

**LIMITED ASBESTOS SURVEY**

**OF**

**NORTH AMERICAN INDUSTRIAL PLANT  
MAIN LABORATORY BUILDING (PARTIAL)  
1234 GOODYEAR BOULEVARD  
TEXAS CITY, GALVESTON COUNTY, TEXAS**

**TDS PROJECT NO. 10000**

*Prepared For*

**Industrial Client, Inc.  
1234 Goodyear Boulevard  
Texas City, TX 77000**

**JANUARY 2010**

January 1, 2010

Mr. Representative  
Industrial Client, Inc.  
1234 Goodyear Boulevard  
Texas City, TX 77000

**RE: Limited Asbestos Survey  
North American Industrial Plant  
Main Laboratory Building (Partial)  
1234 Goodyear Boulevard  
Texas City, Galveston 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 main laboratory building located within the North American Industrial Plant at 1234 Goodyear Boulevard in Texas City, Galveston County, Texas (subject property). The scope of the survey was limited to a portion of the main laboratory building, as denoted on the attached drawings.

**BUILDING DESCRIPTION**

The laboratory building is constructed of masonry block walls with structural steel beams, columns, and bar joists supporting a corrugated metal pan roof deck. The area of the building under renovation (south portion) consists of former laboratory rooms, mechanical rooms, storage rooms, and operation rooms. No active air conditioning system is located in this portion of the

building. A former four-pipe chilled water/hot water system remains in the building. In addition, domestic cold/hot water and steam lines are located throughout the building. Fiberglass ductwork is located throughout the building.

Interior construction materials consist of masonry walls, cementitious wallboard, vinyl floor tile, and bare concrete floors. Loose ceiling tile and roof deck debris was observed on the floors and walls in select areas of the building. No fireproofing material was observed in the building.

## **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**

Twenty-five homogeneous areas of suspect ACM were identified on the subject property. The following suspect ACM were identified in the spaces: cementitious wallboard, vent hoods, and countertops, floor tile and associated mastic, cove base and associated mastic, loose ceiling tile and roof deck debris, vibration dampers, and thermal system pipe and ductwork insulation.

### **BULK SAMPLING**

During the field investigation, 66 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 Houston Analytical Laboratory (HAL) for laboratory analysis. The bulk samples were progressively 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 66 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.) #2 – Paper and black mastic cover associated with abandoned chilled water pipe fitting insulation** (approximately 70 fittings) located in Rooms 1, 3, 5, 9, 10, and south exterior (loose) contained 10 to 12 percent chrysotile asbestos. This material was observed to be in good condition and friable.
- **H.A. #3 – Hard fibrous abandoned hot water pipe run insulation** (approximately 210 linear feet) located in Rooms 1, 3, 9, and 10 contained two to four percent chrysotile asbestos. This material was observed to be in good condition and friable.
- **H.A. #7 – Black mastic on fiberglass duct insulation** (approximately 513 linear feet or 4,232 square feet) located in Rooms 1, 2, 3, 4, 5, 7, 8, 9, 10, and 11 contained 14 percent chrysotile asbestos. This material was observed to be in good condition and non-friable.
- **H.A. #9 – Paper and white mastic cover associated with abandoned domestic cold/hot water and steam lines (run)** (approximately 1,008 linear feet) located in Rooms 2, 3, 5, 6, 7, 8, 9, 10, and 11 contained a trace (less than one percent) to six percent chrysotile asbestos. This material was observed to be friable and have localized damage.
- **H.A. #10 – Hard fibrous insulation on abandoned domestic cold/hot water and steam lines (fitting)** (approximately 140 fittings) located in Rooms 2, 3, 5, 6, 7, 8, 9, 10, and 11 contained three to five percent chrysotile asbestos. This material was observed to be friable and have localized damage.
- **H.A. #11 – 12” x 12” cream floor tile with beige and white speckles and black mastic** (approximately 1,100 square feet) located in Rooms 3, 4, and 9 contained 10 percent chrysotile asbestos in the tile and five percent chrysotile asbestos in the mastic. This material was observed to be in good condition and non-friable.

- **H.A. #13 – Hard, gray cementitious vent hood walls** (approximately eight vent hoods) located in Rooms 5, 9, 10, and 11 contained 16 percent chrysotile asbestos. This material was observed to be in good condition and non-friable.
- **H.A. #14 – Hard, gray cementitious wallboard** (approximately 912 square feet) located in Rooms 5 and 6 contained 20 percent chrysotile asbestos. This material was observed to be in good condition and non-friable.
- **H.A. #15 – Thermal system pipe run insulation associated with isolation drier** (approximately 60 linear feet) located in Room 5 was not sampled. This material should be assumed to be asbestos-containing unless proper sampling and analysis proves otherwise. This material was observed to be in good condition and friable.
- **H.A. #16 – Thermal system pipe fitting insulation associated with isolation drier** (approximately 8 fittings) located in Room 5 was not sampled. This material should be assumed to be asbestos-containing unless proper sampling and analysis proves otherwise. This material was observed to be in good condition and friable.
- **H.A. #17 – Black and tan mastic associated with 12” x 12” gray floor tile** (approximately 924 square feet) located in Rooms 8 and 10 contained three to four chrysotile asbestos in the mastic. No asbestos was identified in the associated floor tile; however, the floor tile should be treated as asbestos-contaminated. This material was observed to be in good condition and non-friable.
- **H.A. #18 – Black and yellow mastic associated with 12” x 12” blue floor tile** (approximately 98 square feet) located in Room 8 contained three to four chrysotile asbestos in the mastic. No asbestos was identified in the associated floor tile; however, the floor tile should be treated as asbestos-contaminated. This material was observed to be in good condition and non-friable.
- **H.A. #22 – Hard cementitious wallboard at lab area entry** (approximately 216 square feet) located in Rooms 9, 10, and 11 contained 20 percent chrysotile asbestos. This material was observed to be in good condition and non-friable.
- **H.A. #24 – Black and yellow mastic associated with 12” x 12” beige floor tile** (approximately 544 square feet) located in Room 11 contained two to five chrysotile asbestos in the mastic. No asbestos was identified in the associated floor tile; however, the floor tile should be treated as asbestos-contaminated. This material was observed to be in good condition and non-friable.

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

<b>H.A. #</b>	<b>Material Description</b>	<b>Material Location</b>
1	Fiberglass abandoned chilled water pipe run insulation with paper, cloth, and white mastic cover	Rooms 1, 3, 5, 9, 10, and south exterior (loose)
4	Hard fibrous abandoned hot water pipe fitting insulation with cloth and white mastic cover	Rooms 1, 3, 9, and 10
5	Hard fibrous insulation on abandoned expansion tank and condensate run lines with metal jacketing (replacement)	Room 1
6	Hard fibrous insulation on abandoned expansion tank and condensate fitting lines with metal jacketing (replacement)	Room 1
8	Black vibration damper	Room 1
12	Hard, black cementitious counter tops and black mastic	Rooms 5, 8, 9, 10, and 11
19	Black cove base and tan mastic	Rooms 5, 8, 9, 10, and 11
20	Loose ceiling tile debris	Rooms 3, 9, 10, and 11
21	Loose, white roof deck debris	Rooms 3, 9, 10, and 11
23	Hard, fibrous insulation on abandoned steam line	Rooms 1, 10, and 11
25	Cloth pipe wrap insulation on small diameter abandoned steam line	Rooms 10 and 11 above vent hoods

### **SUMMARY AND CONCLUSIONS**

TDS performed a Limited Asbestos Survey at the main laboratory building located within the North American Industrial Plant at 1234 Goodyear Boulevard in Texas City, Galveston County, Texas on January 1, 2010. The survey was conducted to determine the presence, quantity, and condition of ACM at the subject property. The scope of the survey was limited to a portion of the main laboratory building, as denoted on the attached drawings.

Sixty-six bulk samples of suspect ACM were collected from the structure(s) on the subject property. Asbestos in concentrations greater than one percent was identified in thermal system pipe and duct insulation, floor tile and/or associated mastic, and cementitious wallboard and vent hoods. The thermal system pipe insulation associated with the isolation drier was not sampled and should be assumed to be asbestos-containing unless proper sampling and analysis proves otherwise.

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

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

### **LIMITATIONS**

This report has been prepared to assist Industrial 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 Industrial 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.

The survey was specifically limited to Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 as designated on the attached figures, with the exception of the isolation drier and associated equipment and the north hallway wall in Room 3. These two areas were specifically excluded from the scope as no renovations were planned to disturb these areas.

**CLOSING**

TDS appreciates the opportunity to provide environmental consulting services to Industrial 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	Fiberglass abandoned chilled water pipe run insulation with paper, cloth, and white mastic cover	Rooms 1, 3, 5, 9, 10, and south exterior (loose)	10000-13 10000-14 10000-15	ND ND ND	Good	Y	NA
2	<b>Fiberglass abandoned chilled water pipe fitting insulation with paper and black mastic cover</b>	<b>Rooms 1, 3, 5, 9, 10, and south exterior (loose)</b>	<b>10000-16</b> <b>10000-17</b> <b>10000-18</b>	<b>ND (INS)</b> <b>10% Chrysotile (COV)</b> <b>ND (INS)</b> <b>12% Chrysotile (COV)</b> <b>ND (INS)</b> <b>12% Chrysotile (COV)</b>	<b>Good</b>	<b>Y</b>	<b>70 Fittings</b>
3	<b>Hard fibrous abandoned hot water pipe run insulation with cloth and white mastic cover</b>	<b>Rooms 1, 3, 9, and 10</b>	<b>10000-10</b> <b>10000-11</b> <b>10000-12</b>	<b>2% Chrysotile (INS)</b> <b>Trace Chrysotile (COV)</b> <b>4% Chrysotile (INS)</b> <b>Trace Chrysotile (COV)</b> <b>4% Chrysotile (INS)</b> <b>Trace Chrysotile (COV)</b>	<b>Good</b>	<b>Y</b>	<b>210 Linear Feet</b>
4	Hard fibrous abandoned hot water pipe fitting insulation with cloth and white mastic cover	Rooms 1, 3, 9, and 10	10000-7 10000-8 10000-9	ND (INS) Trace Chrysotile (COV) ND (INS) Trace Chrysotile (COV) ND (INS) Trace Chrysotile (COV)	Good	Y	NA
5	Hard fibrous insulation on abandoned expansion tank and condensate run lines with metal jacketing (replacement)	Room 1	10000-1 10000-2 10000-3	ND ND ND	Good	Y	NA
6	Hard fibrous insulation on abandoned expansion tank and condensate fitting lines with metal jacketing (replacement)	Room 1	10000-4 10000-5 10000-6	ND ND ND	Good	Y	NA
7	<b>Black mastic on fiberglass duct insulation</b>	<b>Rooms 1, 2, 3, 4, 5, 7, 8, 9, 10, and 11</b>	<b>10000-28</b> <b>10000-29</b> <b>10000-30</b>	<b>14% Chrysotile</b> <b>NA</b> <b>NA</b>	<b>Good</b>	<b>N</b>	<b>513 LF or 4,232 SF</b>
8	Black vibration damper	Room 1	10000-64 10000-65	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%

\*\*\* NA = Not Applicable  
LF = Linear Feet  
SF = Square Feet  
Trem-Act = Tremolite-Actinolite



**Table 1 - Asbestos Sampling Results**

H.A.* Number	Material Description	Material Location	Sample Number	Asbestos Content**	Condition	Friability (Y/N)	Quantity ***
9	Fiberglass insulation on abandoned domestic cold/hot water and steam lines (run) with paper and white mastic cover	Rooms 2, 3, 5, 6, 7, 8, 9, 10, and 11	10000-19	ND (INS) Trace Chrysotile (COV)	Localized Damage	Y	1,008 Linear Feet
			10000-20	ND (INS) 6% Chrysotile (COV)			
			10000-21	ND (INS) 4% Chrysotile (COV)			
10	Hard fibrous insulation on abandoned domestic cold/hot water and steam lines (fitting)	Rooms 2, 3, 5, 6, 7, 8, 9, 10, and 11	10000-22	5% Chrysotile	Localized Damage	Y	140 Fittings
			10000-23	3% Chrysotile			
			10000-24	5% Chrysotile			
11	12" x 12" cream floor tile with beige and white speckles and black mastic	Rooms 3, 4, and 9	10000-31	10% Chrysotile (FT) 5% Chrysotile (MAS)	Good	N	1,100 Square Feet
			10000-32	NA			
			10000-33	NA			
12	Hard, black cementitious counter tops and black mastic	Rooms 5, 8, 9, 10, and 11	10000-34	ND	Good	N	NA
			10000-35	ND			
			10000-36	ND			
13	Hard, gray cementitious vent hood walls	Rooms 5, 9, 10, and 11	10000-37	16% Chrysotile	Good	N	8 Vent Hoods
			10000-38	NA			
			10000-39	NA			
14	Hard, gray cementitious wallboard	Rooms 5 and 6	10000-43	20% Chrysotile	Good	N	912 Square Feet
			10000-44	NA			
			10000-45	NA			
15	Thermal system pipe run insulation associated with isolation drier	Room 5	Not Sampled	Assumed Asbestos-Containing	Good	Y	60 Linear Feet
16	Thermal system pipe fitting insulation associated with isolation drier	Room 5	Not Sampled	Assumed Asbestos-Containing	Good	Y	8 Fittings
17	12" x 12" gray floor tile and black and tan mastic	Rooms 8 and 10	10000-46	ND (FT) 3% Chrysotile (MAS)	Good	N	924 Square Feet
			10000-47	ND (FT) 4% Chrysotile (MAS)			
			10000-48	ND (FT) 3% Chrysotile (MAS)			

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\*\*\* NA = Not Applicable  
LF = Linear Feet  
SF = Square Feet  
Trem-Act = Tremolite-Actinolite

**Table 1 - Asbestos Sampling Results**

H.A.* Number	Material Description	Material Location	Sample Number	Asbestos Content**	Condition	Friability (Y/N)	Quantity ***
18	12" x 12" blue floor tile and black and yellow mastic	Room 8	10000-52 10000-53 10000-54	ND (FT) 3% Chrysotile (MAS) ND (FT) ND (MAS) ND (FT) 4% Chrysotile (MAS)	Good	N	98 Square Feet
19	Black cove base and tan mastic	Rooms 5, 8, 9, 10, and 11	10000-49 10000-50 10000-51	ND (Cove) ND (MAS) ND (Cove) Trace Trem-Act (MAS) ND (Cove) ND (MAS)	Good	N	NA
20	Loose ceiling tile debris	Rooms 3, 9, 10, and 11	10000-58 10000-59 10000-60	ND ND ND	Significant Damage	Y	NA
21	Loose, white roof deck debris	Rooms 3, 9, 10, and 11	10000-55 10000-56 10000-57	ND ND ND	Significant Damage	Y	NA
22	Hard cementitious wallboard at lab area entry	Rooms 9, 10, and 11	10000-61 10000-62 10000-63	20% Chrysotile NA NA	Good	N	216 Square Feet
23	Hard, fibrous insulation on abandoned steam line	Rooms 1, 10, and 11	10000-25 10000-26 10000-27	ND ND ND	Good	Y	NA
24	12" x 12" beige floor tile and black and yellow mastic	Room 11	10000-40 10000-41 10000-42	ND (FT) 4% Chrysotile (MAS) ND (FT) 2% Chrysotile (MAS) ND (FT) 5% Chrysotile (MAS)	Good	N	544 Square Feet
25	Cloth pipe wrap insulation on small diameter abandoned steam line	Rooms 10 and 11 above vent hoods	10000-66	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%

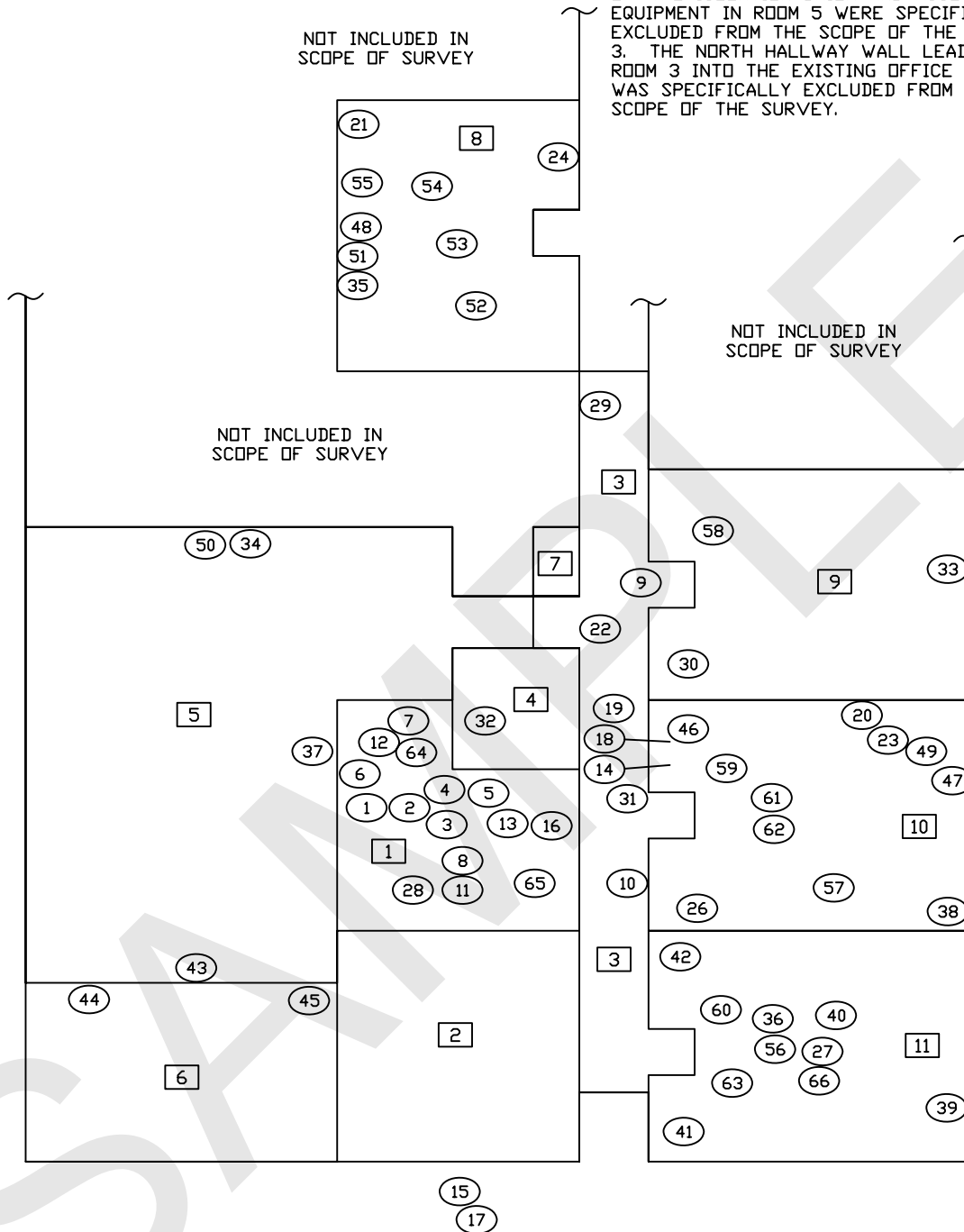
\*\*\* NA = Not Applicable  
LF = Linear Feet  
SF = Square Feet  
Trem-Act = Tremolite-Actinolite

**APPENDIX A**  
*FIGURES*

SAMPLE

**SURVEY NOTES:**

1. THE SURVEY WAS LIMITED TO THE ROOMS THAT ARE DESIGNATED WITH ROOM NUMBERS.
2. THE ISOLATION DRIER AND ASSOCIATED EQUIPMENT IN ROOM 5 WERE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THE SURVEY.
3. THE NORTH HALLWAY WALL LEADING FROM ROOM 3 INTO THE EXISTING OFFICE SPACE WAS SPECIFICALLY EXCLUDED FROM THE SCOPE OF THE SURVEY.



[5] - ROOM NUMBER 5

(34) - SAMPLE NUMBER 10000-34



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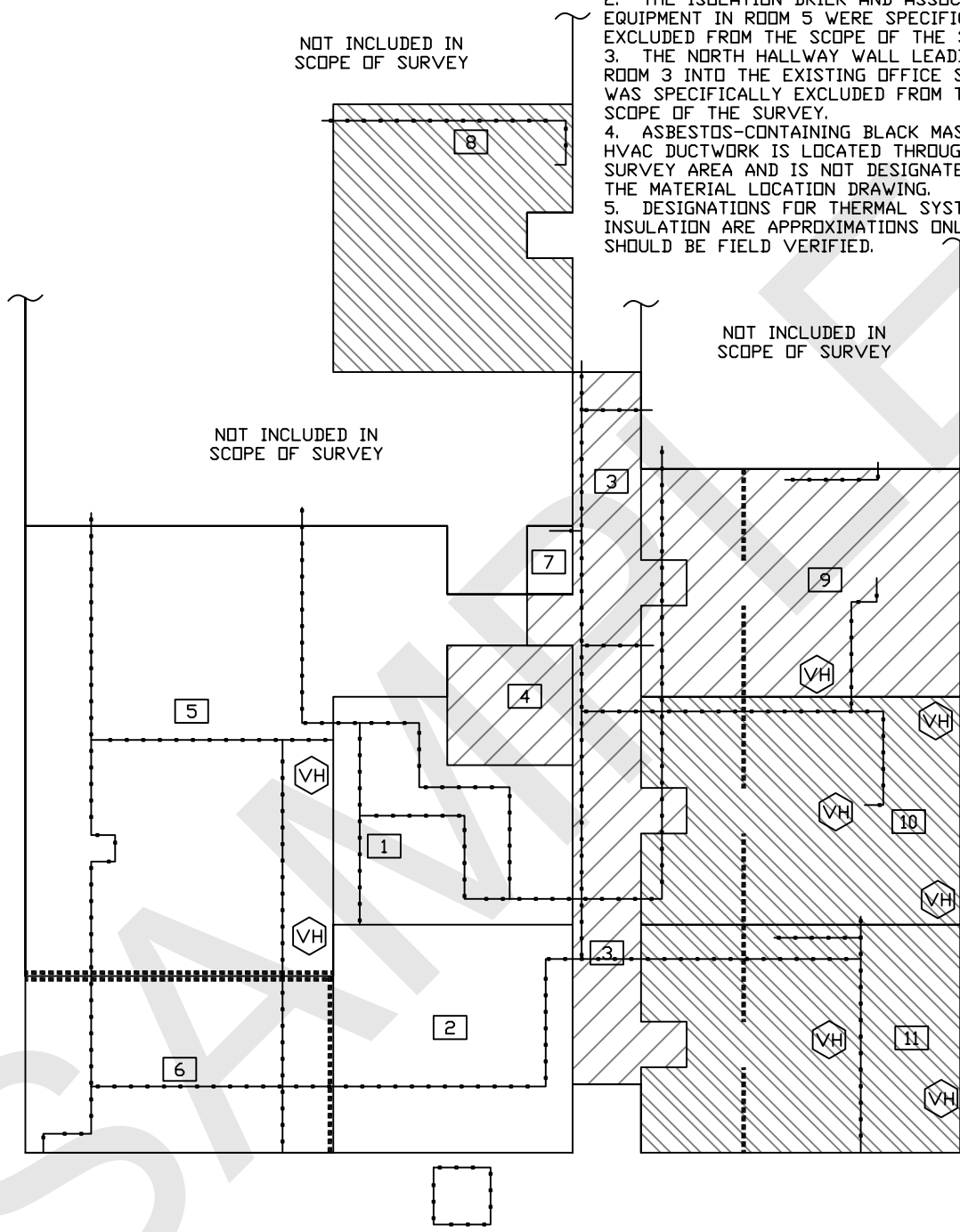
**SAMPLE LOCATION DRAWING**

NORTH AMERICA INDUSTRIAL PLANT  
 MAIN LABORATORY BUILDING (PARTIAL)  
 1234 GOODYEAR BOULEVARD  
 TEXAS CITY, GALVESTON COUNTY, TEXAS

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

**SURVEY NOTES:**

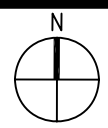
1. THE SURVEY WAS LIMITED TO THE ROOMS THAT ARE DESIGNATED WITH ROOM NUMBERS.
2. THE ISOLATION DRIER AND ASSOCIATED EQUIPMENT IN ROOM 5 WERE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THE SURVEY.
3. THE NORTH HALLWAY WALL LEADING FROM ROOM 3 INTO THE EXISTING OFFICE SPACE WAS SPECIFICALLY EXCLUDED FROM THE SCOPE OF THE SURVEY.
4. ASBESTOS-CONTAINING BLACK MASTIC ON HVAC DUCTWORK IS LOCATED THROUGHOUT THE SURVEY AREA AND IS NOT DESIGNATED ON THE MATERIAL LOCATION DRAWING.
5. DESIGNATIONS FOR THERMAL SYSTEM PIPE INSULATION ARE APPROXIMATIONS ONLY AND SHOULD BE FIELD VERIFIED.



5 — ROOM NUMBER 5  
 VH — ASBESTOS VENT HOOD

[Diagonal lines] — ASBESTOS FLOOR TILE AND MASTIC  
 [Diagonal lines] — ASBESTOS FLOOR TILE MASTIC

[Dotted line] — ASBESTOS CEMENTITIOUS WALLBOARD  
 [Dashed line with dots] — ASBESTOS THERMAL SYSTEM INSULATION



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**MATERIAL LOCATION DRAWING**  
 NORTH AMERICA INDUSTRIAL PLANT  
 MAIN LABORATORY BUILDING (PARTIAL)  
 1234 GOODYEAR BOULEVARD  
 TEXAS CITY, GALVESTON COUNTY, TEXAS

SCALE: ~1"=15'  
 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