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ASBESTOS BUILDING INSPECTION REPORT

for

Michigan State University
Office of Environmental Safety
East Lansing, Michigan 48823

at

Yakeley/Gilchrist Halls
Buildings #306 & 307
East Lansing, Michigan 48823

Inspection conducted by:

Fibertec Industrial Hygiene Services, Inc.
1914 Holloway Drive
Holt, Michigan 48842

Project #19233-1

Project dates: June 23– June 30, 2004

Final Report date: July 28, 2004

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INTRODUCTION

Fibertec Industrial Hygiene Services, Inc. (Fibertec IHS) was retained by the Michigan State University Office of Environmental Safety to perform an asbestos building inspection in Yakeley and Gilchrist Halls. The Bulk Sample Log contains materials found in both Yakeley and Gilchrist buildings (like materials). The project was discussed with Ms. Mary Lindsey-Frery of the Michigan State University Office of Environmental and Occupational Safety, prior to beginning the fieldwork. Ms. Lindsey-Frery requested a comprehensive asbestos building inspection, including the collection of an appropriate number of bulk asbestos samples in accordance with the provisions of the Asbestos in Construction Standard.

The asbestos building inspection took place from June 23 to June 30, 2004. During the inspection, bulk samples were collected and quantities of suspect asbestos-containing materials were estimated.

CERTIFICATION

The asbestos building inspection was conducted by John Luna, a State of Michigan accredited Asbestos Building Inspector. Mr. Luna also maintains accreditation as an Asbestos Contractor Supervisor.

John Sink or Sean Hillaker, trained Polarized Light Microscopists, analyzed all bulk asbestos samples in the Fibertec IHS Polarized Light Microscopy (PLM) laboratory, which maintains current National Voluntary Laboratory Accreditation Program (NVLAP) accreditation (Lab Code 101510-0).

GENERAL INSPECTION PROCEDURES

In an effort to identify asbestos-containing material (ACM) at Yakeley and Gilchrist Halls, an extensive inspection procedure was followed. A visual inspection of all floors, including the attic areas, was combined with the collection of an appropriate number and distribution of bulk samples. Material sampling that would potentially compromise the weather tight integrity of the building envelope was not conducted (e.g., window glazing compound, roofing) per the request of Michigan State University (including any outside sampling). The following rooms in Yakeley Hall were not accessible during the inspection: the Telephone Room south of Room G28, Room 126, and Rooms 126A, B, C, and D. The following rooms in Gilchrist Hall were not accessible during the inspection: Rooms 119, 132, 132A, B, C, and D.

Determination of suspect asbestos-containing material was based on visual examination, bulk sample analysis, material age and professional experience. Specifically, materials similar in color and texture were classified into homogenous areas (e.g., drywall). An appropriate number of samples were collected from material in each homogenous area. The samples were analyzed by Polarized Light Microscopy (PLM) in the Fibertec IHS PLM Laboratory. When the results of analysis of all samples from a homogenous area indicate no asbestos present (less than or equal to one percent), the homogenous area is considered to be a non-asbestos containing material. When the results of analysis indicate asbestos present (in a quantity greater than one percent) in just one sample of those collected from a single homogenous area, the material in the entire homogenous area must be considered asbestos-containing.

Destructive testing (*i.e.*, demolition) was not conducted as part of this asbestos building inspection. Ceiling and pipe chase access hatches were labeled as confined space entry areas and were not entered as part of this inspection. As such, quantities of ACM shown in pipe chases, above drywall ceilings or other inaccessible areas have been estimated or remain unknown. Additionally, some asbestos-containing material hidden from view (e.g., pipe insulation in inaccessible pipe chases, between walls, floor leveling compound below floor tile, duct caulk on duct in mechanical shafts and vermiculite in cinderblock walls) may be present and may not have been accounted for as part of this inspection.

RESULTS OF VISUAL INSPECTION

Based on the inspection, 39 distinct suspect asbestos-containing materials were identified in Yakeley/Gilchrist Halls. Some suspect asbestos-containing materials were sampled a number of times in different locations, plaster being an example. All suspect asbestos-containing materials observed at the time of the inspection are listed in the Room by Room Asbestos Building Inspection Forms.

BULK SAMPLE RESULTS

The information gathered from the inspection is included in Appendices C (Bulk Sample Log), D (Bulk Sample Analytical Report), E (Room By Room Asbestos Building Inspection Forms), F (Photograph Log), G (Floor Plan Sketches) and H (Significantly Damaged ACM).

SUMMARY OF ASBESTOS-CONTAINING MATERIALS

The following materials were found to contain asbestos in Yakeley/Gilchrist Halls:

- Steam/condensate pipe straight insulation
- Steam/condensate pipe joint insulation
- Domestic water pipe straight insulation
- Domestic water pipe joint insulation
- Sewage drain pipe joint insulation
- Duct expansion vibration cloth
- 1' x 2' black floor tile
- 9" x 9" dark brown floor tile with cream and rust streaks
- 9" x 9" red floor tile with cream and rust streaks
- Tar on corkboard ceiling panels
- Pink sink undercoating

The following materials were found not to contain asbestos in Yakeley/Gilchrist Halls:

- Plaster
- 12" x 12" white ceiling tile with large uniform holes
- 12" x 12" ceiling tile white with pin holes and fissures and associated glue pods
- 12" x 12" gray marble floor tile and associated mastic
- 12" x 12" brown marble floor tile and associated mastic
- 12" x 12" cream marble floor tile and associated mastic
- 9" x 9" white with tan streaks floor tile and associated mastic
- 2' x 2' white lay-in ceiling tile with pin holes and fissures
- Red vinyl floor covering with cream streaks and associated mastic
- 4" black cove molding and associated mastic
- 4" brown cove molding and associated mastic
- Tan mosaic pattern linoleum and associated mastic
- White mosaic pattern linoleum and associated mastic
- Ceiling fireboard
- Sewage drain pipe straight insulation
- Incinerator fire brick
- Red putty material
- White sink undercoating insulation
- Black sink undercoating insulation
- Gray sink undercoating insulation
- Drywall
- Drywall joint compound
- Pyrobar fire brick
- Corkboard ceiling panels

The following materials were assumed to contain asbestos in Yakeley/Gilchrist Halls:

- Interior and exterior window glazing/caulk compound
- Fire doors and frames
- ACM debris in Room G59 (Yakeley Hall)
- Roofing products

Textured ceiling plaster
Glue pods on 12" x 12" white ceiling tile with large uniform holes

** Homogeneous area #38, cream colored linoleum with marble pattern swirls and associated mastic, was reported to have been recently installed. As such, the MSU representative requested that the material not be sampled at this time. A MSDS will be requested of the floor material contractor.*

CONCLUSION

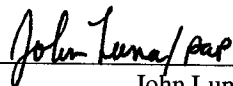
Undamaged, non-friable (cannot be crumbled, pulverized or reduced to powder by hand pressure when dry) known or assumed asbestos-containing materials, as well as friable known asbestos-containing materials were discovered during the course of this inspection.

This facility inspection to determine the location of asbestos-containing materials was conducted in accordance with the provisions of the Asbestos in Construction Standard (and the EPA Sampling Bulletin of September 30, 1994), and current industry standards.

RECOMMENDATIONS

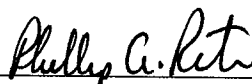
Based on the information collected during this asbestos building inspection, the following recommendations are offered. These recommendations are based on currently observed conditions and may have to be adjusted if change of ownership, emergency or other factors substantially alter the condition, use or planned future use of the building.

1. Notify the building occupants, custodians, Physical Plant personnel and others who may encounter ACM during the routine execution of their assigned work of the presence of known or assumed asbestos-containing products in or on the building. This notification must be given to any outside contractors (e.g., HVAC maintenance personnel) who work within or atop the building and may disturb the asbestos-containing material(s). Depending on the specific activity being performed, maintenance or repair personnel may need to utilize personal protective equipment or other engineering controls and comply with the provisions of various asbestos regulations.
2. Provide two-hour asbestos hazard awareness training including specific information regarding the quantity, condition and location of ACM for those individuals in the building who may encounter asbestos during the course of their work. Ensure that contractors performing work in the building have equivalent training (at a minimum) and provide appropriate documentation.
3. Plan for the proper removal of any asbestos-containing materials which may be impacted by renovation or demolition prior to any renovation or demolition within the facility.
4. Label any ACM identified in routine maintenance areas, mechanical rooms, custodial closets, and inside ceiling access hatches at a minimum, in accordance with 29 CFR 1910.1200(7) (vii). In the case of Yakeley/Gilchrist Halls, labels have already been placed in mechanical room entrances, and should be placed on the inside of ceiling and pipe chase access hatches as well. In the case of the sing on Room G59 in Yakeley Hall, the contact information should be updated.
5. Repair or remove areas of significantly damaged ACM. Ensure contractors performing the work are licensed and provide appropriate regulatory notification. Conduct appropriate air monitoring, including final clearance monitoring.



John Luna

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