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GW ASBESTOS SURVEY

1234 Main Street
Dallas, TX 75219

Buyer Name
06/17/2025 9:00AM

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General Information about suspect Asbestos Containing Material (ACM)

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 materials” (or suspect ACM). Suspect ACM may or may not contain asbestos. The actual asbestos content of a suspect material can be determined only through proper sampling and analysis performed by a qualified building inspector and laboratory.

Pursuant to the National Emission Standards for Hazardous Air Pollutants (NESHAP) asbestos regulation (40 CFR § 61.141, et seq.) ACM can be classified into two categories: friable ACM which can be reduced to powder or crumbled under light hand pressure (e.g., ceiling textures and thermal insulation) and nonfriable ACM, which are materials that cannot be easily crumbled (e.g., floor tile and floor mastic).

Regulated asbestos containing materials (RACM) which are those materials containing over 1% asbestos as defined under asbestos NESHAP.

Scope of Work
The asbestos survey services will be performed in compliance with the Texas Asbestos Health Protection Rules (TAHPR) (see 25 TAC §295.58) and generally in accord with AHERA (the Asbestos Hazard Emergency Act of 1986 Public law 99-519). (AHERA) sampling protocols (see 40 CFR §763.86 and §763.88). The AHERA sampling protocols are statistically based and were originally developed to implement AHERA, which amends the Federal Toxic Substances Control Act (see 15 USC, §2641, et seq.). These rules are often followed by the Occupational Safety and Health Administration (OSHA), and the Department of State Health Services (DSHS). GreenWorks will generally follow 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.

Visual Inspection
GreenWorks representatives will perform a limited visual inspection of the renovation/demolition targeted areas that are CLIENT identified areas at the above mentioned address to determine the presence of suspect asbestos-containing material (ACM).

Scope Assessment
If suspect ACM is identified, GreenWorks will visually assess the suspect ACM for variations in color, texture, thickness, and other characteristics useful in determining the uniformity of materials and homogeneous area. If suspect ACM is identified, GreenWorks will evaluate the current physical condition, friability, and potential for damage, assign hazard ratings, and estimate quantities.

Sampling and Analysis Procedures

GreenWorks representatives will collect samples of identified and reasonably accessible suspect ACM within the target area. A minimum of three random samples will be collected of each homogeneous area. The suspect ACM samples will be sent to a National Voluntary Laboratory Accreditation Program (NVLAP) designated asbestos laboratory for analysis of asbestos content. Unless otherwise requested or directed by the CLIENT, GreenWorks will use the analytical method of Polarized Light Microscopy (PLM using the EPA "Interim Method for Determination of Asbestos in Bulk Insulation Samples") [40 CFR Chapter 1 (1-1-87 Edition) Part 763, Subpart F, Attachment III].
Once laboratory results are received, GreenWorks will prepare and email deliver an Asbestos Survey Report summarizing the results of the inspection.

Suspect ACM samples were collected from a discreet location by physically removing a small portion of the suspect material using a sharp instrument. All layers of the material samples were penetrated and registered as separate samples. Disturbance of adjacent material was minimized during the sampling activities. Each sample was placed in a separate labeled container and then sealed. Each sample was labeled with the sample number and collection location, and a chain-of-custody form was completed. The sampling instrument was cleaned between each sample collected to mitigate potential cross-contamination between samples collected.

If the results of the bulk laboratory analysis reveal asbestos, the percentage of asbestos contained within the sample is compared with the criteria outlined in the EPA definition of asbestos containing material (which value is also followed by OSHA and DSHS). If a concentration of greater than one percent (1%) asbestos is reported, it is defined by the Asbestos NESHAP as a positive identification and the material could be considered RACM depending upon the nature of the ACM and its coverage.

The Asbestos NESHAP states that RACM (as defined in 40 CFR §61.141) containing less than 10% asbestos should be verified by point counting. If bulk sampling analysis determines that asbestos content of a friable asbestos sample is less than 10%, the building owner may do the following: (a) elect to assume the asbestos content to be greater than 1% and treat the material as RACM, or (b) require verification of asbestos content by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result is used.

REPORT USE AND RELIANCE

This report represents the services provided by GreenWorks Inspections as of the sampling date. As our final document, it may not be altered after final issuance. This study and report were prepared on behalf of and for the exclusive use of the CLIENT solely for its use and reliance in determining the presence of RACM in identified Target Areas of the site. The Client was the only party to which GreenWorks explained the risks and was solely involved in shaping the scope of services. Reliance on this Report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of GreenWorks and the CLIENT, GreenWorks may offer reliance to third parties or contract with other parties (for a fee) to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, any and all third party reliance upon this Report shall be limited to the fair market value of the services

undertaken to perform this Report as of the report date.

STANDARD OF CARE AND LIMITATIONS

This report was prepared for the exclusive use of the Client named herein to aid in the identification and management of ACM and RACM in the renovation/demolition Target Areas identified by the Client. GreenWorks Inspections 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.

Samples for this asbestos survey were collected from discrete sample locations within rooms and areas specifically identified herein (i.e., Target Areas). While attempts were made to obtain representative samples most likely to contain asbestos, the number of samples taken and access provided for sampling activities herein necessarily limits findings and conclusions. The results herein cannot guarantee that no asbestos is present in any area not sampled. This asbestos survey was not intended to be a comprehensive asbestos inspection of the site, nor was it intended to be used for evaluation of worker health and safety conditions. To determine whether regulated ACM is present at other locations not sampled herein, a comprehensive asbestos inspection of the site would be necessary.

Conclusions and recommendations herein represent the professional opinions of the GreenWorks personnel involved in the project. The results of this report should not be considered as legal interpretation of existing federal, state, or local environmental, health and safety laws or regulations. GreenWorks assumes no responsibility or liability for errors in information or data provided by third party sources.

SUMMARY

1: GENERAL

Information

Site Description: Structure Type
Residential Home

Site Description: In Attendance
N/A

Site Description: Property Faces
North

Site Description: Weather Conditions
Cloudy, Light Rain

Site Description: Outside Temperature (Approximate ºF)
80's

Site Description: Scope Of Survey
Limited

2: SUSPECTED ASBESTOS CONTAINING MATERIALS (ACM'S)

Information

Surfacing Materials

Surfacing Material- Refers to material that is sprayed troweled-on or otherwise applied to surfaces (such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, and other purposes) and that contains more than 1% asbestos.

Thermal System Insulation (TSI)

Thermal System Insulation (TSI) ACM - Means ACM applied to pipes, fittings, boilers, breeching, tanks, ducts or other structural components to prevent heat loss or gain and that contains more than 1% asbestos.

Miscellaneous Asbestos Containing Materials

Asbestos-Containing Material (ACM) - Describes any product or material, mostly non-friable, found on structural members or fixtures, such as floor tile, ceiling tile, construction adhesives (mastic) for floor or ceiling materials, sheet flooring, fire doors, asbestos cement pipe and board, wall board, acoustical wall tile, and vibration dampening cloth. Miscellaneous materials do not include thermal system insulation or surfacing materials.

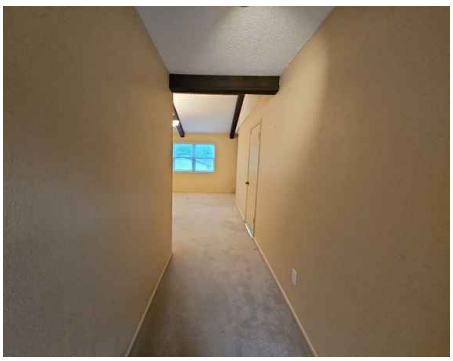
Asbestos General Info

Asbestos is a naturally occurring mineral. It is distinguishable by the fact that its crystals form long, thin fibers. Asbestos minerals are divided into two groups: serpentine and amphibole. The distinction between groups is based on the mineral's crystalline structure. Serpentine minerals have a sheet or layered structure, amphiboles have a chain-like crystal structure.

3: SITE PHOTOS

Information

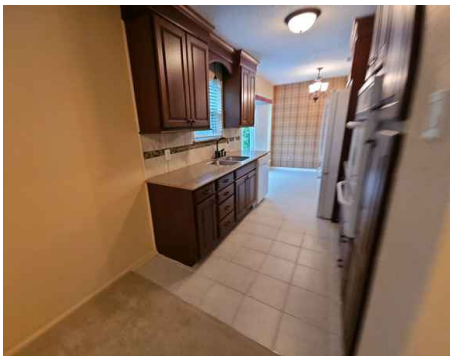
Interior Photos





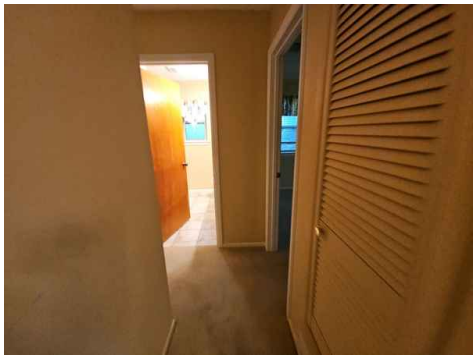




















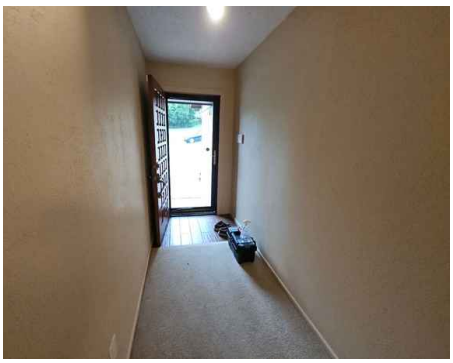






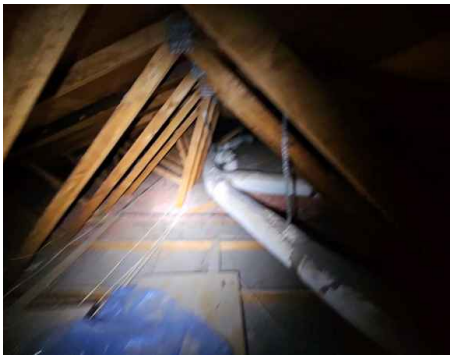


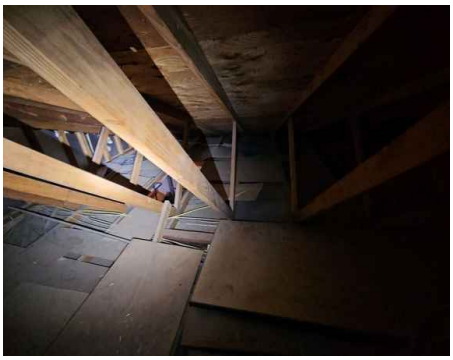




Attic Photos



4: SAMPLES

Information

Sample 1 : Sample Material Description
Smooth wall texture system

Sample 1 : Condition Of Materials
Good

Sample 1 : Homogeneous Areas

Sample 1 : Approx. Square Footage (Includes Homogenous Areas)
100 sq. ft.

Sample 2: Location of Sample
Front left bedroom under carpet

Sample 2: Sample Material Description
Sand color laminate flooring system

Sample 2: Condition Of Materials
Good

Sample 2: Homogeneous Areas

Sample 2: Approx. Square Footage (Includes Homogenous Areas)
122 sq. ft.

Sample 3: Location of Sample
Master Bathroom Wall

Sample 3: Sample Material Description
Crows feet wall texture system

Sample 3: Condition Of Materials
Good

Sample 3: Homogeneous Areas

Sample 3: Approx. Square Footage (Includes Homogenous Areas)
1500 sq. ft.

Sample 4: Location of Sample
Master bathroom ceiling

Sample 4: Sample Material Description
Popcorn ceiling system

Sample 4: Condition Of Materials
Good

Sample 4: Homogeneous Areas

Sample 4: Approx. Square Footage (Includes Homogenous Areas)
1000 sq. ft.

Sample 5: Location of Sample
Master closet ceiling

Sample 5: Sample Material Description
Crows feet ceiling texture system

Sample 5: Condition Of Materials
Good

Sample 5: Homogeneous Areas

Sample 5: Approx. Square Footage (Includes Homogenous Areas)
150 sq. ft.

Sample 1 : Location of Sample
Living Room Rear Wall

Limitations

General

AREAS OF CONCERN

Only areas of client concern were tested.

Observations

4.1.1 Sample 1

NO ASBESTOS DETECTED

No asbestos detected in the sample.

Recommendation

Contact a qualified professional.

4.2.1 Sample 2

Safety Hazard

ASBESTOS DETECTED - CHRYSOTILE

Chrysotile asbestos, also known as "White Asbestos", is the only asbestos mineral in the serpentine group. It is the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States.

Recommendation

Contact a qualified professional.

4.3.1 Sample 3

Safety Hazard

ASBESTOS DETECTED - CHRYSOTILE

Chrysotile asbestos, also known as "White Asbestos", is the only asbestos mineral in the serpentine group. It is the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States.

Recommendation

Contact a qualified professional.

4.4.1 Sample 4

Safety Hazard

ASBESTOS DETECTED - CHRYSOTILE

Chrysotile asbestos, also known as "White Asbestos", is the only asbestos mineral in the serpentine group. It is the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States.

Recommendation

Contact a qualified professional.

4.5.1 Sample 5

Safety Hazard

ASBESTOS DETECTED - CHRYSOTILE

Chrysotile asbestos, also known as "White Asbestos", is the only asbestos mineral in the serpentine group. It is the most commonly used type of asbestos and accounts for approximately 95% of the asbestos found in buildings in the United States.

Recommendation

Contact a qualified professional.

5: SUMMARY

Information

Recommendations

Abatement action is recommended.

Summary

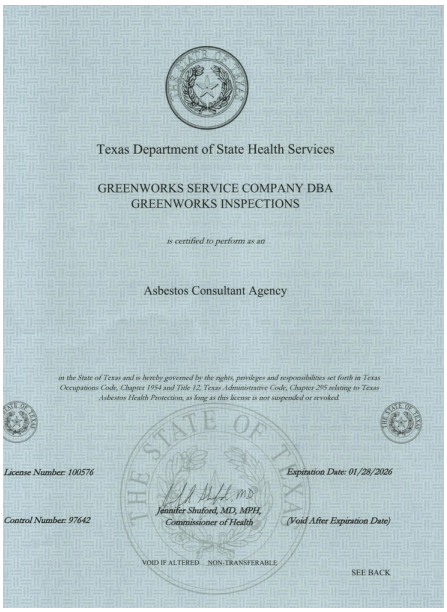
4921 Bonnell

The inspector conducted a visual assessment of the clients' areas of concern within the areas of concern, documenting all materials observed in preparation for potential ACM sampling. The samples collected were sent to the GreenWorks lab partner and analyzed via the PLM method of analysis. Per the lab results, ACM (asbestos containing materials) were present in some of the sampled materials collected at the time of this survey. Abatement action is recommended/necessary at this time for the verified ACM.

6: LICENSING

Information

Company Licensing



Texas Department of State Health Services

GREENWORKS SERVICE COMPANY DBA
GREENWORKS INSPECTIONS

is certified to perform as an

Asbestos Consultant Agency

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: 100576 *Expiration Date: 01/28/2026*

Control Number: 97642

Jennifer Shuford, MD, MPH,
Commissioner of Health

(Void After Expiration Date)

VOID IF ALTERED - NON-TRANSFERABLE

SEE BACK

STANDARDS OF PRACTICE

Suspected Asbestos Containing Materials (ACM's)
Inspection Procedures - General The site was inspected for the presence of Asbestos Containing Material (ACMs) that may contain more than one percent asbestos. The inspection included the interior building materials and was conducted without destructive sampling procedures. ACM's are divided into three main categories: Surfacing Materials, Thermal System Insulation, and Miscellaneous Materials. All of the suspect materials identified were described and categorized into homogeneous areas (HA's). A HA consists of all identified material found in various locations in a building that are identical in color, appearance, pattern, texture, and date of installation. The asbestos inspection was conducted according to Asbestos Hazard Emergency Response Act (AHERA) guidelines using a minimum number of samples collected from each HA, which meets the sampling criteria found in 29 CFR 1926.1101. Sample collection depends on the Category that the HA falls into and the amount of material present, as follows:

Surfacing Materials- Material sprayed or troweled onto the buildings components, Joint compound on Drywall, spray applied insulation and fire retardant.

Thermal System Insulation- materials used in pipe insulation and ductwork.

Miscellaneous Materials- materials used in the building like ceiling tiles, floor tiles, and siding; as well items that may exist in the building but not necessarily installed in or on the building.

Choosing Sample Locations Samples of suspect miscellaneous materials were collected in a randomly distributed manner sufficient to determine whether the materials were asbestos containing. No samples were collected from any HA where the inspector determined that the material was non-ACM (such as thermal system insulation that was obviously fibrous glass, foam glass, or rubber). Sampling Methods Suspect asbestos samples were obtained with tools designed to penetrate a material without creating excessive dust. A utility knife with a retractable blade, chisel, and hammer were utilized, rather than scratching a sample from the surface of suspected materials, in an effort to obtain a sample that was representative of all layers of the material. Where practical, a small, broken piece of the material previously detached was found and used as a sample. sampling procedures incorporate the use of plastic bags labeled in a unique numbering sequence to store the bulk samples. Information about bulk samples, including the sample number and material description, were noted on the chain-of-custody sheets as each sample was collected. Analytical results and laboratory chain-of-custody sheets