



February 12, 2019

5026 W Church St
Att: KC Cass
Carlsbad, NM 88220
Re: Abatement 5026 W Church, Carlsbad, NM 88220.

To Whom this may concern:

GWC Construction Inc. completed removal of all asbestos containing materials identified in the report prepared by Asbestos Consulting LLC within 5026 W Church, Carlsbad, NM. Removal of all identified ACM was completed as of Wednesday, January 10, 2018 and is ready for renovation.

If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Simpson", with a long horizontal flourish extending to the right.

Steven Simpson
Treasurer

Asbestos, Lead, & Mold Remediation Specialist

License #053212

Lovington, NM 88260

P O Box 249

575-396-8492

Asbestos Consulting

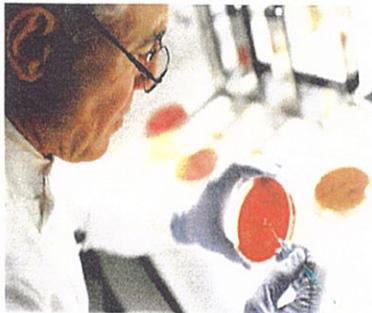
Industrial, Laboratory & Consulting Services



Laboratory



Consulting



Industrial Hygiene

Limited Asbestos Survey

At:

5026 W. Church Street
Carlsbad, NM 88220

Prepared for:

City of Carlsbad
Attn: Jason Burns
101 N. Halagueno
Carlsbad, NM 88220

By:

Asbestos Consulting
September 22, 2017

Limited AHERA Asbestos Survey

Of:

**5026 W. Church Street
Carlsbad, NM 88220**

Submitted to:

**City of Carlsbad
Attn: Jason Burns
101 N. Halagueno
Carlsbad, NM 88220**

Submitted by:

**Asbestos Consulting
P.O. Box 249
Lovington, New Mexico 88260**

Inspection completed and prepared by:

**Steven Simpson
Certified Asbestos Inspector**

Purpose

Steven Simpson, representing Asbestos Consulting, conducted a limited Asbestos Inspection of the commercial structure identified as the former Crossroads Carlsbad Mental facility located at 5026 W. Church Street in Carlsbad NM on Thursday, September 14th, 2017. The inspection was conducted at the request of Jason Burns, representing the City of Carlsbad, NM, to determine the presence of asbestos in the building materials present in preparation for the planned renovation of the structure. This inspection consisted of obtaining structure layout drawings, doing a walk-through and identifying the homogenous area building materials present, and then collecting samples of the suspect materials to be tested for the presence of asbestos.

Building Summary:

The building is an unoccupied, partial 2-story, commercial structure consisting of several joined sections and an upper level apartment. The lower level is constructed on a concrete slab foundation and has a footprint of approximately 16,000 square feet, and the upper level has wood floors. The exterior walls are finished with stucco over wood framing with rock installed on some walls. The roof is pitched on all sections and covered with asphalt shingles, rolled roofing, or metal panels installed over a wood deck. The only exception to this is the breezeway on the North side, which is flat, and covered with rolled roofing installed over a wood roof deck. There is a secondary, detached storage structure present (located to the south-east of main building) which is constructed with wood framing, rock walls, and a pitched roof with metal panels or asphalt shingles. It has plaster fascia and sits on a concrete slab foundation.

The interior of the building consists of a front office, restrooms, dining & kitchen areas, common rooms, staff quarters, laundry room, resident's quarters, offices, and storage areas. The floors throughout consist of a concrete slab covered with: carpet, vinyl floor tile, ceramic floor tile, or a combination of these coverings. Interior walls consist of unfinished sheetrock, texture finished sheetrock, CRP wall board, plaster, stucco, FRP wall board, ceramic tile, rock, or a combination of these materials. The ceilings throughout are either lay-in acoustical tiles suspended from the roof deck, unfinished & finished sheetrock with various troweled or spray applied textures, plaster, styrofoam adhered to the roof deck, or combinations of these materials. The plenum space (between ceiling & roof deck) houses flexible HVAC ductwork and lay-in insulation. No spray-applied fireproofing was observed.

Inspection

This inspection was performed in general compliance with the Texas Asbestos Health Protection Rules (25 TAC § 295.31-73), the National Emission Standards for Hazardous Air Pollutants (NESHAP) issued by the U.S. Environmental Protection Agency (40 CFR 61, Subpart M – National Emission Standard for Asbestos), the Asbestos Hazard Emergency Response Act (AHERA, 40 CFR 763), and the Asbestos School Hazard Abatement Reauthorization Act of 1990 (ASHARA, 40 CFR 763, Appendix C to Subpart E).

Asbestos Consulting employed a sampling strategy which involved identifying and documenting the homogeneous areas of suspect asbestos-containing materials (ACM's) present in the structure. After the homogenous ~~area~~ materials were identified, Asbestos Consulting collected bulk samples of the suspect materials for laboratory analysis to determine the asbestos content present. The term "homogeneous," as defined by AHERA, is defined as any material having the same color and texture, and having been installed in the same general time period.

Eighty-five (85) bulk samples were then collected from the seventy (70) homogeneous areas of suspect ACM's identified. These materials are summarized in Table 1 below.

Note: Asbestos Consulting inspected and sampled the materials which were observable and safely accessible to the inspector at the time of the inspection. This inspection was classified as non-destructive, so while efforts were made to survey all possible suspect materials, additional suspect materials could possibly be present in walls, voids, or other concealed areas.

Table 1 – Summary of Homogenous Area Materials

Suspect ACM	Location
White Texture & Joint Compound	SR1 areas: sheetrock walls & ceilings group room 1
White Texture & Joint Compound	SR2 areas: sheetrock walls & ceilings group room 2
White Texture & Joint Compound	SR3 areas: sheetrock walls in hall, rooms 3,4,5,6,7,8,9,10,11, & hall closet
White Texture & Joint Compound	SR3A areas: sheetrock walls room 1,2,dining room, front office, & day-care
White Texture & Joint Compound	SR4 areas: duct chase, group room 2 hallway
White Texture & Joint Compound	SR5 areas: sheetrock wall, hall by group room 2
White Texture & Joint Compound	SR6 areas: sheetrock walls / ceiling – closet group room 2
White Texture & Joint Compound	SR7 areas: sheetrock ceilings in hall, mech closet, room 7,8,9,10,11
White Texture & Joint Compound	SR8 areas: sheetrock walls / ceilings throughout
White Texture & Joint Compound	SR9 areas: south wall of south living room hall
White Texture & Joint Compound	SR9A areas: sheetrock walls / ceiling in mech room, living area
White Texture & Joint Compound	SR10 areas: sheetrock walls/ceiling in bathroom 1 & 1A
White Texture & Joint Compound	SR11 areas: sheetrock walls/ceiling hall and bathroom 3 & 4
White Texture & Joint Compound	SR12 areas: sheetrock ceiling bottom of stairwell
White Texture & Joint Compound	SR13 areas: sheetrock wall of stairwell
White Texture & Joint Compound	SR14 areas: sheetrock walls/ceiling in upstairs bathroom
White Texture & Joint Compound	SR15 areas: sheetrock walls/ceiling upstairs bathroom shower stall
White Texture & Joint Compound	SR16 areas: north sheetrock wall-upstairs
White Texture & Joint Compound	SR17 areas: sheetrock ceiling in hall north of tech office

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Suspect ACM	Location
White Texture & Joint Compound	SR18 areas: sheetrock walls/ceiling in closet of room 3
White Texture & Joint Compound	SR19 areas: select sheetrock walls/ceilings throughout
White Texture & Joint Compound	SR19Text areas: south & east sheetrock walls in daycare and bathroom
White Texture & Joint Compound	SR20 areas: sheetrock ceiling in hall north of tech office
White Texture & Joint Compound	SR21 areas: sheetrock walls/ceiling kitchen & laundry
White Texture & Joint Compound	SR22 areas: sheetrock ceiling in baby room
White Texture & Joint Compound	SR23 areas: sheetrock walls bathroom storage 1, hall, mech room
Yellow fiberglass insulation	Walls & ceiling: freezer by stairs
Black/White seal & rope gasket	Freezer door in kitchen
Pink fiberglass insulation	Attic space
Yellow fiberglass insulation	On ductwork above mech closet
Yellow fiberglass insulation & backing	On metal ductwork above ceilings
Gray mortar	R1 areas: rock walls interior & exterior
Red mortar	R2 areas: rock wall in hallway
White/Gray plaster	East & south walls in kitchen & laundry
Brown/Gray/White ceramic wall tile & plaster	On walls around range areas in kitchen
White/Gray stucco	S1 areas: interior walls of south-east entryway
White/Gray stucco	S2 areas: Interior walls of north entryway
Gray/White stucco	Exterior walls
Black felt paper	Exterior walls under stucco & rock
White/Gray plaster	South & west walls in storage 1 and south wall of restroom
White Styrofoam and mastic	Above suspended ceiling in west end of building
Yellow fiberglass insulation	Flexible ductwork above suspended ceiling
White popcorn ceiling texture	PCT1 areas: on sheetrock ceiling upstairs
White popcorn ceiling texture	PCT2 areas: on sheetrock ceiling in storage 1 & mech closet
White/Gray acoustical ceiling tile	Drop ceilings throughout
Blue/Yellow carpet mastic	BC1 areas: under blue carpet on slab

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Suspect ACM	Location
Yellow carpet mastic	BC2 areas: under blue carpet in west side of building
Tan/Gray ceramic floor tile & thinset	On slab floors in tech office, restroom 1 & 1A
White ceramic wall tile & mastic	Wallbase in bathroom 3 showers
Gray grout	Ceramic floor tile in upstairs shower stall
Gray ceramic floor tile & thinset	On slab floor in bathroom
Yellow carpet mastic	On slab under blue carpet
Yellow/White carpet mastic & paint	BC1A areas: on slab under blue carpet
White door caulk	Exterior door in laundry
White/Blue 12" speckle pattern vinyl floor tile	On floors in bathroom 3, 4 and dining area
Tan/Yellow 12" vinyl floor tile & mastic	On floor in hall to upstairs stairwell
White/Tan 12" vinyl floor tile & mastic	On wood floor in upstairs restroom
Tan/Yellow 12" vinyl floor tile & mastic	On floor in daycare restroom
Brown asphalt roofing shingle	Field of roof
Black roofing tar	Around roof penetrations in asphalt shingle areas
Black roofing tar	Seams of rolled asphalt roofing: breezeway
Black roofing tar	Seams of rolled asphalt roofing: South-middle add-on area
Black roofing tar	Seams of metal roofing panels: East portion of structure
Black roofing tar	Around roof penetrations on metal panel roof portion
Black/Gray roofing tar	On roof flashings: wall to roof seams
White exterior caulk	On HVAC ductwork: rooftop
Black mastic	On seams of HVAC ductwork: rooftop
Black roofing tar	Drip edge flashing: detached shed
Gray asphalt shingles	Field of roof: detached shed
Peach/Gray plaster	Fascia of detached shed

The homogeneous area materials identified were then assessed in terms of friability, condition, and quantity. The term "friable" means a material that when dry can be reduced to a powder using hand pressure (25 TAC § 295.32 (45)). Each bulk sample collected was carefully extracted and placed in its own self-sealing bag which was then sealed and labeled with a unique sample number. Appropriate chain of custody paperwork was then completed listing each sample collected.

Laboratory Analysis

A total of eighty-five (85) samples were taken and shipped under standard chain of custody protocols to QuanTEM Laboratories in Oklahoma City, OK. This facility is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for asbestos analysis, and licensed by the TDSHS as an asbestos laboratory (license number 30-0143). The bulk samples were broken down into layers and analyzed by Polarized Light Microscopy (PLM) coupled with Dispersion Staining in accordance with EPA Method 600-R-93-116. The laboratory reports with chain of custody documentation are attached to this report.

Summary of Findings

According to the lab report produced by QuanTEM Laboratories, Nine (9) of the one hundred and forty-four (144) samples analyzed contained Asbestos greater than one percent. An ACM is defined as any material or product that contains more than one percent (1%) asbestos (25 TAC § 295.32 (15)). Please see the Asbestos Inventory Chart below and the attached ACM location drawing for detailed information and exact locations. **All quantities listed are estimated and contractors should field verify before bidding.**

Asbestos Inventory Chart

Quantem Sample #	Building Material	Location	Friable or Non-Friable	Estimated Quantity	Condition	% Chrysotile Asbestos
23A	White joint compound	SR13 areas: Sheetrock walls of upstairs apartment	F	360 Sq Ft	Intact	3% Chrysotile
24A	White joint compound	SR14 areas: Sheetrock walls & ceiling in upstairs bathroom	F	140 Sq Ft	Intact	3% Chrysotile
25A	White joint compound	SR15 areas: Sheetrock walls (under CRP) & ceiling in upstairs bathroom shower stall	F	108 Sq Ft	Intact	3% Chrysotile
26A	White joint compound	SR16 areas: North sheetrock wall in upstairs apartment	F	160 Sq Ft	Intact	3% Chrysotile
55	White popcorn ceiling texture	PCT1 areas: On sheetrock ceiling in upstairs apartment	F	360 Sq Ft	Intact	3% Chrysotile
56	White popcorn ceiling texture	PCT2 areas: On sheetrock ceilings in storage room 1 and mechanical closet	F	105 Sq Ft	Intact	3% Chrysotile

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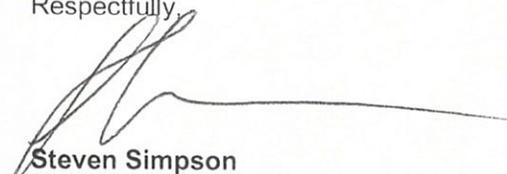
Quantem Sample #	Building Material	Location	Friable or Non-Friable	Quantity	Condition	% Chrysotile Asbestos
77	Black roofing tar	Seams of metal roofing panels: East portion of structure	NF	4,080 Sq Ft	Intact	15% Chrysotile
78	Black roofing tar	Around roof penetrations on metal panel roof portion	NF	40 Ln Ft	Intact	15% Chrysotile
82	Black seam mastic	On seams of HVAC ductwork: rooftop	NF	12 Ln Ft	Intact	25% Chrysotile

Recommendations:

- A. Before any renovations can take place, all asbestos containing building materials greater than one percent that will be impacted by these activities must be removed by a Licensed Asbestos Contractor following all EPA, OSHA and State of New Mexico rules and recommendations, due to the fact that disturbance may cause the asbestos to become regulated.
- B. All Asbestos containing materials will have to be disposed of at an EPA/Solid Waste Asbestos certified landfill.
- C. If any materials are encountered during renovation activities that is not showing to have been tested, they should not be disturbed and should be considered to be asbestos containing until determined otherwise.

Asbestos Consulting would like to thank you for this opportunity to provide your organization with our services. If you have any questions or if I can be of any further assistance, please feel free to contact me.

Respectfully,



Steven Simpson
Certified Asbestos Inspector