



ALEO Environmental Enterprises, Inc.

Environmental Consulting Services

September 8, 2014

John J. Rodriguez
Transportation and Capital Improvements Department
Environmental Management Division
San Antonio, Texas

**RE: Asbestos Survey for DSHS Notification for Asbestos Abatement and Demolition
332 West Commerce, San Antonio, Texas
ALEO Project №: 1450**

Dear Mr. Rodriguez:

An asbestos survey was accomplished at the referenced property on September 2, 2014. The survey was accomplished by Ms. A. Denese Huntsberry, R.E.M., Individual Asbestos Consultant, Department of State Health Services (DSHS) License N^o 10-5460 of ALEO Environmental Enterprises, Inc., Asbestos Consultant Agency, DSHS License N^o 10-0418. The ACBM survey was conducted in accordance with the EPA *Guidance for Controlling Asbestos-Containing Materials in Buildings*, EPA 560/5-85-024, June 1985, Texas Asbestos Health Protection Rules (25 TAC 295), 2005, and the City of San Antonio City Ordinance which requires that an asbestos survey be accomplished prior to demolition, renovation, and/or alterations that include the demolition of interior building materials and/or remodeling for any commercial structure.

EXCLUSION: The asbestos survey was limited to readily accessible building materials inside the building, unless otherwise noted. No destructive sampling was accomplished. Asbestos surveys accomplished for renovation or demolition activities are generally limited to materials identified (by the owner representative) as materials that will be disturbed during renovation or demolition activities. If any suspect asbestos materials, not identified in this survey, are uncovered during any demolition or renovation activity, please contact ALEO Environmental Enterprises, Inc. (ALEO) immediately for further assessment.

INTRODUCTION

Construction materials containing asbestos have been used extensively in buildings. Asbestos possesses excellent properties for fireproofing and insulation materials. Asbestos may be found in: (1) cement products; (2) spray applied or trowel applied materials on ceiling, walls, and other surfaces; (3) insulation on pipes, boilers, tanks, ducts, and other equipment; (4) vinyl floor tiles; (5) roofing felts; (6) flooring coating and (7) other miscellaneous products. Friable asbestos material is any materials that contain more than 1 percent asbestos by weight, which can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure. Some of these asbestos-containing materials are not considered friable now, but could become friable if not properly managed and maintained under an asbestos management program.

The presence of asbestos does not mean that there is a significant health risk to the property occupants. As long as asbestos-containing materials remain in good condition and are not disturbed, exposure is unlikely. Material sampling conforms to the requirements in the 40 CFR 763.88.

The sampling methods and strategies are outlined below for the three basic classifications of asbestos materials: friable surfacing materials, thermal system insulation, and miscellaneous material.

The sampling scheme ALEO Environmental Enterprises, Inc. (ALEO) utilizes for selecting sampling locations in buildings is the EPA method identified in their document, "Asbestos in Buildings: Simplified Sampling Scheme for Friable Materials," EPA 560/5-85-030a, October 1985. Samples are selected according to homogenous areas. "Homogenous area" means an area of surfacing material, thermal system insulation, and miscellaneous asbestos materials that is uniform in color and texture, construction/application date and general appearance. At least three randomly distributed samples are collected from each homogeneous thermal insulation system. Samples are also collected on patched and fitting areas of thermal system insulation. At least one sample is collected in homogeneous miscellaneous materials (non-public buildings or exterior surfaces). At least three samples are collected of friable surfacing materials homogeneous areas. The 3-5-7 rules stipulated by the EPA is used for friable surfacing materials.

The Standard applies only to materials containing more than 1% friable asbestos. Asbestos containing material according to the State of Texas Asbestos Health Rules is any building material containing greater than 1% asbestos. Revisions to the asbestos National Emissions Standard for Hazardous Air Pollutants (NESHAP) were promulgated on November 20, 1990. These include a requirement to point count in order to quantify asbestos in samples where the content is below 10%. The intent of the revision is to improve quantitative analysis of asbestos for all applications. Samples where no asbestos is detected do not have to be point counted. If asbestos is detected, but is less than 10%, the owner or operator of the building may elect to (1) assume the amount to be greater than 1% and treat the material as asbestos or (2) require verification of the amount by point counting. It is ALEO's policy to treat all samples with detectable levels of asbestos fibers as asbestos-containing material and to recommend a point count, using a mechanical stage and random point reticule, for all samples found to be 1% or less. The owner or operator of the building may elect to conduct further testing of samples that range from greater than 1% to 10% before treating the material as asbestos.

FINDINGS

A portion of the first floor of the building was inspected because a water leak caused mold damage that requires sheet rock to be cut and replaced at the floor-to-wall joint. Samples of sheet rock and binding compound/paper tape were collected from three random spots on structural walls and partition walls. The floors are ceramic tiles, carpet squares or linoleum over the concrete sub floor. The cove base is rubber with white acrylic glue. The ceilings are pressed mineral fiber ceiling tiles dropped in a metal grid. There is residual black mastic on the concrete floor in a storage room at the rear of the building.

A total of 15 samples were collected and sent to EAS Laboratories, Inc., Houston, Texas, DSHS Asbestos Laboratory, DSHS #30-0373. The residual black mastic contains 3% chrysotile asbestos fibers and is considered asbestos containing material. None of the other samples contain asbestos fibers.

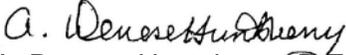
ALEO ENVIRONMENTAL ENTERPRISES, INC.
ACM Inspection for DSHS Notification
332 West Commerce, San Antonio, Texas
Page 3

The black asbestos mastic in the storage room may be covered with a thin set of concrete prior to placing any flooring in the room. Please contact ALEO prior to any activities in this area, that may disturb the asbestos fibers in the mastic.

No further action regarding asbestos materials is required for this project.

We appreciate the opportunity to work with you. If you have any questions concerning this survey, please call.

Sincerely,


A. Denese Huntsberry, R.E.M.
Individual Asbestos Consultant
DSHS License # 10-5460

Attached: Laboratory Results
 Chain of Custody
 Photographic Documentation



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

ALEO Environmental Enterprises, Inc.
4444 Walzem Road
Ste. 104
San Antonio, TX 78218
Phone: 210-745-2351
E-Mail: dhuntsberry@aleoenv.com

Project:

332 W. Commerce, SAT
1450

Date Analyzed: September 03, 2014

Date Received: September 03, 2014

EAS Job: 14090302

Attn: Denese
Huntsberry

TAT Requested: 2 hours

Microscope: Olympus-CH-40

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|--------------------------------|-------|---|----------------------------------|-----------------------------|------------------------|-------------------------|
| 1450-DH-SRJC-01 14090302.01 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |
| 1450-DH-SRJC-01 14090302.01 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |
| 1450-DH-SRJC-02 14090302.02 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |
| 1450-DH-SRJC-02 14090302.02 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |
| 1450-DH-SRJC-03 14090302.03 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

ALEO Environmental Enterprises, Inc.
4444 Walzem Road
Ste. 104
San Antonio, TX 78218
Phone: 210-745-2351
E-Mail: dhuntsberry@aleoenv.com

Project:

332 W. Commerce, SAT
1450

EAS Job: 14090302
Attn: Denese
Huntsberry

Date Analyzed: September 03, 2014

Date Received: September 03, 2014

TAT Requested: 2 hours

Microscope: Olympus-CH-40

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|--------------------------------|-------|---|----------------------------------|-----------------------------|------------------------|-------------------------|
| 1450-DH-SRJC-03 14090302.03 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |
| 1450-DH-SRJC-04 14090302.04 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |
| 1450-DH-SRJC-04 14090302.04 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |
| 1450-DH-SRJC-05 14090302.05 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |
| 1450-DH-SRJC-05 14090302.05 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

ALEO Environmental Enterprises, Inc.
4444 Walzem Road
Ste. 104
San Antonio, TX 78218
Phone: 210-745-2351
E-Mail: dhuntsberry@aleoenv.com

Project:

332 W. Commerce, SAT
1450

EAS Job: 14090302
Attn: Denese
Huntberry

Date Analyzed: September 03, 2014

Date Received: September 03, 2014

TAT Requested: 2 hours

Microscope: Olympus-CH-40

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|--------------------------------|-------|---|----------------------------------|-----------------------------|------------------------|---------------------------|
| 1450-DH-SRJC-06 14090302.06 | A | Joint Compound Fibrous Homogeneous White | NO | None Detected | Cellulose 2% | Binders 98% |
| 1450-DH-SRJC-06 14090302.06 | B | Sheetrock Fibrous Homogeneous White | NO | None Detected | Glass Fibers 5% | Binders 95% |
| 1450-DH-SRJC-07 14090302.07 | A | Grout Granular Homogeneous Gray | NO | None Detected | | Quartz 10% Binders 90% |
| 1450-DH-SRJC-08 14090302.08 | A | Grout Granular Homogeneous Gray | NO | None Detected | | Quartz 10% Binders 90% |
| 1450-DH-SRJC-09 14090302.09 | A | Grout Granular Homogeneous Gray | NO | None Detected | | Quartz 10% Binders 90% |

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

ALEO Environmental Enterprises, Inc.
4444 Walzem Road
Ste. 104
San Antonio, TX 78218
Phone: 210-745-2351
E-Mail: dhuntsberry@aleoenv.com

Project:

332 W. Commerce, SAT
1450

EAS Job: 14090302
Attn: Denese Huntberry

Date Analyzed: September 03, 2014

Date Received: September 03, 2014

TAT Requested: 2 hours

Microscope: Olympus-CH-40

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|--------------------------------|-------|---|----------------------------------|-----------------------------|--------------------------------|-------------------------|
| 1450-DH-SRJC-10 14090302.10 | A | Sheet Flooring Fibrous Non-Homogeneous Beige | NO | None Detected | Glass Fibers 5% Textiles 5% | Other 90% |
| 1450-DH-SRJC-10 14090302.10 | B | Mastic Fibrous Homogeneous Yellow | NO | None Detected | Cellulose 2% | Viscous Matrix 98% |
| 1450-DH-SRJC-11 14090302.11 | A | Sheet Flooring Fibrous Non-Homogeneous Beige | NO | None Detected | Glass Fibers 5% Textiles 5% | Other 90% |
| 1450-DH-SRJC-11 14090302.11 | B | Mastic Fibrous Homogeneous Yellow | NO | None Detected | Cellulose 2% | Viscous Matrix 98% |
| 1450-DH-SRJC-12 14090302.12 | A | Sheet Flooring Fibrous Non-Homogeneous Beige | NO | None Detected | Glass Fibers 5% Textiles 5% | Other 90% |

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

ALEO Environmental Enterprises, Inc.
4444 Walzem Road
Ste. 104
San Antonio, TX 78218
Phone: 210-745-2351
E-Mail: dhuntsberry@aleoenv.com

Project:

332 W. Commerce, SAT
1450

EAS Job: 14090302
Attn: Denese
Huntberry

Date Analyzed: September 03, 2014

Date Received: September 03, 2014

TAT Requested: 2 hours

Microscope: Olympus-CH-40

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|------------------------------------|-------|--|----------------------------------|-----------------------------|------------------------|-------------------------|
| 1450-DH-SRJC- 12 14090302.12 | B | Mastic Fibrous Homogeneous Yellow | NO | None Detected | Cellulose 2% | Viscous Matrix 98% |
| 1450-DH-SRJC- 13 14090302.13 | A | Mastic Tar Homogeneous Black | YES | Chrysotile 3% | | Other 97% |
| 1450-DH-SRJC- 14 14090302.14 | | Not Analyzed Postive Stop | | | | |
| 1450-DH-SRJC- 15 14090302.15 | | Not Analyzed Postive Stop | | | | |

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley

RP14090301



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway Suite 503
Houston, Texas 77040
(713) 343-4017 • Fax (713) 934-9942
E-mail [easlabs@aol.com](mailto: easlabs@aol.com)
Lone Star Overnight Account #123757

CHAIN OF CUSTODY

* Job ID: 14090302



ALEO Environmental Enterprises, Inc.

| | | |
|---|--|--------------|
| Client Name: ALEO Environmental Ent, Inc, 4444 Walzem Rd., Ste 104, SAT 78154 | Project Name: Suspect ACM from 332 West Commerce SAT | |
| Number & Type of Sample: ___15___ Bulk PLM Samples | Project Number: 1450 | P.O. Number: |

TURNAROUND TIME 2 Hour 8 Hour < 24 Hours
 2 Day 3 Day 5 Day (ROUTINE) OTHER: _____
(Specify)

(NOTE: All Turnaround Times are based on the Date / Time the Sample is received by the Laboratory)

Contact Person: Denese Huntsberry Phone: 210-289-0895 Fax: 1-866-222-2536 (toll free)

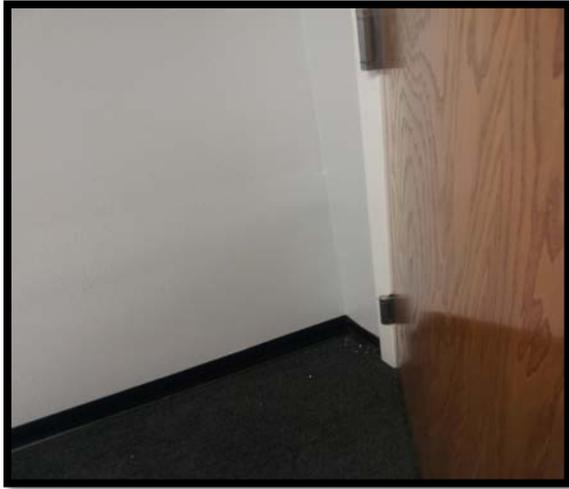
Special Instructions: **RUSH RESULTS** - Positive Stop. Send results to dhuntsberry@aleoenv.com

| SAMPLE NUMBER | LOCATION | SAMPLE DESCRIPTION (See attached description if needed) |
|------------------|---|--|
| 1450-DH-SRJC-01 | Back Room near door – Structural Wall | Sheetrock/joint compound |
| 1450-DH-SRJC-02 | Middle Hallway– Structural Wall | Sheetrock/joint compound |
| 1450-DH-SRJC-03 | Rear Office right wall– Structural Wall | Sheetrock/joint compound |
| 1450-DH-SRJC2-04 | Back Area – Partition Wall | Sheetrock/joint compound |
| 1450-DH-SRJC2-05 | Break Room – Partition Wall | Sheetrock/joint compound |
| 1450-DH-SRJC2-06 | Storage Closet – Partition Wall | Sheetrock/joint compound |
| 1450-DH-GR-07 | Back Hallway – Ceramic Floor | Grout |
| 1450-DH-GR-08 | Back Hallway – Ceramic Floor | Grout |
| 1450-DH-GR-09 | Back Hallway – Ceramic Floor | Grout |
| 1450-DH-LIN-10 | Side Office | Linoleum - Beige |
| 1450-DH-LIN-11 | Copy Room | Linoleum - Beige |
| 1450-DH-LIN-12 | Back Office | Linoleum - Beige |
| 1450-DH-FM-13 | Family Planning Storage Rm | Black Floor Mastic |
| 1450-DH-FM-14 | Family Planning Storage Rm | Black Floor Mastic |
| 1450-DH-FM-15 | Family Planning Storage Rm | Black Floor Mastic |

Relinquished By: *Denese Huntsberry*
 (Signature) Date and Time: 2 Sep 14
1:50 PM

Accepted By: *Terry Brindley*
 (Signature) Date and Time: 9/3/14
10 AM

ALEO ENVIRONMENTAL ENTERPRISES, INC.
PHOTOGRAPHIC DOCUMENTATION
ACM Survey – 332 West Commerce, SAT
September 2014



Structural Wall – sheet rock/joint compound. Rubber cove base with acrylic glue. Not ACM.



Non asbestos grout in ceramic tile flooring.



Partition Wall – sheet rock/tape and float. Rubber cove base with acrylic glue. Not ACM.



Linoleum Flooring. Not ACM.



Non Asbestos Ceiling Tiles through partition walls.



Black mastic on concrete floor. Non friable ACM.