



E and E Environmental, Inc.

**LIMITED SCOPE ASBESTOS INSPECTION
PIKE NATIONAL FOREST PROPERTY
AT
BUENA VISTA AND FAIRPLAY
COLORADO**

Prepared for

**Pike - San Isabel National Forest
2840 Kachina Drive
Pueblo, CO 81008**

Prepared by

**E and E Environmental, Inc.
3150 Prince Circle
Broomfield, CO 80020
303-748-0155**

April 26, 2007

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 Introduction	1
2.0 Certifications	2
3.0 Regulatory Review	3
4.0 Asbestos Containing Materials by Location	4
5.0 Suspect Asbestos Containing Materials Tested, Verified Non-ACM	5
6.0 Recommendations	6

APPENDICES

Appendix A - Bulk Asbestos Sample Summary

Appendix B - Bulk Sample Laboratory Results

Appendix C - Pictures

Appendix D - Certifications



1.0 INTRODUCTION

On April 10, 2007, E and E Environmental, Inc. (E and E) conducted a limited scope asbestos survey throughout four structures located in Buena Vista and Fairplay, Colorado. The purpose of this inspection was to test for suspect asbestos containing materials prior to resale. Every attempt was made to identify and sample all suspect materials, but E and E does not warrant that all suspect materials were found. No invasive sampling was done in the interest of maintaining the integrity of the buildings. The inspection was completed on April 10, 2007, with lab certified sample results received on April 20, 2007.

Bulk samples were collected by E and E of many accessible suspect asbestos containing materials per the EPA and OSHA asbestos inspection regulations. Bulk samples were given unique alpha-numeric identification numbers consisting of three parts and labeled according to EPA regulations. The first two letters identify the city location, the first set of numbers indicates the date of sampling and the last set of letters and numbers represents the material type and sequential number of each sample, i.e. BV and FP (city names), 041007 (date), CK-01 (caulk - first sample on the chain of custody). A summary of each sample giving description and location of sample is included in Appendix A.

Two EPA/State of Colorado certified building inspectors collected random samples from homogenous areas of three of the four buildings. The inspectors are W. Ellis Holcomb, and M. Elaine Holcomb. Copies of their certifications are included in Appendix D. All bulk samples were taken to F R S Geotech, Inc. (FRS), a third party independent laboratory. FRS is accredited through the National Institute of Standards and Technology (NIST) and participates in the NIST Voluntary Lab Accreditation Program (NVLAP) as required by EPA. Bulk samples were analyzed by Phase Contract Microscopy (PLM) according to the guidelines established by the US EPA (40 CFR, Part 763, Subpart F, Appendix A). Asbestos concentrations were visually estimated. No point counting was done at this time.

Suspect asbestos containing materials identified and sampled during this inspection include exterior caulking, canvas wrap on HVAC, glued and laid-in ceiling tiles, drywall/joint tape, floor tile, adhesives, glues and mastics, pipe wrap, plasters, popcorn ceiling texture, roofing materials, sheet flooring, and debris from inside duct work. Where possible, samples were collected in numbers required for the quantities of suspect materials present per EPA inspection regulations.



2.0 CERTIFICATIONS

The following representatives of E and E Environmental, Inc. performed the EPA AHERA asbestos inspection:

Name of Asbestos Building Inspector - W. Ellis Holcomb

Signature W. Ellis Holcomb

State of Colorado Accreditation Number: 10086

Name of Asbestos Building Inspector - M. Elaine Holcomb

Signature M. Elaine Holcomb

State of Colorado Accreditation Number: 10194



3.0 REGULATORY REVIEW

EPA and the Colorado Department of Public Health and Environment (CDPHE) regulate all building materials that contain greater than 1.0% asbestos as determined by Polarized Light Microscopy (PLM) analysis. OSHA regulates all building materials that contain less than 1.0% asbestos, including trace concentrations by PLM.

EPA and Colorado Regulation 8 require that suspect materials in buildings built prior to 1988 be assumed asbestos, or an inspection be conducted by a CDPHE certified asbestos building inspector. Regulation 8, Part B, requires an inspection following the AHERA protocol be conducted prior to any demolition or remodeling activities that could disturb asbestos containing materials.

The EPA and CDPHE require that all friable and non-friable asbestos containing materials be removed prior to renovation activities that may disturb the ACM, and all friable ACM must be removed prior to demolition.

In some circumstances a point count analysis of an asbestos containing material may be required. Point counting is a more detailed analysis than the standard PLM method. Federal and State agencies define asbestos containing materials as those containing greater than 1.0% asbestos. The NESHAP regulation requires that if standard PLM analysis determines that a sample contains less than 10.0% asbestos, the materials must be considered asbestos containing or be point counted. Even if the material is less than 1.0% by standard PLM, the material either has to be assumed to be ACM or point counted. If the point counting analysis is different than the PLM analysis, the point counting result takes precedence. If standard PLM analysis determines that a material has no asbestos, or that the material is greater than 10.0% asbestos, point counting is not necessary.

No point counting was conducted as part of this inspection. According to our instructions, no demolition or major renovation is planned for these buildings any time in the known future.* Should that situation change, point counting is recommended for the materials that are Trace and up to 3.0% asbestos containing. This would include plasters from the Buena Vista Office, roofing materials from the Trailer in Buena Vista, and some of the drywall samples from the Fairplay House. Although the regulations specify point counting up to 10.0% it has been our experience that anything over 3.0% does not point count down to less than 0.25%, and is therefore not cost effective.

*There was evidence of renovation underway in the Fairplay residence as of April 10, 2007, although no work was being conducted on the morning E and E was sampling.



4.0 ASBESTOS CONTAINING MATERIAL BY LOCATION

Buena Vista Office:

- 4.1 Approximately 30 square feet of visible canvas wrap with /without silver paint on the outside of the duct work in the basement contains an average of 72.0% chrysotile and is considered friable. This material is not in good condition.
- 4.2 Approximately 300 square feet of beige floor tile in the center office and landing to the basement contains an average of 9.0% chrysotile. Floor tile is considered non-friable.
- 4.3 Approximately 900 square feet of wall plaster from the front office and above the dropped ceiling in the rest room may contain a trace of chrysotile. Two of three samples in that area contain a trace. Two other samples listed as none-detect were taken from the ceiling from the landing to the basement and from the back room. Material common to both is the coarse gray plaster. If point counted down to <0.25% this material may be treated as an OSHA issue only - certified workers, respirators and wet methods

Buena Vista Trailer:

- 4.4 There is a minimal amount of roofing material with silver/gold paint on the trailer. The paint contains 10.0% chrysotile but the material the paint covers is non-detect. The total percentage of asbestos is only a trace.

Fairplay House/Shed: (No suspect materials found in the shed - no samples taken)

- 4.5 Drywall from many parts of the house contains trace to 4.0% chrysotile. Five of the twelve drywall samples throughout the house contain some asbestos. Most of the asbestos-containing samples include texture and/or drywall mud.
- 4.6 The "popcorn" ceiling in the upper level of the house must be considered asbestos containing (approx. 1,100 sf). Five of six samples from 1st floor contain an average of 4.0% chrysotile. The three samples from the basement do not contain asbestos. It appears the ceiling treatment in the basement is newer and asbestos free.
- 4.7 Approximately 300 square feet of red sheet flooring in the eating area and the entry-way to the garage contain 10.0% chrysotile. Most of this sheet flooring is covered by another layer of sheet flooring/backing, which tested non-asbestos. There has been some damage to both layers.



5.0 SUSPECT ASBESTOS CONTAINING MATERIALS TESTED, VERIFIED NON-ACM

The following suspect materials were analyzed and determined to be non-asbestos containing as of April 10, 2007.

Buena Vista Office:

- Caulk from the exterior of the building
- Three different patterns of ceiling tile - two smooth styles and a dot pattern
- Drywall and joint compound from the back room
- Mastics - black and yellow
- Popcorn ceiling from the back room
- Sheet flooring
- Yellow glue and filler from back room

Buena Vista Trailer:

- Ceiling tile
- Furnace vent wrap
- Sheet flooring
- Tub surround

Fairplay House/Shed:

- Caulk from exterior of building
- Debris from the cold air return
- New drywall throughout the house and garage
- Floor tile in basement
- Some popcorn ceilings, especially in the basement
- Sheet flooring - tan and beige

No invasive sampling was conducted in these buildings. Samples were taken in the least destructive methods possible. In the event any additional suspect materials are discovered during remodel, renovation or demolition activities, and the materials were not discussed or verified as non-asbestos containing in this report, all work must stop until such suspect materials are verified to be non-asbestos containing.



6.0 RECOMMENDATIONS

Although there are no stated plans to remodel, renovate or demo any of these buildings, several materials represent a risk condition which indicates the need for response action.

The canvas wrap in the basement of the Buena Vista Office is very friable and not in good condition. The content is 72.0% chrysotile, and of all the materials discovered, the abatement of this is an urgent recommendation.

The red sheet flooring in the house in Fairplay is the second item in question. There has been very obvious renovation to the flooring materials in the kitchen, eating area and entry from the garage to the kitchen. In some areas the top layer of floor covering was almost totally gone, with only the gray backing remaining on top of the red sheet flooring. The asbestos sheet flooring is 10.0% chrysotile and is considered friable. Unless the plan is to cover over this red sheet flooring with plywood substrate and then carpet or other tile installed over the substrate, this red sheet flooring needs to be abated also. Abatement is the recommended option.

The asbestos-containing popcorn ceiling in the house is friable at 4.0%. It was in good condition as of the date of the inspection (April 10, 2007). Caution should be exercised in replacing lights and smoke detectors, vent covers or any other action which could cause damage to this ceiling texture. Since both materials require full containment abatement, the best case scenario would be to hire an asbestos abatement crew to remove the red sheet flooring and the asbestos-containing popcorn ceilings under full containment at the same time.



APPENDIX A

**BULK ASBESTOS SAMPLE
SUMMARY**

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Buena Vista Office Building # 9210
PROJECT LOCATION: 410 East Main Street – Buena Vista, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
BV041007-CK-01	Caulk – Exterior Front Window of Office Gray caulk	N/D
BV041007-CT-02	Ceiling Tile – Front Office – SE Corner 2' x 2' Smooth White	N/D
BV041007-CT-03	Ceiling Tile – Center Office – Room w/ Sink 1' x 1' Smooth White	N/D
BV041007-CT-04	Ceiling Tile – Rest Room @ Attic Hatch Dot Pattern – gray w/ inseparable white surface	N/D
BV041007-CW-05	Canvas Wrap w/ Silver Paint – from Basement Duct Gray Wrap Silver Paint	<i>Chrysotile</i> (80.0%) (N/D) 72.0%
BV041007-DW-06	Drywall – Back Room @ NW Light Fixture White drywall w/ inseparable tan cardboard White popcorn texture	N/D N/D
BV041007-DW-07	Drywall – Back Room from Back Wall above Window White drywall w/ inseparable tan cardboard White surface material w/ inseparable green & white paints	N/D N/D
BV041007-DW-08	Drywall – Back Room – from Back Wall behind Double Light Switch White drywall w/ inseparable tan cardboard White joint compound White surface material w/ inseparable green & white paints	N/D N/D N/D

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Buena Vista Office Building # 9210
PROJECT LOCATION: 410 East Main Street – Buena Vista, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>		<u>RESULTS</u>
BV041007-FT-09	Floor Tile w/ Mastic from Center Office Beige floor tile Yellow mastic Black mastic	<i>Chrysotile</i> (10.0%) (N/D) (N/D)	9.0%
BV041007-FT-10	Floor Tile w/ Mastic from Landing to Basement Beige floor tile Tan mastic	<i>Chrysotile</i> (10.0%) (N/D)	10.0%
BV041007-MT-11	Mastic – Yellow and Black from Front Office under Carpet Yellow w/ inseparable black foam (no black mastic noted)		N/D
BV041007-PC-12	Popcorn Ceiling – Back Room @ Light Fixture White popcorn texture		N/D
BV041007-PC-13	Popcorn Ceiling – Back Room @ Attic Hatch White popcorn texture		N/D
BV041007-PL-14	Plaster – Front Office behind Outlet on East Wall Gray coarse plaster White fine plaster w/ inseparable gray surface material	<i>Chrysotile</i> (Trace)	Trace N/D
BV041007-PL-15	Plaster – Front Office behind Door to Rest Room Gray coarse plaster White fine plaster Inseparable multiple layers of multiple colors of surface materials and paints		N/D N/D N/D

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Buena Vista Office Building # 9210
PROJECT LOCATION: 410 East Main Street – Buena Vista, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
BV041007-PL-16	Plaster – Rest Room above Dropped Ceiling <i>Chrysotile</i> Gray coarse plaster (Trace) White fine plaster (N/D) Inseparable multiple colors of paints (N/D)	<i>Trace</i>
BV041007-PL-17	Plaster – Ceiling – Landing to Basement Stairwell Gray coarse plaster Tan fibers	N/D N/D
BV041007-PL-18	Plaster – Back Room above Breaker Box Gray coarse plaster White surface material w/ inseparable multiple paints	N/D N/D
BV041007-SF-19	Sheet Flooring – Over Particle Board in Rest Room Closet White sheet flooring w/ inseparable gray backing Yellow adhesive	N/D N/D
BV041007-YG-20	Yellow Glue and Filler from Back Room Yellow glue White filler	N/D N/D

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Buena Vista Trailer # 9211
PROJECT LOCATION: 410 East Main Street – Buena Vista, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
BV041007-CT-21	Ceiling Tile – Trailer – NW Corner of Closet White surfacing material w/ inseparable white paint Brown material	N/D N/D
BV041007-CT-22	Ceiling Tile – Trailer – from Furnace Room White surfacing material w/ inseparable white paint Brown building material	N/D N/D
BV041007-CT-23	Ceiling Tile – Trailer – in Kitchen Cupboard White surfacing material w/ inseparable white paint Brown building material	N/D N/D
BV041007-FV-24	Furnace Vent – Trailer – Joint Wrap @ Exhaust Stack Black tarry-like substance Brown wrap imbedded w/ a transparent weave	N/D N/D
BV041007-RM-25	Roofing Material – Trailer - Edge of Roof by Stairs Silver and gold colored material (10.0%) White material (N/D)	Chrysotile Trace
BV041007-SF-26	Sheet Flooring – Trailer – Front Bed Room @ Damaged Spot Green and white vinyl layers Gray felt Green under layer	N/D N/D N/D
BV041007-TS-27	Tub Surround – Trailer – Rest Room Wall @ Tub White material Brown material	N/D N/D

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Fairplay Residence w/ Shed - Building #3538 & 9807

PROJECT LOCATION: 490 8th Street – Fairplay, CO

SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
FP041004-CK-28	Caulk – House – Front of Building @ Basement Window White caulk	N/D
FP041004-CK-29	Caulk – House – East Side @ South Basement Window Yellow caulk	N/D
FP041004-DB-30	Debris – House from Cold Air Return in Living Room Gray debris	N/D
FP041004-DW-31	Drywall – House Ceiling by Front Door (with Tape) White drywall White drywall mud White texture w/ paint	<i>Chrysotile</i> (N/D) (2.0%) (N/D) <i>Trace</i>
FP041004-DW-32	Drywall – House @ Base of Parting Wall btwn Living Rm & Dining Rm (New) White drywall White texture w/ paint	N/D N/D
FP041004-DW-33	Drywall – House – R R @ Cnr above Tub (Old) White drywall White tape White texture/ mud w/ paint	<i>Chrysotile</i> (N/D) (N/D) (Trace) <i>Trace</i>
FP041004-DW-34	Drywall – House – R R Ceiling @ Light Fixture White drywall White tape White texture/ mud w/ paint	<i>Chrysotile</i> (N/D) (N/D) (2.0%) <i>Trace</i>

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Fairplay Residence w/ Shed - Building #3538 & 9807
PROJECT LOCATION: 490 8th Street – Fairplay, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
FP041004-DW-35	Drywall – House – SE Bed Room @ Smoke Alarm White drywall White popcorn texture	<i>Chrysotile</i> (N/D) (3.0%) <i>Trace</i>
FP041004-DW-36	Drywall – House – NE Bed Rm on E Wall @ Outlet White drywall White texture/ mud w/ paint	<i>Chrysotile</i> (N/D) (2.0%) <i>Trace</i>
FP041004-DW-37	Drywall – House – Basement Laundry Room @ Outlet by Water Heater White drywall White texture w/ paint	N/D N/D
FP041004-DW-38	Drywall – House – Basement SE Bed Room Closet White drywall White mud White tape White texture/ mud w/ paint	<i>Chrysotile</i> (N/D) (2.0%) (N/D) (2.0%) <i>Trace</i>
FP041004-DW-39	Drywall – House – Basement @ Hall between Bed Room Doors White drywall w/ inseparable tan cardboard White joint compound White paint	N/D N/D N/D
FP041004-DW-40	Drywall – Garage @ SW Window White drywall	N/D
FP041004-DW-41	Drywall – Garage – Wall between Overhead Doors White drywall w/ inseparable gray cardboard White joint compound Off-white tape	N/D N/D N/D

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Fairplay Residence w/ Shed - Building #3538 & 9807

PROJECT LOCATION: 490 8th Street – Fairplay, CO

SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>	
FP041004-DW-42	Drywall – Garage by Overhead Door Track White drywall w/ separable gray cardboard White joint compound Off-white tape	N/D N/D N/D	
FP041004-MD-43	Mud – House – Front Entry @ Light Switch White mud	N/D	
FP041004-PC-44	Popcorn Ceiling – House in Rest Room @ Light Fixture White popcorn ceiling White paint	N/D N/D	
FP041004-PC-45	Popcorn Ceiling – House - Lvg Rm @ Iron Railing White popcorn ceiling (possibly multiple) White paint (possibly multiple)	Chrysotile (5.0%) (N/D)	4.0%
FP041004-PC-46	Popcorn Ceiling – House - Dng Rm @ Lt Fxtr White popcorn ceiling White paint	Chrysotile (5.0%) (N/D)	4.0%
FP041004-PC-47	Popcorn Ceiling – House - SE Bd Rm @ Lt Fxtr White popcorn ceiling White paint	Chrysotile (5.0) (N/D)	4.0%
FP041004-PC-48	Popcorn Ceiling – House - NE Bd Rm / Smk Alrm White popcorn ceiling White paint	Chrysotile (5.0%) (N/D)	4.0%

E AND E ENVIRONMENTAL, INC.

ASBESTOS BULK SAMPLE ANALYSIS

SUMMARY REPORT

PROJECT NAME: Fairplay Residence w/ Shed - Building #3538 & 9807

PROJECT LOCATION: 490 8th Street – Fairplay, CO

SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>		<u>RESULTS</u>
FP041004-PC-49	Popcorn Ceiling – House @ Attic Hatch in Hall White popcorn ceiling White paint	<i>Chrysotile</i> (5.0%) (N/D)	4.0%
FP041004-PC-50	Popcorn Ceiling – House – Basement @ Bottom of Stairs (New) White popcorn ceiling		N/D
FP041004-PC-51	Popcorn Ceiling – House – Basement in NE Bed Room @ Vent White popcorn ceiling		N/D
FP041004-PC-52	Popcorn Ceiling – House – Basement in NW Room by Duct Work White popcorn ceiling		N/D
FP041004-SF-53	Sheet Flooring – House @ Front Entrance Tan w/ inseparable gray backing		N/D
FP041004-SF-54	Sheet Flooring – House in Eating Area Red w/ inseparable gray backing & underlying gray material	<i>Chrysotile</i> (10.0%)	10.0%
FP041004-SF-55	Sheet Flooring – House in Kitchen All layers – beige w/ inseparable gray backing, off-white adhesive & underlying white material		N/D
FP041004-SF-56	Sheet Flooring – House in Entryway to Garage Red w/ inseparable gray backing & Underlying white to gray material	<i>Chrysotile</i> (10.0%)	10.0%

E AND E ENVIRONMENTAL, INC.

**ASBESTOS BULK SAMPLE ANALYSIS
SUMMARY REPORT**

PROJECT NAME: Fairplay Residence w/ Shed - Building #3538 & 9807
PROJECT LOCATION: 490 8th Street – Fairplay, CO
SAMPLE DATE: April 10, 2007

<u>SAMPLE #</u>	<u>DESCRIPTION / LOCATION</u>	<u>RESULTS</u>
FP041004-FT-57	Floor Tile – House in Basement Rest Room Tan floor tile Yellow adhesive w/ inseparable underlying white material	N/D N/D
FP041004-FT-58	Floor Tile – House in Basement Laundry Room Tan w/ inseparable colorless adhesive & underlying gray material	N/D

No suspect materials were noted in the adjacent shed – no samples were taken.