



September 10, 2018

Mr. Matt Abbatessa
Urbana S.D. 116
205 N. Race Street
Urbana, IL 61802

Re: Asbestos Program
Wiley Elementary School
1602 S. Anderson Street, Urbana, IL 61801

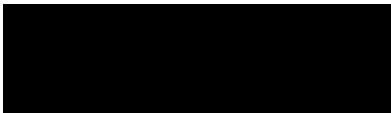
Dear Mr. Abbatessa:

Please find attached our Additional Inspection & Sampling report for the building listed above.

Please place one copy in the superintendent's office and forward one copy to the respective school administration office.

We appreciate the opportunity to provide this service to you. If you have any questions, or if we can be of further assistance, please contact our office at (800)535-0964.

Sincerely,



Janelle Weber
Director of Operations

JW:pw

Additional Inspection Report

Site:

Wiley Elementary School
1602 S. Anderson Street
Urbana, IL 61801

Local Education Agency:

Urbana S.D. 116
205 N. Race Street
Urbana, IL 61802

Date:

July 18, 2018

Ideal Number:

21936

General Information Page

The information provided below applies to the school building listed at the time of the inspection.

School Building: Wiley Elementary School
1602 S. Anderson Street
Urbana, IL 61801
Champaign County
Phone: 217-384-3670
School ID#: 09-010-1160-2013
Total Square Feet: 43,200
Approx. Bldg Construction Dates: 1951, 1954
Associated Outbuildings: None

Additional Inspection Date: July 18, 2018
IDEAL Number: 21936

Inspector: Ann Skeate
Inspector ID#: 100-09241
State of Accreditation: IL

Management Planner:
Management Planner ID#:
State of Accreditation:

Local Education Agency: Urbana S.D. 116
205 N. Race Street
Urbana, IL 61802
Champaign County
Phone: 217-384-3636
Contact: Mr. Matthew Abbatessa, Director of Facilities Services



Narration

On July 18, 2018, EPA/AHERA-accredited, IDPH-licensed inspector Ann Skeate inspected Wiley Elementary School in Urbana, Illinois. The purpose of the inspection was to sample accessible suspect asbestos containing 2x4 pin hole fissured lay-in ceiling panels in the 1951 original building rooms 28, 29 and 31 closets prior to planned disturbance.

She reviewed available asbestos management plan information for prior sampling documentation of 2x4 pin hole fissured lay-in ceiling panels, and none was found; therefore, the materials were sampled.

This inspection was performed to help comply with AHERA and NESHAP rules governing asbestos.

This inspection/sampling event was limited to the specific rooms listed above only. These materials may exist in other parts of the building. If these materials are found elsewhere, this inspection report should be reviewed prior to their disturbance in order to determine if additional sampling of the materials is necessary or if they have been satisfactorily sampled during this sampling event.

Only the materials noted in this report were inspected during this inspection. If renovation work is to take place in areas not inspected and/or identified in this report, or if materials other than those inspected and/or identified in this report will be disturbed, additional inspection service is necessary. IDEAL shall not be held responsible for any misunderstanding of renovation plans.

Asbestos Inspection Summary

According to laboratory results, no asbestos was detected in the following areas:

<u>Area ID</u>	<u>Sample Area Description</u>
18MCA	2x4 Pin Hole Fissured Lay-In Ceiling Panels

Samples of friable materials are collected using the Random Sampling Method. All samples are analyzed by Polarized Light Microscopy (PLM), EPA Method 600/R-93/116, unless otherwise noted in this report.

All other suspect materials not found in the original survey, any additional management plan supplement reports or this management plan supplement, should be assumed as Asbestos Containing Material (ACM) until sampled and proven otherwise such as; gaskets, packing, built-up roof field, etc.

In an effort to maintain compliance, the management plan supplement identifies and documents the above sample areas as asbestos containing or non-asbestos containing, as applicable. Lab results and inspection data are included as a part of this report when applicable. Please retain this Asbestos Management Plan Supplement with your entire asbestos program documentation.

If you have any questions or comments, please feel free to contact Ideal Environmental Engineering, Inc. at 309-828-4259 or 1-800-535-0964.



List of Sampled or Assumed Suspect Asbestos Containing Materials

List of materials sampled or assumed to contain asbestos during this inspection — Page 1 of 1

Area ID	Area Description	Area Location	Asbestos Containing	Sampled & Type of Analysis or Assumed	Material Type	Damage Condition	Friable	Response Action #	Comments
18MCA	2x4 Pin Hole Fissured Lay-In Ceiling Panels	1951 Original Building Rooms 28, 29 & 31 Closets	No	Sampled PLM	M	ND	Yes	N/A	Sampled 7/18/2018.

Material Type: M=Miscellaneous; S=Surfacing; T=Thermal Damage Condition: ND=Not Damaged; D=Damaged; SD=Significantly Damaged N/A = Not Applicable
 ACM = Asbestos Containing Material Non-ACM = Non-Asbestos Containing Material PLM = Polarized Light Microscopy TEM = Transmission Electron Microscopy

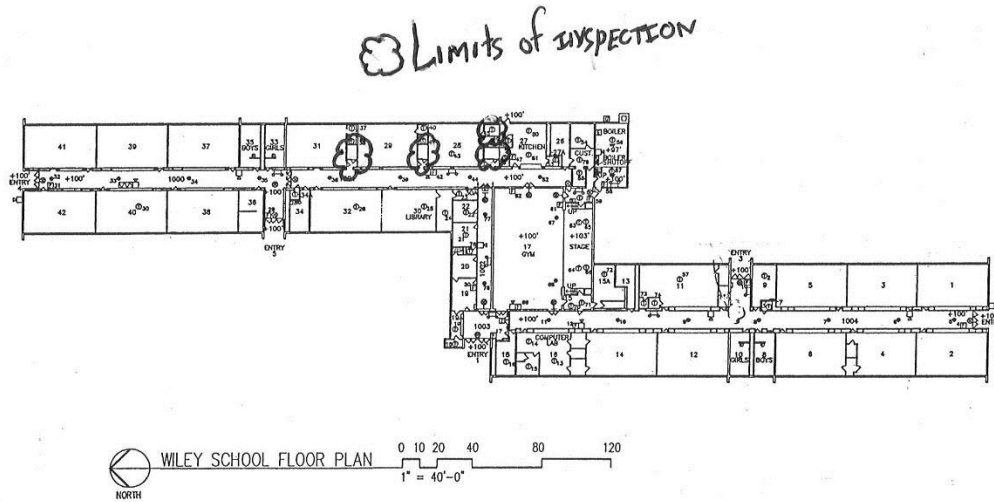
Response Actions and Priority (lower numbers indicate higher priority for remediation):

- 1: For thermal system insulation materials: Immediately isolate the functional space(s) which is significantly damaged, and restrict access if needed. Repair all damaged materials in the functional space(s). If it is not feasible to repair, remove the damaged materials. For surfacing and miscellaneous materials: Immediately isolate the functional space(s) which is significantly damaged, and restrict access. Remove all damaged materials in the functional space(s), unless enclosure or encapsulation is sufficient to contain fibers. For all ACM not removed: Maintain ACM in good condition under O&M program.
- 2: Take preventative measures to reduce potential for significant damage. If preventative measures cannot be effectively implemented, isolate the area until the material can be removed, enclosed, encapsulated or repaired to correct damage. Maintain ACM in good condition under O&M program.
- 3: Take preventative measures to reduce likelihood further damage will occur. Remove, enclose, encapsulate or repair to correct damage. Maintain ACM in good condition under O&M program.
- 4: Remove, enclose, encapsulate or repair to correct damage. Maintain ACM in good condition under O&M program.
- 5: Take preventative measures to reduce potential for significant damage. If preventative measures cannot be effectively implemented, response actions other than O&M, including area isolation, may be required. Maintain ACM in good condition under O&M program.
- 6: Take preventative measures to reduce likelihood that damage will occur. Maintain ACM in good condition under O&M Program.
- 7: Maintain ACM in good condition under O&M program.

Limits of Inspection Diagram

Inspector: **Ann Skeate**
Diagram Prepared By: **Ann Skeate**

Contact: **Mr. Matt Abbatessa**
Telephone: **217-284-3636**



Inspection Report

CATEGORY: **Miscellaneous-NON-ACM**
SAMPLE AREA ID: **18MCA** SAMPLE NUMBERS: **18MCA-1,2,3**
AREA NAME: **Ceiling Panels** AREA ESTIMATE: **250 sf**
AREA DESCRIPTION: **2x4 Pin Hole Fissured Ceiling Panels**
AREA LOCATION: **1951 Original Building Rooms 28, 29 & 31 Closets**

GENERAL COMMENTS:

ASBESTOS DETECTED: **No**

Asbestos Containing Materials Only

TYPE OF ASBESTOS:

% OF CONTENTS:

Asbestos Containing Materials Only – For Renovation Purposes

DAMAGE FACTOR:

ACM CATEGORY:

REGULATED ACM:

COMMENTS: **The material was analyzed by Polarized Light Microscopy (PLM).**

INSPECTOR: **Ann Skeate**

IDPH LICENSE #: **100-09241**



Sample Location Diagram

Sample Area ID & Number: **18MCA-1,2,3**

Contact: **Mr. Matt Abbatessa**

Area Description: **2x4 Pin Hole Fissured Lay-In Ceiling
Panels**

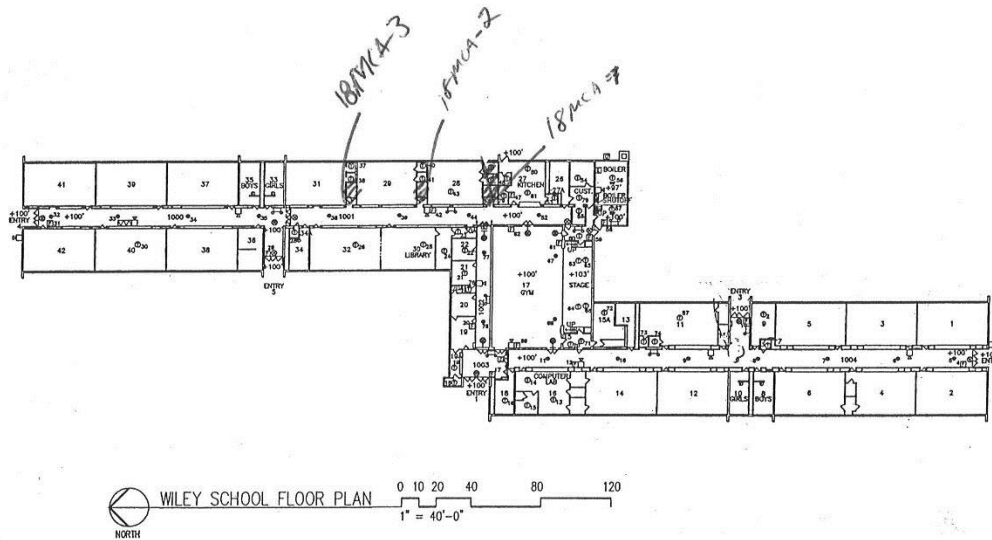
Telephone: **217-284-3636**

Area Estimate: **250 sf**

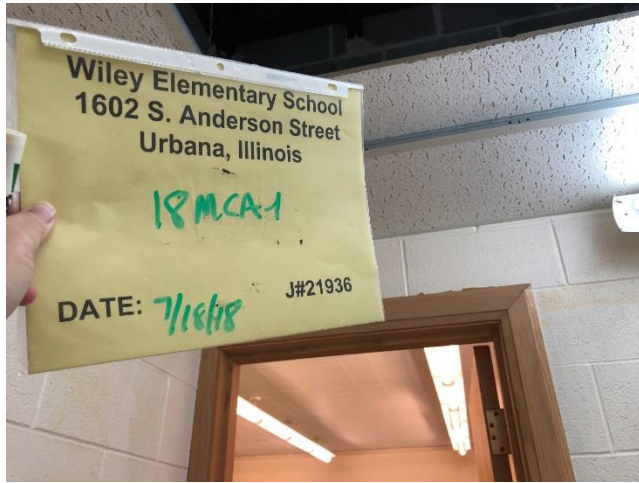
Inspector: **Ann Skeate**

Diagram Prepared By: **Ann Skeate**

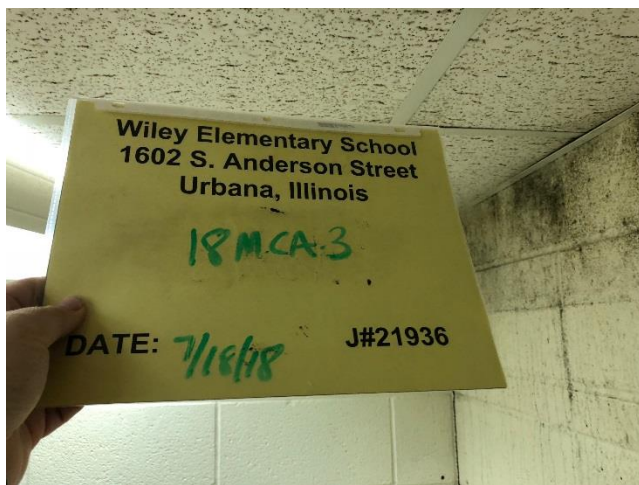
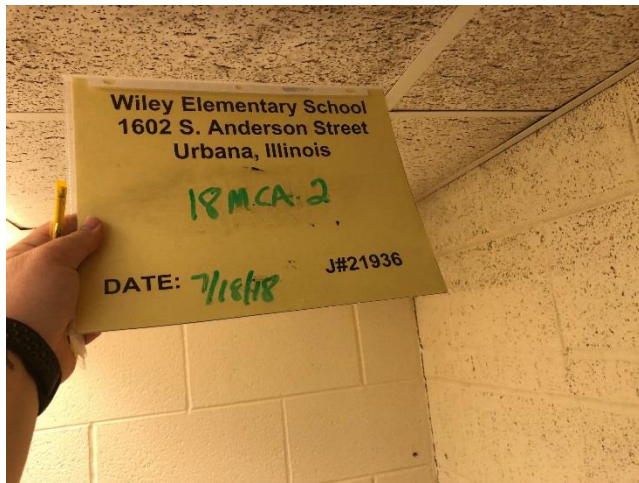
Material Location: **//////**



Sample Photos



Area Description:	2x4 Pin Hole Fissured Lay-In Ceiling Panels
Area Location:	1951 Original Building Rooms 28, 29 & 31 Closets



Laboratory Results



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 18-07-02412

Client: Ideal Env. Engineering
2904 Tractor Lane
Bloomington, IL 61704

Received Date: 07/19/2018
Analyzed Date: 07/19/2018
Reported Date: 07/19/2018

Project/Test Address: 21936 - Urbana S.D. 116: Wiley Elementary School; Urbana, Illinois

Client Number:
14-2223

Fax Number:
309-828-5735

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
18-07-02412-001	18MCA-1		Pale Gray to Tan Fibrous; White Brittle; Inhomogeneous	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
18-07-02412-002	18MCA-2		Pale Gray to Tan Fibrous; White Brittle; Inhomogeneous	NAD	40% Cellulose 40% Fibrous Glass 20% Non-Fibrous
18-07-02412-003	18MCA-3		Pale Gray to Tan Fibrous; White Brittle; Inhomogeneous	NAD	40% Cellulose 35% Fibrous Glass 25% Non-Fibrous



Environmental Hazards Services, L.L.C

Client Number: 14-2223

Report Number: 18-07-02412

Project/Test Address: 21936 - Urbana S.D. 116: Wiley
Elementary School; Urbana, Illinois

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 26-M22010-1

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Mark Case

Reviewed By Authorized Signatory:

Missy Kanode
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected





Environmental Hazards Services, LLC

www.leadlab.com
(800)347-4010
(804)275-4907 (fax)

7469 Whitepine Rd
Richmond, VA 23237

Asbestos Chain-of-Custody

Please analyze to the 1st positive, each homogeneous area.

~ For Lab Use Only ~

Company Name: Ideal Environmental Engineering, Inc. Address: 2904 Tractor Lane City/State/Zip: Bloomington, IL 61704

Phone: (309) 828-4259 Fax: (309) 828-5735 E-mail: info@idealenvironmental.com Acct. Number: 14-2223

Project Name / Testing Address: 21936-Urbana S.D. 116: Wiley Elementary School City/State (Required): Urbana, Illinois

Collected by: Ann M Skute Purchase Order Number: _____

Turn Around Times: *If no TAT is specified, sample(s) will be processed and charged as 3-day TAT.*
 1 - Day 2 - Day 3 - Day Same Day (Must Call Ahead) Weekend (Must Call Ahead)

No.	Client Sample ID	Date Collected	ASBESTOS						AIR				Volume (Total Liters)	
			PLM	PLM Point Count 400	PLM Point Count 1000	PLM NY Protocol	PCM	TEM (Bulk)	TEM AHERA (Air)	Time On	Time Off	Flow Rate (L./min)		Total Time (minutes)
1	18MCA-1	7/18/18	X											
2	L2	L	L											
3	L3	L	L											
4														
5														
6														
7														
8														
9														
10														

18-07-02412

Due Date:
07/19/2018
(Thursday)
AE

mbe *3PM*

Released by: <i>[Signature]</i>	Signature:	Date/Time: <i>7/18/18</i>
Received by: <i>STEVE DRASQUAE</i>	Signature: <i>[Signature]</i>	Date/Time: <i>7/18/18</i>
Released by: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Date/Time: <i>7/18/18</i>
Received by: <i>T.M.W.</i>	Signature: <i>[Signature]</i>	Date/Time: _____

7#21936 14 10531

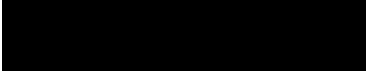
Accreditation



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

ANN M SKEATE

1/26/2018

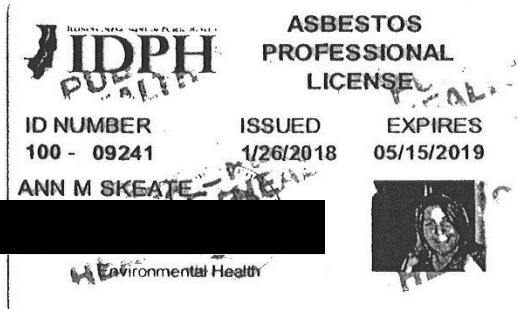


ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 09241

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

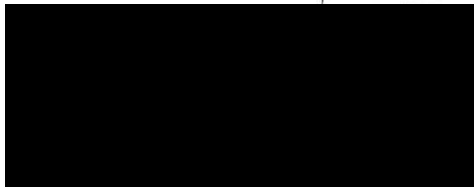
Front of License



Back of License

ENDORSEMENTS	TC EXPIRES
INSPECTOR	12/4/2018
PROJECT MANAGER	12/5/2018
AIR SAMPLING PROFESSIONAL	

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois
Department of Public Health
This license is valid only when accompanied by a valid
training course certificate.



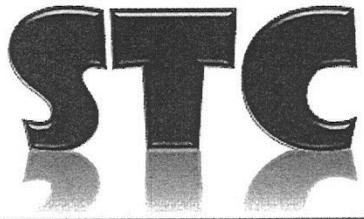
If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

PROTECTING HEALTH, IMPROVING LIVES

Nationally Accredited by PHAB





SAFETY TRAINING CENTER

2539 Vandalia Street, Collinsville, IL 62234 * Phone: 618-855-8764

Environmental and Occupational Safety & Health Training

Does hereby certify

Ann M. Skeate

2904 Tractor Lane, Bloomington, IL 61704

Has successfully completed and passed the course examination with at least 70% for re-accreditation under AHERA (Title II)

Asbestos Building Inspector Refresher

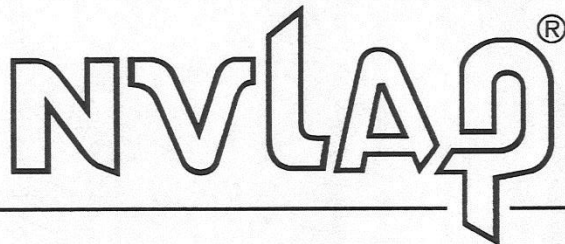
Class Date: December 04, 2017
Examination Date: 12/04/2017
STC Certificate Number: STC-12042017-001977ABIR
Certification Expiration: 12/04/2018


David M. Mendoza – President/Training Director
Certified Environmental Specialist
OSHA Authorized Instructor

This training course is accredited by the Illinois Department of Public Health and the Missouri Department of Natural Resources



United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 101882-0

Environmental Hazards Services, L.L.C.
N. Chesterfield, VA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

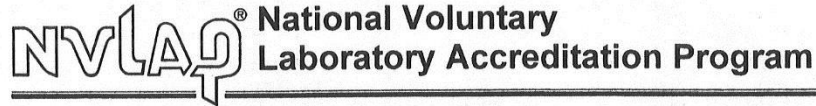
*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2018-01-01 through 2018-12-31

Effective Dates



For the National Voluntary Laboratory Accreditation Program



SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Environmental Hazards Services, L.L.C.

7469 Whitepine Road
N. Chesterfield, VA 23237-2261
Ms. Julie Dickerson
Phone: 804-275-4788 Fax: 804-275-4907
Email: jdickerson@leadlab.com
<http://www.leadlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 101882-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

[Redacted Signature]

For the National Voluntary Laboratory Accreditation Program

Effective 2018-01-01 through 2018-12-31



Sampling Protocol

763.86 Sampling

1. **Surfacing Material.**
An accredited inspector shall collect, in a statistically random manner that is representative of the homogeneous area, bulk samples from each homogeneous area of friable surfacing material that is not assumed to contain ACM, and shall collect samples as follows:
 - a. At least three (3) bulk samples shall be collected from each homogeneous area that is one thousand square feet or less, except as provided in 763.87 (c) (2).
 - b. At least five (5) bulk samples shall be collected from each homogeneous area that is greater than one thousand square feet but less than or equal to five thousand square feet, except as provided in 796.87 (c) (2).
 - c. At least seven (7) bulk samples shall be collected from each homogeneous area that is greater than five thousand square feet, except as provided in 763.87 (c) (2).
2. **Thermal System Insulation.**
 - a. Except as provided in paragraph (b) (2) through (4) of this section and 763.87 (c), an accredited inspector shall collect, in a randomly distributed manner, at least three bulk samples from each homogeneous area of thermal insulation that is not assumed to be ACM.
 - b. Collect at least one bulk sample from each homogeneous area of patched thermal system insulation that is not assumed to be ACM if the patched section is less than six (6) lineal or square feet.
 - c. In a manner sufficient to determine whether the material is ACM or not ACM, collect bulk samples from each insulation mechanical system that is not assumed to be ACM where cement or plaster is used on fittings, such as tees, elbows or valves, except as provided under 763.87 (c) (2).
 - d. Bulk samples are not required to be collected from any homogeneous area where the accredited inspector has determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACM.
3. **Miscellaneous Material.**
In a manner sufficient to determine whether material is ACM or not ACM, an accredited inspector shall collect bulk samples from each homogeneous area of friable miscellaneous material that is not assumed to be ACM.
4. **Non-friable Suspect ACBM.**
If any homogeneous area of non-friable suspect ACBM is not assumed to be ACM, then an accredited inspector shall collect, in a manner sufficient to determine whether the material is ACM or not ACM, bulk samples from the homogeneous area of non-friable suspect ACBM that is not assumed to be ACM.

IDPH Section 855.345 was also followed.



The AHERA rule is commonly known to be applicable to school buildings. The general definitions and comments which follow may cite rules from other regulations which may also affect this inspection.

General Definitions

Asbestos Containing Material (ACM) - Material containing greater than 1% asbestos as determined by Polarized Light Microscopy (PLM). [Refer also to General Comments paragraph about qualitative analysis.]

Homogeneous Area - An area of material that is uniform in texture, size and color as applicable.

Area ID/Sample Area & Sample ID: The alpha-numeric code given to each sampled homogenous area and each sample taken.

Area Name & Area Description: The name and a description of each homogenous area.

Area Estimate - The estimated quantity of accessible material.

Area Location - The area location as noted in written text and on diagram(s) (if provided) may be a general description and may not include all locations.

Friable Material - Any material that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable Material - Any material that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable Organically Bound Material (NOB): Material where the asbestos (if present) is tightly bound to the matrix material (generally asphalt- or vinyl-based). Examples include: Flooring, mastics, caulks, and roofing materials.

Category I Non-Friable ACM - Non-friable asbestos containing packing, gaskets, resilient floor covering and asphalt roofing products.

Category II Non-Friable ACM - Non-friable asbestos containing materials other than Category I.

Surfacing Material - Material that is sprayed-on, troweled-on or otherwise applied to surfaces, such as acoustical plaster on ceilings, fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes.

Thermal System Insulation (TSI) - Insulation applied to pipes, fittings, boilers, breaching, tanks, ducts and other structural components to prevent heat loss or gain.

Miscellaneous Material: Any material not categorized as surfacing or thermal system insulation (TSI).

Damage Condition – The condition of the material in regards to damage. The damage condition is classified into three categories.

Not Damaged – Material that has <1% localized or distributed damage as determined by an asbestos inspector.

Damaged – Material that has 1-25% localized damage or 1-10% distributed damage as determined by an asbestos inspector.

Significantly Damaged – Material that has >25% localized damage or >10% distributed damage as determined by an asbestos inspector.

Response Action – Identifies the appropriate action that the LEA should take regarding a material. A response action is assigned by an asbestos management planner and is required for all thermal system insulation materials and for all friable surfacing and miscellaneous materials.

O&M – Operations and maintenance

Regulated Asbestos Containing Material (RACM) - 1). Friable ACM. 2). Category I non-friable ACM that has become friable. 3). Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading. 4). Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition operations.

[Materials may be reported as regulated ACM if qualitative analysis indicates that asbestos is present, even though it is not quantified.]

Demolition - The wrecking or extracting of any load-supporting structural member of a facility along with any related handling operations or the intentional burning of any facility.



Renovation - Altering a facility of one or more of its components by any means, including stripping or removal of RACM from a facility component. A component is any part of a facility including equipment.

Accessible - For the purposes of this report, “accessible” materials, spaces or areas mean those materials, spaces or areas for which nothing is required to be removed in order to access the material, space or area (i.e. no walls, ceilings, floors, outlet covers, etc. are required to be removed).

Inaccessible - For the purposes of this report, “inaccessible” materials, spaces or areas mean those materials, spaces or areas for which something is required to be removed in order to access the material, space or area (i.e. a wall, ceiling, floor, outlet cover, etc. is required to be removed).

Federal Agencies Governing Asbestos

EPA Environmental Protection Agency
OSHA Occupational Safety and Health Administration

State of Illinois Agencies Governing Asbestos

ILEPA Illinois Environmental Protection Agency
IDPH Illinois Department of Public Health

Regulations Governing Asbestos

Federal EPA regulations:

NESHAP National Emission Standard for Hazardous Air Pollutants
The regulation governs storage, transportation and disposal of asbestos.

AHERA Asbestos Hazard Emergency Response Act
The regulation governs asbestos containing material in schools. It also regulates minimum training requirements for asbestos abatement personnel under the “Model Accreditation Plan”.

ASHARA Asbestos School Hazard Abatement Re-authorization Act
The regulation extends the AHERA regulation to Public and commercial buildings in that if any action is taken in a Public or commercial building, it must be performed by accredited personnel.

IL EPA regulations:

Illinois Environmental Protection Act

The act establishes a unified, state-wide program supplemented by private remedies to restore, protect and enhance the quality of the environment, and to assure that adverse effects upon the environment are fully considered and borne by those who cause them.

OSHA standards:

Occupational Exposure to Asbestos Final Rule

The standard limits exposure to asbestos in the workplace.

IDPH regulations:

Asbestos Abatement Code for Public and Private Schools

The code establishes regulations for asbestos abatement in Public and private schools.

Commercial and Public Building Asbestos Abatement Act

The act requires licensure by the Illinois Department of Public Health for persons designing or conducting asbestos response actions or inspecting for asbestos in Public and commercial buildings. It also gives IDPH the authority to approve training courses for persons engaged in these activities.



General Comments

Asbestos Survey

Accessible building areas were visually inspected for suspect asbestos containing materials within the scope of this inspection. Suspect asbestos containing materials are generally any materials which are not metal, concrete, rubber, fiberglass, PVC, black foam glass, armaflex, silicone or wood. The on-site inspection was non-destructive in nature, and no demolition of building components was performed in order to identify inaccessible materials, unless otherwise noted. Ideal Environmental Engineering (IDEAL) does not guarantee that all suspect asbestos containing materials were identified. Suspect asbestos containing materials behind walls, under floors, or other similar inaccessible areas are often hidden from visual observation. IDEAL will not be held responsible for any misidentification of materials which are covered, such as by paint, wallpaper, carpet, etc. Any suspect asbestos containing materials not found in the survey are assumed to be ACM until sampled. These may include base cove, floor tile, terrazzo flooring, drywall, drywall joint compound, ceiling tile and carpet mastics, gaskets, packing, fire doors, vibration dampers, vermiculite, pipe under metal or encased, boiler material, etc. This survey was completed with accepted inspection practices within the constraints of the client's directive and time-frame. Changes in accepted practices or in applicable regulations cannot be anticipated and have not been addressed in this report. No warranty or guarantee, expressed or implied, is made as to the conclusions and/or professional advice included in this report.

The scope of work presented in this report was based on an understanding between IDEAL and client, whether the understanding was from verbal conversation or written document(s). The scope of work and report shall be deemed accepted by client unless client advises to the contrary in writing to IDEAL within 10 days of the date the report is sent.

This inspection was prepared for the building owner or client as noted. It was not prepared for others, even though it may suffice for others' purposes. Any reliance on or use of this report by any third party is done at the risk of the third party. Reliance on this report by any third party does not make the third party a beneficiary to IDEAL's contract with the building owner or client as noted. This report specifically excludes OSHA regulations in regards to materials which contain asbestos.

During random sampling, the Grid Method sampling technique is not always used in order to avoid destructive sampling in highly visible areas.

Friable and non-friable category II materials containing less than 10% asbestos (including less than 1% asbestos) as determined by an analysis method less exact than Polarized Light Microscopy (PLM) Point Count* must have the amount of asbestos verified by PLM Point Count, or the material must be assumed to contain asbestos and be treated as an asbestos containing material.

Trace amounts of asbestos indicate a sample contains less than or equal to 1% asbestos. Non-friable category I materials that contain trace amounts of asbestos are reported as non-asbestos containing materials. Additional sampling is recommended. Friable and non-friable category II materials that contain trace amounts of asbestos as determined by an analysis method less exact than PLM Point Count* are reported as assumed asbestos containing materials unless further analysis by PLM Point Count confirms that the materials contain less than or equal to 1% asbestos.

*PLM Point Count is the method specified in some regulations. However, bulk sample analysis methods are continually improving, and other analysis methods are now available to help verify asbestos content. One of these methods is Transmission Electron Microscopy (TEM), which is an acceptable alternative to PLM Point Count.

If only one sample of a material has been taken, and analysis indicates that no asbestos was detected, the collection of additional samples should be considered to ensure that asbestos is not present in the material prior to any disturbance, including renovation or demolition.

If the inspection included the exterior of a building, it was not an exhaustive inspection of the entire surface area of every building exterior, but, rather, random areas were inspected. For instance, on multi-level buildings, exterior siding material may appear homogeneous from the ground to the top levels, but it is possible that different building materials are present. Care should be taken during renovation and/or demolition activities of multi-level buildings to ensure that exterior materials identified are homogeneous.

Laboratory analytical results may vary for a sampled material. IDEAL shall assume no responsibility for analytical results. Additional sample analysis for a material may be done or recommended prior to disturbance of a material if it is discovered that multiple laboratory results for the same material exist and that the results differ from each other. The definition of a homogeneous area as used by an asbestos inspector may differ from a laboratory's usage of the word homogeneous.

For qualitative analysis: If asbestos was detected, a material will be reported as an asbestos containing material, even though the asbestos was not quantified. If no asbestos was detected, a material will be reported as a non-asbestos containing material.



There is a potential for varying degrees of asbestos content within a homogeneous area. Therefore, random samples of a homogeneous area may indicate an asbestos content of less than 1% or *no asbestos detected*, while *different* random samples taken from the same homogeneous area may indicate an asbestos content of greater than 1%. IDEAL sampled according to accepted sampling protocol for this inspection (unless otherwise noted by limitations in the description of the scope of work), and IDEAL shall not be held liable if materials are re-sampled and found to contain asbestos.

The inspector's inferences for friability, damage condition, and whether a material is regulated, category I or category II may differ from that of another inspector.

When provided, cost projections and area estimates of materials are based solely on accessible areas (as defined in the General Definitions) and do not include materials under carpet, behind walls, above ceilings, inside boilers, under floors, etc., unless specifically noted. Area estimates are provided as a general indication of the amount of accessible material present, unless otherwise noted. Area estimates are not guaranteed. All quantities and conditions that affect costs for asbestos removal and disposal must be verified prior to asbestos removal. The area estimates shall not be used for bidding purposes.

This report is not a specification for removal of asbestos containing material, nor shall it be used as such.

The inspection service excluded any inspection for the presence of mold or other contaminants. IDEAL shall not be held responsible for disturbance of any mold or other contaminants or amplification of same.

Samples are analyzed by a laboratory approved or accredited (as applicable) by the National Voluntary Laboratory Accreditation Program (NVLAP) or American Industrial Hygiene Association (AIHA). IDEAL does not warranty the services of the laboratory.

This report and the general comments herein are our interpretations of the regulations affecting K-12 school buildings. The owner is responsible for reading the regulations and arriving at his/her own interpretations.

Room numbers, room dimensions, occupant names, buildings years, etc. may not be accurate in this report if information provided to us, such as on a diagram, was not current.

A material may be called "fireproofing" in this report for general description purposes, however, such a description shall not mean that it is a fire-rated material.

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While inaccessible materials, spaces or areas are excluded from the scope of the inspection, some may have been inspected.

As noted above, inaccessible areas of known or suspect asbestos containing material may exist in the building. At least one representative trained in the provisions of 40 CFR Part 61, Subpart M, is to be on site during demolition or renovation. The person is to have in his or her possession evidence that the requisite training has been accomplished. The person is to ensure that if additional quantities of known or suspect asbestos containing materials are found, applicable asbestos rules will be followed.



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