

LIMITED ASBESTOS SURVEY
OF
VACANT TENANT SPACE
1234 NORTH TEXAS PARKWAY, SUITE 1860
HOUSTON, HARRIS COUNTY, TEXAS
TDS PROJECT NO. 10000

Prepared For

Office/Warehouse Client, Inc.
1111 Always Boulevard, Suite 100
Houston, TX 77000

JANUARY 2010

January 1, 2010

Mr. Representative
Office Building Client, Inc.
1111 Always Boulevard, Suite 100
Houston, TX 77000

**RE: Limited Asbestos Survey
Vacant Tenant Space
1234 North Texas Parkway, Suite 1860
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 North Texas Parkway, Suite 1860 in Houston, Harris County, Texas (subject property).

BUILDING DESCRIPTION

The subject property consists of an office space within a multi-level office building. The building is constructed of structural steel columns, beams, and bar joists supporting corrugated metal pan floor decks. The subject property is equipped with a central plant for heating and air conditioning. The space is built-out with offices, storage rooms, and a break room. Interior construction materials consist of flat painted sheetrock walls, carpet, vinyl floor tile, and suspended ceiling tiles. Fiberglass and sheet metal duct work 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

Six homogeneous areas of suspect ACM were identified in the subject property. The following suspect ACM were identified in the space: sheetrock/joint compound, carpet mastic, cove base and associated mastic, vinyl floor tile and associated mastic, ceiling tile, and sink bottom undercoating. Non-suspect fiberglass duct insulation was observed in the space.

BULK SAMPLING

During the field investigation, 18 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 Crisp Analytical Laboratories, L.L.C. (CAL) 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). CAL is a TDH-Licensed PLM Asbestos Laboratory (#30-0235), 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 18 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 was detected in the collected samples.

SUMMARY AND CONCLUSIONS

TDS performed a Limited Asbestos Survey at the vacant tenant space located at 1234 North Texas Parkway, Suite 1860 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.

Eighteen bulk samples of suspect ACBM were collected from the structure(s) on the subject property. No asbestos was detected in the collected samples.

LIMITATIONS

This report has been prepared to assist Office Building 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 Building 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 Office Building 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, 3, 4, 5, 6, 7, 8, 9, and 10	10000-7 10000-11 10000-15	ND ND ND	Good	N	NA
2	Yellow carpet mastic	Rooms 1, 2, 3, 4, 5, 6, 7, and 8	10000-8 10000-12 10000-16	ND ND ND	Good	N	NA
3	Brown cove base and cream mastic	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10	10000-9 10000-13 10000-17	ND ND ND	Good	N	NA
4	2' x 4' white ceiling tile with short irregular indentations and small pin holes	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10	10000-10 10000-14 10000-18	ND ND ND	Good	Y	NA
5	12" x 12" gray floor tile with white and dark gray speckles and yellow mastic	Rooms 9 and 10	10000-1 10000-2 10000-3	ND ND ND	Good	N	NA
6	White sink bottom undercoating	Room 9	10000-4 10000-5 10000-6	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

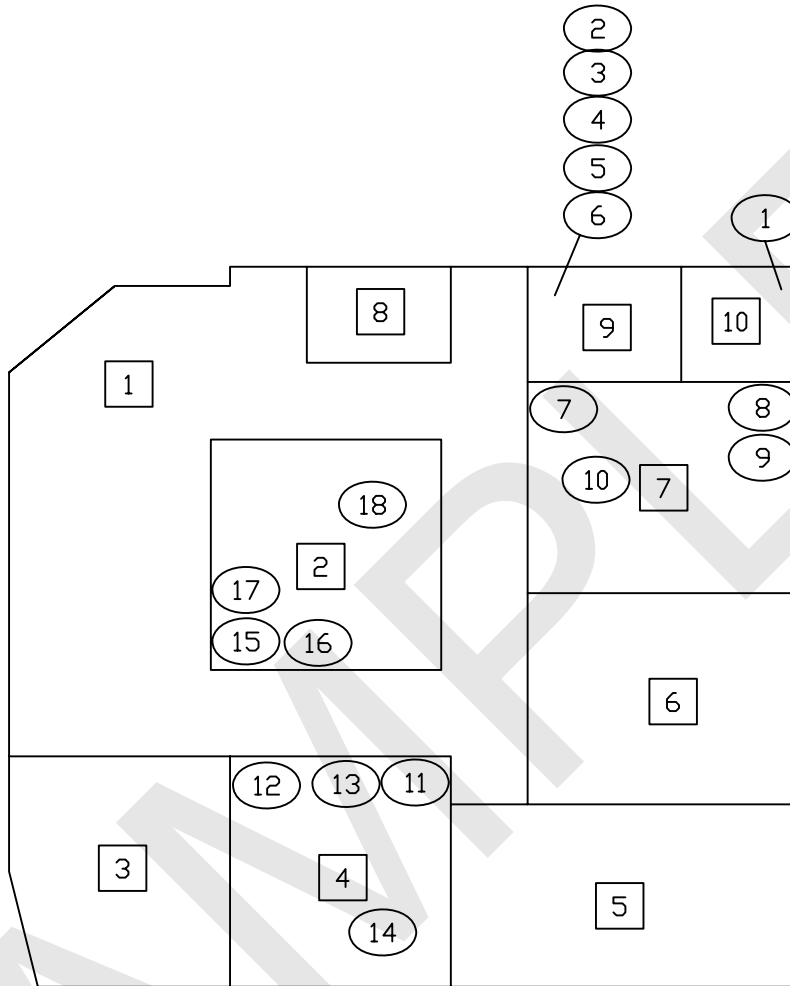
ND = None Detected
PC = Point Count
Trace = <1%

*** NA = Not Applicable

Trem-Act = Tremolite-Actinolite

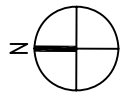
APPENDIX A
FIGURES

SAMPLE



1 - ROOM NUMBER 1

5 - SAMPLE NUMBER 10000-5

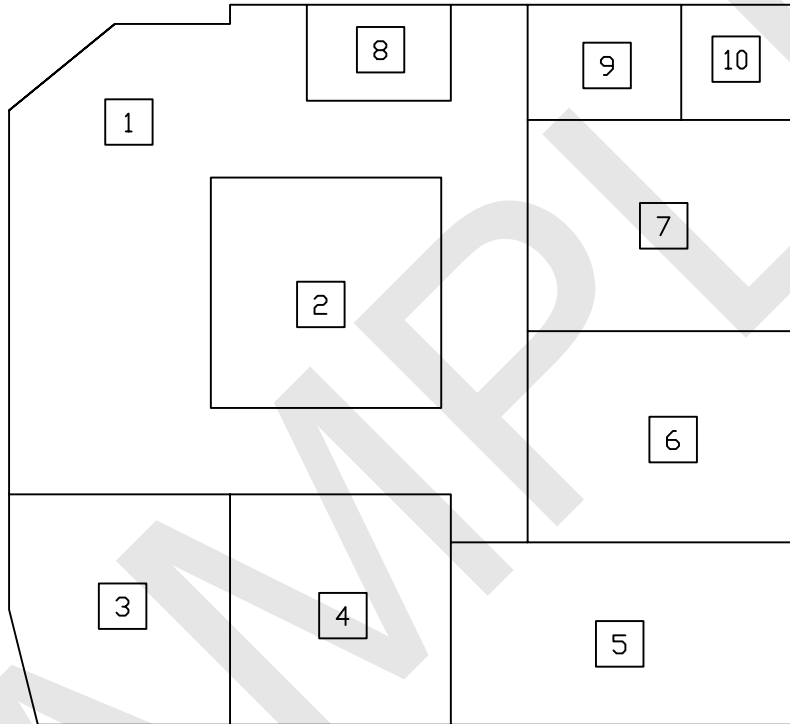


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SAMPLE LOCATION DRAWING

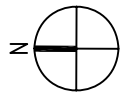
VACANT TENANT SPACE
 1234 NORTH TEXAS PARKWAY, SUITE 1860
 HOUSTON, HARRIS COUNTY, TEXAS

SCALE: ~1"=10'
 DATE: 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
1234 NORTH TEXAS PARKWAY, SUITE 1860
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