

LIMITED ASBESTOS SURVEY

OF

**VACANT TENANT SPACE
5800 WEST HOLCOMBE BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS**

TDS PROJECT NO. 10000

Prepared For

**Retail Shopping Center
c/o Retail Client, Inc.
1111 Always Avenue
Houston, TX 77000**

JANUARY 2010

January 1, 2010

Retail Shopping Center
c/o Retail Client, Inc.
1111 Always Avenue
Houston, TX 77000

Attention: Ms. Representative

**RE: Limited Asbestos Survey
Vacant Tenant Space
5800 West Holcombe Boulevard
Houston, Harris County, Texas
TDS Project No. 10000**

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 5800 West Holcombe Boulevard in Houston, Harris County, Texas (subject property).

BUILDING DESCRIPTION

The tenant space consist of a retail space located within a building constructed of pre-cast concrete walls and structural steel beams, columns, and bar joists supporting a corrugated metal pan deck. The space is built-out with an open retail area, a display area, a walk-in cooler, a storage room, and a restroom. A central heating ventilation and air conditioning (HVAC) system was observed to be associated with the space. Interior construction materials consisted of flat painted and textured sheetrock walls and ceilings, vinyl floor tile, carpet, wood parquet flooring, and suspended ceiling tiles. Fiberglass ceiling and duct insulation above the suspended ceiling was observed in the space. No evidence of 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

Seven homogeneous areas of suspect ACM were identified in the subject property. The following suspect ACM were identified in the space: sheetrock/joint compound, wall/ceiling texture, cove base and associated mastic, floor tile and associated mastic, carpet mastic, mastic associated with wood parquet flooring, and ceiling tile. Non-suspect fiberglass ceiling tile and ceiling and duct insulation was observed in the spaces.

BULK SAMPLING

During the field investigation, 21 bulk samples of suspect ACM 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 EMLab P&K 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). EMLab P&K is a TDH-Licensed PLM Asbestos Laboratory (#30-0365), 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 21 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. No asbestos in concentrations greater than one percent was detected in the collected samples.

SUMMARY AND CONCLUSIONS

TDS performed a Limited Asbestos Survey at the vacant tenant space located at 5800 West Holcombe Boulevard 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.

Twenty-one bulk samples of suspect ACBM were collected from the structure(s) on the subject property. No asbestos in concentrations greater than one percent was detected in the collected samples.

LIMITATIONS

This report has been prepared to assist Retail Shopping Center and Retail 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 Retail Shopping Center and Retail 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.

CLOSING

TDS appreciates the opportunity to provide environmental consulting services to Retail Shopping Center and Retail 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	Rooms 1, 2, 4, 5, and 6	10000-6 10000-8 10000-11	ND ND ND	Good	N	NA
2	Stucco-like wall/ceiling texture	Rooms 1, 2, 5, and 6	10000-7 10000-15 10000-18	ND ND ND	Good	N	NA
3	Gray float and brown mastic beneath wood parquet flooring	Room 1	10000-1 10000-3 10000-4	ND ND ND	Good	N	NA
4	Yellow carpet mastic	Rooms 1 and 2	10000-2 10000-5 10000-17	ND ND ND	Good	N	NA
5	2' x 2' white ceiling tile with large, short indentations and small and large pin holes	Rooms 1 and 2	10000-19 10000-20 10000-21	ND ND ND	Good	Y	NA
6	12" x 12" gray floor tile with white and dark gray speckles and yellow mastic	Rooms 4, 5, and 6	10000-9 10000-10 10000-14	ND ND ND	Good	N	NA
7	Black cove base and cream mastic	Rooms 5 and 6	10000-12 10000-13 10000-16	ND ND ND	Good	N	NA

* H.A. = Homogeneous Area

**

COV = Cover
FT = Floor Tile
INS = Insulation

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

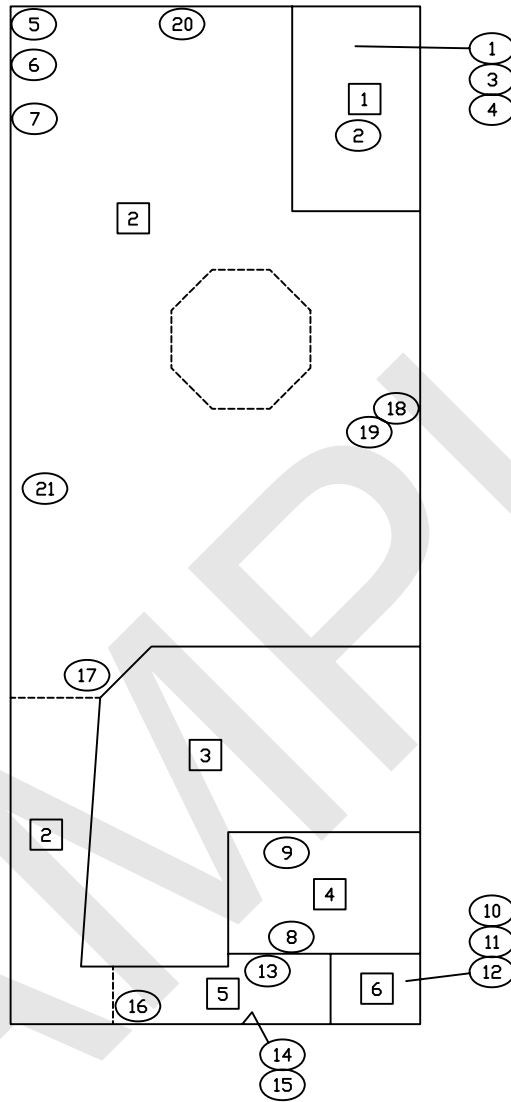
ND = None Detected
PC = Point Count
Trace = <1%

*** NA = Not
Applicable

Trem-Act = Tremolite-Actinolite

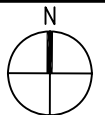
APPENDIX A
FIGURES

SAMPLE



1 - ROOM NUMBER 1

5 - SAMPLE NUMBER 10000-5

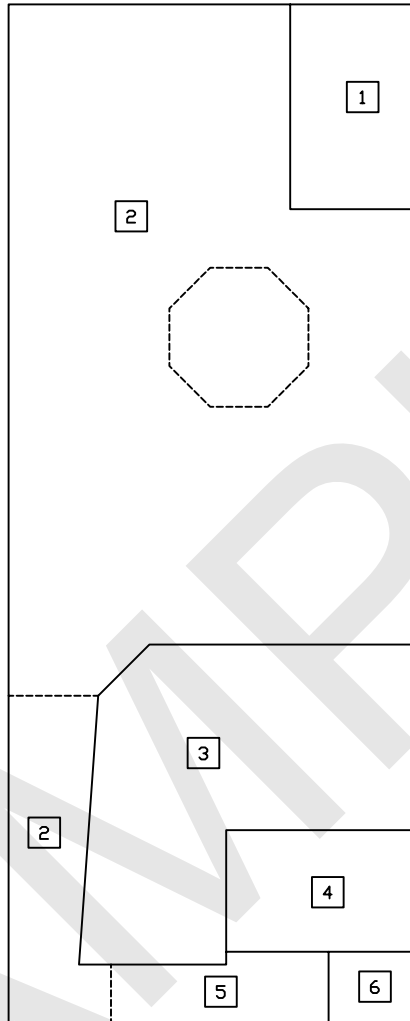


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 Houston, Texas 77070
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SAMPLE LOCATION DRAWING

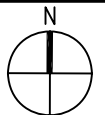
VACANT TENANT SPACE
 5800 WEST HOLCOMBE BOULEVARD
 HOUSTON, HARRIS COUNTY, TEXAS

SCALE:	DATE:
~1"=15'	01-01-10
TDS PROJECT NO.:	
10000	
FIGURE NO.:	
1.1	



1 - ROOM NUMBER 1

NO ASBESTOS WAS IDENTIFIED
IN SAMPLES COLLECTED



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MATERIAL LOCATION DRAWING

VACANT TENANT SPACE
5800 WEST HOLCOMBE BOULEVARD
HOUSTON, HARRIS COUNTY, TEXAS

SCALE:	DATE:
~1"=15'	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