

October 24, 2013

Project No: 1308297ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE KAMPMANN/SOLOMON/HALFF HOUSE #245, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Kampmann/Solomon/Halff House #245 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug  
Assessment &  
Remediation

OSHA Compliance

Occupational &  
Environmental  
Health & Safety

Training

Expert Testimony

Pre-Purchase  
Inspections

Environmental Site  
Assessments-  
Phase I, II & III

Environmental  
Impact Assessments

Wetlands  
Delineation

Property  
Transaction  
Due Diligence  
Screening

Forensics

Thermal Imaging  
Water Intrusion  
Failure Analysis



**HUB**

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**Small  
Women Owned  
Business**

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 4, 2013 by Mark D. Freemyer Texas DSHS Asbestos Consultant License #105695.

The following asbestos homogenous areas were identified and bulk samples were collected:

<b>Homogenous Area</b>	<b>Description</b>	<b>Sample IDs</b>
1	Gypsum board	245-1ABC
2	Large orange peel – wall texture	245-2ABC
3	Joint compound	245-3ABC
4	Fleck – wall texture	245-4ABC
5	Small grain – wall texture	245-5ABC
6	Smooth – wall skim coat	245-6ABC
7	Black & white ceramic tile and grout	245-7ABC
8	Fine grain – wall texture	245-8ABC
9	White heating, ventilating and air conditioning (HVAC) mastic	245-9ABC
10	White thermal system insulation (TSI) wrap	245-10ABC
11	Brown mortar	245-11ABC
12	Black TSI wrap	245-12ABC
13	Grey plaster	245-13ABC
14	2x4' Hole pattern ceiling tile	245-14ABC
15	White & brown ceramic tile grout	245-15ABC
16	Black & brown ceramic tile and grout	245-16ABC
17	Plaster of Paris	245-17ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

<b>Sample ID</b>	<b>Description</b>
L01	Baseboard wood – white
L02	Door case and jamb wood – white
L03	Floor wood – off-white
L04	Floor wood – stain
L05	Door wood – cream
L06	Rail metal – white

Kampmann/Solomon House

<b>Sample ID cont.</b>	<b>Description cont.</b>
L07	Stairs wood – white
L08	Stair trim and rise wood – white
L09	Gypsum board – light blue
L10	Plaster – light blue
L11	Plaster - white
L12	Brown mold wood – white
L13	Plaster – cream
L14	Window wood – white
L15	Plaster – yellow
L16	Pipe metal – white
L17	Gypsum board – yellow
L18	Plaster – pink
L19	Trim and ceiling wood – white
L20	Door wood – light green
L21	Stair wood – white
L22	Wall wood – white
L23	Panel wood – white
L24	Plaster – green
L25	Plaster – light yellow
L26	Plaster – purple
L27	Wood – purple
L28	Wood – light green
L29	Column wood exterior – light green
L30	Rail wood exterior – green
L31	Door wood exterior – green
L32	Door wood exterior – light green
L33	Window wood exterior – green
L34	Floor wood exterior – green
L35	Plaster exterior – white
L36	Rail metal exterior – green
L37	Plaster – white
L38	Plaster – brown
L39	Stain – light brown
L40	Plaster – light green
L41	Ceiling wood exterior - green

**Conclusions:**Asbestos

ACM were found in the following materials:

Homogeneous Area	Description/Location	Sample ID	Percent (%) Asbestos	Quantity	Condition	Friable/ Non-friable
12	Black TSI wrap/ Basement pipes	245-12A	2% Chrysotile	12 linear feet	Good condition	Non-friable

ACM not regulated by the Texas DSHS were found by PLM in the following materials:

Homogenous Area	Description/Location	Sample ID	Percent (%) Asbestos	Condition	Friable/ Non-friable
3	Joint compound/gypsum board ceiling & wall systems	245-3C	<1% Chrysotile	Good condition	Non-friable

Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L01	Foyer baseboard wood - white	6.3% wt.
L02	2 <sup>nd</sup> Floor outside Girl's Restroom door case & jamb wood - White	18% wt.
L05	Room 5 door wood - cream	140% wt.
L07	Foyer stairs wood - white	98% wt.
L08	Foyer stair trim and rise wood - white	130% wt.
L11	Room 1 plaster - white	31% wt.
L12	Room 5 crown mold wood - white	35% wt.
L13	Room 5 plaster - cream	7.4% wt.
L14	Room 9 window wood - white	16% wt.
L20	Rear porch door wood - light green	7.3% wt.
L29	2 <sup>nd</sup> Floor column wood exterior - light green	11% wt.

Kampmann/Solomon House

<b>Sample ID cont.</b>	<b>Description/Location cont.</b>	<b>Percent (%) Lead by Weight (wt.) cont.</b>
L30	2 <sup>nd</sup> Floor rail wood exterior - green	5.8% wt.
L31	2 <sup>nd</sup> Floor door wood exterior - green	7.7% wt.
L32	2 <sup>nd</sup> Floor door wood exterior – light green	6.3% wt.
L33	2 <sup>nd</sup> Floor window wood exterior - green	18% wt.
L34	2 <sup>nd</sup> Floor wood exterior - green	1.0% wt.
L35	2 <sup>nd</sup> Floor plaster exterior - white	4.2% wt.
L37	2 <sup>nd</sup> Floor office plaster - white	12% wt.
L41	2 <sup>nd</sup> Floor ceiling wood exterior – green	19% wt.

### **Recommendations:**

#### Asbestos

If the basement's pipe runs are involved in any renovation, abate ACM in accordance with the Texas DSHS regulations as required. This will involve the submittal of a Texas DSHS Notification Form no less than 10 days prior to the commencement of work. ACM may be removed using typical wet methods within a glove bag enclosure by a Texas DSHS licensed abatement contractor.

Abatement projects involving 160 square feet, 260 linear feet or 35 cubic feet of ACM will require a written Scope of Work known as an Asbestos Abatement Design Specification written by an Asbestos Consultant licensed by Texas DSHS. Since only 12 linear feet were detected this rule does not directly apply to this property and no Asbestos Abatement Design Specification will be required to abate the identified ACM.

All abatement projects will require air monitoring and project management onsite by a Texas DSHS licensed Air Monitoring Technician/Project Manager (AMT/PM). Final work area clearance and a written report by a Texas DSHS licensed Consultant appointed AMT/PM will serve to complete abatement activities.

Inform contractors involved with the renovation that non-regulated ACM was identified in the gypsum board ceiling and wall systems. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris may be disposed of as general construction waste. Final clean-up should be accomplished by using a High Efficiency Particulate Air (HEPA) filtered vacuum. Regulations from the Occupational Safety and Health Administration's 29 Code of Federal Regulations (CFR) 1926.1101 apply.

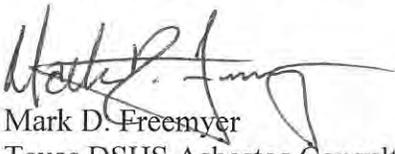
Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a HEPA filtered vacuum.

Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Mark D. Freemyer  
Texas DSHS Asbestos Consultant License #105695 (Exp. 6/12/2014)



Robert W. Miller  
Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)  
Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



- Attachments: 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/12/2013  
2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/10/2013  
3) Floor Plan indicating sample locations

Kampmann/Solomon House

161314517

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803- 3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.co  
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 beth@argusenvironmental.com

Turn around time: 72 hours		Project name: Kampmann/Solomon/Halff House (245)		Job number: 1309297ARG		Date of collection: 9-4-2013	
Sample number	Building or Room number	Sample location	Other description, material is in good condition unless otherwise noted	Size	Color	Material description	
245 - 1A	245	Wall system	Wall system		White	Gypsum board	
245 - 1B*	245	Wall system	Wall system		White	Gypsum board	
245 - 1C*	245	Wall system	Wall system		White	Gypsum board	
245 - 2A	245	Large Orange Peel - wall system	Large Orange Peel - wall system		White	Texture	
245 - 2B*	245	Large Orange Peel - wall system	Large Orange Peel - wall system		White	Texture	
245 - 2C*	245	Large Orange Peel - wall system	Large Orange Peel - wall system		White	Texture	
245 - 3A	245	Wall system	Wall system		White	Joint compound	
245 - 3B*	245	Wall system	Wall system		White	Joint compound	
245 - 3C*	245	Wall system	Wall system		White	Joint compound	
245 - 4A	245	Fleck - wall system	Fleck - wall system		White	Texture	
Sample relinquished by:							
Print name: Mark D. Freemyer		Date: 9-4-2013		Sample received by:			
Signature: 		Time: 9:32		Print name: H. Timmons		Date: 9/10/13	
				Signature: 		Time: 9:45FX	

• Email all sample results

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14517

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Page 2 of 6

Turn around time: 72 hours		Project name: Kampmann/Solomon/Half House (245)		Job number: 1309297ARG		Date of collection: 9-4-2013			
Sample number	Building or Room number	Sample location		Material description					
		Other description, material is in good condition unless otherwise noted		Size	Color	Type of material			
245 - 4B*	245	Fleck - wall system			White	Texture			
245 - 4C*	245	Fleck - wall system			White	Texture			
245 - 5A	245	Small grain - wall system			White	Texture			
245 - 5B*	245	Small grain - wall system			White	Texture			
245 - 5C*	245	Small grain - wall system			White	Texture			
245 - 6A	245	Smooth - wall system			White	Skim coat			
245 - 6B*	245	Smooth - wall system			White	Skim coat			
245 - 6C*	245	Smooth - wall system			White	Skim coat			
245 - 7A	245	Ceramic			Black & white	Tile and grout			
245 - 7B*	245	Ceramic			Black & white	Tile and grout			
Sample relinquished by:								Sample received by:	
Print name: Mark D. Freemyer		Date: 9-9-2013		Print name: H. Timmons		Date: 9/10/13			
Signature: 		Time: 9:32		Signature: 		Time: 9:45FA			

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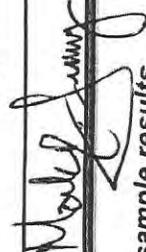
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Page 3 of 6

Turn around time: 72 hours		Project name: Kampmann/Solomon/Haliff House (245)		Job number: 1309297ARG		Date of collection: 9-4-2013			
Sample number	Building or Room number	Sample location	Other description, material is <i>in good condition</i> unless otherwise noted	Size	Color	Material description			
245 - 7C*	245	Ceramic			Black & white	Tile and grout			
245 - 8A	245	Fine grain - wall system			White	Texture			
245 - 8B*	245	Fine grain - wall system			White	Texture			
245 - 8C*	245	Fine grain - wall system			White	Texture			
245 - 9A	245	HVAC			White	Mastic			
245 - 9B*	245	HVAC			White	Mastic			
245 - 9C*	245	HVAC			White	Mastic			
245 - 10A	245	TSI			White	Wrap			
245 - 10B*	245	TSI			White	Wrap			
245 - 10C*	245	TSI			White	Wrap			
Sample relinquished by:								Sample received by:	
Print name: Mark D. Freemyer		Date: 9-9-2013		Print name: H. Timmons		Date: 9/10/13			
Signature: 		Time: 9:32		Signature: 		Time: 9:45FX			

• Email all sample results

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**EMSL Analytical, Inc.**

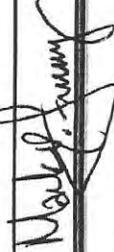
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Page 4 of 6

Sample number	Building or Room number	Project name: Kampmann/Solomon/Half House (245)	Job number: 1309297ARG	Date of collection: 9-4-2013	Material description	
					Other description, material is in good condition unless otherwise noted	Type of material
245 - 11A	245	Sample location Wall system	Size	Color	Brown	Mortar
245 - 11B*	245	Wall system		Brown	Brown	Mortar
245 - 11C*	245	Wall system		Brown	Brown	Mortar
245 - 12A	245	TSI		Black	Black	Wrap
245 - 12B*	245	TSI		Black	Black	Wrap
245 - 12C*	245	TSI		Black	Black	Wrap
245 - 13A	245			Grey	Grey	Plaster
245 - 13B*	245			Grey	Grey	Plaster
245 - 13C*	245			Grey	Grey	Plaster
245 - 14A	245	2x4' Hole pattern		White	White	Ceiling tile
Sample relinquished by:					Sample received by:	
Print name: Mark D. Freemyer		Date: 9-4-2013		Print name: H. Timmons		
Signature: 		Time: 9:32		Signature: 		

• Email all sample results

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Turn around time: 72 hours		Project name: Kampmann/Solomon/Halff House (245)		Job number: 1309297ARG		Date of collection: 9-4-2013	
Sample number	Building or Room number	Sample location		Material description			
		Other description, material is <i>in good condition</i> unless otherwise noted		Size	Color	Type of material	
245 - 14B*	245	2x4' Hole pattern			White	Ceiling tile	
245 - 14C*	245	2x4' Hole pattern			White	Ceiling tile	
245 - 15A	245	Ceramic			White and brown	Tile and grout	
245 - 15B*	245	Ceramic			White and brown	Tile and grout	
245 - 15C*	245	Ceramic			White and brown	Tile and grout	
245 - 16A	245	Ceramic			Black and brown	Tile and grout	
245 - 16B*	245	Ceramic			Black and brown	Tile and grout	
245 - 16C*	245	Ceramic			Black and brown	Tile and grout	
245 - 17A	245				White	Plaster of Paris	
245 - 17B*	245				White	Plaster of Paris	
Print name: Mark D. Freemyer		Date: 9-9-2013		Print name: H. Timmons		Date: 9/10/13	
Signature: <i>Mark D. Freemyer</i>		Time: 9:32		Signature: <i>H. Timmons</i>		Time: 9:45FX	
Sample relinquished by:				Sample received by:			

• Email all sample results





# EMSL Analytical, Inc.

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<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314517  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Analysis Date: 9/12/2013  
Collected: 9/4/2013

Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-1A 161314517-0001	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	15% Cellulose	80% Gypsum 5% Non-fibrous (other)	None Detected
245-1B 161314517-0002	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	15% Cellulose	80% Gypsum 5% Non-fibrous (other)	None Detected
245-1C 161314517-0003	GYPSUM BOARD	Gray/White Fibrous Heterogeneous	20% Cellulose 2% Glass	70% Gypsum 8% Non-fibrous (other)	None Detected
245-2A 161314517-0004	TEXTURE	White Non-Fibrous Homogeneous	100% Non-fibrous (other)		None Detected
Inseparable paint / coating layer included in analysis					
245-2B 161314517-0005	TEXTURE	White Non-Fibrous Homogeneous	100% Non-fibrous (other)		None Detected
Inseparable paint / coating layer included in analysis					
245-2C 161314517-0006	TEXTURE	White Non-Fibrous Homogeneous	100% Non-fibrous (other)		None Detected
Inseparable paint / coating layer included in analysis					
245-3A 161314517-0007	JOINT COMPOUND	White Non-Fibrous Homogeneous	100% Non-fibrous (other)		None Detected
Inseparable paint / coating layer included in analysis The sample group is not homogeneous					

Analyst(s)

Jadda Moffett (20)  
Ross Matlock (41)

Richard Harding, Laboratory Manager  
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:33:01

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
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<http://www.EMSL.com> indianapolislabs@emsl.com

EMSL Order: 161314517  
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 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Analysis Date: 9/12/2013  
 Collected: 9/4/2013

Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-3B <small>161314517-0008</small>	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
<small>Inseparable paint / coating layer included in analysis The sample group is not homogeneous</small>					
245-3C <small>161314517-0009</small>	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
<small>Inseparable paint / coating layer included in analysis The sample group is not homogeneous</small>					
245-4A <small>161314517-0010</small>	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
<small>Inseparable paint / coating layer included in analysis</small>					
245-4B <small>161314517-0011</small>	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
<small>Inseparable paint / coating layer included in analysis</small>					
245-4C <small>161314517-0012</small>	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
<small>Inseparable paint / coating layer included in analysis</small>					
245-5A <small>161314517-0013</small>	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
<small>Inseparable paint / coating layer included in analysis</small>					

**Analyst(s)**

Jadda Moffett (20)  
 Ross Matlock (41)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:33:01

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

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**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Analysis Date: 9/12/2013  
 Collected: 9/4/2013

Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-5B 161314517-0014	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-5C 161314517-0015	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-6A 161314517-0016	SKIM COAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-6B 161314517-0017	SKIM COAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-6C 161314517-0018	SKIM COAT	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-7A-Ceramic Tile 161314517-0019	TILE & GROUT	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-7A-Grout 161314517-0019A	TILE & GROUT	Black Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected

Analyst(s)

Jadda Moffett (20)  
 Ross Matlock (41)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:33:01

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314517  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

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Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-7B-Ceramic Tile 161314517-0020	TILE & GROUT	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-7B-Grout 161314517-0020A	TILE & GROUT	Black Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-7C-Ceramic Tile 161314517-0021	TILE & GROUT	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-7C-Grout 161314517-0021A	TILE & GROUT	Black Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-8A 161314517-0022	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-8B 161314517-0023	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-8C 161314517-0024	TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

Jadda Moffett (20)  
 Ross Matlock (41)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:33:01

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EMSL Order: 161314517  
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 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
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Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-9A 161314517-0025	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-9B 161314517-0026	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-9C 161314517-0027	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-10A 161314517-0028	WRAP	White Fibrous Homogeneous	60% Min. Wool 25% Cellulose	15% Non-fibrous (other)	None Detected
245-10B 161314517-0029	WRAP	White Fibrous Homogeneous	60% Min. Wool 25% Cellulose	15% Non-fibrous (other)	None Detected
245-10C 161314517-0030	WRAP	Gray/White Fibrous Homogeneous	20% Cellulose 60% Min. Wool	20% Non-fibrous (other)	None Detected
245-11A 161314517-0031	MORTAR	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-11B 161314517-0032	MORTAR	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected

**Analyst(s)**

Jadda Moffett (20)  
 Ross Matlock (41)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:33:01



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http://www.EMSL.com indianapolislaboratory@emsl.com

EMSL Order: 161314517  
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Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-11C 161314517-0033	MORTAR	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-12A 161314517-0034	WRAP	Black Fibrous Homogeneous		98% Non-fibrous (other)	2% Chrysotile
245-12B 161314517-0035	WRAP				Stop Positive (Not Analyzed)
245-12C 161314517-0036	WRAP				Stop Positive (Not Analyzed)
245-13A-Finish Coat 161314517-0037	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-13A-Base Coat 161314517-0037A	PLASTER	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (other)	None Detected
245-13B-Finish Coat 161314517-0038	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
245-13B-Base Coat 161314517-0038A	PLASTER	Gray Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected

**Analyst(s)**

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Ross Matlock (41)

Richard Harding, Laboratory Manager  
or other approved signatory

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Project: **KAMPMANN/SOLOMON/HALFF HOUSE (245) / 1309297ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-13C-Finish Coat 161314517-0039	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-13C-Base Coat 161314517-0039A	PLASTER	Gray Non-Fibrous Homogeneous	<1% Hair	20% Quartz 80% Non-fibrous (other)	None Detected
245-14A 161314517-0040	CEILING TILE	Gray/White Fibrous Homogeneous	60% Cellulose 20% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
245-14B 161314517-0041	CEILING TILE	Gray/White Fibrous Homogeneous	60% Cellulose 20% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
245-14C 161314517-0042	CEILING TILE	Gray/White Fibrous Homogeneous	60% Cellulose 20% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
245-15A-Ceramic Tile 161314517-0043	TILE & GROUT	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-15A-Grout 161314517-0043A	TILE & GROUT	Tan Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-15B-Ceramic Tile 161314517-0044	TILE & GROUT	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

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 Ross Matlock (41)

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 or other approved signatory

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## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-15B-Grout 161314517-0044A	TILE & GROUT	Tan Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-15C-Ceramic Tile 161314517-0045	TILE & GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-15C-Grout 161314517-0045A	TILE & GROUT	Tan Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-16A-Ceramic Tile 161314517-0046	TILE & GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-16A-Grout 161314517-0046A	TILE & GROUT	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-16B-Ceramic Tile 161314517-0047	TILE & GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
245-16B-Grout 161314517-0047A	TILE & GROUT	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-16C-Ceramic Tile 161314517-0048	TILE & GROUT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

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Ross Matlock (41)

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### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
245-16C-Grout <small>161314517-0048A</small>	TILE & GROUT	Brown Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-17A <small>161314517-0049</small>	PLASTER OF PARIS	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-17B <small>161314517-0050</small>	PLASTER OF PARIS	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
245-17C <small>161314517-0051</small>	PLASTER OF PARIS	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected

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EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

### Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

161314493

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Company: Argus Environmental Consultants, LLC		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same	
Street: 10004 Wurzbach Road #247		If Bill to is Different note instructions in Comments**	
City: San Antonio	State/Province: TX	Zip/Postal Code: 78230	Country: United States
Report To (Name): Mark Freemyer		Telephone #: 210-493-2560	
Email Address: beth@argusenvironmental.com		Fax #: 210-342-9027	Purchase Order:
Project Name/Number: 1309297ARG		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail	
U.S. State Samples Taken: TX		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

Turnaround Time (TAT) Options\* - Please Check

3 Hour  
  6 Hour  
  24 Hour  
  48 Hour  
  72 Hour  
  96 Hour  
  1 Week  
  2 Week

\*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Name of Sampler: Mark D. Freemyer      Signature of Sampler: *[Signature]*

Sample #	Location	Volume/Area	Date/Time Sampled
L01	Baseboard - wood	White	9-4-2013; AM
L02	Door case & jamb - wood	White	9-4-2013; AM
L03	Floor - wood	Off - white	9-4-2013; AM
L04	Floor - wood	Stain	9-4-2013; AM
L05	Door - wood	Cream	9-4-2013; AM

Client Sample #'s: -L01-L41      Total # of Samples: 41

Relinquished (Client): Mark D. Freemyer	Date: 9-4-2013	Time: 11:00
Received (Lab): <i>[Signature]</i>	Date: 9/10/13	Time: 9:45 AM

Comments:  
Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:



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**LEAD (Pb) CHAIN OF CUSTODY**  
**EMSL ORDER ID (Lab Use Only):**

14493

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

*Additional Pages of the Chain of Custody are only necessary if needed for additional sample information*

Sample #	Location	Volume/Area	Date/Time Sampled
L06	Rail - metal	White	9-4-2013; AM
L07	Stairs - wood	White	9-4-2013; AM
L08	Stair trim and rise - wood	White	9-4-2013; AM
L09	Gypsum board	Light blue	9-4-2013; AM
L10	Plaster	Light blue	9-4-2013; AM
L11	Plaster	White	9-4-2013; AM
L12	Crown mold - wood	White	9-4-2013; AM
L13	Plaster	Cream	9-4-2013; AM
L14	Window - wood	White	9-4-2013; AM
L15	Plaster	Yellow	9-4-2013; AM
L16	Pipe - metal	White	9-4-2013; AM
L17	Gypsum board	Yellow	9-4-2013; AM
L18	Plaster	Pink	9-4-2013; AM
L19	Trim and ceiling - wood	White	9-4-2013; AM
L20	Door - wood	Light green	9-4-2013; AM
L21	Stair - wood	White	9-4-2013; AM
L22	Wall - wood	White	9-4-2013; AM
L23	Panel - wood	White	9-4-2013; AM

**Comments/Special Instructions:**

Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

**LEAD (Pb) CHAIN OF CUSTODY**  
EMSL ORDER ID (Lab Use Only):

4493

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Location	Volume/Area	Date/Time Sampled
L24	Plaster	Green	9-4-2013; AM
L25	Plaster	Light yellow	9-4-2013; AM
L26	Plaster	Purple	9-4-2013; AM
L27	Wood	Purple	9-4-2013; AM
L28	Wood	Light green	9-4-2013; AM
L29	Column - wood exterior	Light green	9-4-2013; AM
L30	Rail - wood exterior	Green	9-4-2013; AM
L31	Door - wood exterior	Green	9-4-2013; AM
L32	Door - wood exterior	Light green	9-4-2013; AM
L33	Window - wood exterior	Green	9-4-2013; AM
L34	Floor - wood exterior	Green	9-4-2013; AM
L35	Plaster - exterior	White	9-4-2013; AM
L36	Rail - metal exterior	Green	9-4-2013; AM
L37	Plaster	White	9-4-2013; AM
L38	Plaster	Brown	9-4-2013; AM
L39	Stain	Light brown	9-4-2013; AM
L40	Plaster	Light green	9-4-2013; AM
L41	Ceiling - wood exterior	Green	9-4-2013; AM

**Comments/Special Instructions:**  
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Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:



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http://www.EMSL.com indianapolislaboratory@emsl.com

EMSL Order: 161314493  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Collected: 9/4/2013

Project: 1309297ARG

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0001	9/12/2013	0.40 % wt	6.3 % wt	Site: baseboard-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L01</i>				
0002	9/12/2013	0.50 % wt	18 % wt	Site: door case & jamb-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L02</i>				
0003	9/12/2013	0.053 % wt	<0.053 % wt	Site: floor-wood Desc: off-white <i>Collected: 9/4/2013</i>
<i>Client Sample L03</i>				
0004	9/12/2013	0.010 % wt	<0.010 % wt	Site: floor-wood Desc: stain <i>Collected: 9/4/2013</i>
<i>Client Sample L04</i>				
0005	9/12/2013	0.50 % wt	140 % wt	Site: door-wood Desc: cream <i>Collected: 9/4/2013</i>
<i>Client Sample L05</i>				
0006	9/12/2013	0.091 % wt	<0.091 % wt	Site: rail-metal Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L06</i>				
0007	9/12/2013	0.40 % wt	98 % wt	Site: stairs-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L07</i>				
0008	9/12/2013	0.45 % wt	130 % wt	Site: stair trim & rise-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L08</i>				
0009	9/12/2013	0.013 % wt	<0.013 % wt	Site: gypsum board Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L09</i>				
0010	9/12/2013	0.017 % wt	<0.017 % wt	Site: plaster Desc: lt blue <i>Collected: 9/4/2013</i>
<i>Client Sample L10</i>				

Doug Wiegand, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

**EMSL Analytical, Inc.**

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EMSL Order: 161314493  
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Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Collected: 9/4/2013

Project: 1309297ARG

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)**

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0011	9/12/2013	1.0 % wt	31 % wt	Site: plaster Desc: lt blue <i>Collected: 9/4/2013</i>
<i>Client Sample L11</i>				
0012	9/12/2013	0.20 % wt	35 % wt	Site: crown mold-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L12</i>				
0013	9/12/2013	0.40 % wt	7.4 % wt	Site: plaster Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L13</i>				
0014	9/12/2013	0.52 % wt	16 % wt	Site: window-wood Desc: cream <i>Collected: 9/4/2013</i>
<i>Client Sample L14</i>				
0015	9/12/2013	0.010 % wt	<0.010 % wt	Site: plaster Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L15</i>				
0016	9/12/2013	0.017 % wt	0.059 % wt	Site: pipe-metal Desc: yellow <i>Collected: 9/4/2013</i>
<i>Client Sample L16</i>				
0017	9/12/2013	0.013 % wt	<0.013 % wt	Site: gypsum board Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L17</i>				
0018	9/12/2013	0.025 % wt	<0.025 % wt	Site: plaster Desc: yellow <i>Collected: 9/4/2013</i>
<i>Client Sample L18</i>				
0019	9/12/2013	0.010 % wt	0.052 % wt	Site: trim & ceiling-wood Desc: pink <i>Collected: 9/4/2013</i>
<i>Client Sample L19</i>				
0020	9/12/2013	0.40 % wt	7.3 % wt	Site: door-wood Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L20</i>				

Doug Wiegand, Laboratory Manager  
 or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040



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EMSL Order: 161314493  
CustomerID: ARGU52  
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ProjectID:

Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Collected: 9/4/2013

Project: 1309297ARG

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0021	9/12/2013	0.043 % wt	0.12 % wt	Site: stair-wood Desc: lt green <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L21				
0022	9/12/2013	0.070 % wt	<0.070 % wt	Site: wall-wood Desc: white <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L22				
0023	9/12/2013	0.032 % wt	<0.032 % wt	Site: panel-wood Desc: white <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L23				
0024	9/12/2013	0.016 % wt	0.025 % wt	Site: plaster Desc: white <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L24				
0025	9/12/2013	0.012 % wt	0.044 % wt	Site: plaster Desc: lt yellow <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L25				
0026	9/12/2013	0.010 % wt	0.038 % wt	Site: plaster Desc: purple <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L26				
0027	9/12/2013	0.010 % wt	0.029 % wt	Site: wood Desc: purple <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L27				
0028	9/12/2013	0.029 % wt	<0.029 % wt	Site: wood Desc: lt green <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L28				
0029	9/12/2013	0.50 % wt	11 % wt	Site: column-wood ext. Desc: lt green <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L29				
0030	9/12/2013	0.40 % wt	5.8 % wt	Site: rail-wood ext. Desc: green <i>Collected:</i> 9/4/2013
<i>Client Sample</i> L30				

Doug Wiegand, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

Initial report from 09/23/2013 18:24:31

Test Report PB w/RDL-7.26.0 Printed: 9/23/2013 6:24:31 PM

Page 3 of 5



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EMSL Order: 161314493  
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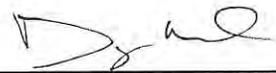
Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
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Project: 1309297ARG

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0031	9/12/2013	0.50 % wt	7.7 % wt	Site: door-wood ext. Desc: green <i>Collected: 9/4/2013</i>
<i>Client Sample L31</i>				
0032	9/12/2013	0.40 % wt	6.3 % wt	Site: door-wood ext. Desc: lt. green <i>Collected: 9/4/2013</i>
<i>Client Sample L32</i>				
0033	9/12/2013	0.50 % wt	18 % wt	Site: window-wood ext. Desc: green <i>Collected: 9/4/2013</i>
<i>Client Sample L33</i>				
0034	9/12/2013	0.10 % wt	1.0 % wt	Site: floor-wood ext. Desc: green <i>Collected: 9/4/2013</i>
<i>Client Sample L34</i>				
0035	9/12/2013	0.20 % wt	4.2 % wt	Site: plaster-ext. Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L35</i>				
0036	9/12/2013	0.048 % wt	<0.048 % wt	Site: rail-metal ext. Desc: green <i>Collected: 9/4/2013</i>
<i>Client Sample L36</i>				
0037	9/12/2013	0.50 % wt	12 % wt	Site: plaster Desc: white <i>Collected: 9/4/2013</i>
<i>Client Sample L37</i>				
0038	9/12/2013	0.011 % wt	0.042 % wt	Site: plaster Desc: brown <i>Collected: 9/4/2013</i>
<i>Client Sample L38</i>				
0039	9/12/2013	0.054 % wt	0.30 % wt	Site: stain Desc: lt brown <i>Collected: 9/4/2013</i>
<i>Client Sample L39</i>				
0040	9/12/2013	0.012 % wt	0.040 % wt	Site: plaster Desc: lt green <i>Collected: 9/4/2013</i>
<i>Client Sample L40</i>				

  
\_\_\_\_\_  
Doug Wiegand, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

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Project: 1309297ARG

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)**

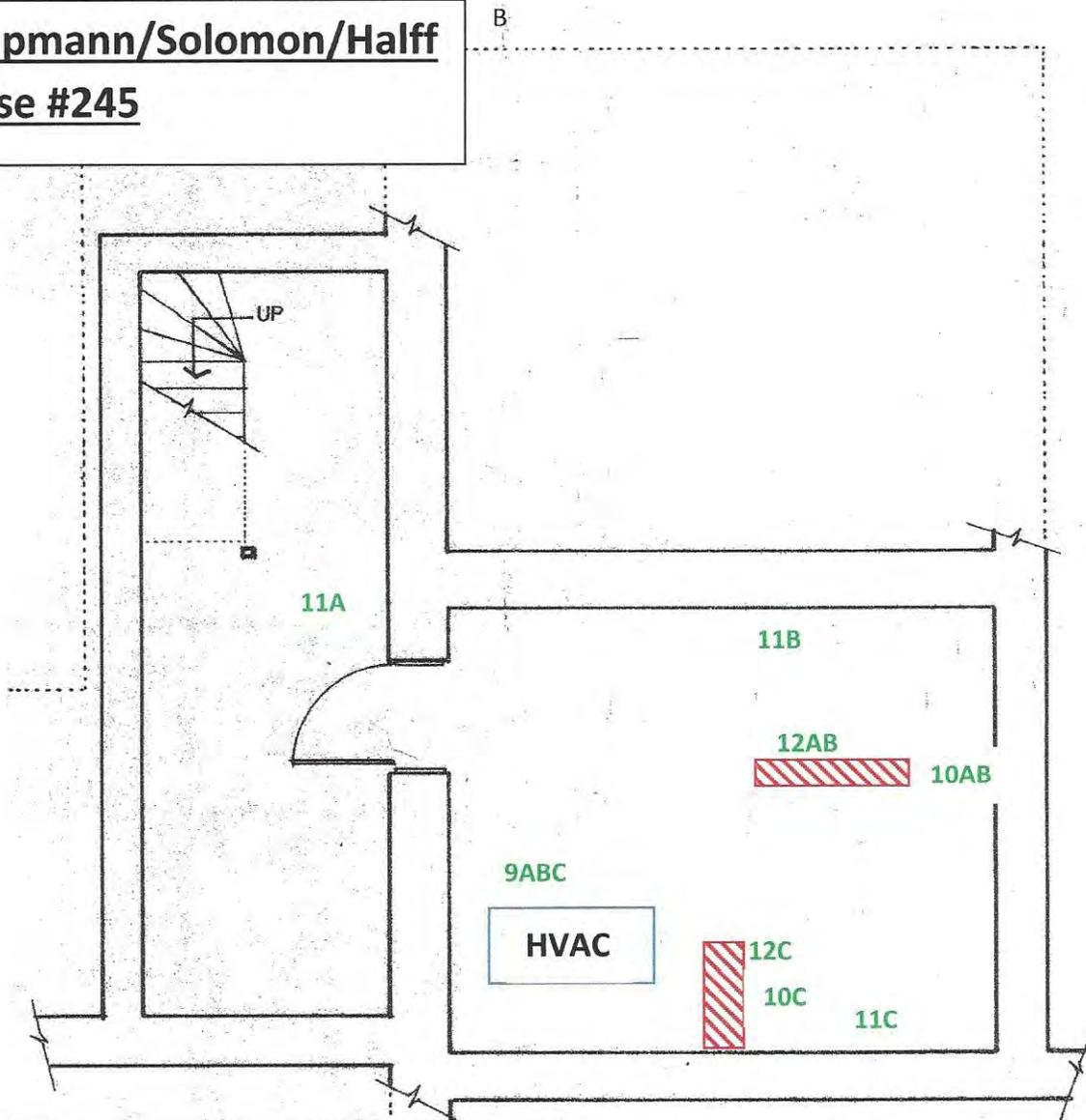
Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0041	9/12/2013	1.0 % wt	19 % wt	Site: ceiling-wood ext. Desc: green
<i>Client Sample</i> L41				<i>Collected:</i> 9/4/2013

Doug Wiegand, Laboratory Manager  
 or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

**Kampmann/Solomon/Halff  
House #245**



**Legend**

**Green** – Asbestos Sample Location

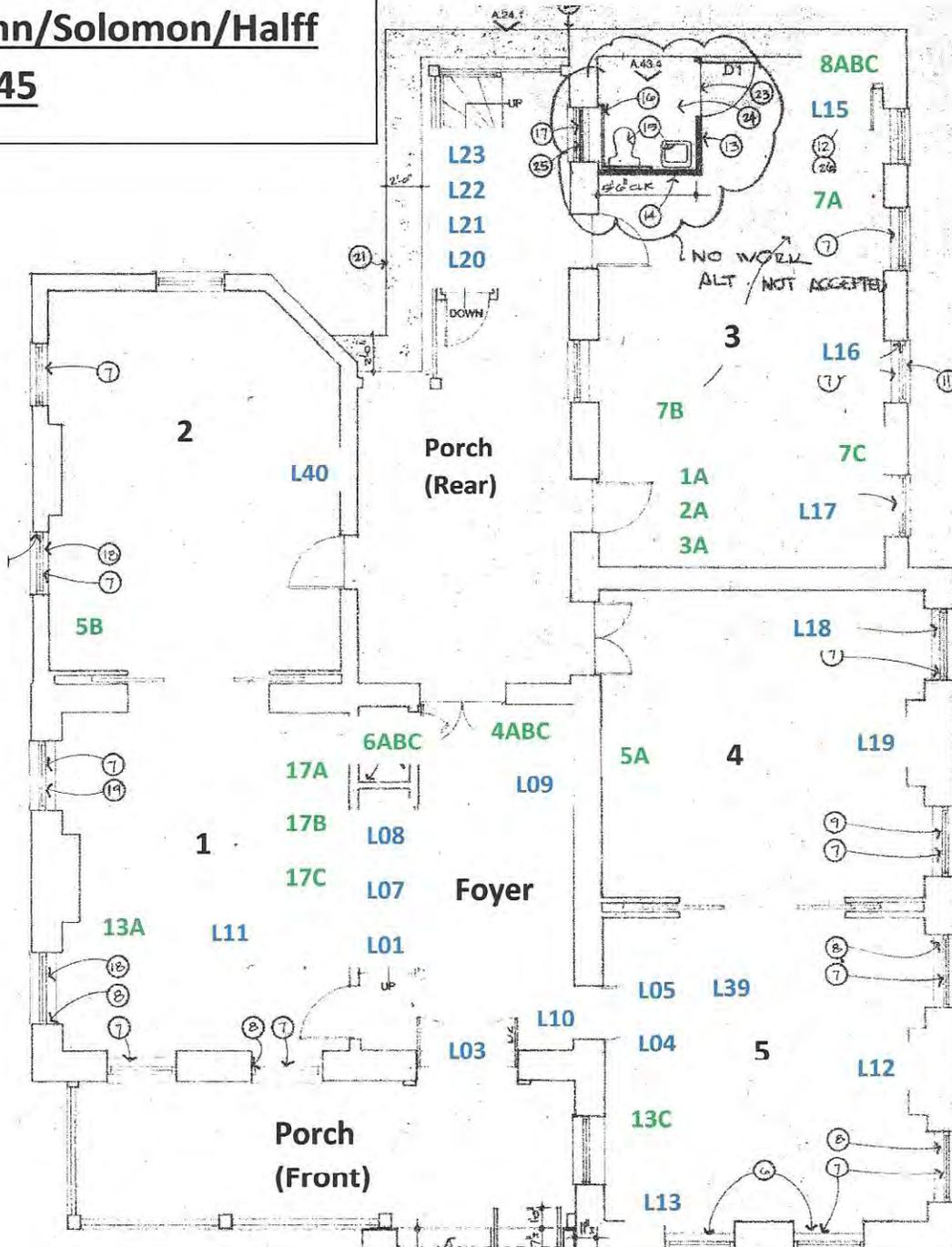
**Blue** – Lead Sample Location

**Red Hatched** - Asbestos Black TSI Wrap

**A.21.2 Basement Plan**

1/4" = 1'-0"

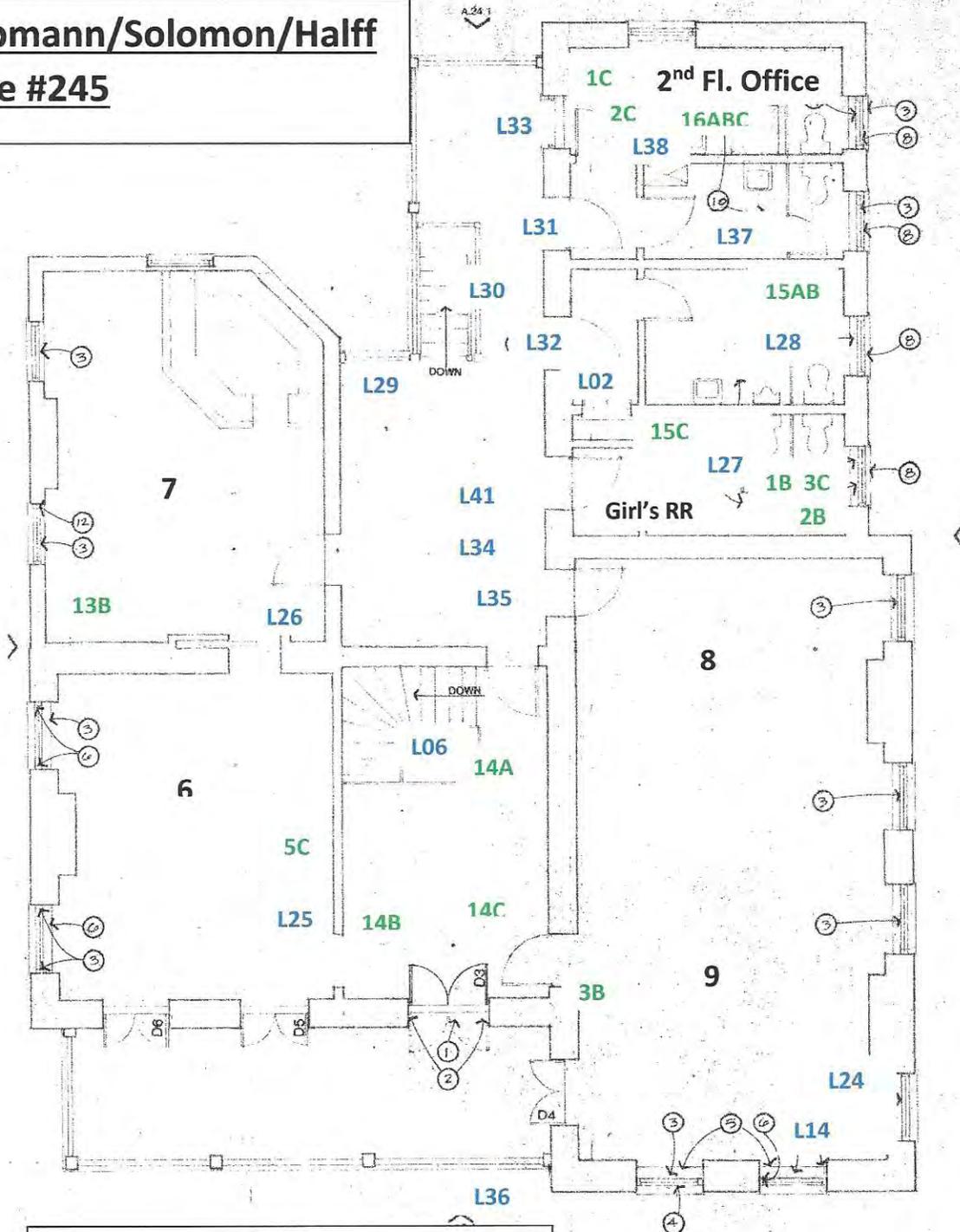
**Kampmann/Solomon/Halff**  
**House #245**



**Legend**  
**Green** – Asbestos Sample Locations  
**Blue** – Lead Sample Locations

**A.21.1 First Floor Plan**  
 1/4" = 1'  
 2064 sf gross interior  
 2064 sf second floor  
 4128 sf total

**Kampmann/Solomon/Halff  
House #245**



**Legend**

**Green** – Asbestos Sample Locations

**Blue** – Lead Sample Locations

A.22.1 Second Floor Plan  
1/4" = 1'  
2064 sf gross interior

October 23, 2013

Project No: 1308298ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE PEREIDA HOUSE #204, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Pereida House #204 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug  
Assessment &  
Remediation

OSHA Compliance

Occupational &  
Environmental  
Health & Safety

Training

Expert Testimony

Pre-Purchase  
Inspections

Environmental Site  
Assessments-  
Phase I, II & III

Environmental  
Impact Assessments

Wetlands  
Delineation

Property  
Transaction  
Due Diligence  
Screening

Forensics

Thermal Imaging  
Water Intrusion  
Failure Analysis



*HUB*

•  
*Small  
Women Owned  
Business*

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 3, 2013 by Mark D. Freemyer Texas DSHS Asbestos Consultant License #105695.

The following asbestos homogenous areas were identified and bulk samples were collected:

Homogenous Area	Description	Sample IDs
1	Grey plaster	204-1ABC
2	Gypsum board	204-2ABC
3	Joint compound	204-3ABC
4	Surface texture – pancake	204-4ABC
5	Surface texture – large grain	204-5ABC
6	Gypsum board	204-6ABC
7	Joint compound	204-7ABC
9	White sink undercoat	204-9ABC
10	Grey heating, ventilating and air conditioning (HVAC) mastic	204-10ABC
11	White HVAC mastic	204-11ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

Sample ID	Description
L01	Baseboard wood – white
L02	Windowsill wood – white
L03	Gypsum board – yellow
L04	Plaster – yellow
L05	Wood – tan
L06	Metal – white
L07	Panel – tan
L08	Wood – grey
L09	Exterior wood – red
L10	Exterior brick – cream
L11	Exterior wood – brown
L12	Exterior wood floor – grey
L13	Exterior metal – grey
L14	Post – grey

Sample ID cont.	Description cont.
L15	Panel wood - cream
L16	Exterior wood - white

### Conclusions:

#### Asbestos

ACM not regulated by the Texas DSHS were found by PLM in the following materials:

Homogeneous Area	Description/ Location	Sample ID	Percent (%) Asbestos	Condition	Friable/ Non-friable
4	Surface texture – pancake/ Conference Room	204-4ABC	<1% Chrysotile	Good condition	Non-friable

#### Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L02	Room 1 windowsill wood - white	4.1% wt.
L05	Room 1 wood - tan	3.0% wt.
L11	Exterior porch wood – brown	6.4% wt.
L16	Exterior wood - white	5.0% wt.

### Recommendations:

#### Asbestos

Only non-regulated ACM was identified thereby precluding regulatory compliance with EPA and Texas DSHS regulations; however, regulations from the Occupational Safety and Health Administration's 29 Code of Federal Regulations (CFR) 1926.1101 apply.

Inform contractors involved with the renovation that non-regulated ACM was identified in the Conference Room gypsum board wall systems. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris may be disposed of as general construction  
Pereida House

waste. Final clean-up should be accomplished by using a High Efficiency Particulate Air (HEPA) filtered vacuum.

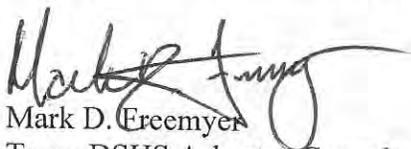
Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a HEPA filtered vacuum.

Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Mark D. Freemyer  
Texas DSHS Asbestos Consultant License #105695 (Exp. 6/12/2014)



Robert W. Miller  
Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)  
Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



- Attachments: 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/12/2013  
2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/10/2013  
3) Floor Plan indicating sample locations

Pereida House

101314516

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 beth@argusenvironmental.com

Sample number	Building or Room number	Project name:		Job number:	Date of collection:
		Pereida House #204			
Sample location		Other description, material is in good condition unless otherwise noted	Size	Color	Material description
Sample location					
204 - 1A	204			Grey	Plaster
204 - 1B*	204			Grey	Plaster
204 - 1C*	204			Grey	Plaster
204 - 2A	204	Wall system		White	Gypsum board
204 - 2B*	204	Wall system		White	Gypsum board
204 - 2C*	204	Wall system		White	Gypsum board
204 - 3A	204	Wall system		White	Joint compound
204 - 3B*	204	Wall system		White	Joint compound
204 - 3C*	204	Wall system		White	Joint compound
204 - 4A	204	Pancake - wall system		White	Surface texture

Print name: Mark D. Freemyer	Date: 9-9-2013	Sample received by:
Signature: <i>Mark D. Freemyer</i>	Time: 11:26	Signature: <i>H. Timmons</i>
		Time: 9:45 FY

• Email all sample results

*OK*

14516

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 beth@argusenvironmental.com

Turn around time: 72 hours		Project name: Pereida House #204		Job number: 1309298ARG		Date of collection: 9-3-2013	
Sample number	Building or Room number	Sample location		Material description			
		Other description, material is <i>in good condition</i> unless otherwise noted		Size	Color	Type of material	
204 - 4B*	204	Pancake - wall system			White	Surface texture	
204 - 4C*	204	Pancake - wall system			White	Surface texture	
204 - 5A	204	Large Grain - wall system			White	Surface texture	
204 - 5B*	204	Large Grain - wall system			White	Surface texture	
204 - 5C*	204	Large Grain - wall system			White	Surface texture	
204 - 6A	204	Wall system			White	Gypsum board	
204 - 6B*	204	Wall system			White	Gypsum board	
204 - 6C*	204	Wall system			White	Gypsum board	
204 - 7A	204	Wall system			White	Joint compound	
204 - 7B*	204	Wall system			White	Joint compound	
Print name: Mark D. Freemyer		Date: 9-9-2013		Sample relinquished by:			
Signature: <i>Mark D. Freemyer</i>		Time: 11:26		Print name: <i>H. Timmons</i>		Date: <i>9/10/13</i>	
				Signature: <i>H. Timmons</i>		Time: <i>9:45FP</i>	

• Email all sample results

14516

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 Phone: (317) 803-2997  
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**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

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Page 3 of 3

Turn around time: 72 hours		Project name: Pereida House #204		Job number: 1309298ARG		Date of collection: 9-3-2013	
Sample number	Building or Room number	Sample location		Material description			
		Other description, material is in good condition unless otherwise noted		Size	Color	Type of material	
204 - 7C*	204	Wall system			White	Joint compound	
204 - 9A	204	Sink			White	Undercoat	
204 - 9B*	204	Sink			White	Undercoat	
204 - 9C*	204	Sink			White	Undercoat	
204 - 10A	204	HVAC			Grey	Mastic	
204 - 10B*	204	HVAC			Grey	Mastic	
204 - 10C*	204	HVAC			Grey	Mastic	
204 - 11A	204	HVAC			White	Mastic	
204 - 11B*	204	HVAC			White	Mastic	
204 - 11C*	204	HVAC			White	Mastic	
Print name: Mark D. Freemyer		Sample relinquished by:		Sample received by:			
Date: 9-9-2013		Date: 9-9-2013		Date: 9/10/13			
Time: 11:26		Time: 11:26		Time: 9:45 PM			
Signature: <i>Mark D. Freemyer</i>		Signature: <i>H. Timmons</i>		Signature: <i>H. Timmons</i>			

• Email all sample results



# EMSL Analytical, Inc.

2001 East 52nd St., Indianapolis, IN 46205  
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<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314516  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Analysis Date: 9/12/2013  
Collected: 9/3/2013

Project: PEREIDA HOUSE #204 / 1309298ARG

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
204-1A 161314516-0001	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-1B 161314516-0002	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-1C 161314516-0003	PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-2A 161314516-0004	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	70% Gypsum 8% Non-fibrous (other)	None Detected
204-2B 161314516-0005	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	70% Gypsum 8% Non-fibrous (other)	None Detected
204-2C 161314516-0006	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	70% Gypsum 8% Non-fibrous (other)	None Detected
204-3A 161314516-0007	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

Jadda Moffett (20)

Ross Matlock (10)

Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:25:38



**EMSL Analytical, Inc.**

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Phone/Fax: (317) 803-2997 / (317) 803-3047  
http://www.EMSL.com indianapolislaboratory@emsl.com

EMSL Order: 161314516  
CustomerID: ARGU52  
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ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
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**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Analysis Date: 9/12/2013  
Collected: 9/3/2013

Project: PEREIDA HOUSE #204 / 1309298ARG

**Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
204-3B 161314516-0008	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-3C 161314516-0009	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-4A 161314516-0010	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
204-4B 161314516-0011	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
204-4C 161314516-0012	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
204-5A 161314516-0013	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-5B 161314516-0014	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

Jadda Moffett (20)  
Ross Matlock (10)

Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:25:38

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**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Analysis Date: 9/12/2013  
 Collected: 9/3/2013

Project: PEREIDA HOUSE #204 / 1309298ARG

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
204-5C 161314516-0015	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
204-6A 161314516-0016	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
204-6B 161314516-0017	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
204-6C 161314516-0018	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
204-7A 161314516-0019	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-7B 161314516-0020	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-7C 161314516-0021	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-9A 161314516-0022	UNDERCOAT	White Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected

Analyst(s)

Jadda Moffett (20)  
 Ross Matlock (10)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:25:38



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EMSL Order: 161314516  
CustomerID: ARGU52  
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Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Analysis Date: 9/12/2013  
Collected: 9/3/2013

Project: PEREIDA HOUSE #204 / 1309298ARG

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
204-9B <small>161314516-0023</small>	UNDERCOAT	White Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
204-9C <small>161314516-0024</small>	UNDERCOAT	White Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
204-10A <small>161314516-0025</small>	MASTIC	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-10B <small>161314516-0026</small>	MASTIC	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-10C <small>161314516-0027</small>	MASTIC	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-11A <small>161314516-0028</small>	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-11B <small>161314516-0029</small>	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
204-11C <small>161314516-0030</small>	MASTIC	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Jadda Moffett (20)  
Ross Matlock (10)

Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/12/2013 15:25:38



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

**Lead (Pb) Chain of Custody**  
EMSL Order ID (Lab Use Only):

1101314486

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Company: Argus Environmental Consultants, LLC		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same	
Street: 10004 Wurzbach Road #247		If Bill to is Different note instructions in Comments**	
City: San Antonio	State/Province: TX	Zip/Postal Code: 78230	Country: United States
Report To (Name): Mark Freemyer		Telephone #: 210-493-2560	
Email Address: beth@argusenvironmental.com		Fax #: 210-342-9027	Purchase Order:
Project Name/Number: 1309298ARG		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail	
U.S. State Samples Taken: TX		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* - Please Check**

3 Hour  
  6 Hour  
  24 Hour  
  48 Hour  
  72 Hour  
  96 Hour  
  1 Week  
  2 Week

\*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Name of Sampler: Mark D. Freemyer      Signature of Sampler: *[Signature]*

Sample #	Location	Volume/Area	Date/Time Sampled
L01	Baseboard - wood	White	9-3-2013; AM
L02	Windowsill - Wood	White	9-3-2013; AM
L03	Gypsum board	Yellow	9-3-2013; AM
L04	Plaster	Yellow	9-3-2013; AM
L05	Wood	Tan	9-3-2013; AM

Client Sample #'s: -L01 - L16      Total # of Samples: 16

Relinquished (Client): Mark D. Freemyer      Date: 9-0-2013      Time: 11:24

Received (Lab): *[Signature]*      Date: 9/10/13      Time: 9:45 AM

Comments:  
Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:



**EMSL ANALYTICAL, INC.**  
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**LEAD (Pb) CHAIN OF CUSTODY**  
**EMSL ORDER ID (Lab Use Only):**

14486

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

*Additional Pages of the Chain of Custody are only necessary if needed for additional sample information*

Sample #	Location	Volume/Area	Date/Time Sampled
L06	Metal	White	9-3-2013; AM
L07	Panel	Tan	9-3-2013; AM
L08	Wood	Grey	9-3-2013; AM
L09	Wood - exterior	Red	9-3-2013; AM
L10	Brick - exterior	Cream	9-3-2013; AM
L11	Wood - exterior	Brown	9-3-2013; AM
L12	Floor - wood exterior	Grey	9-3-2013; AM
L13	Metal - exterior	Grey	9-3-2013; AM
L14	Post	Grey	9-3-2013; AM
L15	Panel - wood	Cream	9-3-2013; AM
L16	Wood - exterior	White	9-3-2013; AM

**Comments/Special Instructions:**  
Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:

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<http://www.EMSL.com>      [indianapolislaboratory@emsl.com](mailto:indianapolislaboratory@emsl.com)

EMSL Order: 161314486  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

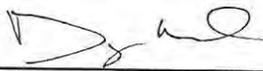
Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Collected: 9/3/2013

Project: 1309298ARG

### Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*17000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0001	9/12/2013	0.010 % wt	0.45 % wt	Site: baseboard-wood Desc: white <i>Collected: 9/3/2013</i>
<i>Client Sample L01</i>				
0002	9/12/2013	0.22 % wt	4.1 % wt	Site: window sill-wood Desc: white <i>Collected: 9/3/2013</i>
<i>Client Sample L02</i>				
0003	9/12/2013	0.010 % wt	0.023 % wt	Site: gypsum board Desc: yellow <i>Collected: 9/3/2013</i>
<i>Client Sample L03</i>				
0004	9/12/2013	0.010 % wt	0.038 % wt	Site: plaster Desc: yellow <i>Collected: 9/3/2013</i>
<i>Client Sample L04</i>				
0005	9/12/2013	0.20 % wt	3.0 % wt	Site: wood Desc: tan <i>Collected: 9/3/2013</i>
<i>Client Sample L05</i>				
0006	9/12/2013	0.010 % wt	0.017 % wt	Site: metal Desc: white <i>Collected: 9/3/2013</i>
<i>Client Sample L06</i>				
0007	9/12/2013	0.070 % wt	0.10 % wt	Site: panel Desc: tan <i>Collected: 9/3/2013</i>
<i>Client Sample L07</i>				
0008	9/12/2013	0.014 % wt	<0.014 % wt	Site: wood Desc: grey <i>Collected: 9/3/2013</i>
<i>Client Sample L08</i>				
0009	9/12/2013	0.010 % wt	0.11 % wt	Site: wood-ext. Desc: red <i>Collected: 9/3/2013</i>
<i>Client Sample L09</i>				
0010	9/12/2013	0.011 % wt	0.060 % wt	Site: brick-ext. Desc: cream <i>Collected: 9/3/2013</i>
<i>Client Sample L10</i>				

  
 \_\_\_\_\_  
 Doug Wiegand, Laboratory Manager  
 or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

Initial report from 09/23/2013 18:23:30

Test Report PB w/RDL-7.26.0 Printed: 9/23/2013 6:23:30 PM



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EMSL Order: 161314486  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/10/13 9:45 AM  
Collected: 9/3/2013

Project: 1309298ARG

### Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0011	9/12/2013	0.40 % wt	6.4 % wt	Site: wood-ext. Desc: brown <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L11				
0012	9/12/2013	0.014 % wt	<0.014 % wt	Site: floor-wood ext. Desc: brey <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L12				
0013	9/12/2013	0.20 % wt	<0.20 % wt	Site: metal-ext. Desc: grey <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L13				
0014	9/12/2013	0.010 % wt	<0.010 % wt	Site: post Desc: grey <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L14				
0015	9/12/2013	0.034 % wt	<0.034 % wt	Site: panel-wood Desc: cream <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L15				
0016	9/12/2013	0.40 % wt	5.0 % wt	Site: wood-ext. Desc: white <i>Collected:</i> 9/3/2013
<i>Client Sample</i> L16				

Doug Wiegand, Laboratory Manager  
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

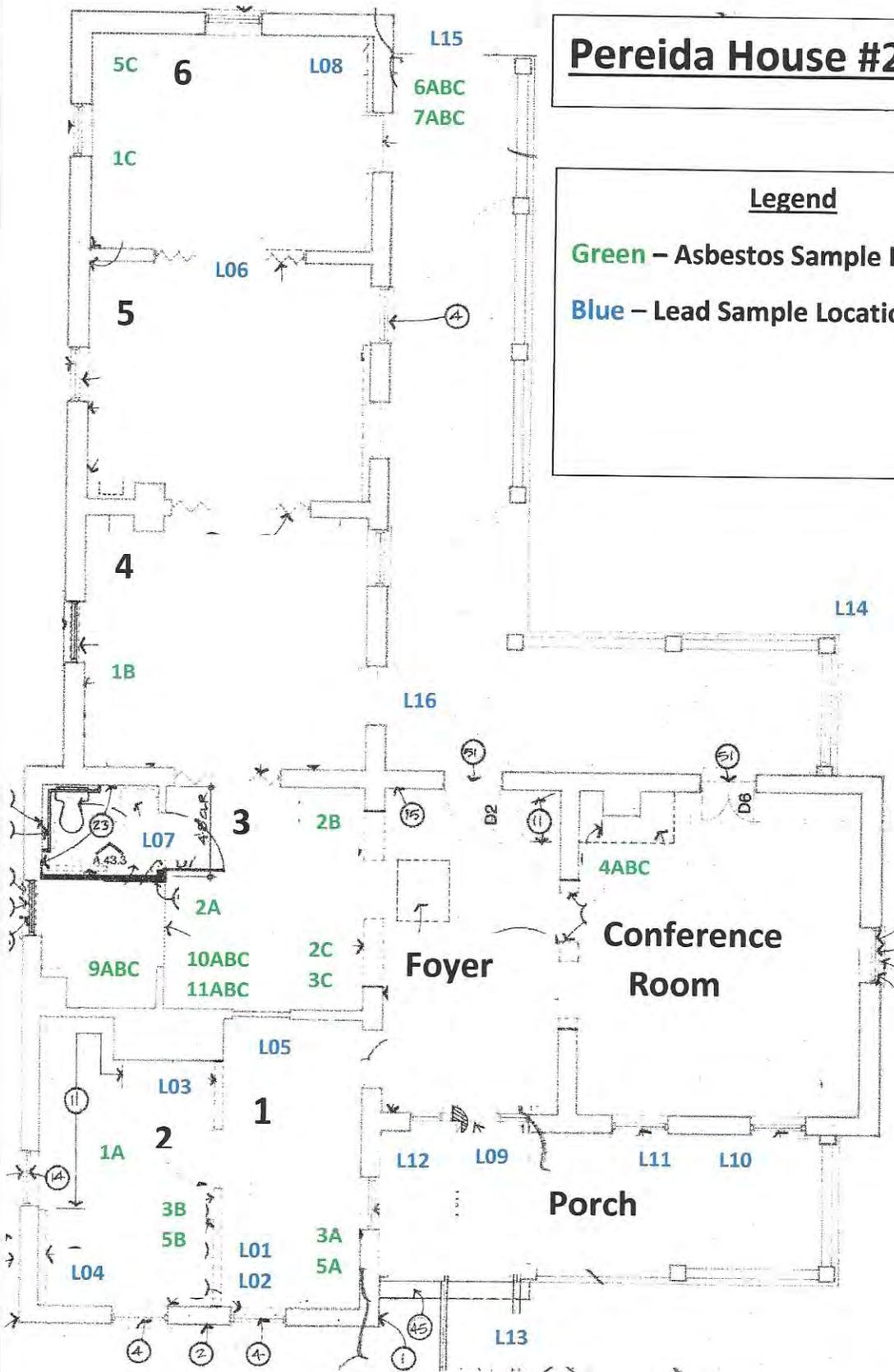
Initial report from 09/23/2013 18:23:30

Test Report PB w/RDL-7.26.0 Printed: 9/23/2013 6:23:30 PM

# Pereida House #204

## Legend

- Green – Asbestos Sample Location
- Blue – Lead Sample Location



October 22, 2013

Project No: 1309312ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE KOEHLER HOUSE #247, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Koehler House #247 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug  
Assessment &  
Remediation

OSHA Compliance

Occupational &  
Environmental  
Health & Safety

Training

Expert Testimony

Pre-Purchase  
Inspections

Environmental Site  
Assessments-  
Phase I, II & III

Environmental  
Impact Assessments

Wetlands  
Delineation

Property  
Transaction  
Due Diligence  
Screening

Forensics

Thermal Imaging  
Water Intrusion  
Failure Analysis



**HUB**

•

**Small  
Women Owned  
Business**

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 16, 2013 by Bonnie L. Lee Texas DSHS Asbestos Inspector License #602834.

The following asbestos homogenous areas were identified and bulk samples were collected:

<b>Homogenous Area</b>	<b>Description</b>	<b>Sample IDs</b>
1	Gypsum board	247-1ABC
2	Joint compound	247-2ABC
3	Wall texture – stipple	247-3ABC
4	Grey brick grout	247-4ABC
5	White heating, ventilating and air conditioning (HVAC) mastic	247-5ABC
6	White sink undercoat	247-6ABC
7	2x4' Small fissure and hole ceiling tile	247-7ABC
8	Grey plaster	247-8ABC
9	Wall texture – orange peel	247-9ABC
10	Grey ceramic tile grout	247-10ABC
11	Grey fieldstone grout	247-11ABC
12	Cream HVAC mastic	247-12ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

<b>Sample ID</b>	<b>Description</b>
L01	Baseboard wood – white
L02	Door case wood – white
L03	Door wood – white
L04	Window wood – white
L05	Panel wood – white
L06	Wall gypsum board – white
L07	Wall plaster – white
L08	Ceiling wall plaster – green
L09	Wall gypsum board – yellow
L10	Kick plate wood - white

Sample ID cont.	Description cont.
L11	Wall gypsum board - green

**Conclusions:**Asbestos

No regulated ACM were found in the identified materials.

Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L01	Kitchen baseboard wood wall – white	2.2% wt.
L02	Restroom door case wood – white	0.64% wt.
L04	Kitchen window wood – white	5.8% wt.
L05	Restroom panel wood - white	4.4% wt.

**Recommendations:**Asbestos

Renovations may commence at your convenience.

Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a high-efficiency particulate air (HEPA) filtered vacuum.

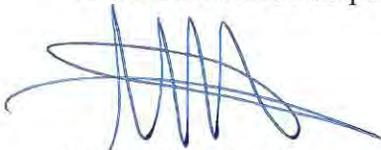
Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.

*Bonnie L. Lee*

Bonnie L. Lee  
Texas DSHS Asbestos Inspector License #602834 (Exp. 9/19/2015)  
Texas DSHS Lead Inspector License #2060868 (Exp. 1/09/2015)



Robert W. Miller  
Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)  
Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



- Attachments:
- 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/19/2013
  - 2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/17/2013
  - 3) Floor Plan indicating sample locations

161314863

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.co  
 m  
 beth@argusenvironmental.com

Turn around time: 72 hours		Project name: Koehler House (247)		Job number: 1309312ARG	Date of collection: 9-16-2013
Sample number	Building or Room number	Sample location		Material description	
		Other description, material is in good condition unless otherwise noted		Color	Type of material
247 - 1A	247			White	Gypsum Board
247 - 1B*	247			White	Gypsum Board
247 - 1C*	247			White	Gypsum Board
247 - 2A	247			White	Joint compound
247 - 2B*	247			White	Joint compound
247 - 2C*	247			White	Joint compound
247 - 3A	247	Stippled - Wall		White	Texture
247 - 3B*	247	Stippled - Wall		White	Texture
247 - 3C*	247	Stippled - Wall		White	Texture
247 - 4A	247	Brick		Gray	Grout
Sample relinquished by:					
Print name: Bonnie L. Lee		Date: 9-16-2013		Sample received by:	
Signature: <i>Bonnie L. Lee</i>		Time: 1:48		Print name: <i>Ann Tammy Davis</i>	
				Date: 9/17/13	
				Signature: <i>Ann Tammy Davis</i>	
				Time: 10:15 AM	

**EMSL Analytical, Inc.**  
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 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

4863

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 beth@argusenvironmental.com

Page 2 of 4

Turn around time: 72 hours		Project name: Koehler House (247)	Job number: 1309312ARG	Date of collection: 9-16-2013
Sample number	Building or Room number	Material description		
		Sample location Other description, material is in good condition unless otherwise noted	Size	Type of material
247 - 4B*	247	Brick	Gray	Grout
247 - 4C*	247	Brick	Gray	Grout
247 - 5A	247	HVAC	White	Mastic
247 - 5B*	247	HVAC	White	Mastic
247 - 5C*	247	HVAC	White	Mastic
247 - 6A	247	Sink	White	Undercoat
247 - 6B*	247	Sink	White	Undercoat
247 - 6C*	247	Sink	White	Undercoat
247 - 7A	247	2x4' Small Fissure and hole	White	Ceiling tile
247 - 7B*	247	2x4' Small Fissure and hole	White	Ceiling tile
Print name: Bonnie L. Lee		Sample relinquished by:		
Signature: <i>Bonnie Lee</i>		Sample received by:		
Date: 9-16-2013		Print name: <i>Tammy Davis</i>		
Time: 1:48		Date: <i>9/17/13</i>		
Signature: <i>Bonnie Lee</i>		Time: <i>10:15hr</i>		

• Email all sample results

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

14863

**Argus Environmental**  
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 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 beth@argusenvironmental.com

Turn around time: 72 hours		Project name: Koehler House (247)	Job number: 1309312ARG	Date of collection: 9-16-2013
Sample number	Building or Room number	Material description		
		Other description, material is in good condition unless otherwise noted	Color	Type of material
247 - 7C*	247	2x4' Small Fissure and hole	White	Ceiling tile
247 - 8A	247		Gray	Plaster
247 - 8B*	247		Gray	Plaster
247 - 8C*	247		Gray	Plaster
247 - 9A	247	Orange Peel - Wall	White	Texture
247 - 9B*	247	Orange Peel - Wall	White	Texture
247 - 9C*	247	Orange Peel - Wall	White	Texture
247 - 10A	247	Ceramic tile	Gray	Grout
247 - 10B*	247	Ceramic tile	Gray	Grout
247 - 10C*	247	Ceramic tile	Gray	Grout
Sample relinquished by: Bonnie L. Lee				
Sample received by: Tammy Davis				
Print name: Bonnie L. Lee		Date: 9-16-2013		
Signature: <i>Bonnie L. Lee</i>		Date: 9/17/13		
		Time: 1:48		
		Signature: <i>Tammy Davis</i>		
		Time: 10:15 AM		





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EMSL Order: 161314863  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

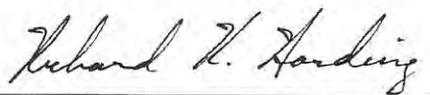
Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/17/13 10:15 AM  
Analysis Date: 9/19/2013  
Collected: 9/16/2013

Project: 1309312ARG/KOEHLER HOUSE (247)

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
247-1A 161314863-0001		Brown/White Fibrous Heterogeneous	15% Cellulose	70% Gypsum 15% Non-fibrous (other)	None Detected
247-1B* 161314863-0002		Brown/White Fibrous Homogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
247-1C* 161314863-0003		Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
247-2A 161314863-0004		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-2B* 161314863-0005		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-2C* 161314863-0006		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-3A 161314863-0007		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)  
Molly Elkins (24)  
Ross Matlock (12)

  
Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:22:14 Replaces the Initial Report 09/19/2013 16:01:08. Reason Code: Client-Change to Project

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EMSL Order: 161314863  
 CustomerID: ARGU52  
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 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
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**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/17/13 10:15 AM  
 Analysis Date: 9/19/2013  
 Collected: 9/16/2013

Project: 1309312ARG/KOEHLER HOUSE (247)

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
247-3B* 161314863-0008		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-3C* 161314863-0009		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-4A 161314863-0010		Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
247-4B* 161314863-0011		Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
247-4C* 161314863-0012		Brown Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
247-5A 161314863-0013		White/Silver Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
247-5B* 161314863-0014		Brown/Silver Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
247-5C* 161314863-0015		White/Silver Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

**Analyst(s)**

Molly Elkins (24)  
 Ross Mallock (12)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:22:14 Replaces the Initial Report 09/19/2013 16:01:08. Reason Code: Client-Change to Project



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EMSL Order: 161314863  
CustomerID: ARGU52  
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ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/17/13 10:15 AM  
Analysis Date: 9/19/2013  
Collected: 9/16/2013

Project: 1309312ARG/KOEHLER HOUSE (247)

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
247-6A 161314863-0016		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
247-6B* 161314863-0017		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
247-6C* 161314863-0018		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
247-7A 161314863-0019		Gray/White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
247-7B* 161314863-0020		Gray/White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
247-7C* 161314863-0021		Gray/White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	15% Perlite 5% Non-fibrous (other)	None Detected
247-8A 161314863-0022		Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected
247-8B* 161314863-0023		Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected

Analyst(s)

Molly Elkins (24)  
Ross Matlock (12)

Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:22:14 Replaces the Initial Report 09/19/2013 16:01:08. Reason Code: Client-Change to Project



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**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
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Received: 09/17/13 10:15 AM  
Analysis Date: 9/19/2013  
Collected: 9/16/2013

Project: 1309312ARG/KOEHLER HOUSE (247)

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
247-8C* 161314863-0024		Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
247-9A 161314863-0025		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-9B* 161314863-0026		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-9C* 161314863-0027		White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
247-10A 161314863-0028		Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected
247-10B* 161314863-0029		Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected
247-10C* 161314863-0030		Gray Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected
247-11A 161314863-0031		Brown Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected

Analyst(s)

Molly Elkins (24)  
Ross Matlock (12)

Richard Harding, Laboratory Manager  
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:22:14 Replaces the Initial Report 09/19/2013 16:01:08. Reason Code: Client-Change to Project

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314863  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/17/13 10:15 AM  
 Analysis Date: 9/19/2013  
 Collected: 9/16/2013

Project: 1309312ARG/KOEHLER HOUSE (247)

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
247-11B*		Brown		15% Quartz	None Detected
161314863-0032		Non-Fibrous Homogeneous		85% Non-fibrous (other)	
247-11C*		Brown		15% Quartz	None Detected
161314863-0033		Non-Fibrous Homogeneous		85% Non-fibrous (other)	
247-12A		Cream		100% Non-fibrous (other)	None Detected
161314863-0034		Non-Fibrous Homogeneous			
247-12B*		Cream		100% Non-fibrous (other)	None Detected
161314863-0035		Non-Fibrous Homogeneous			
247-12C*		Cream		100% Non-fibrous (other)	None Detected
161314863-0036		Non-Fibrous Homogeneous			

Analyst(s)

Molly Elkins (24)  
 Ross Matlock (12)

Richard Harding, Laboratory Manager  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:22:14 Replaces the Initial Report 09/19/2013 16:01:08. Reason Code: Client-Change to Project



### Lead (Pb) Chain of Custody EMSL Order ID (Lab Use Only):

161314849

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Company: Argus Environmental Consultants, LLC		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same <small>If Bill to is Different note instructions in Comments**</small>		
Street: 10004 Wurzbach Road #247		<i>Third Party Billing requires written authorization from third party</i>		
City: San Antonio	State/Province: TX	Zip/Postal Code: 78230	Country: United States	
Report To (Name): Mark Freemyer		Telephone #: 210-493-2560		
Email Address: beth@argusenvironmental.com		Fax #: 210-342-9027	Purchase Order:	
Project Name/Number: 1309312ARG		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail		
U.S. State Samples Taken: TX		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt		
<b>Turnaround Time (TAT) Options* - Please Check</b>				
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour	
<input type="checkbox"/> 72 Hour	<input type="checkbox"/> 96 Hour	<input type="checkbox"/> 1 Week	<input checked="" type="checkbox"/> 2 Week	
<small>*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide</small>				
<b>Matrix</b>	<b>Method</b>	<b>Instrument</b>	<b>Reporting Limit</b>	<b>Check</b>
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* <small>ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *if no box is checked, non-ASTM Wipe is assumed</small>	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Name of Sampler: Bonnie L. Lee		Signature of Sampler: <i>Bonnie Lee</i>		
<b>Sample #</b>	<b>Location</b>	<b>Volume/Area</b>	<b>Date/Time Sampled</b>	
L01	Baseboard - wood	White	9-16-13AM	
L02	Door case - wood	White	9-16-13AM	
L03	Door - wood	White	9-16-13AM	
L04	Window - wood	White	9-16-13AM	
L05	Panel - wood	White	9-16-13AM	
Client Sample #'s: -L01 - L11		Total # of Samples: 11		
Relinquished (Client):	Bonnie L. Lee	Date: 9-16-2013	Time: 2:03pm	
Received (Lab):	<i>[Signature]</i>	Date: 9/17/13	Time: 10:15 PM	
<b>Comments:</b> Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:				





### EMSL Analytical, Inc.

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<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314849  
CustomerID: ARGU52  
CustomerPO: 1309312  
ProjectID:

Attn: **Elizabeth Aguilar**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/17/13 10:15 AM  
Collected: 9/16/2013

Project: 1309312ARG

### Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

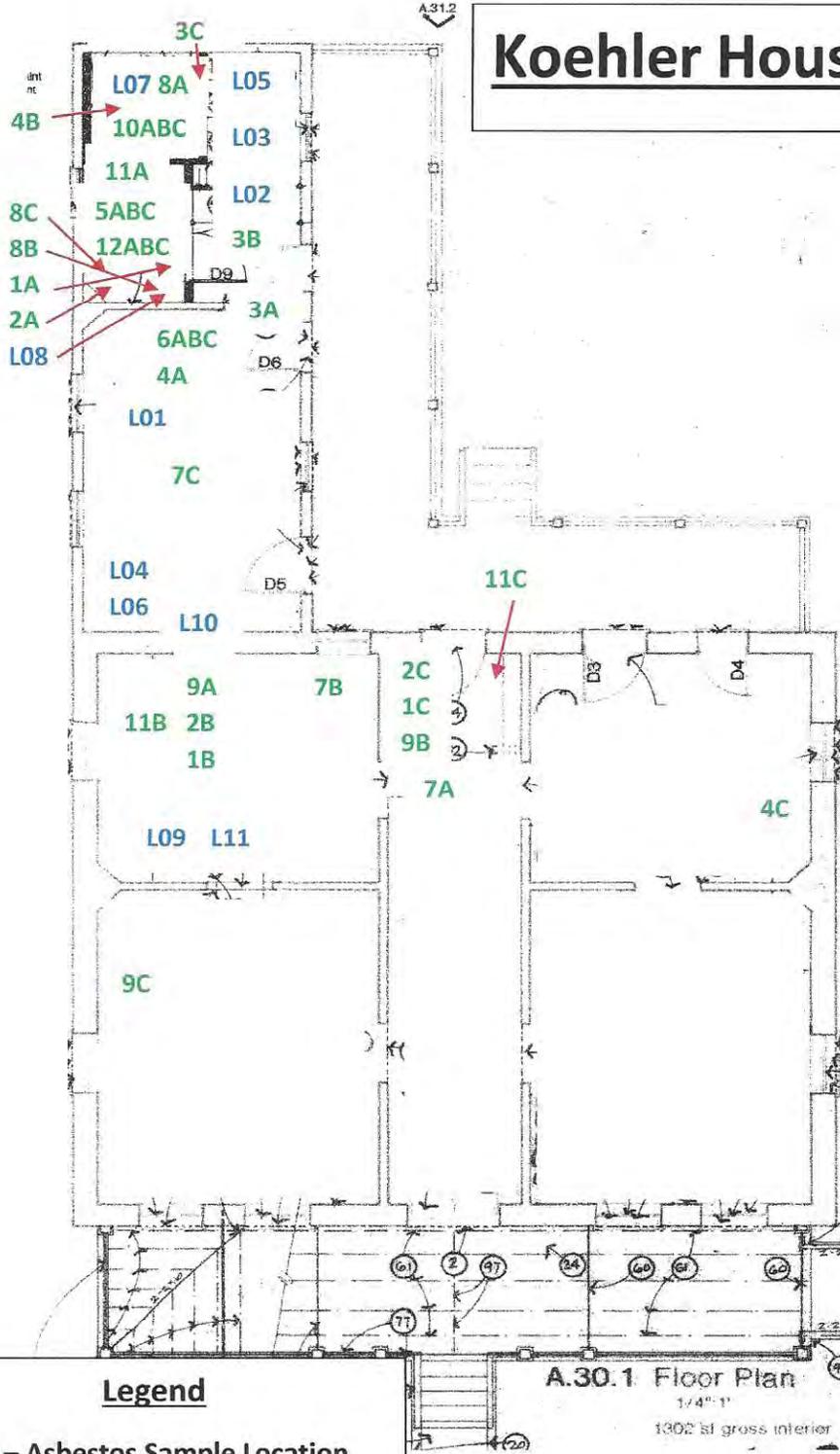
Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0001	9/18/2013	0.20 % wt	2.2 % wt	Site: Baseboard - wood
<i>Client Sample L01</i>				Collected: 9/16/2013
0002	9/18/2013	0.10 % wt	0.64 % wt	Site: Door case - wood
<i>Client Sample L02</i>				Collected: 9/16/2013
0003	9/18/2013	0.028 % wt	<0.028 % wt	Site: Door - wood
<i>Client Sample L03</i>				Collected: 9/16/2013
0004	9/18/2013	0.40 % wt	5.8 % wt	Site: Window - wood
<i>Client Sample L04</i>				Collected: 9/16/2013
0005	9/18/2013	0.40 % wt	4.4 % wt	Site: Panel - wood
<i>Client Sample L05</i>				Collected: 9/16/2013
0006	9/18/2013	0.025 % wt	<0.025 % wt	Site: Gypsum board - wall
<i>Client Sample L06</i>				Collected: 9/16/2013
0007	9/18/2013	0.019 % wt	<0.019 % wt	Site: Plaster - wall
<i>Client Sample L07</i>				Collected: 9/16/2013
0008	9/18/2013	0.010 % wt	0.13 % wt	Site: Plaster - ceiling wall
<i>Client Sample L08</i>				Collected: 9/16/2013
0009	9/18/2013	0.021 % wt	<0.021 % wt	Site: Gypsum board - wall
<i>Client Sample L09</i>				Collected: 9/16/2013
0010	9/18/2013	0.015 % wt	0.023 % wt	Site: Wood - kickplate
<i>Client Sample L10</i>				Collected: 9/16/2013
0011	9/18/2013	0.010 % wt	<0.010 % wt	Site: Gypsum board - wall
<i>Client Sample L11</i>				Collected: 9/16/2013

  
\_\_\_\_\_  
Doug Wiegand, Laboratory Manager  
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

# Koehler House #247



October 22, 2013

Project No: 1308299ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE  
ESPINOZA HOUSE #246, HEMISFAIR PARK HISTORICAL HOMES,  
LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Espinoza House #246 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug  
Assessment &  
Remediation

OSHA Compliance

Occupational &  
Environmental  
Health & Safety

Training

Expert Testimony

Pre-Purchase  
Inspections

Environmental Site  
Assessments-  
Phase I, II & III

Environmental  
Impact Assessments

Wetlands  
Delineation

Property  
Transaction  
Due Diligence  
Screening

Forensics

Thermal Imaging  
Water Intrusion  
Failure Analysis



HUB

•

Small  
Women Owned  
Business

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 3, 2013 by Mark D. Freemyer Texas DSHS Asbestos Consultant License #105695.

The following asbestos homogenous areas were identified and bulk samples were collected:

<b>Homogenous Area</b>	<b>Description</b>	<b>Sample IDs</b>
1	2x4' Acoustic ceiling tile	246-1ABC
2	White plaster skim	246-2ABC
3	Brown mortar	246-3ABC
4	Gypsum board	246-4ABC
5	Joint compound	246-5ABC
6	Surface texture	246-6ABC
7	Grey sink undercoat	246-7ABC
8	Grey plaster	246-8ABC
9	White heating, ventilating and air conditioning (HVAC) mastic	246-9ABC
10	Gypsum board	246-10ABC
11	Joint compound	246-11ABC
12	Surface texture – medium grain	246-12ABC
13	Surface texture – stipple	246-13ABC
14	Brown canvas – above ceiling tile	246-14ABC
15	Surface texture – smooth	246-15ABC
16	Gypsum board and surface texture – stipple	246-16ABC
17	12x12" White with grey floor tile	246-17ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

<b>Sample ID</b>	<b>Description</b>
L01	Window wood – white
L02	Baseboard wood – white
L03	Gypsum board – cream
L04	Panel wood – white
L05	Plaster – cream

Sample ID cont.	Description cont.
L06	Gypsum board – white
L07	Wood – grey
L08	Floor – white
L09	Floor – stain
L10	Door jamb – off-white
L11	Exterior wood – green
L12	Exterior floor – grey
L13	Exterior column – light green
L14	Exterior window – light green
L15	Exterior metal – cream
L16	Exterior metal – green
L17	Exterior door – light green
L18	Exterior plaster – cream
L19	Crown molding – green
L20	Door wood – white
L21	Window wood – light green
L22	Wood - cream

### Conclusions:

#### Asbestos

ACM not regulated by the Texas DSHS were found by PLM in the following materials:

Homogeneous Area	Description/ Location	Sample ID	Percent (%) Asbestos	Condition	Friable/ Non-friable
16	Surface texture – stipple/Room 4	246-16ABC	<1% Chrysotile	Good condition	Non-friable

#### Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L01	Room 2 window wood - white	2.6% wt.
L04	Restroom panel wood - white	4.9% wt.
L10	Room 3 door jamb – off-white	4.1% wt.

Espinoza House

Sample ID cont.	Description/Location cont.	Percent (%) Lead by Weight (wt.) cont.
L11	Exterior wood - green	9.2% wt.
L14	Exterior window – light green	4.2% wt.
L17	Exterior door – light green	1.0% wt.
L21	HVAC window wood – light green	6.8% wt.

### **Recommendations:**

#### Asbestos

Only non-regulated ACM was identified thereby precluding regulatory compliance with EPA and Texas DSHS regulations; however, regulations from the Occupational Safety and Health Administration's 29 Code of Federal Regulations (CFR) 1926.1101 apply.

Inform contractors involved with the renovation that non-regulated ACM was identified in Room #4 gypsum board wall systems. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris may be disposed of as general construction waste. Final clean-up should be accomplished by using a High Efficiency Particulate Air (HEPA) filtered vacuum.

#### Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a HEPA filtered vacuum.

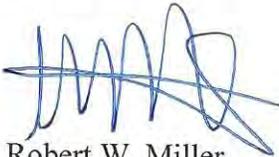
Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Mark D. Freemyer  
Texas DSHS Asbestos Consultant License #105695 (Exp. 6/12/2014)



Robert W. Miller  
Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)  
Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



- Attachments:
- 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/12/2013
  - 2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/10/2013
  - 3) Floor Plan indicating sample locations

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

161314509  
**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 m beth@argusenvironmental.com

Turn around time: 72 hours		Project name: Espinoza House (246)		Job number: 1309299ARG		Date of collection: 9-3-2013	
Sample number	Building or Room number	Sample location		Material description			
		Other description, material is in good condition unless otherwise noted		Size	Color	Type of material	
246 - 1A	246	2X4' Acoustic			White	Ceiling tile	
246 - 1B*	246	2X4' Acoustic			White	Ceiling tile	
246 - 1C*	246	2X4' Acoustic			White	Ceiling tile	
246 - 2A	246	Wall system - Plaster			White	Skim	
246 - 2B*	246	Wall system - Plaster			White	Skim	
246 - 2C*	246	Wall system - Plaster			White	Skim	
246 - 3A	246	Wall system			Brown	Mortar	
246 - 3B*	246	Wall system			Brown	Mortar	
246 - 3C*	246	Wall system			Brown	Mortar	
246 - 4A	246	Wall system			White	Gypsum board	
Print name: Robert W. Miller		Sample relinquished by:		Sample received by:			
Signature:		Date: 9-9-2013		Date: 9/10/13			
Time: 10:46		Signature: <i>H. Timmons</i>				Time: 9:45 hr	

\* Email all sample results

14509

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803- 3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.co  
 m  
 beth@argusenvironmental.com

Page 2 of 6

Turn around time: 72 hours		Project name: Espinoza House (246)		Job number: 1309299ARG	Date of collection: 9-3-2013
Sample number	Building or Room number	Sample location		Material description	
		Other description, material is in good condition unless otherwise noted	Color	Size	Type of material
246 - 4B	246	Wall system	White		Gypsum board
246 - 4C*	246	Wall system	White		Gypsum board
246 - 5A	246	Wall system	White		Joint compound
246 - 5B*	246	Wall system	White		Joint compound
246 - 5C*	246	Wall system	White		Joint compound
246 - 6A	246	Wall system	White		Surface texture
246 - 6B*	246	Wall system	White		Surface texture
246 - 6C*	246	Wall system	White		Surface texture
246 - 7A	246	Sink	Gray		Undercoat
246 - 7B*	246	Sink	Gray		Undercoat
Print name: Robert W. Miller,		Sample relinquished by:		Sample received by:	
Signature:		Date: 9-9-2013		Date: 9/10/13	
		Time: 10:46		Time: 9:15	
		Signature: H. Timmons		Signature: H. Timmons	

• Email all sample results

EMSL Analytical, Inc.  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

### CHAIN OF CUSTODY

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

14509

Argus Environmental  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 m  
 beth@argusenvironmental.com

Page 3 of 6

Sample number	Building or Room number	Project name:		Job number:	Date of collection:
		Espinoza House (246)	1309299ARG		
Sample location		Material description		Type of material	
Other description, material is in good condition unless otherwise noted		Color	Size		
246 - 7C*	246	Sink	Gray		Undercoat
246 - 8A	246		Gray		Plaster
246 - 8B*	246		Gray		Plaster
246 - 8C*	246		Gray		Plaster
246 - 9A	246	HVAC	White		Mastic
246 - 9B*	246	HVAC	White		Mastic
246 - 9C*	246	HVAC	White		Mastic
246 - 10A	246	Wall system	White		Gypsum board
246 - 10B*	246	Wall system	White		Gypsum board
246 - 10C*	246	Wall system	White		Gypsum board

Print name: Robert W. Miller	Print name: H. Timmons	Date: 9-9-2013	Date: 9/10/13
Signature: [Signature]	Signature: [Signature]	Time: 10:46	Time: 9:45

• Email all sample results



14509

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
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 sarah@argusenvironmental.com  
 m  
 beth@argusenvironmental.com

Page 5 of 6

Sample number	Building or Room number	Project name:		Job number:	Date of collection:
		Espinoza House (246)			
Sample location		Material description			
Other description, material is in good condition unless otherwise noted		Size	Color	Type of material	
246 - 14B*	246	Above CT	Brown	Canvas	
246 - 14C*	246	Above CT	Brown	Canvas	
246 - 15A	246	Smooth	White	Surface texture	
246 - 15B*	246	Smooth	White	Surface texture	
246 - 15C*	246	Smooth	White	Surface texture	
246 - 16A	246	Stipple - wall system	White	Gypsum board and Surface texture	
246 - 16B*	246	Stipple - wall system	White	Gypsum board and Surface texture	
246 - 16C*	246	Stipple - wall system	White	Gypsum board and Surface texture	
246 - 17A	246	12x12"	White w/ gray	Floor tile	
246 - 17B*	246	12x12"	White w/ gray	Floor tile	
Print name: Robert W. Miller		Sample relinquished by:		Sample received by:	
Signature: <i>[Signature]</i>		Date: 9-9-2013		Date: 9-10-13	
Time: 10:46		Time: 10:46		Time: 9:45	

Email all sample results



**EMSL Analytical, Inc.**

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EMSL Order: 161314509  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Analysis Date: 9/12/2013  
 Collected: 9/3/2013

Project: **ESPINOZA HOUSE (246) 1309299ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos			Asbestos
			%	Fibrous	%	Non-Fibrous
246-1A 161314509-0001	CEILING TILE	Gray/White Fibrous Homogeneous	50%	Cellulose	15%	Perlite None Detected
			30%	Min. Wool	5%	Non-fibrous (other)
246-1B 161314509-0002	CEILING TILE	Gray/White Fibrous Homogeneous	50%	Cellulose	15%	Perlite None Detected
			30%	Min. Wool	5%	Non-fibrous (other)
246-1C 161314509-0003	CEILING TILE	Gray/White Fibrous Homogeneous	50%	Cellulose	15%	Perlite None Detected
			30%	Min. Wool	5%	Non-fibrous (other)
246-2A 161314509-0004	SKIM	Gray Non-Fibrous Homogeneous			20%	Quartz None Detected
					80%	Non-fibrous (other)
246-2B 161314509-0005	SKIM	Gray Non-Fibrous Homogeneous			20%	Quartz None Detected
					80%	Non-fibrous (other)
246-2C 161314509-0006	SKIM	Gray Non-Fibrous Homogeneous			20%	Quartz None Detected
					80%	Non-fibrous (other)
246-3A 161314509-0007	MORTAR	Tan Non-Fibrous Homogeneous			30%	Quartz None Detected
					70%	Non-fibrous (other)
246-3B 161314509-0008	MORTAR	Tan Non-Fibrous Homogeneous			30%	Quartz None Detected
					70%	Non-fibrous (other)

**Analyst(s)**

Craig Nixon (36)  
 Jadda Moffett (18)

Richard Harding, Laboratory Manager  
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Report Amended: 10/17/2013 14:20:23 Replaces the Initial Report 09/12/2013 14:39:56. Reason Code: Client-Change to Project



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Received: 09/10/13 9:45 AM  
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Collected: 9/3/2013

Project: **ESPINOZA HOUSE (246) 1309299ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-3C 161314509-0009	MORTAR	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
246-4A 161314509-0010	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	40% Cellulose	25% Gypsum 35% Non-fibrous (other)	None Detected
246-4B 161314509-0011	GYPSUM BOARD	White Non-Fibrous Homogeneous	5% Cellulose	90% Gypsum 5% Non-fibrous (other)	None Detected
246-4C 161314509-0012	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
246-5A 161314509-0013	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-5B 161314509-0014	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-5C 161314509-0015	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-6A 161314509-0016	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

**Analyst(s)**

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Jadda Moffett (18)

Richard Harding, Laboratory Manager  
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

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Project: **ESPINOZA HOUSE (246) 1309299ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-6B 161314509-0017	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-6C 161314509-0018	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-7A 161314509-0019	UNDERCOAT	Gray Non-Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (other)	None Detected
246-7B 161314509-0020	UNDERCOAT	Gray Non-Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (other)	None Detected
246-7C 161314509-0021	UNDERCOAT	Gray Non-Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
246-8A 161314509-0022	PLASTER	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-8B 161314509-0023	PLASTER	White Non-Fibrous Homogeneous		15% Quartz 85% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

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Jadda Moffett (18)

Richard Harding, Laboratory Manager  
or other approved signatory

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Project: **ESPINOZA HOUSE (246) 1309299ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-8C 161314509-0024	PLASTER	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-9A 161314509-0025	MASTIC	Gray/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
246-9B 161314509-0026	MASTIC	Gray/White Fibrous Heterogeneous	25% Cellulose	75% Non-fibrous (other)	None Detected
246-9C 161314509-0027	MASTIC	Gray/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected
246-10A 161314509-0028	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	30% Cellulose	65% Gypsum 5% Non-fibrous (other)	None Detected
246-10B 161314509-0029	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	30% Cellulose	65% Gypsum 5% Non-fibrous (other)	None Detected
246-10C 161314509-0030	GYPSUM BOARD	Brown/White Fibrous Heterogeneous	20% Cellulose 2% Glass	70% Gypsum 8% Non-fibrous (other)	None Detected
246-11A 161314509-0031	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

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Richard Harding, Laboratory Manager  
or other approved signatory

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Project: **ESPINOZA HOUSE (246) 1309299ARG**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-11B 161314509-0032	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-11C 161314509-0033	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-12A 161314509-0034	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-12B 161314509-0035	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-12C 161314509-0036	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-13A 161314509-0037	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-13B 161314509-0038	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					

Analyst(s)

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Project: **ESPINOZA HOUSE (246) 1309299ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-13C 161314509-0039	SURFACE TEXTURE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-14A 161314509-0040	CANVAS	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected
246-14B 161314509-0041	CANVAS	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected
246-14C 161314509-0042	CANVAS	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (other)	None Detected
246-15A 161314509-0043	SURFACE TEXTURE	White Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-15B 161314509-0044	SURFACE TEXTURE	White Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-15C 161314509-0045	SURFACE TEXTURE	White Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
246-16A-Drywall 161314509-0046	GYP BOARD & SURF TEXT	Brown/White Fibrous Heterogeneous	30% Cellulose	65% Gypsum 5% Non-fibrous (other)	None Detected

**Analyst(s)**

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Richard Harding, Laboratory Manager  
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Project: **ESPINOZA HOUSE (246) 1309299ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
246-16A-Texture <small>161314509-0046A</small>	GYP BOARD & SURF TEXT	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
246-16B-Drywall <small>161314509-0047</small>	GYP BOARD & SURF TEXT	Brown/White Fibrous Heterogeneous	60% Cellulose	25% Gypsum 15% Non-fibrous (other)	None Detected
246-16B-Texture <small>161314509-0047A</small>	GYP BOARD & SURF TEXT	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
246-16C-Drywall <small>161314509-0048</small>	GYP BOARD & SURF TEXT	Brown/White Fibrous Heterogeneous	20% Cellulose	70% Gypsum 10% Non-fibrous (other)	None Detected
246-16C-Texture <small>161314509-0048A</small>	GYP BOARD & SURF TEXT	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
Inseparable paint / coating layer included in analysis					
246-17A <small>161314509-0049</small>	FLOOR TILE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
246-17B <small>161314509-0050</small>	FLOOR TILE	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
246-17C <small>161314509-0051</small>	FLOOR TILE	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

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EMSL ANALYTICAL, INC.  
LABORATORY PRODUCTS TRAINING

**Lead (Pb) Chain of Custody**  
EMSL Order ID (Lab Use Only):

161314481

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Company: Argus Environmental Consultants, LLC		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same <small>If Bill to is Different note instructions in Comments**</small>	
Street: 10004 Wurzbach Road #247		Third Party Billing requires written authorization from third party	
City: San Antonio	State/Province: TX	Zip/Postal Code: 78230	Country: United States
Report To (Name): Mark Freemyer		Telephone #: 210-493-2560	
Email Address: beth@argusenvironmental.com		Fax #: 210-342-9027	Purchase Order:
Project Name/Number: 1309299ARG		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail	
U.S. State Samples Taken: TX		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* - Please Check**

3 Hour   
  6 Hour   
  24 Hour   
  48 Hour   
  72 Hour   
  96 Hour   
  1 Week   
  2 Week

\*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Name of Sampler: Mark D. Freemyer      Signature of Sampler: *[Signature]*

Sample #	Location	Volume/Area	Date/Time Sampled
L01	Window - wood	White	9-3-2013; AM
L02	Baseboard - wood	White	9-3-2013; AM
L03	Gypsum board	Cream	9-3-2013; AM
L04	Panel - wood	White	9-3-2013; AM
L05	Plaster	Cream	9-3-2013; AM

Client Sample #'s: -L01-L22      Total # of Samples: 22

Relinquished (Client): Mark D. Freemyer    Date: 9-9-2013    Time: 11:18

Received (Lab): *[Signature]*    Date: 9/10/13    Time: 9:45 AM

Comments:  
Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

**LEAD (Pb) CHAIN OF CUSTODY**  
**EMSL ORDER ID (Lab Use Only):**

14481

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

*Additional Pages of the Chain of Custody are only necessary if needed for additional sample information*

Sample #	Location	Volume/Area	Date/Time Sampled
L06	Gypsum board	White	9-3-2013; AM
L07	Wood	Grey	9-3-2013; AM
L08	Floor	White	9-3-2013; AM
L09	Floor	Stain	9-3-2013; AM
L10	Door jamb	Off-white	9-3-2013; AM
L11	Wood - exterior	Green	9-3-2013; AM
L12	Floor - exterior	Grey	9-3-2013; AM
L13	Column - exterior	Light green	9-3-2013; AM
L14	Window - exterior	Light green	9-3-2013; AM
L15	Metal - exterior	Cream	9-3-2013; AM
L16	Metal - exterior	Green	9-3-2013; AM
L17	Door - exterior	Light green	9-3-2013; AM
L18	Plaster - exterior	Cream	9-3-2013; AM
L19	Crown molding	Green	9-3-2013; AM
L20	Door - wood	White	9-3-2013; AM
L21	Window - wood	Light green	9-3-2013; AM
L22	Wood	Cream	9-3-2013; AM

**Comments/Special Instructions:**

Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States  
Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314481  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Collected: 9/3/2013

Project: 1309299ARG

### Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0001	9/11/2013	0.14 % wt	2.6 % wt	Site: WIN-WOOD Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L01</i>				
0002	9/11/2013	0.047 % wt	0.19 % wt	Site: BASEBOARD-WOOD Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L02</i>				
0003	9/11/2013	0.010 % wt	<0.010 % wt	Site: GYPSUM BOARD Desc: CREAM <i>Collected: 9/3/2013</i>
<i>Client Sample L03</i>				
0004	9/11/2013	0.40 % wt	4.9 % wt	Site: PANEL-WOOD Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L04</i>				
0005	9/11/2013	0.010 % wt	<0.010 % wt	Site: PLASTER Desc: CREAM <i>Collected: 9/3/2013</i>
<i>Client Sample L05</i>				
0006	9/11/2013	0.019 % wt	<0.019 % wt	Site: GYPSUM BOARD Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L06</i>				
0007	9/11/2013	0.047 % wt	<0.047 % wt	Site: WOOD Desc: GREY <i>Collected: 9/3/2013</i>
<i>Client Sample L07</i>				
0008	9/11/2013	0.011 % wt	0.35 % wt	Site: FLOOR Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L08</i>				
0009	9/11/2013	0.019 % wt	0.47 % wt	Site: FLOOR Desc: STAIN <i>Collected: 9/3/2013</i>
<i>Client Sample L09</i>				
0010	9/11/2013	0.22 % wt	4.1 % wt	Site: DOOR JAM Desc: OFF-WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L10</i>				

Doug Wiegand, Laboratory Manager  
 or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314481  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

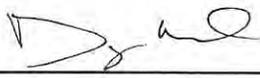
Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Collected: 9/3/2013

Project: 1309299ARG

### Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/I7000B)

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0011	9/11/2013	0.55 % wt	9.2 % wt	Site: WOOD-EXTERIOR Desc: GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L11</i>				
0012	9/11/2013	0.023 % wt	0.084 % wt	Site: FLOOR-EXTERIOR Desc: GREY <i>Collected: 9/3/2013</i>
<i>Client Sample L12</i>				
0013	9/11/2013	0.010 % wt	<0.010 % wt	Site: COLUMN-EXTERIOR Desc: LT. GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L13</i>				
0014	9/11/2013	0.50 % wt	4.2 % wt	Site: WINDOW-EXTERIOR Desc: LT. GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L14</i>				
0015	9/11/2013	0.13 % wt	<0.13 % wt	Site: METAL-EXTERIOR Desc: CREAM <i>Collected: 9/3/2013</i>
<i>Client Sample L15</i>				
0016	9/11/2013	0.063 % wt	0.089 % wt	Site: METAL-EXTERIOR Desc: GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L16</i>				
0017	9/11/2013	0.028 % wt	1.0 % wt	Site: DOOR-EXTERIOR Desc: LT. GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L17</i>				
0018	9/11/2013	0.029 % wt	<0.029 % wt	Site: PLASTER-EXTERIOR Desc: CREAM <i>Collected: 9/3/2013</i>
<i>Client Sample L18</i>				
0019	9/11/2013	0.032 % wt	0.075 % wt	Site: CROWN MOLDING Desc: GREEN <i>Collected: 9/3/2013</i>
<i>Client Sample L19</i>				
0020	9/11/2013	0.14 % wt	<0.14 % wt	Site: DOOR-WOOD Desc: WHITE <i>Collected: 9/3/2013</i>
<i>Client Sample L20</i>				

  
 \_\_\_\_\_  
 Doug Wiegand, Laboratory Manager  
 or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC-ELLAP 157245, OH E10040

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2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com>      [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161314481  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Mark Freemyer**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/10/13 9:45 AM  
 Collected: 9/3/2013

Project: 1309299ARG

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)**

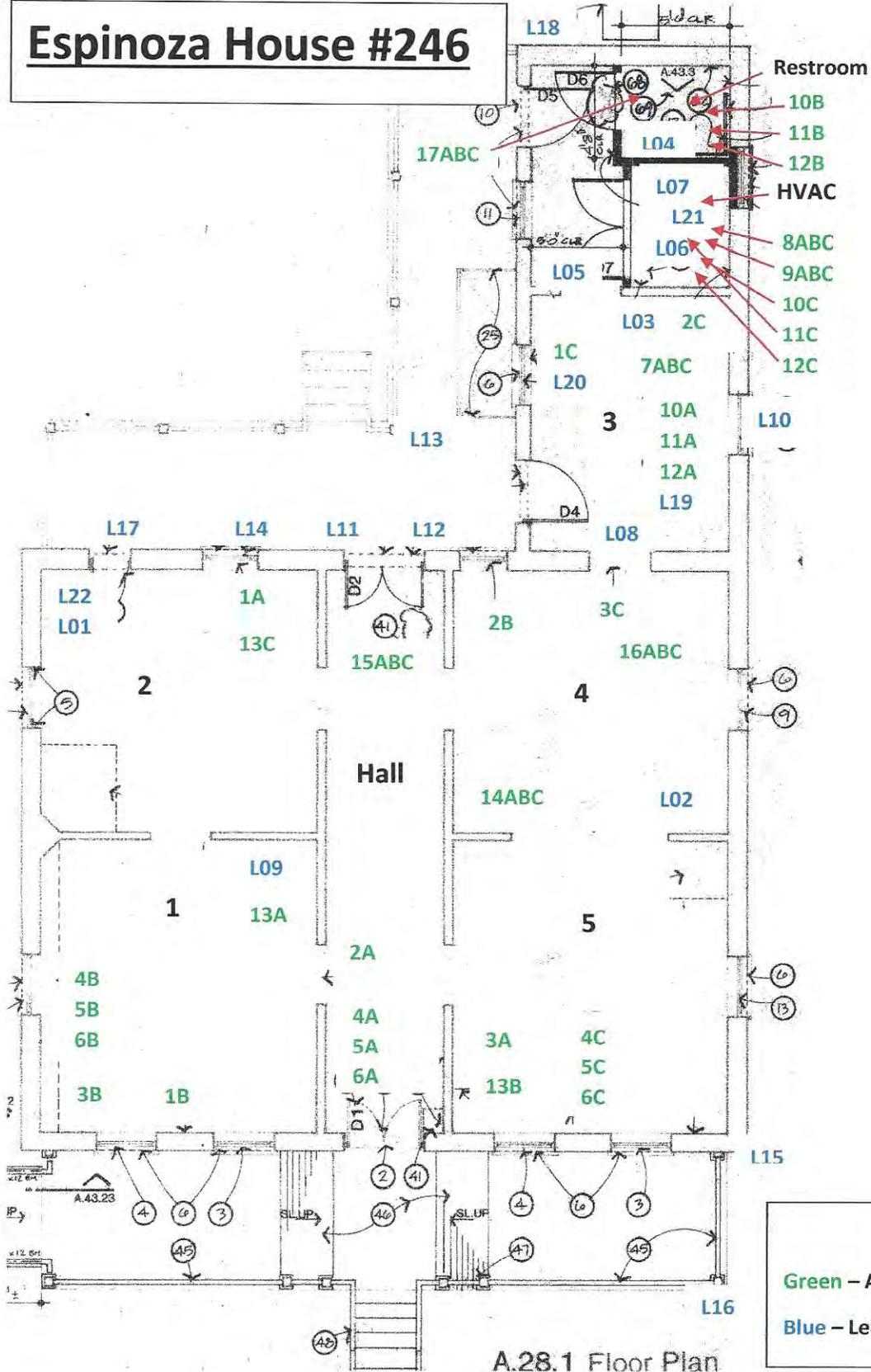
Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0021	9/11/2013	0.50 % wt	6.8 % wt	Site: WINDOW-WOOD Desc: LT. GREEN Collected: 9/3/2013
<i>Client Sample</i> L21				
0022	9/11/2013	0.067 % wt	<0.067 % wt	Site: WOOD Desc: CREAM Collected: 9/3/2013
<i>Client Sample</i> L22				

\_\_\_\_\_  
 Doug Wiegand, Laboratory Manager  
 or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

# Espinoza House #246



**Legend**

**Green** – Asbestos Sample Location

**Blue** – Lead Sample Location

A.28.1 Floor Plan

November 4, 2013

Project No: 1309313ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE AMAYA HOUSE #403, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Amaya House #403 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug  
Assessment &  
Remediation

OSHA Compliance

Occupational &  
Environmental  
Health & Safety

Training

Expert Testimony

Pre-Purchase  
Inspections

Environmental Site  
Assessments-  
Phase I, II & III

Environmental  
Impact Assessments

Wetlands  
Delineation

Property  
Transaction  
Due Diligence  
Screening

Forensics

Thermal Imaging  
Water Intrusion  
Failure Analysis



**HUB**

•  
**Small**

**Women Owned  
Business**

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 18, 2013 by Elizabeth Aguilar Texas DSHS Asbestos Inspector License #603203.

The following asbestos homogenous areas were identified and bulk samples were collected:

Homogenous Area	Description	Sample IDs
1	Grey plaster	403-1ABC
2	Plaster texture	403-2ABC
3	Gypsum board	403-3ABC
4	Black heating, ventilating and air conditioning (HVAC) mastic	403-4ABC
5	White door caulk	403-5ABC
6	White ceiling caulk	403-6ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

Sample ID	Description
L01	Thin panel wood ceiling - white
L02	Plaster wall – white
L03	Wood doorframe – white
L04	Metal pipe – white
L05	Thick panel wood ceiling - white

### Conclusions:

#### Asbestos

No regulated ACM were found in the identified materials.

Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L03	Middle wood doorframe -white	0.53% wt.
L05	Back entrance thick panel wood ceiling - white	1.0% wt.

**Recommendations:**Asbestos

Renovations may commence at your convenience.

Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a high-efficiency particulate air (HEPA) filtered vacuum.

Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Elizabeth Aguilar

Texas DSHS Asbestos Inspector License #603203 (Exp. 12/12/2014)

Texas DSHS Lead Inspector License #2060867 (Exp. 1/09/2015)



Robert W. Miller

Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)

Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/04/2014)



- Attachments:
- 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/24/2013
  - 2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/19/2013
  - 3) Floor Plan indicating sample locations

161315088

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

**CHAIN OF CUSTODY**

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 beth@argusenvironmental.com

Sample number	Building or Room number	Project name:		Job number:	Date of collection:
		Amaya House #403			
		Sample location		Material description	
		Other description, material is in good condition unless otherwise noted		Color	Type of material
403 - 1A	403	Wall system		Grey	Plaster
403 - 1B*	403	Wall system		Grey	Plaster
403 - 1C*	403	Wall system		Grey	Plaster
403 - 2A	403	Wall system		White	Plaster texture
403 - 2B*	403	Wall system		White	Plaster texture
403 - 2C*	403	Wall system		White	Plaster texture
403 - 3A	403			White	Gypsum board
403 - 3B*	403			White	Gypsum board
403 - 3C*	403			White	Gypsum board
403 - 4A	403	HVAC		Black	Mastic
Print name: Elizabeth Aguilar		Sample relinquished by:		Sample received by:	
Date: 9-18-2013		Date: 9-18-2013		Date: 9-19-13	
Time: 3:30		Time: 3:30		Time: 10:20	
Signature: <i>Elizabeth Aguilar</i>		Signature: <i>Wilson</i>		Signature: <i>Wilson</i>	

• Email all sample results

15088

**EMSL Analytical, Inc.**  
 2001 E 52<sup>nd</sup> Street  
 Indianapolis, IN 46205  
 Phone: (317) 803-2997  
 Fax: (317) 803-3047

# CHAIN OF CUSTODY

Polarized Light Microscopy (PLM)  
 EPA method 600  
 \*Positive Stop Count

**Argus Environmental**  
 10004 Wurzbach Rd., #247  
 San Antonio, Texas 78230  
 Phone (210) 493-2560  
 Fax (210) 342-9027  
 sarah@argusenvironmental.com  
 beth@argusenvironmental.com

Page 2 of 2

Sample number	Building or Room number	Project name: Amaya House #403 Sample location	Job number: 1309313ARG	Date of collection: 9-18-13	Material description	
					Other description, material is in good condition unless otherwise noted	Type of material
403 - 4B*	403	HVAC			Black	Mastic
403 - 4C*	403	HVAC			Black	Mastic
403 - 5A	403	Door			White	Caulk
403 - 5B*	403	Door			White	Caulk
403 - 5C*	403	Door			White	Caulk
403 - 6A	403	Ceiling			White	Caulk
403 - 6B*	403	Ceiling			White	Caulk
403 - 6C*	403	Ceiling			White	Caulk
Turn around time: 72 hours					Sample relinquished by: Elizabeth Aguilar	
Print name: Elizabeth Aguilar					Sample received by:	
Signature: Elizabeth Aguilar					Print name: Sarah Wilson	
Date: 9-18-2013					Date: 9-18-13	
Time: 3:30					Time: 10:20	

• Email all sample results

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161315088  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Project: **AMAYA HOUSE #403 / 1309313ARG**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/19/13 10:20 AM  
 Analysis Date: 9/24/2013  
 Collected: 9/18/2013

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
403-1A 161315088-0001	WALL SYSTEM - PLASTER	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
403-1B 161315088-0002	WALL SYSTEM - PLASTER	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
403-1C 161315088-0003	WALL SYSTEM - PLASTER	Gray Non-Fibrous Homogeneous		20% Quartz 80% Non-fibrous (other)	None Detected
403-2A 161315088-0004	WALL SYSTEM - PLASTER TEXTURE	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
403-2B 161315088-0005	WALL SYSTEM - PLASTER TEXTURE	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
403-2C 161315088-0006	WALL SYSTEM - PLASTER TEXTURE	White Non-Fibrous Homogeneous		10% Quartz 90% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
403-3A 161315088-0007	- GYPSUM BOARD	White Non-Fibrous Homogeneous	5% Glass	90% Gypsum 5% Non-fibrous (other)	None Detected
403-3B 161315088-0008	- GYPSUM BOARD	White Non-Fibrous Homogeneous	5% Glass	90% Gypsum 5% Non-fibrous (other)	None Detected

**Analyst(s)**

Jadda Moffett (12)  
 Ross Matlock (6)

Richard Harding, Laboratory Manager  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/24/2013 14:13:54

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161315088  
 CustomerID: ARGU52  
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 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
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Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/19/13 10:20 AM  
 Analysis Date: 9/24/2013  
 Collected: 9/18/2013

Project: **AMAYA HOUSE #403 / 1309313ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
403-3C 161315088-0009	- GYPSUM BOARD	White Non-Fibrous Homogeneous	5% Glass	90% Gypsum 5% Non-fibrous (other)	None Detected
403-4A 161315088-0010	HVAC - MASTIC	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-4B 161315088-0011	HVAC - MASTIC	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-4C 161315088-0012	HVAC - MASTIC	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-5A 161315088-0013	DOOR - CAULK	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-5B 161315088-0014	DOOR - CAULK	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-5C 161315088-0015	DOOR - CAULK	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
403-6A 161315088-0016	CEILING - CAULK	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Inseparable paint / coating layer included in analysis

**Analyst(s)**

Jadda Moffett (12)  
 Ross Matlock (6)

Richard Harding, Laboratory Manager  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/24/2013 14:13:54

**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
 Phone/Fax: (317) 803-2997 / (317) 803-3047  
<http://www.EMSL.com> [indianapolislab@emsl.com](mailto:indianapolislab@emsl.com)

EMSL Order: 161315088  
 CustomerID: ARGU52  
 CustomerPO:  
 ProjectID:

Attn: **Sarah Akeroyd**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
 Fax: (210) 342-9027  
 Received: 09/19/13 10:20 AM  
 Analysis Date: 9/24/2013  
 Collected: 9/18/2013

Project: **AMAYA HOUSE #403 / 1309313ARG**

### Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
403-6B 161315088-0017	CEILING - CAULK	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
Inseparable paint / coating layer included in analysis					
403-6C 161315088-0018	CEILING - CAULK	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

**Analyst(s)**

*Jadda Moffett (12)*  
*Ross Matlock (6)*

Richard Harding, Laboratory Manager  
 or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%  
 Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN NVLAP Lab Code 200188-0, AZ0939, CA 2575, CO AL-15132, TX 300262

Initial report from 09/24/2013 14:13:54



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

### Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

161315070

EMSL Analytical, Inc.  
2001 East 52nd Street

Indianapolis, IN 46205  
PHONE: (317) 803-2997  
FAX: (317) 803-3047

Company: Argus Environmental Consultants, LLC		EMSL-Bill to: <input checked="" type="checkbox"/> Different <input type="checkbox"/> Same If Bill to is Different note instructions in Comments**		
Street: 10004 Wurzbach Road #247		Third Party Billing requires written authorization from third party		
City: San Antonio	State/Province: TX	Zip/Postal Code: 78230	Country: United States	
Report To (Name): Elizabeth Aguilar		Telephone #: 210-493-2560		
Email Address: beth@argusenvironmental.com		Fax #: 210-342-9027	Purchase Order:	
Project Name/Number: 1309313ARG		Please Provide Results: <input type="checkbox"/> FAX <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Mail		
U.S. State Samples Taken: TX		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt		
<b>Turnaround Time (TAT) Options* - Please Check</b>				
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input checked="" type="checkbox"/> 2 Week	
<small>*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide</small>				
Matrix	Method	Instrument	Reporting Limit	Check
Chips <input checked="" type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input type="checkbox"/> ppm	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	<input type="checkbox"/>
Wipe* ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	<input type="checkbox"/>
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>
Name of Sampler: Elizabeth Aguilar		Signature of Sampler: <i>Elizabeth Aguilar</i>		
Sample #	Location	Volume/Area	Date/Time Sampled	
L1	Wood - ceiling (thin panel)	White	9-18-13; PM	
L2	Plaster - wall	White	9-18-13; PM	
L3	Wood - doorframe	White	9-18-13; PM	
L4	Metal - pipe	White	9-18-13; PM	
L5	Wood - ceiling (thick panel)	White	9-18-13; PM	
Client Sample #'s	-L1-L5	Total # of Samples:	5	
Relinquished (Client):	Elizabeth Aguilar	Date:	9-18-2013	
		Time:	4:03	
Received (Lab):	<i>[Signature]</i>	Date:	9-19-13	
		Time:	10:20g	
Comments:				
Bill To: Argus Environmental Consultants, LLC, 10004 Wurzbach Road #247, San Antonio, TX, 78230, United States Attention: Sarah Akeroyd Phone: 210-493-2560 Email: beth@argusenvironmental.com Purchase Order:				



**EMSL Analytical, Inc.**

2001 East 52nd St., Indianapolis, IN 46205  
Phone/Fax: (317) 803-2997 / (317) 803-3047  
http://www.EMSL.com indianapolislaboratory@emsl.com

EMSL Order: 161315070  
CustomerID: ARGU52  
CustomerPO:  
ProjectID:

Attn: **Elizabeth Aguilar**  
**Argus Environmental**  
**10004 Wurzbach Road**  
**Suite 247**  
**San Antonio, TX 78230-2214**

Phone: (210) 493-2560  
Fax: (210) 342-9027  
Received: 09/19/13 10:20 AM  
Collected: 9/18/2013

Project: 1309313ARG

**Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B\*/7000B)**

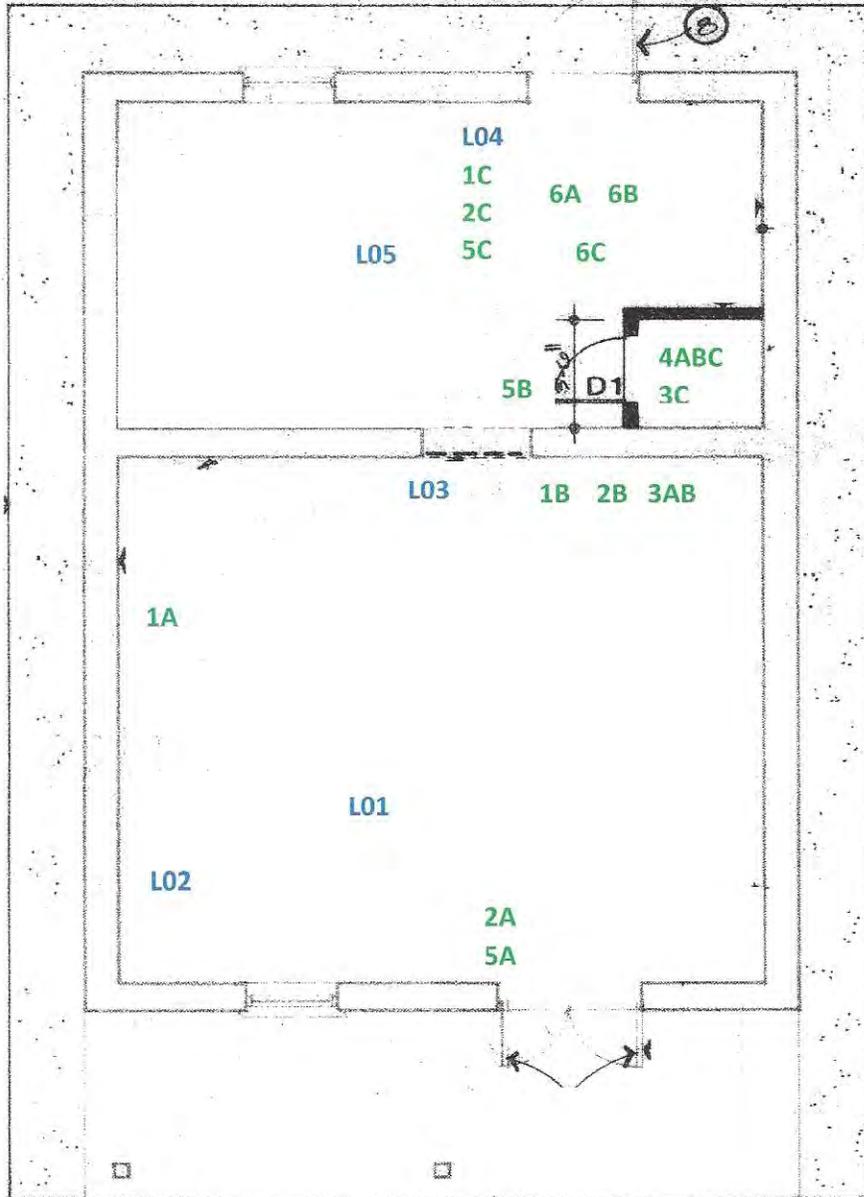
Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0001	9/24/2013	0.054 % wt	<0.054 % wt	Site: Wood - ceiling (thin panel) Desc: White <i>Collected: 9/18/2013</i>
<i>Client Sample L1</i>				
0002	9/24/2013	0.016 % wt	<0.016 % wt	Site: Plaster - wall Desc: White <i>Collected: 9/18/2013</i>
<i>Client Sample L2</i>				
0003	9/24/2013	0.10 % wt	0.53 % wt	Site: Wood - doorframe Desc: White <i>Collected: 9/18/2013</i>
<i>Client Sample L3</i>				
0004	9/24/2013	0.033 % wt	<0.033 % wt	Site: Metal - pipe Desc: White <i>Collected: 9/18/2013</i>
<i>Client Sample L4</i>				
0005	9/24/2013	0.12 % wt	1.0 % wt	Site: Wood - ceiling (thick panel) Desc: White <i>Collected: 9/18/2013</i>
<i>Client Sample L5</i>				

Doug Wiegand, Laboratory Manager  
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. \* slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Indianapolis, IN AIHA-LAP, LLC--ELLAP 157245, OH E10040

# Amaya House #403



## Legend

Green – Asbestos Sample Location

Blue – Lead Sample Location

## Floor Plan

1/4"=1'

520 sq ft gross interior

# STC

Environmental Services Inc.  
Geologists and Environmental Scientists

---

4754 RESEARCH DRIVE

SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761

February 21, 2014

Ms. Juliana Morelli  
Atkins  
10100 Reunion Place  
Suite 850  
San Antonio, Texas 78216

Re: Supplemental Pre-Renovation Asbestos Survey  
HemisFair Park Homes  
Acosta, Mayer, & Kampmann/Solomon House  
434 S. Alamo Street  
San Antonio, Texas 78205  
STC Project No. 14044

Ms. Morelli:

On January 31 and February 11, 2014 a supplemental pre-renovation asbestos survey was conducted at the above referenced locations by a state licensed asbestos inspector. It is our understanding that this asbestos survey is for the proposed renovations at the above referenced address. In summary, ten (10) additional samples were collected and six (6) of the samples revealed the presence of asbestos at a concentration greater than 1%. Additional details regarding the survey are presented below.

## PROJECT INFORMATION

A supplemental pre-demolition asbestos containing materials survey was accomplished at the site by Mr. E. Karlton Halbert, an EPA accredited and Texas licensed asbestos inspector (Texas State License Number 602302 expiration August 22, 2015). The survey is considered supplemental to a previous survey conducted at the site by Argus Environmental Consultants in 2013. This supplemental survey expands the scope of the work to include interior HVAC duct mastic, black TSI mastic, vibration dampners, and white mud joints which were not tested in the original survey. A copy of the original Argus survey report is presented in Appendix A.

The supplemental survey was conducted on January 31 and February 11, 2014 in accordance with Texas Department of State Health Services (TDSHS) Texas Asbestos Health Protection Rules (TAHPR) revised in March 2003. In order to prove that a building material is not asbestos containing, these regulations require that a minimum of three (3) samples be tested from each homogeneous area. A homogeneous area is a location or locations where the building materials appear similar in nature and date of construction.

## **LIMITED ASBESTOS CONTAINING MATERIALS SURVEY PROTOCOL**

The purpose of the asbestos survey is to attempt to identify asbestos containing materials. In general, the Environmental Protection Agency (EPA) classifies ACM into three categories: **Surfacing**, which includes sprayed on or troweled on materials; **Thermal**, which includes insulation and materials associated with heating, hot/cold water systems and HVAC systems; and **Miscellaneous**, which includes ceiling and floor tiles, roofing materials and all other materials which do not fall into the two previous categories. In addition, identified ACM material is further defined as "**Friable**" or "**Non-friable**". "Friable" material is defined as materials, when dry, can easily be pulverized, crushed or reduced to powder by hand pressure. "Non-Friable" material is defined as those materials containing asbestos that are firmly bound by a matrix such as plastic, cement, etc., that if handled carefully, will not become friable. The EPA defines asbestos containing material (ACM) as any material or product, which contains **greater** than 1% asbestos.

Prior to obtaining any bulk samples, the areas of homogenous material construction are identified to assure that each area is included in the sampling plan. A "homogeneous area" indicates an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture that is used throughout the facility during construction. A minimum of three (3) representative samples are then obtained from each area.

Materials not sampled during this inspection included concrete materials, ceramic tile, wood framing, carpet, PVC pipe and hidden and inaccessible components.

## **RESULTS OF THE INSPECTION**

The supplemental inspection of site revealed the following additional suspect materials were present.

### Acosta House

- Vibration Damper
- Pipe TSI Black Mastic

**Kampmann/Solomon House**

- HVAC Black Duct Mastic
- White Mud Joint on Pipe – Basement ( one sample only)

A total of ten (10) bulk samples were collected and immediately placed in plastic bags, sealed and assigned a unique number for transport to a Texas licensed asbestos laboratory for analysis. EMLab P&K in Ft. Lauderdale, Florida was the selected laboratory for analysis. The DSHS License Number for this laboratory is 300396.

Six (6) of the samples indicated a concentration of asbestos greater than one percent. A complete copy of the analytical laboratory report is presented in Appendix B.

Additional information concerning the asbestos containing materials identified in the supplemental survey is presented below.

- Black Mastic on Pipe TSI – Acosta House Crawl Space and Attic – Approximately 52 linear feet – Item 8
- Black Mastic on HVAC Ducts – Kampmann/Solomon House Crawl Space – Approximately 42 linear feet were visible – Potential for more under other parts of building – Item 9

**SUMMARY OF ALL ASBESTOS MATERIALS**

In conjunction with the survey by Argus, a total of nine different asbestos building materials were identified in the various buildings. These asbestos materials are designated Items 1 through 9 on Table I. The locations of these designated asbestos items is shown on Figures 1 through 9.

It should also be noted that the quantities of asbestos materials were increased due to the supplemental survey. The asbestos quantities of some materials inventoried by STC also varied from the estimates noted in the original survey. These variances are shown on Table I.

**OTHER INFORMATION**

It is recommended that this supplemental survey be provided to the designated asbestos abatement contractor for purposes of bidding.

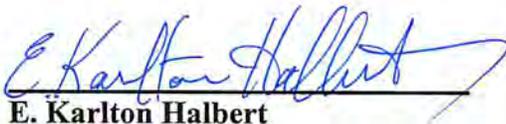
The supplemental survey also identified areas of the buildings which were not accessed and therefore not addressed in either of the surveys that were performed. These areas are located on the third floor of the Mayer Building and the crawl space of the Kampmann Building. These areas are shown on Figures 8 and 9.

Only one sample of white insulation mud was collected from the pipe joint in the basement of the Kampmann Building (See Figure 9). The sample was not asbestos containing and was designed to be a confirmation sample for an existing homogeneous area. After further review, this material appears to be a separate homogenous area. Therefore, in accordance with Texas regulations, two additional samples of this material should be analyzed to formally confirm the material is not regulated.

For the Kampman Building, STC only inspected the basement and crawlspace areas of the building. Access was limited to these areas. Other areas of this building were addressed in the original survey ( See Appendix B).

STC Environmental Services, Inc. appreciates the opportunity to provide our professional services to you. If you have any questions, please contact us at (210) 696-6288.

**Respectfully,**



**E. Karlton Halbert**  
**Staff Scientist**  
**Asbestos Inspector**  
**TDSHS# 602302**

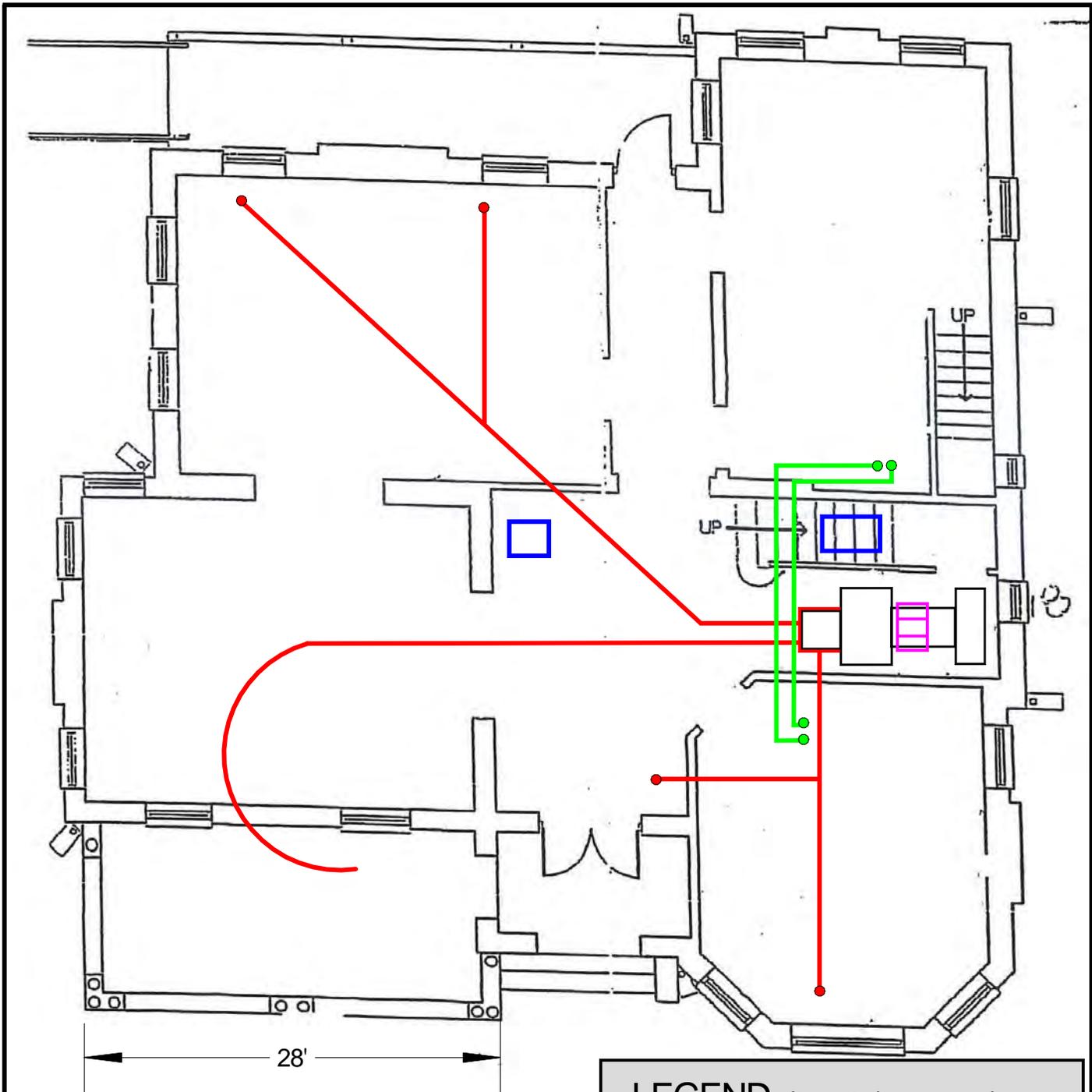


**Craig Tribbley**  
**President**  
**Asbestos Consultant**  
**TDSHS#10-5701**

**Attachments:**     **Table I**  
                          **Figures 1 through 9**  
                          **Appendix A – Reports by Argus**  
                          **Appendix B - Analytical Laboratory Results and Chain of Custody**  
                          **Records**

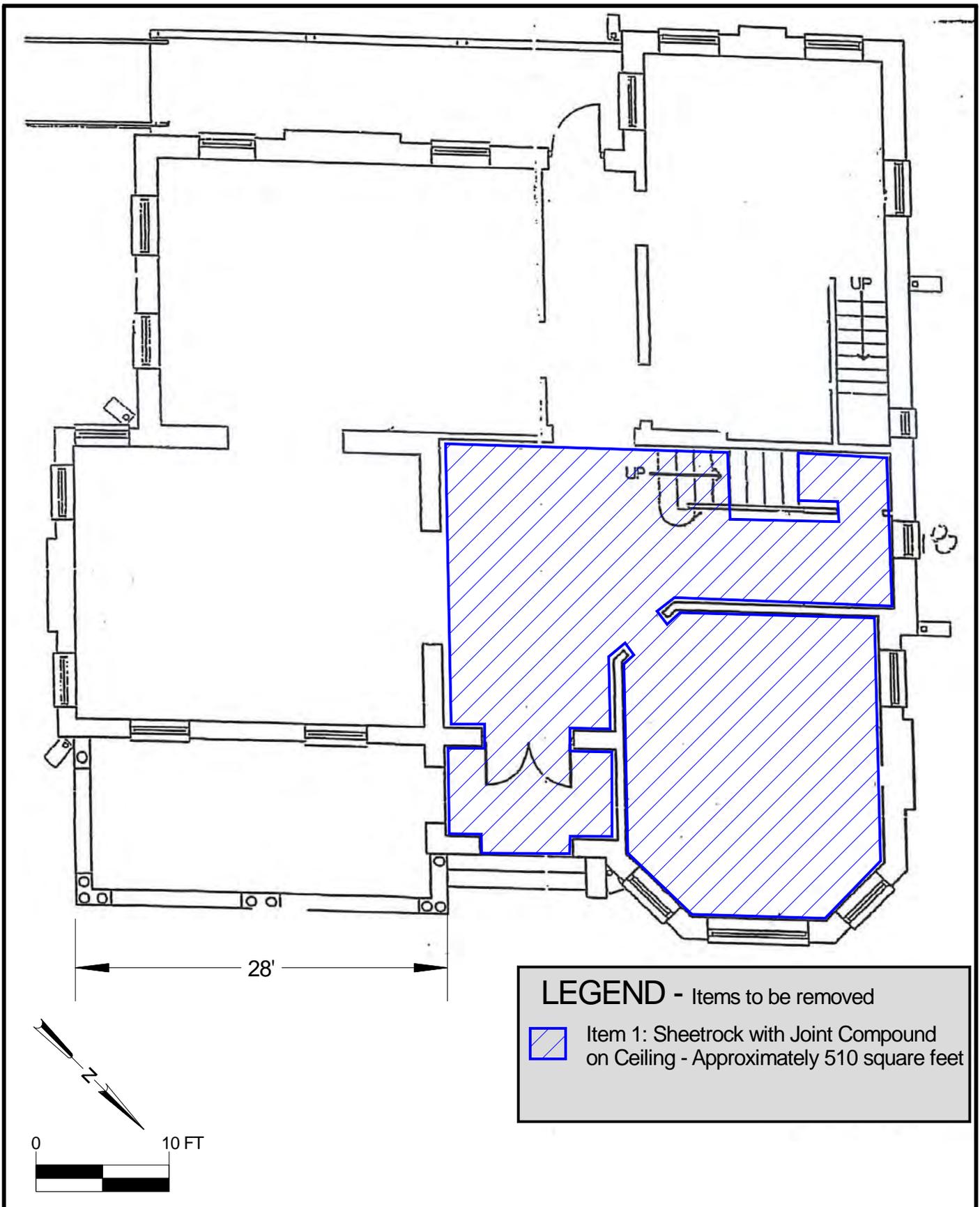
**Table I  
HemisFair Park Homes  
Asbestos Summary Table**

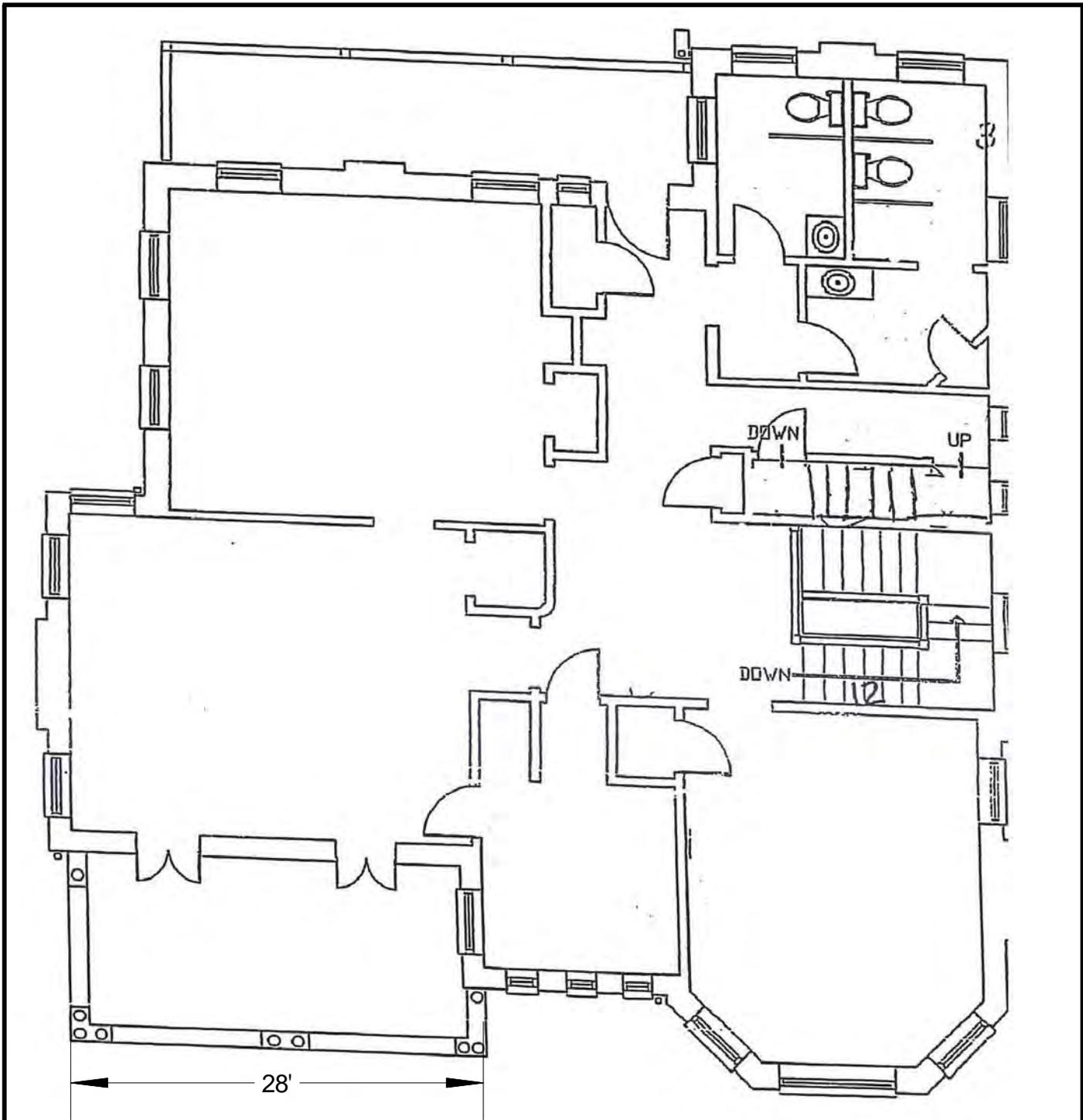
<b>Item Number</b>	<b>Location</b>	<b>Material Description</b>	<b>Original Survey Estimated Quantity</b>	<b>Supplemental Survey Estimated Quantity</b>	<b>Figure Reference and Comments</b>
<b>Acosta/Halff House #234</b>					
Item1	1st floor & NW Room	Sheetrock w/Joint comp.	560 sq ft	510 sq ft	Fig - 2
Item2	Attic & Crawl Space	HVAC Bk. Duct Mastic	180 Linear feet	192 lf	Fig - 1 & 4
Item 3	Attic & Crawl Space	White Vibration Damper	(1) one	(2) two	Fig - 1 & 4
Item 4	Attic & Crawl Space	Black pipe TSI mastic	NA	50 lf	Fig - 1 & 4
<b>Mayer/Halff House #308</b>					
Item 5	1st, 2nd, Basement, & crawl space	Cream color pipe TSI mastic	120 linear feet	231 linear feet	Fig - 5, 6, & 7
Item 6	1st, 2nd, Basement, & crawl space	Black pipe TSI mastic	100 linear feet	231 linear feet	Fig - 5, 6, & 7
Item 7	2nd floor	Stainless steel sink insulation	2 - linear feet	2 - linear feet	Fig - 7
<b>Kampmann/ Solomon/Halff House #245</b>					
Item 8	Basement	Black TSI Wrap	12 linear feet	52 linear feet visible	Fig - 9 50 linear feet disturbed on ground. Some material possibly removed after Sept. 2013 Large area not surveyed
Item 9	Crawl space	Black Mastic on HVAC ducts	0	42 linear feet visible	Fig - 9



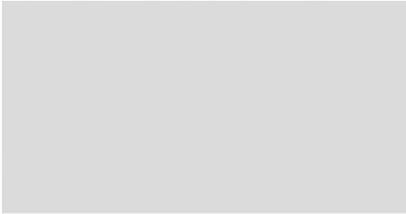
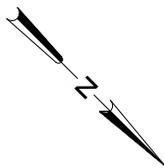
**LEGEND - Items to be removed**

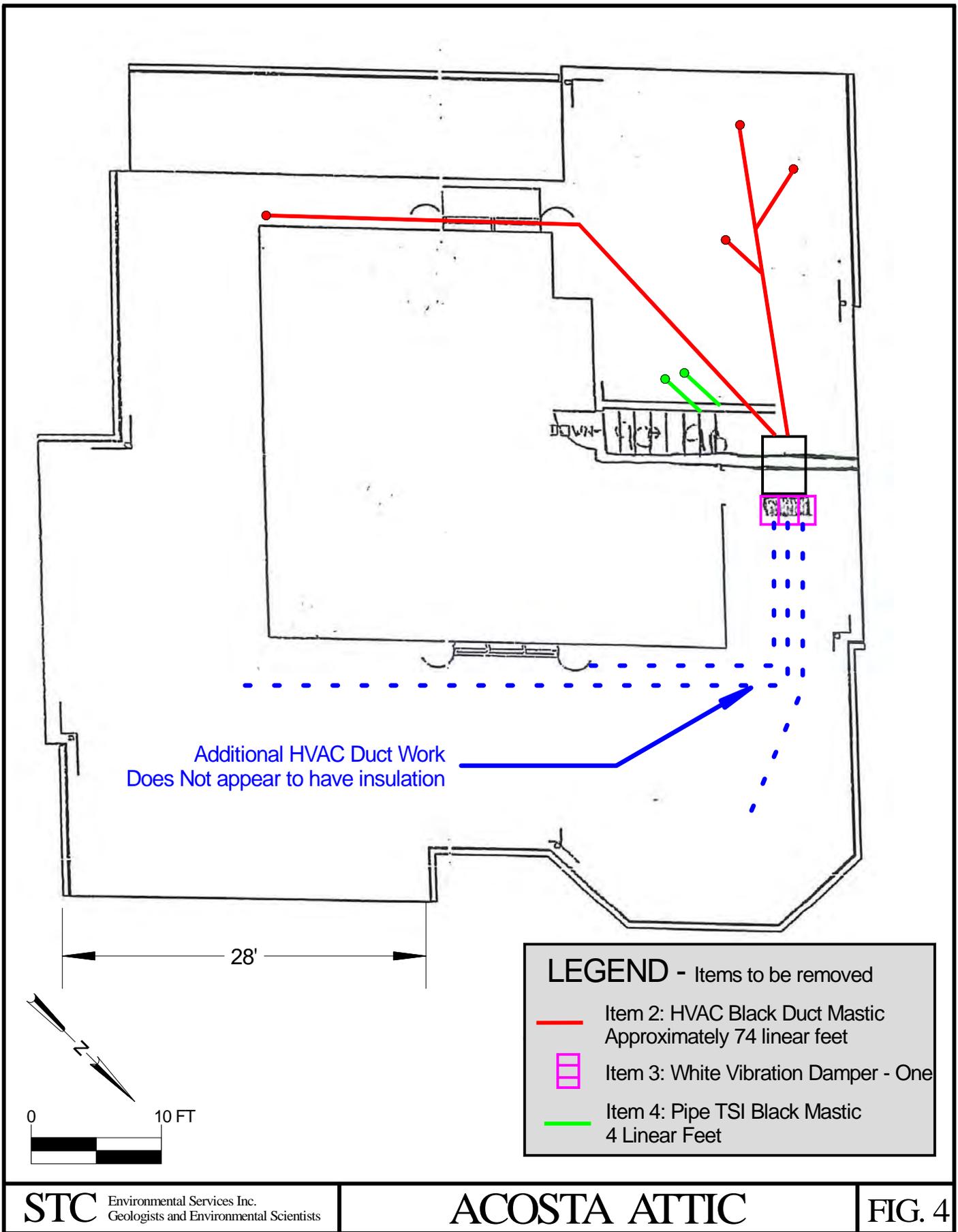
- Crawl Space Access Holes
- Item 2: HVAC Black Duct Mastic  
118 Linear Feet
- ▭ Item 3: White Vibration Damper - One
- Item 4: Pipe TSI Black Mastic  
46 Linear Feet





**No Asbestos on this Floor**





# Mayer/Halff House #308 – 1<sup>st</sup> Floor

Basement

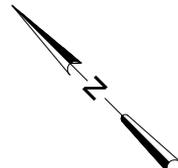
In Crawl Space

37'

First Floor Plan  
03/11



Item 5 & 6: Cream color pipe TSI  
& Black pipe TSI Mastic  
Approximately 152 linear feet  
To be removed



# Mayer/Halff House #308 – 1<sup>st</sup> Floor

Basement

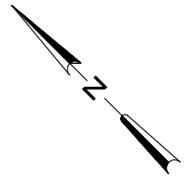
In Ceiling Space

37'

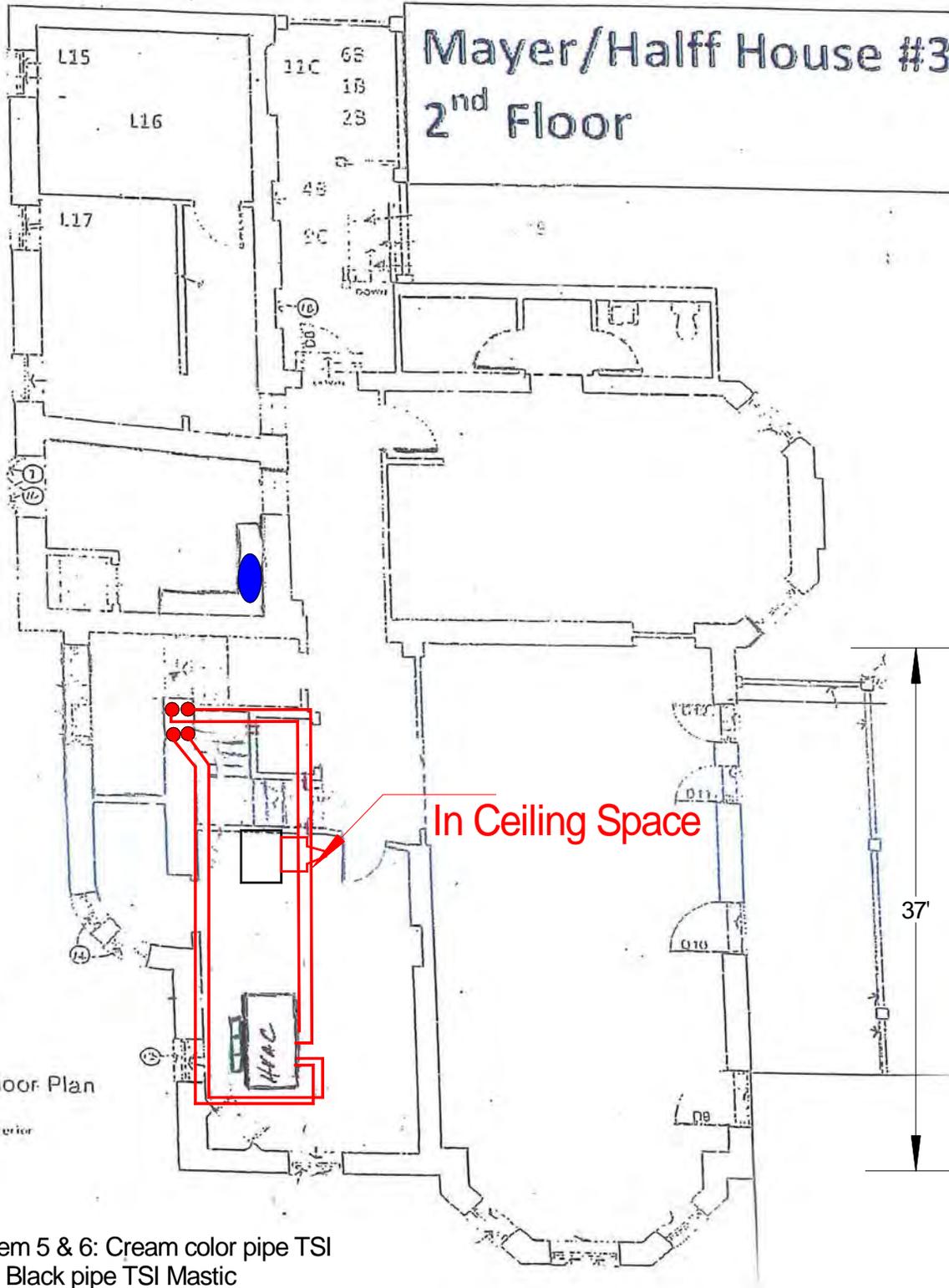
First Floor Plan  
0.1" = 1'



Item 5 & 6: Cream color pipe TSI  
& Black pipe TSI Mastic  
Approximately 150 linear feet  
To be removed



# Mayer/Halff House #308 – 2<sup>nd</sup> Floor

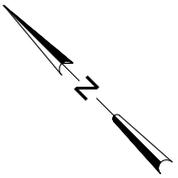


In Ceiling Space

37'

Second Floor Plan  
1/4" = 1'  
2270 at great exterior

-  = Item 5 & 6: Cream color pipe TSI & Black pipe TSI Mastic  
Approximately 160 linear feet  
To be removed
-  = Item 7: White Sink Undercoating  
One sink to be removed



**Mayer/Halff House #308 –  
3<sup>rd</sup> Floor**

**Not  
Surveyed  
(inaccessible)**

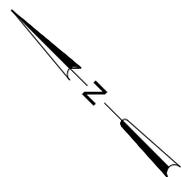
LARGE DUCT

HVAC

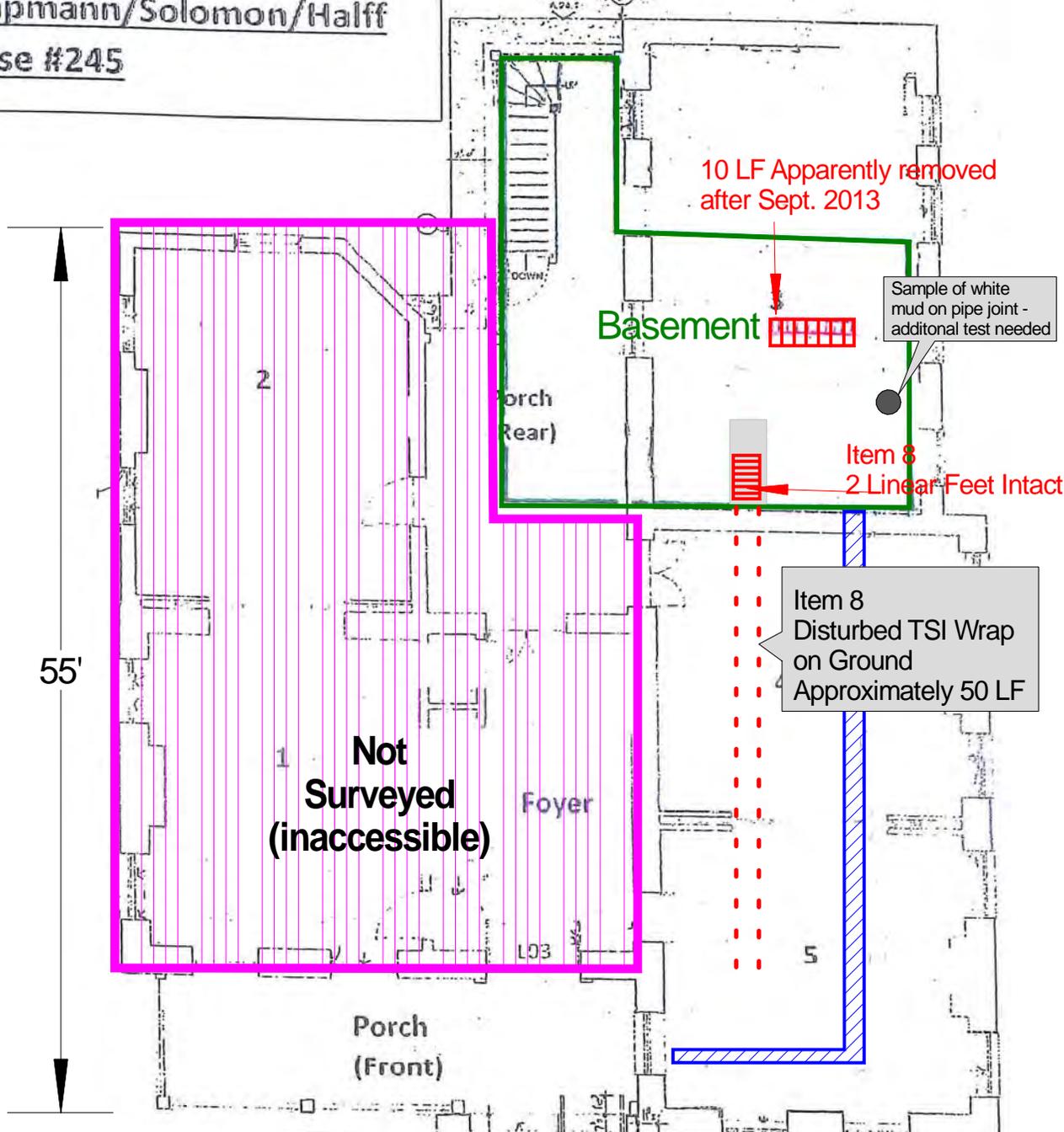
A.16.1  
Third Floor Plan  
1/4" = 1'  
891 sq gross interior

37

**No Asbestos on this Floor**



**Kampmann/Solomon/Halff  
House #245**



55'

**Not  
Surveyed  
(inaccessible)**

**Basement**

10 LF Apparently removed  
after Sept. 2013

Sample of white  
mud on pipe joint -  
additional test needed

Item 8  
2 Linear Feet Intact

Item 8  
Disturbed TSI Wrap  
on Ground  
Approximately 50 LF

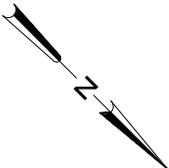
**LEGEND - Items to be removed**

 Not surveyed

 = Item 8: Black TSI Wrap - Undisturbed  
Approximately 2 linear feet

 Item 8  
Disturbed Area  
50 linear feet

 = Item 9: HVAC Duct Mastic - Black  
Approximately 42 visible linear feet  
In crawl space



# **APPENDIX A**

September 13, 2013

Project No: 1308286ARG

Mr. Bruce Wik  
 Weston Solutions  
 70 NE Loop 410, Suite 600  
 Phone: (210) 308-4300  
 Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE ACOSTA/HALFF HOUSE #234, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Acosta/Halff House #234 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

Industrial Hygiene

Clandestine Drug Assessment & Remediation

OSHA Compliance

Occupational & Environmental Health & Safety

Training

Expert Testimony

Pre-Purchase Inspections

Environmental Site Assessments-Phase I, II & III

Environmental Impact Assessments

Wetlands Delineation

Property Transaction Due Diligence Screening

Forensics

Thermal Imaging Water Intrusion Failure Analysis



HUB

Small

Women Owned Business

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey was performed on August 16, 2013 by Mark D. Freemyer Texas DSHS Asbestos Consultant License #105695.

The lead based paint survey was performed on August 16, 2013 by Robert W. Miller Texas DSHS Lead Risk Assessor License #2070094.

The following asbestos homogenous areas were identified and bulk samples collected:

1. Grey surface texture on plaster wall
2. Grey plaster
3. Cream + black pipe wrap
4. White gypsum board + Joint compound
5. Grey acoustic ceiling tile
6. White gypsum board
7. White joint compound
8. White surface texture
9. White surface texture on plaster wall
10. Heating, ventilating and air conditioning (HVAC) black duct mastic
11. HVAC white vibration damper
12. Red/black carpet mastic

The following building painted surfaces were identified as potentially containing lead and were sampled:

1. Interior door frames – brown/green
2. Interior inside back door – green/grey
3. Interior walls – grey
4. Interior ceiling – yellow
5. Interior metal ceiling – dark yellow
6. Interior window frames – brown/cream
7. Interior window frames – lt. brown/white
8. Exterior trim – tan
9. Exterior trim – orange
10. Exterior trim – dark green
11. Exterior porch ceiling – blue
12. Interior 2<sup>nd</sup> Floor stair hall – brown/yellow
13. Interior trim 2<sup>nd</sup> Floor – lt. green
14. Interior walls – lt. yellow/white
15. Interior 2<sup>nd</sup> wainscot front middle – red

16. Interior trim doorframe – dark blue
17. Interior 2<sup>nd</sup> Floor wall – dark green
18. Interior 2<sup>nd</sup> Floor women's restroom – pink/tan/white
19. Interior 2<sup>nd</sup> Floor men's restroom – blue/green
20. Interior 2<sup>nd</sup> Floor stairs to 3<sup>rd</sup> Floor – red
21. Interior 2<sup>nd</sup> Floor wall front middle – pea green
22. Interior 3<sup>rd</sup> Floor wall – olive
23. Interior 3<sup>rd</sup> Floor wall – white
25. Interior 1<sup>st</sup> Floor metal ceiling – yellow/tan

## **Conclusions:**

### Asbestos

ACM were found in the following materials:

4. Joint compound (2% Chrysotile) - Sample #234-4ABC; ~560 Square Feet – Foyer, 1<sup>st</sup> Floor northwest room; Good condition; Non-friable
10. HVAC black duct mastic (25% Chrysotile) – Sample #234-10ABC; ~180 Linear Feet – Attic; Good condition; Non-friable
11. White vibration damper (3% Chrysotile) – Sample #234-11ABC; x1 - Attic; Good condition; Non-friable

ACM not regulated by the Texas DSHSe were found by PLM in the following materials:

7. Joint compound (<1% Chrysotile) – Sample #234-7ABC; 2<sup>nd</sup> Floor restrooms & 3<sup>rd</sup> Floor walls and ceilings
8. White surface texture (<1% Chrysotile) – Sample #234-8ABC; 2<sup>nd</sup> Floor restrooms & 3<sup>rd</sup> Floor walls and ceilings
9. White surface texture on plaster wall (<1% Chrysotile) – Sample #234-9A; 2<sup>nd</sup> Floor to 3<sup>rd</sup> Floor Stairwell walls and ceilings

### Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

1. Interior door frames – brown/green (10% wt.)
2. Interior inside back door – green/grey (18% wt.)
3. Interior walls – grey (6.7% wt)
5. Interior metal ceiling – dark yellow (25% wt.)
6. Interior window frames – brown/cream (5.8wt.)
7. Interior window frames – lt. brown/white (7.7% wt.)
8. Exterior trim – tan (18% wt.)

9. Exterior trim – orange (12% wt.)
13. Interior trim 2<sup>nd</sup> Floor – lt. green (20% wt.)
15. Interior 2<sup>nd</sup> Floor front middle – red (22% wt.)
16. Interior trim doorframe – dark blue (13% wt.)
17. Interior 2<sup>nd</sup> Floor wall – dark green (0.92% wt.)
18. Interior 2<sup>nd</sup> Floor women's restroom – pink/tan/white (20% wt.)
20. Interior 2<sup>nd</sup> Floor stairs to 3<sup>rd</sup> Floor – red (25% wt.)
21. Interior 2<sup>nd</sup> Floor wall front middle – pea green (20% wt.)
24. Interior 1<sup>st</sup> Floor metal ceiling – yellow/tan (23% wt.)

## **Recommendations:**

### Asbestos

Abate ACM in accordance with the Texas DSHS regulations as required.

Inform contractors involved with the renovation that non-regulated ACM was identified. Regulations from the Occupational Safety and Health Administration's 29 CFR 1926.1101 apply.

### Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified prior so that appropriate personal protective measures are taken to adequately protect workers. If material components are to be removed, disposed, then additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) will be required for waste characterization.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Mark D. Freemyer  
Texas DSHS Asbestos Consultant License #105695 (Exp. 6/12/2014)



Robert W. Miller

Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)

Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



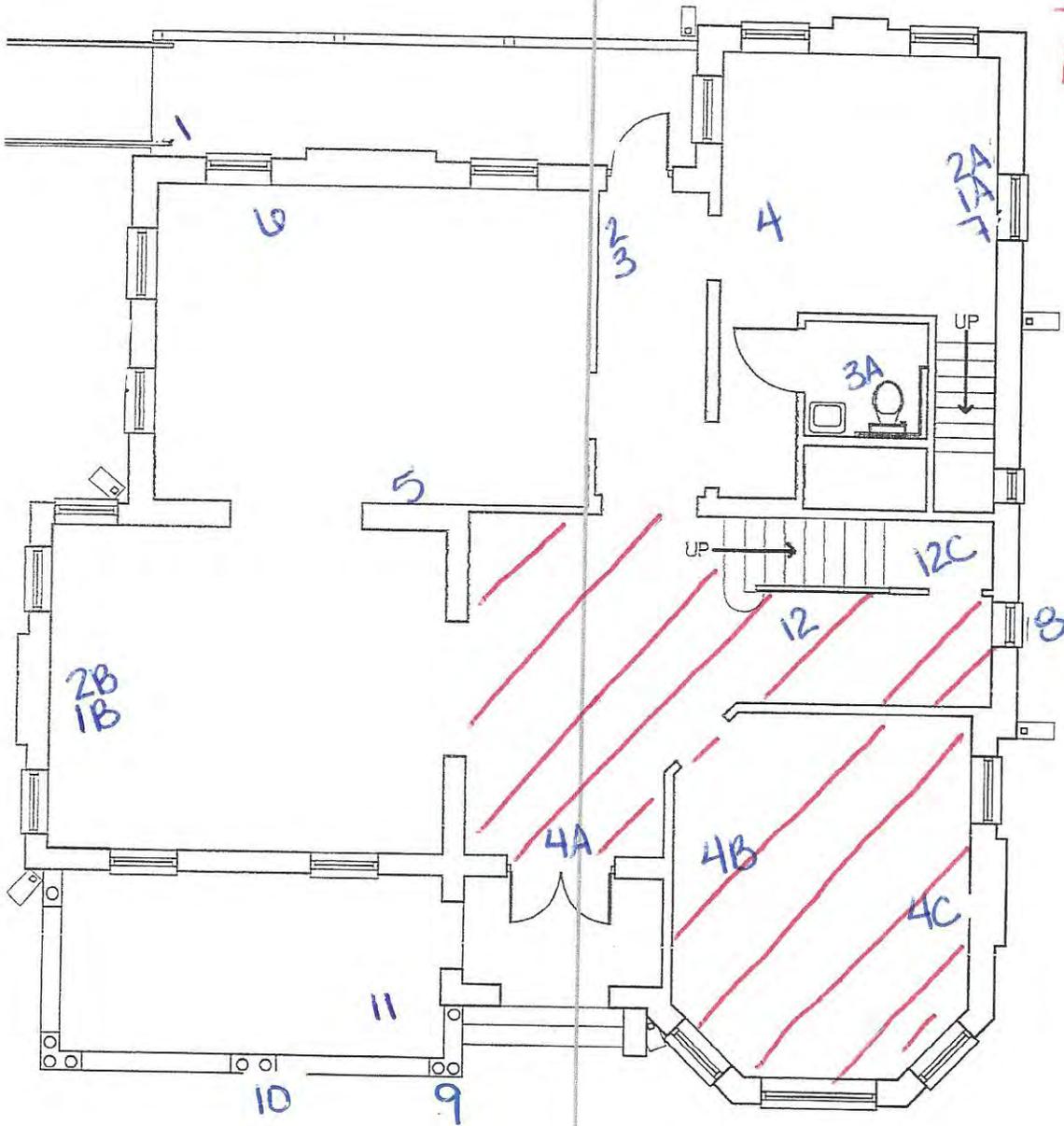
- Attachments:
- 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 8/22/2013
  - 2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 8/21/2013
  - 3) Floor Plan indicating sample locations

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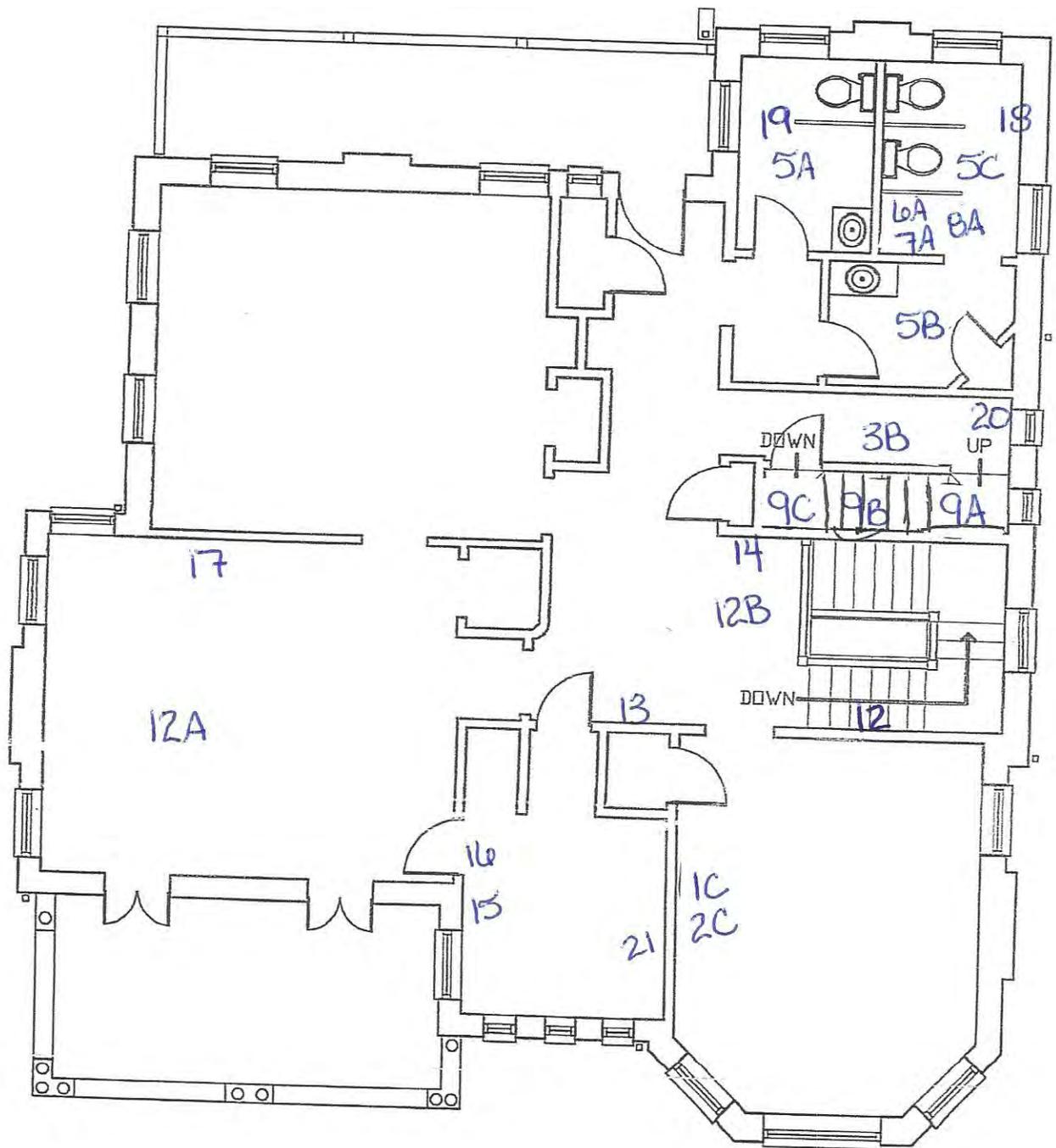
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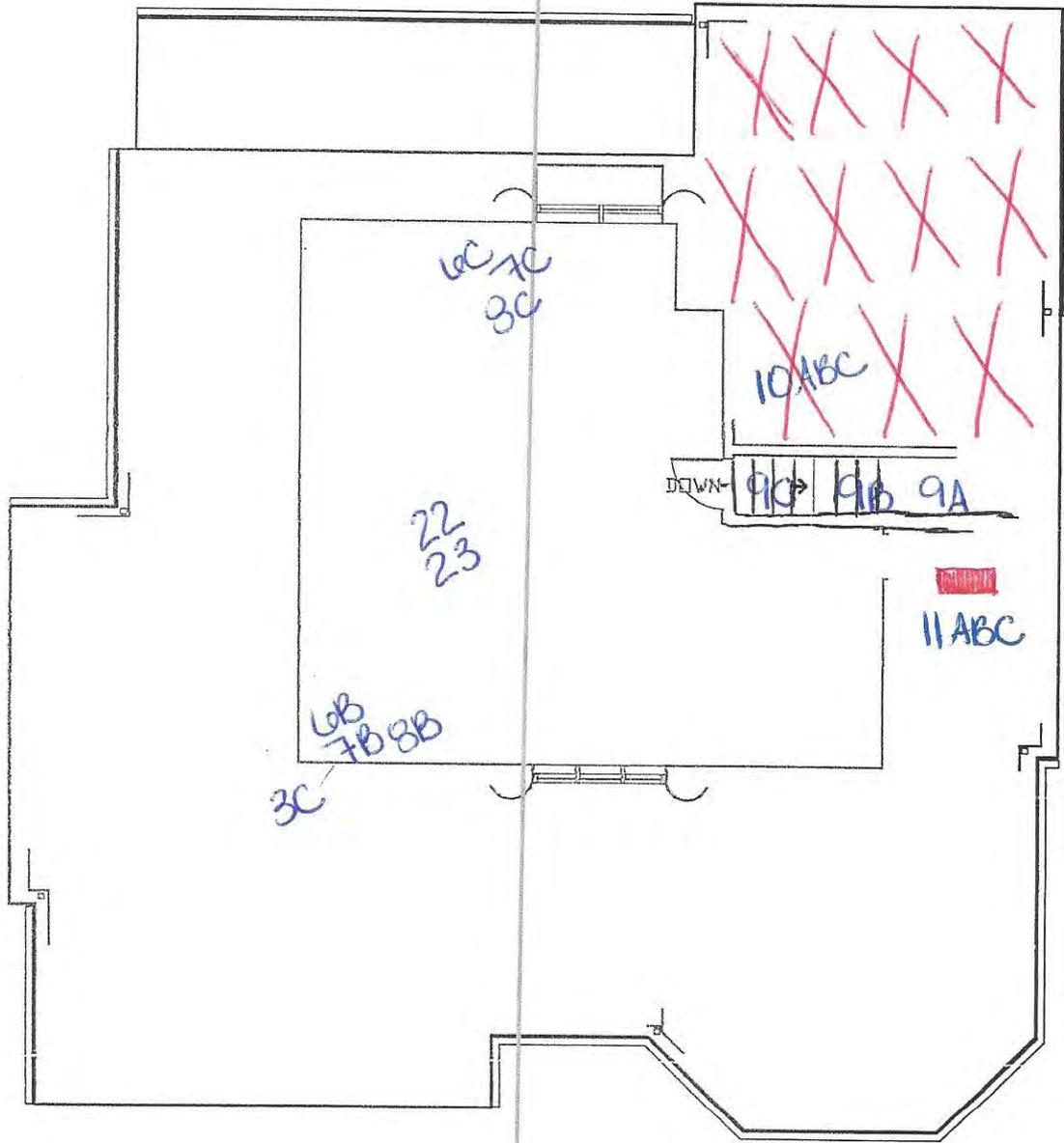
LEGEND  
III - ACM  
Joint  
Compound



FIRST FLOOR PLAN  
1/8" = 1'-0"



SECOND FLOOR PLAN  
 1/8" = 1'-0"



THIRD FLOOR PLAN  
1/8" = 1'-0"

LEGEND

XX - Attic, ACM Black  
HVAC Mastic

 - Attic, ACM white  
Vibration Damper

October 24, 2013

Project No: 1308297ARG

Mr. Bruce Wik  
Weston Solutions  
70 NE Loop 410, Suite 600  
Phone: (210) 308-4300  
Email: Bruce.Wik@WestonSolutions.com

**RE: LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY FOR THE KAMPMANN/SOLOMON/HALFF HOUSE #245, HEMISFAIR PARK HISTORICAL HOMES, LOCATED IN SAN ANTONIO, TEXAS**

Dear Mr. Wik:

Argus Environmental Consultants, LLC was contacted by Weston Solutions to perform a limited asbestos and lead based paint survey of the materials within the Kampmann/Solomon/Halff House #245 located in San Antonio, Texas.

The Scope of Services included in the limited Asbestos Survey consisted of the following:

- Visual evaluation of the interior finish materials.
- Identification of suspect asbestos containing materials (ACM) into homogeneous areas.
- Random collection of bulk samples from building materials that potentially contain asbestos.
- Laboratory analysis of building materials by a third party lab licensed by the Texas Department of State Health Services (DSHS).
- Analysis by Polarized Light Microscopy (PLM) using Environmental Protection Agency (EPA) Method 600.

The Scope of Services included in the limited Lead Based Paint Survey consisted of the following:

- Visual evaluation of the exterior and interior paint finishes.
- Identification of suspect paint into homogeneous areas.
- Random collection of bulk samples from paint that potentially contains lead.
- Laboratory analysis of paint by a third party lab certified by the EPA.
- Analysis by Flame Atomic Absorption using EPA Method SW846-7000B.

Argus Environmental's entire liability pertaining to this report and all work associated with it is limited to the INVOICED amount defined within the Scope of Services.



Indoor Air Quality

Mold

Asbestos

Lead

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**HUB**

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**Small  
Women Owned  
Business**

This report has been prepared for the exclusive use of the Weston Solutions, Inc. and the City of San Antonio and their assigned agents. It and all contents, findings, conclusions and recommendations expressed herein are not intended for any other purpose than that stated nor is intended to be used by any other party.

The asbestos survey and lead based paint survey was performed on September 4, 2013 by Mark D. Freemyer Texas DSHS Asbestos Consultant License #105695.

The following asbestos homogenous areas were identified and bulk samples were collected:

<b>Homogenous Area</b>	<b>Description</b>	<b>Sample IDs</b>
1	Gypsum board	245-1ABC
2	Large orange peel – wall texture	245-2ABC
3	Joint compound	245-3ABC
4	Fleck – wall texture	245-4ABC
5	Small grain – wall texture	245-5ABC
6	Smooth – wall skim coat	245-6ABC
7	Black & white ceramic tile and grout	245-7ABC
8	Fine grain – wall texture	245-8ABC
9	White heating, ventilating and air conditioning (HVAC) mastic	245-9ABC
10	White thermal system insulation (TSI) wrap	245-10ABC
11	Brown mortar	245-11ABC
12	Black TSI wrap	245-12ABC
13	Grey plaster	245-13ABC
14	2x4' Hole pattern ceiling tile	245-14ABC
15	White & brown ceramic tile grout	245-15ABC
16	Black & brown ceramic tile and grout	245-16ABC
17	Plaster of Paris	245-17ABC

The following building painted surfaces were identified as potentially containing lead and were sampled:

<b>Sample ID</b>	<b>Description</b>
L01	Baseboard wood – white
L02	Door case and jamb wood – white
L03	Floor wood – off-white
L04	Floor wood – stain
L05	Door wood – cream
L06	Rail metal – white

Kampmann/Solomon House

<b>Sample ID cont.</b>	<b>Description cont.</b>
L07	Stairs wood – white
L08	Stair trim and rise wood – white
L09	Gypsum board – light blue
L10	Plaster – light blue
L11	Plaster - white
L12	Brown mold wood – white
L13	Plaster – cream
L14	Window wood – white
L15	Plaster – yellow
L16	Pipe metal – white
L17	Gypsum board – yellow
L18	Plaster – pink
L19	Trim and ceiling wood – white
L20	Door wood – light green
L21	Stair wood – white
L22	Wall wood – white
L23	Panel wood – white
L24	Plaster – green
L25	Plaster – light yellow
L26	Plaster – purple
L27	Wood – purple
L28	Wood – light green
L29	Column wood exterior – light green
L30	Rail wood exterior – green
L31	Door wood exterior – green
L32	Door wood exterior – light green
L33	Window wood exterior – green
L34	Floor wood exterior – green
L35	Plaster exterior – white
L36	Rail metal exterior – green
L37	Plaster – white
L38	Plaster – brown
L39	Stain – light brown
L40	Plaster – light green
L41	Ceiling wood exterior - green

**Conclusions:**Asbestos

ACM were found in the following materials:

Homogeneous Area	Description/Location	Sample ID	Percent (%) Asbestos	Quantity	Condition	Friable/ Non-friable
12	Black TSI wrap/ Basement pipes	245-12A	2% Chrysotile	12 linear feet	Good condition	Non-friable

ACM not regulated by the Texas DSHS were found by PLM in the following materials:

Homogenous Area	Description/Location	Sample ID	Percent (%) Asbestos	Condition	Friable/ Non-friable
3	Joint compound/gypsum board ceiling & wall systems	245-3C	<1% Chrysotile	Good condition	Non-friable

Lead Based Paint

Greater than the EPA's minimum regulatory level of 0.5% by weight (wt.) was identified by laboratory analysis in the following samples:

Sample ID	Description/Location	Percent (%) Lead by Weight (wt.)
L01	Foyer baseboard wood - white	6.3% wt.
L02	2 <sup>nd</sup> Floor outside Girl's Restroom door case & jamb wood - White	18% wt.
L05	Room 5 door wood - cream	140% wt.
L07	Foyer stairs wood - white	98% wt.
L08	Foyer stair trim and rise wood - white	130% wt.
L11	Room 1 plaster - white	31% wt.
L12	Room 5 crown mold wood - white	35% wt.
L13	Room 5 plaster - cream	7.4% wt.
L14	Room 9 window wood - white	16% wt.
L20	Rear porch door wood - light green	7.3% wt.
L29	2 <sup>nd</sup> Floor column wood exterior - light green	11% wt.

Kampmann/Solomon House

<b>Sample ID cont.</b>	<b>Description/Location cont.</b>	<b>Percent (%) Lead by Weight (wt.) cont.</b>
L30	2 <sup>nd</sup> Floor rail wood exterior - green	5.8% wt.
L31	2 <sup>nd</sup> Floor door wood exterior - green	7.7% wt.
L32	2 <sup>nd</sup> Floor door wood exterior – light green	6.3% wt.
L33	2 <sup>nd</sup> Floor window wood exterior - green	18% wt.
L34	2 <sup>nd</sup> Floor wood exterior - green	1.0% wt.
L35	2 <sup>nd</sup> Floor plaster exterior - white	4.2% wt.
L37	2 <sup>nd</sup> Floor office plaster - white	12% wt.
L41	2 <sup>nd</sup> Floor ceiling wood exterior – green	19% wt.

### **Recommendations:**

#### Asbestos

If the basement's pipe runs are involved in any renovation, abate ACM in accordance with the Texas DSHS regulations as required. This will involve the submittal of a Texas DSHS Notification Form no less than 10 days prior to the commencement of work. ACM may be removed using typical wet methods within a glove bag enclosure by a Texas DSHS licensed abatement contractor.

Abatement projects involving 160 square feet, 260 linear feet or 35 cubic feet of ACM will require a written Scope of Work known as an Asbestos Abatement Design Specification written by an Asbestos Consultant licensed by Texas DSHS. Since only 12 linear feet were detected this rule does not directly apply to this property and no Asbestos Abatement Design Specification will be required to abate the identified ACM.

All abatement projects will require air monitoring and project management onsite by a Texas DSHS licensed Air Monitoring Technician/Project Manager (AMT/PM). Final work area clearance and a written report by a Texas DSHS licensed Consultant appointed AMT/PM will serve to complete abatement activities.

Inform contractors involved with the renovation that non-regulated ACM was identified in the gypsum board ceiling and wall systems. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris may be disposed of as general construction waste. Final clean-up should be accomplished by using a High Efficiency Particulate Air (HEPA) filtered vacuum. Regulations from the Occupational Safety and Health Administration's 29 Code of Federal Regulations (CFR) 1926.1101 apply.

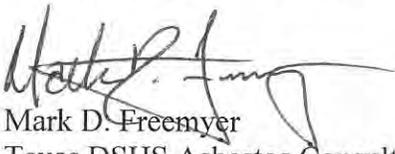
Lead Based Paint

Inform contractors involved with the renovation that lead based paint components were identified. Any material disturbance by the contractor and associated personnel should be completed by keeping the materials adequately wet with an amended water solution. The contractor should provide appropriate and adequate personal protective equipment for all personnel. Debris and material components that are removed and disposed, should be subjected to additional testing using the Toxicity Characteristic Leaching Procedure (TCLP) for waste characterization. Final clean-up should be accomplished by using a HEPA filtered vacuum.

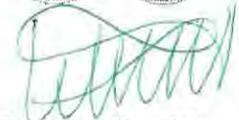
Should the property ultimately house children six years or younger, then the renovation contractor should be certified by the United States EPA's Lead Based Paint Renovation and Restoration Rule.

Please do not hesitate to contact Argus Environmental with any questions or comments regarding the on-site survey or the findings contained within this report.

Sincerely,  
For Argus Environmental Consultants, LLC.



Mark D. Freemyer  
Texas DSHS Asbestos Consultant License #105695 (Exp. 6/12/2014)



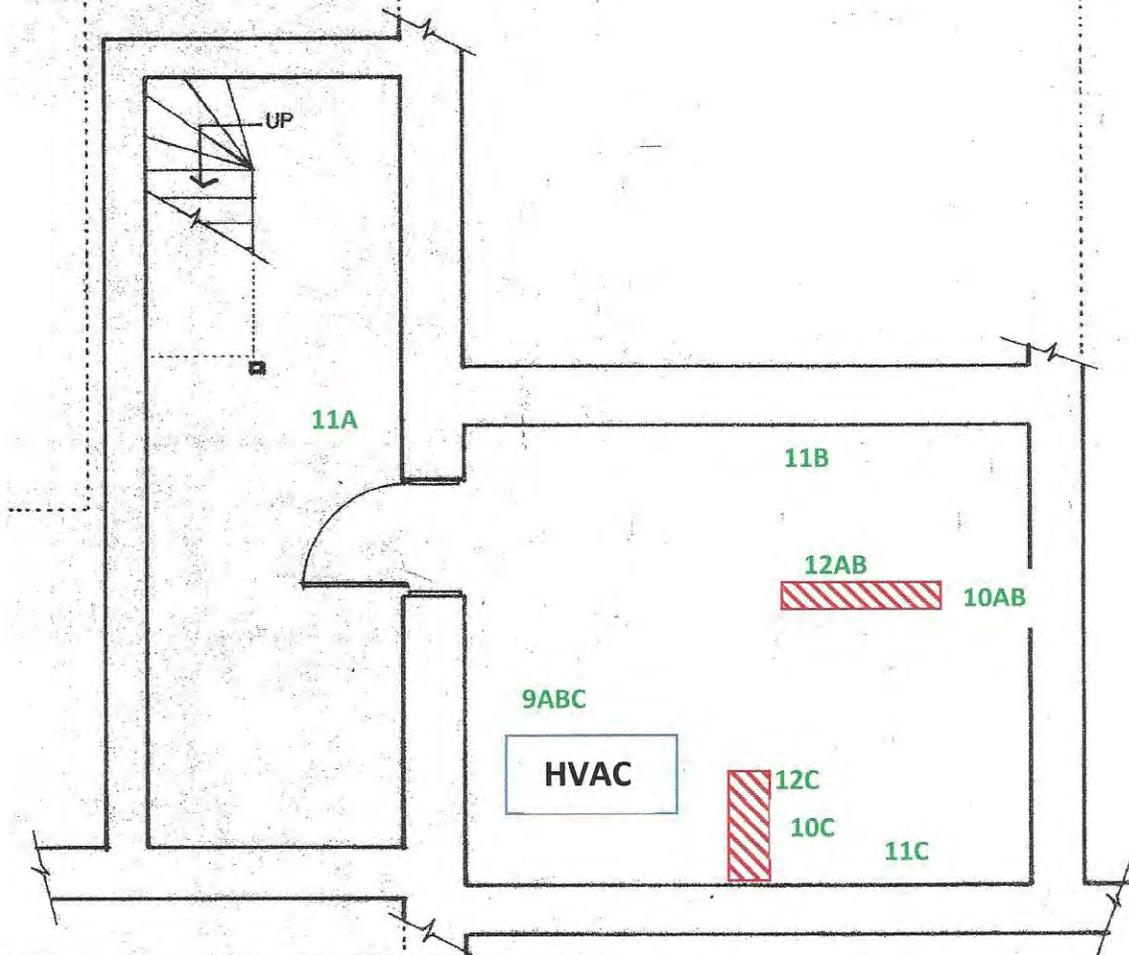
Robert W. Miller  
Texas DSHS Asbestos Consultant #105237 (Exp. 8/19/2015)  
Texas DSHS Lead Risk Assessor #2070094 (Exp. 8/4/2014)



- Attachments: 1) EMSL Analytical, Inc.'s EPA 600 PLM Asbestos Sample Results 9/12/2013  
2) EMSL Analytical, Inc.'s Lead-Based Paint Sample Results 9/10/2013  
3) Floor Plan indicating sample locations

Kampmann/Solomon House

**Kampmann/Solomon/Halff  
House #245**



**Legend**

**Green** – Asbestos Sample Location

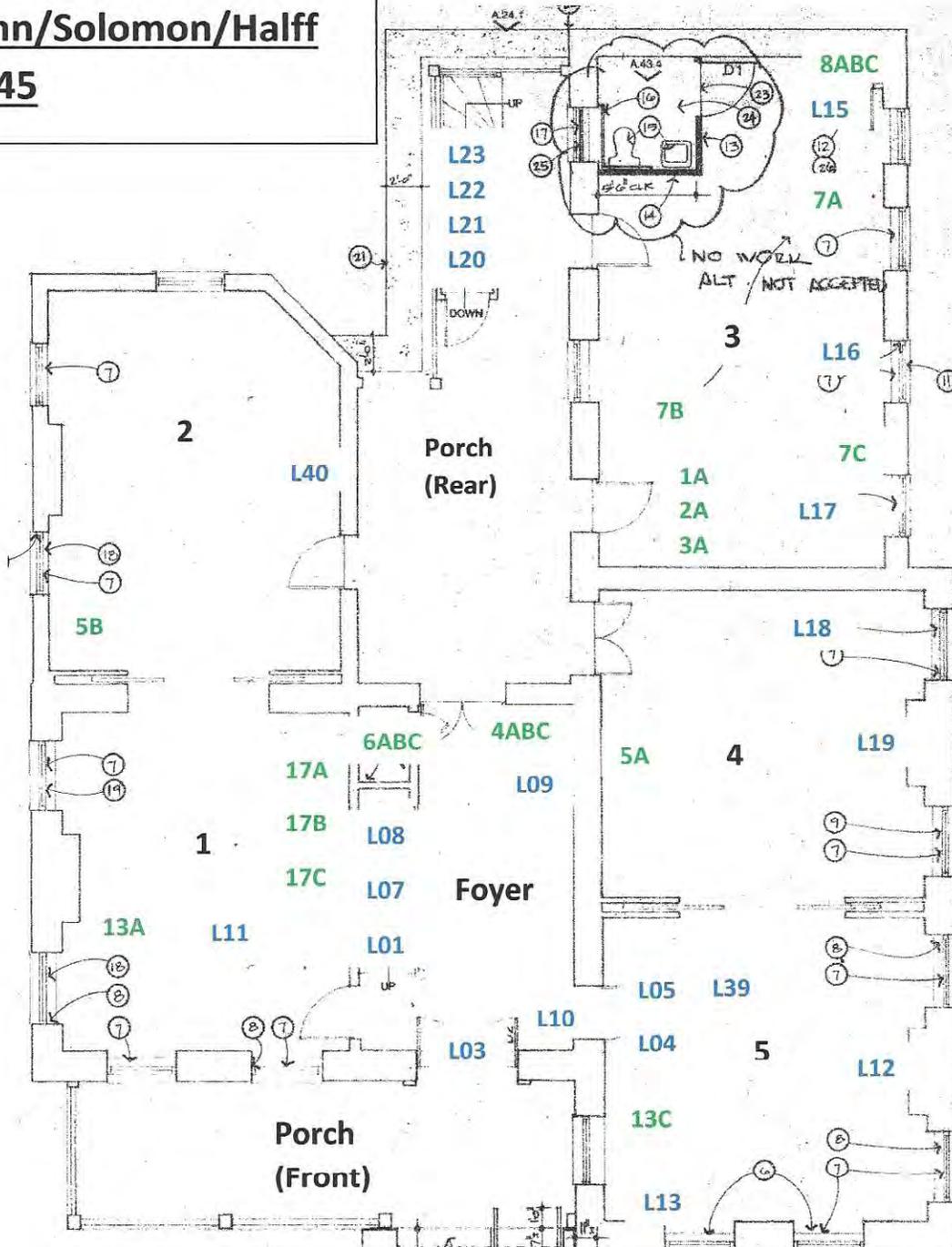
**Blue** – Lead Sample Location

**Red Hatched** - Asbestos Black TSI Wrap

**A.21.2 Basement Plan**

1/4" = 1'-0"

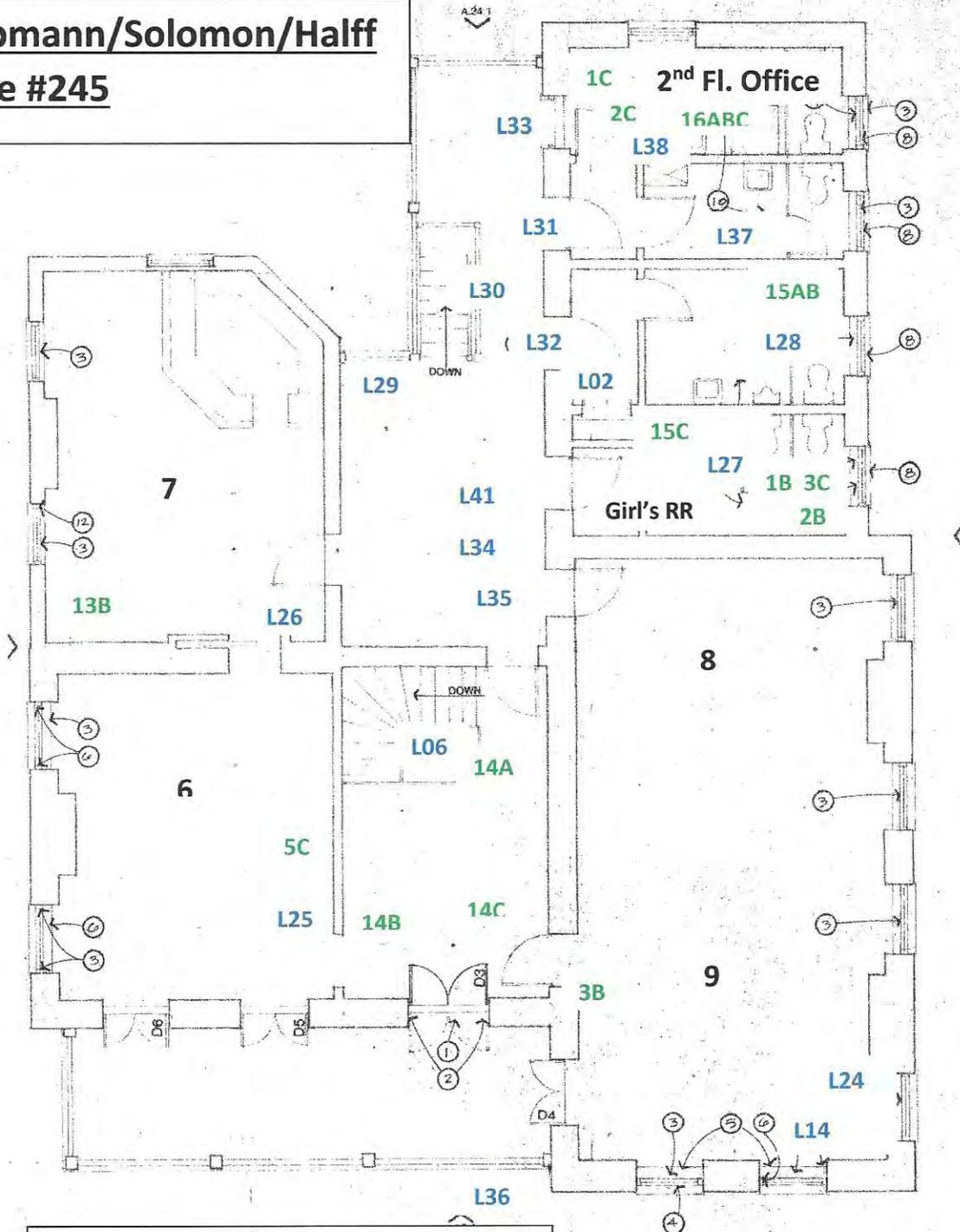
**Kampmann/Solomon/Halff**  
**House #245**



**Legend**  
**Green** – Asbestos Sample Locations  
**Blue** – Lead Sample Locations

**A.21.1 First Floor Plan**  
 1/4" = 1'  
 2064 sf gross interior  
 2064 sf second floor  
 4128 sf total

**Kampmann/Solomon/Halff  
House #245**



**Legend**

**Green** – Asbestos Sample Locations

**Blue** – Lead Sample Locations

A.22.1 Second Floor Plan  
1/4" = 1'  
2064 sf gross interior