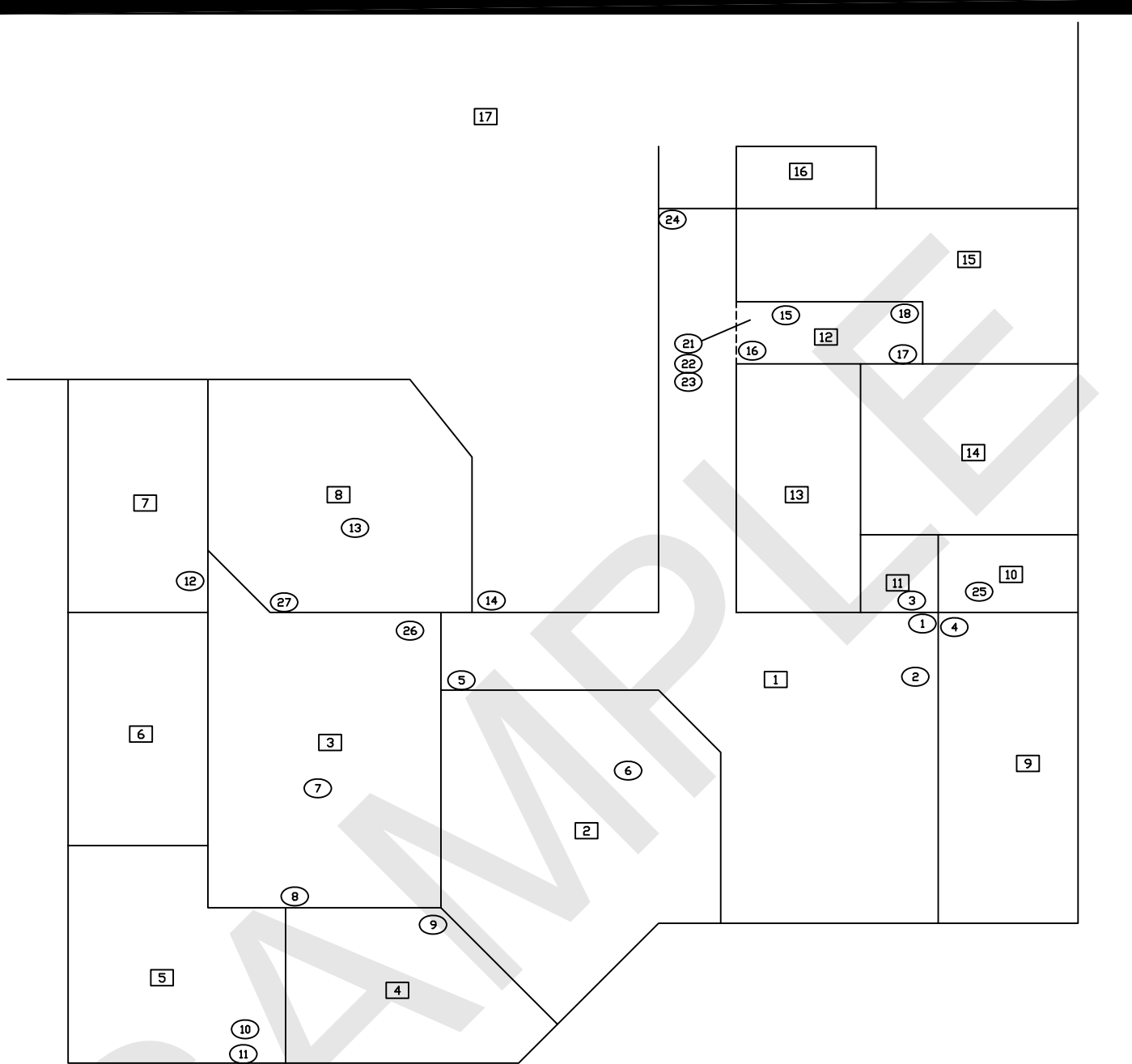
LIN = Linoleum
MAS = Mastic
NA = Not Analyzed
JC = Joint Compound

ND = None Detected
PC = Point Count
Trace = <1%
Trem-Act = Tremolite-Actinolite

*** NA = Not Applicable

APPENDIX A
FIGURES

SAMPLE



SURVEY NOTES:

1. THE FLOORING MATERIALS IN ROOMS 13, 14, 15, AND 16 AND THE SINK BOTTOM UNDERCOATING IN ROOM 15 WERE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS SURVEY.

☐ - ROOM NUMBER 2

① - SAMPLE NUMBER 10000-1

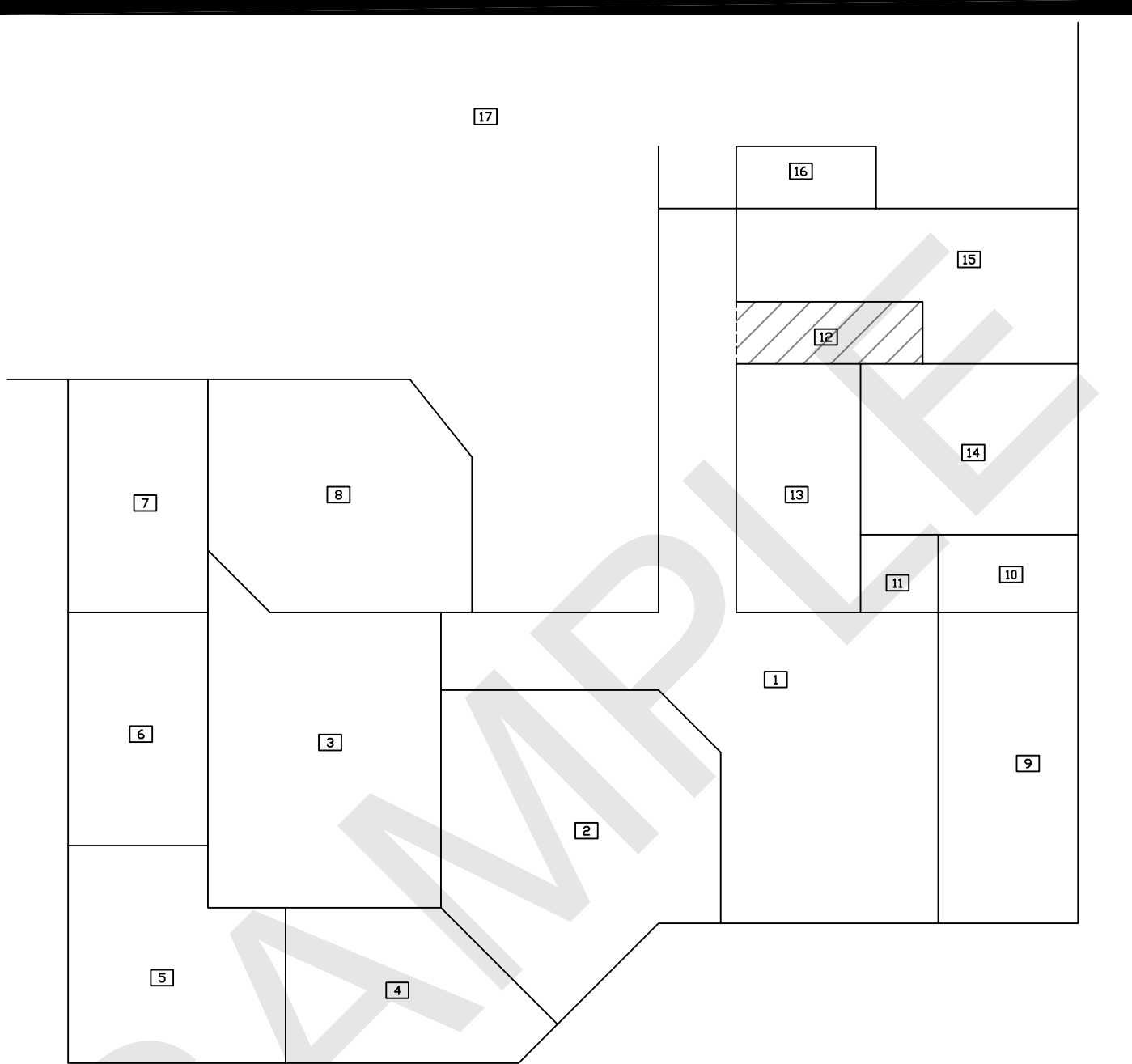


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SAMPLE LOCATION DRAWING

VACANT TENANT SPACE
 1234 AMMI TRAIL
 HOUSTON, HARRIS COUNTY, TEXAS

SCALE:	DATE:
~1"=10'	01-01-10
TDS PROJECT NO.:	
10000	
FIGURE NO.:	
1.1	

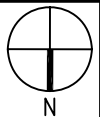


SURVEY NOTES:

1. THE FLOORING MATERIALS IN ROOMS 13, 14, 15, AND 16 AND THE SINK BOTTOM UNDERCOATING IN ROOM 15 WERE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS SURVEY.

[2] - ROOM NUMBER 2

[Hatched Box] - ASBESTOS FLOOR MASTIC (BENEATH CARPET)



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MATERIAL LOCATION DRAWING

VACANT TENANT SPACE
 1234 AMMI TRAIL
 HOUSTON, HARRIS COUNTY, TEXAS

SCALE: ~1"=10'	DATE: 01-01-10
TDS PROJECT NO.: 10000	
FIGURE NO.: 2.1	

APPENDIX B

ASBESTOS LABORATORY RESULTS

SAMPLE

SAMPLE

Laboratory Results and Chain of Custody

APPENDIX C
ACCREDITATIONS AND LICENSES

SAMPLE