



January 15, 2021

7411 Barlite Blvd. #240014 San Antonio, TX, 78224 210.951.0227

RE: Limited Asbestos Survey Report
Monica Jergins
456 Magazine Avenue
New Braunfels, Texas 78130

To Whom it May Concern

DEKD Environmental (DEKD) is pleased to submit this Limited Asbestos Survey report for the above-referenced site. The asbestos survey was conducted on January 14, 2021 by Dyna Salahuddin, Texas Department of State Health Services (TDSHS) Asbestos Consultant License No. 105831. In summary, for the purpose of this limited survey, one of the four samples collected contained asbestos.

BUILDING COMPOSITION

The home at 456 Magazine Avenue is located in Comal County, was built in 1948, and is approximately 2000 square feet. The exterior siding of the house is asbestos containing transite (Fig.1), except the eastside and a south portion of the home that has fiber cement boards and natural wood planks, respectively. The wooden windows have tested positive for lead based paint and have white glazing around the glass (Fig.2). The interior space has wooden floors, and the walls are comprised of texture, joint compound, fasteners, and drywall (Fig.3). The attic space insulated with yellow and pink fiberglass insulation (Fig.4), and the HVAC system does not have mastic on the seams. The vent pipes are made of polyvinyl chloride (PVC) and the chimney pipe is stainless steel.

PURPOSE AND SCOPE

The purpose of this survey is to determine the presence of asbestos-containing building material (ACBM) that may be impacted in the renovation/demolition of the property. DEKD representative performed a limited visual inspection of the renovation/demolition targeted areas to determine the presence of ACBM. DEKD collected samples of the siding, window glazing, and the drywall for analysis. The number of samples collected from each homogeneous area is determined by the DEKD, accredited, asbestos inspector utilizing federal, state, and local guidelines and requirements. Sample locations are selected in order to best represent the entire homogenous area.

The asbestos survey services were performed in compliance with the Texas Asbestos Health Protection Rules (TAHPR) and the TDSHS. DEKD generally follows the sampling protocols in an effort to collect representative samples of the homogeneous areas of the suspect building materials in the client identified target areas. If specific homogeneous areas were not sampled, they must be assumed to contain asbestos until testing proves otherwise.

ASBESTOS OVERVIEW

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion. Asbestos has historically been a component of a wide variety of building materials. These types of building materials, which may potentially contain asbestos, are termed "suspect" asbestos-containing building materials (suspect ACBM). Typically, ACBM can be found as: fireproofing material on the steel beams of multi-story buildings; roofing shingles, felts, tars, floor tiles and mastic, acoustic ceiling, wall texture, joint



compound, and Thermal System Insulation (TSI) for pipes, ducts, and joints. Over a period of years these asbestos containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air. Suspect ACM may or may not contain asbestos, and the actual asbestos content of a suspect material can only be determined through proper sampling and analysis performed by a qualified building inspector and licensed laboratory.

SAMPLING AND ANALYSIS PROCEDURES

DEKD representative collected samples of identified and reasonably accessible suspect ACM within the target areas. Suspect ACM samples were collected from a discreet location by physically removing a small portion of the suspect material using a sharp instrument. Disturbance of adjacent material was minimized during the sampling activities. Each sample was placed in a separate labeled container and then sealed. The sample's number and location were then recorded on a chain-of-custody form. The sampling instrument was cleaned between each sample collected to mitigate potential cross-contamination between samples collected.

STANDARD OF CARE AND LIMITATIONS

This report was prepared for the exclusive use of the client, Monica Jergins, to aid in the identification and management of ACM in the renovation/demolition target areas. DEKD performed its services in a manner consistent with the level of care and expertise exercised by asbestos professionals performing the same or similar services at the same time and in the same geographic area.

The results, findings and conclusions documented in this report are based solely on conditions observed the day of the inspection. DEKD makes no representations or assumptions as to past or future conditions of the premises or building material content. DEKD representative executed the enclosed ACM inspection in areas (as directed by those authorizing the work to be done) that may be impacted during future renovation or demolition tasks. Unless directed otherwise, inspection methods used were non-destructive; that is, existing materials were not significantly disturbed or demolished in order to verify the presence of hidden ACM. As in all ACM testing events, bulk samples (small physical specimens) are required and were collected in the most discrete method possible in order to maintain the visual appearance of the premises. DEKD is not responsible for damage or repair to areas where bulk samples were required to satisfy the authorized work to be completed.

The building owner, tenant, personnel, and their authorized contractors are solely responsible for reviewing and communicating with their personnel the content of the enclosed ACM tested (whether they tested positive for ACM or not). Furthermore, inaccessible materials (i.e., areas where no access was possible or permitted) were not documented or tested. Additional materials found that do not appear to match the description of the enclosed sample results must be tested prior to disturbance. Materials visually identified as non-asbestos were not sampled (i.e., fiberglass, foam, rubber, wood, carpet, glass, etc.). As authorized, this report has been generated to comply with regulatory requirements and assist in the identification of ACM at the project site. The enclosed is not intended to be utilized as a State required asbestos abatement work plan (Design Specifications) or as a bidding document for asbestos abatement. DEKD licensed, and certified personnel are available to assist with said documentation if it is required for this project.

CONCLUSIONS AND RECOMMENDATIONS

The following is a summary of results of the asbestos testing conducted by Dyna Salahuddin; a total of four (04) samples of suspect ACM were collected. These samples were sent to Environmental Analytical Services, in Houston, Texas, TDSHS Laboratory License No.: 30-0373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

SUMMARY OF LABORATORY RESULTS:

Sample No.	Location	Material	Results
456-TR-01	West Exterior Wall	Transite Siding	40% Chrysotile
456-WG-02	South Exterior Window	Window Glazing	NAD
456-WG-01	West Exterior Window	Window Glazing	NAD
456-SR-04	West Interior Wall	Texture/Joint Compound/Drywall	NAD
NAD – No Asbestos Detected			
Laboratory analytical report is in Appendix B			

Based on the analytical results the following conclusions and recommendations are:

1. All the following building materials have been laboratory analyzed to be asbestos containing and should be removed if the materials are to be disturbed during renovation/demolition (pictures in Appendix A):
 - Approximately 1300 ft² of asbestos-containing transite siding (Fig.1)
2. The asbestos containing material listed above should be removed by a Texas Licensed Asbestos Abatement Contractor under the supervision of a Texas Asbestos Consultant prior to renovation or demolition. Residences, however, are not subjected to state regulations, however, federal regulations, like OSHA, still apply.

DEKD can provide services for a management plan, abatement design specifications, project management, and air monitoring should the need arise.

I appreciate the opportunity to provide environmental services to you on this project; if you or any permitting agencies have any questions concerning this report, or if I can assist you in any other environmental matter, please feel free to contact me at 210.202.9850

Sincerely,

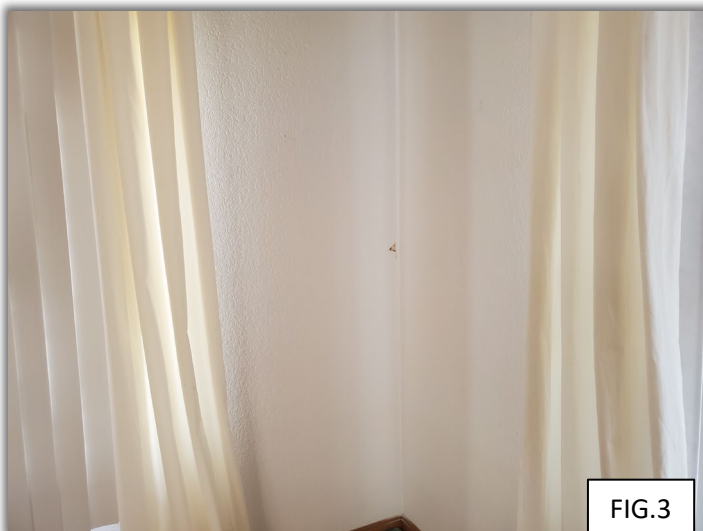


Dyna Salahuddin
DEKD ENVIRONMENTAL
dyna@210dekdententerprises.com
Asbestos Individual Consultant #10-5831
Certifications in Appendix C

APPENDIX A BUILDING PICTURES

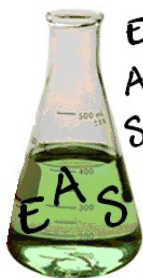


456 Magazine Avenue



APPENDIX B LABORATORY ANALYTICAL RESULTS





Environmental
Analytical
Services, LLC

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

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

Client Information:

DEKD Enterprises
7411 Barlite # 240014
San Antonio, TX 78224

Phone: 210-202-9850

E-Mail: dyna@dekenterprises.com

Project:

456 Magazine Ave

01142021107

EAS Job: 21011500

Attn: Dyna Salahuddin

Date Analyzed: 01/15/2021 10:17 AM

Date Received: 01/15/2021 09:21 AM

TAT Requested: 2 hours

Microscope: PLM Olympus BH-2

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
456-TR-01 21011500.01	A	Gray Fibrous Transite Siding Homogeneous	YES	Chrysotile 40%		Binders 60%
456-WG-02 21011500.02	A	White Glazing Homogeneous	NO	None Detected	Cellulose 2%	Other Non-Fibrous 98%
456-WG-03 21011500.03	A	White Glazing Homogeneous	NO	None Detected	Cellulose 2%	Other Non-Fibrous 98%
456-SR-04 21011500.04	A	White Texture Homogeneous	NO	None Detected	Cellulose 2%	Binders 98%
456-SR-04 21011500.04	B	White Joint Compound Homogeneous	NO	None Detected	Cellulose 2%	Binders 98%
456-SR-04 21011500.04	C	Brown/White Fibrous Drywall Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

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

Notes:

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

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

Analyzed By:

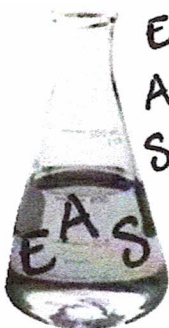
Terry Brindley
Terry Brindley

Approved Signatory:

Terry Brindley
Terry Brindley



21011500



Environmental
Analytical
Services, LLC

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Houston, Texas 77040
(713) 343-4017 Fax (713) 934-9942
www.easlabs.com, arthur@easlabs.com
facebook.com/easlabs

* Job ID:21011500



DEKD Enterprises

CHAIN OF CUSTODY**Bulk Sample Data**

Client Name / Address: DEKD Environmental 7411 Barlite Blvd. #240014 San Antonio, Texas 78224	Project Name: 456 Magazine Ave.	EAS PO Number: (if applicable)
Quantity / Analysis Requested: 4/ PLM	Project Number: 01142021107	

Turnaround Time: ☒ 2 Hour 2 Day ☐ 8 Hour 3 Day ☐ 24 Hour 5 Day (Routine) Other: (Specify)

(Note: All turnaround times are based on the date / time the sample is received by the laboratory)

Contact: Dyna Salahuddin
E-mail: dyna@dekjenterprises.com, lab@210dekjenterprises.com

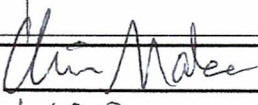
Phone: 210-202-9850

Special Instructions:

Sample Number	Location	Sample Description (or see attached description)
456-TR-01	west exterior wall	transite siding
456-WG-02	South window - exterior	window glazing
456-WG-03	west window - exterior	window glazing
456-SR-04	west interior wall	texture/joint compound/sheetrock

Relinquished By: 

Date/Time: 1.14.2021 1400

Accepted By: 

Date/Time: 1-15-21 9:21a

APPENDIX C

ASBESTOS CERTIFICATIONS





Texas Department of State Health Services

ENVIRONMENTAL ANALYTICAL SERVICES LLC

is certified to perform as an


Asbestos Laboratory
PCM, PLM

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas
Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas
Asbestos Health Protection, as long as this license is not suspended or revoked.*

License Number: 300373

Expiration Date: 03/12/2021

Control Number: 96364


John Hellerstedt, M.D.,
Commissioner of Health

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

SEE BACK



**Texas Department of
State Health Services**

Asbestos Individual Consultant

DYNA O SALAHUDDIN

License No. 105831

Control No. 97682

Expiration Date: 7-Feb-2022



AEHS, INC.

DSHS Asbestos Training Provider Certification # 000068

CERTIFIES THAT

DYNA SALAHUDDIN

has successfully completed

Asbestos Inspector Refresher

**IN ACCORDANCE WITH ALL REQUIREMENTS OF TEXAS ASBESTOS HEALTH PROTECTION RULES and
TSCA TITLE II**

Certification Number	0620-4355C
Course Date	3 June 2020
Expiration Date	3 June 2021

Marcie Sinclair

Marcie Sinclair, MS, REM
Training Manager

AEHS, Inc.
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Kelly M Brown

Kelly Brown, IAC
Instructor

