

# ENVIRONMENTAL PERSPECTIVES

Volume 4, Number 1

**HOMEGUARD ENVIRONMENTAL**  
48 UNION STREET STAMFORD, CT 06906

## **ASBESTOS CONSULTING, TESTING & ABATEMENT – WHO, WHY AND WHEN**

Very often, these three related but very distinct and separate disciplines are grouped together by either homebuyers, Real Estate professionals, general contractors, building owners, or attorneys. The regulations, however, very specifically address the varying responsibilities of each discipline.

### **WHEN EVERYONE AGREES THAT IT'S ASBESTOS**

In a majority of instances, when a material such as pipe insulation is suspected of containing asbestos, interested parties usually agree that the material is, in fact, asbestos-containing and thus decide to forego the usual testing. A licensed abatement company such as **HOMEGUARD ENVIRONMENTAL** is called on to prepare a proposal, and, upon approval, undertake the required work. In Connecticut, only an abatement company licensed by the State may abate ACM (Asbestos Containing Materials).

### **ARE YOU REALLY SURE THIS "STUFF" IS ASBESTOS?**

When questions do arise, as to whether certain materials, whether Pipe Insulation, Linoleum, Tile, Duct Insulation, Plaster, Sheet Rock, Roofing, or Siding contain asbestos, then a State-certified Asbestos Inspector should collect appropriate samples for analysis. Regulations also require that Inspections be undertaken only by licensed and certified Asbestos Consultants. Neither Home Inspectors nor Asbestos Abatement Companies may take ACM samples unless licensed to do so, which is very rare.

Collected samples are then submitted to a licensed and accredited environmental laboratory. Labs must employ certified technicians, and meet very rigorous testing and accreditation requirements.

### **WHAT TYPES OF BUILDING MATERIALS COULD CONTAIN ASBESTOS?**

The EPA has prepared an extensive and exhaustive list of "suspect" building materials. The list contains numerous types of building materials that over the past years have been shown to have a higher probability of containing asbestos than other types of materials. The list contains common materials such as Pipe, Boiler, Furnace, Water Tank, and Duct Insulation, Plasters, Sheet Rock and Joint Compound, Linoleum, Floor Tiles, Roofing, and Siding. While certain types of material such as Pipe Insulation are usually easy to identify, due to their singularly unique appearance, most of the other materials can not, and therefore must be tested.

### **BUILDING RENOVATIONS AND DEMOLITIONS — A "PRE-DEMOLITION ASBESTOS SURVEY" IS REQUIRED.**

State and Federal regulations require that before any building materials are disturbed, whether for renovation or a building demolition, that "suspect" materials on the EPA list be sampled by a certified Asbestos Inspector, and tested by a state-licensed lab. In the case of a building demolition, all asbestos-containing materials must be removed before the building can be demolished. This also includes any asbestos that might be located behind walls or other concealed areas. After all of the ACM identified in the Pre-Demolition Survey has been removed, the lab must complete a re-inspection. In the case of a building demolition, only a visual inspection is required, after which the lab will prepare a letter for the local building department stating that all ACM has been removed.

Unless air testing is completed in conjunction with the final visual inspection, the area may not be re-entered after abatement.

### **HOMEGUARD...**

*is the region's premier Residential Environmental Contractor. We are prepared to assist you towards a better understanding of critical environmental issues.*

*If it relates to the environment, we probably understand it, and we'll be only too happy to share our knowledge with you.*

*You can reach us at (203) 323-8000, fax us at (203) 327-0005, or visit us on the internet at [www.environmental.net](http://www.environmental.net).*

### **We take pride in offering the following services:**

- **ASBESTOS** Abatement and Decontamination
- **LEAD** Project Planning and Design
- **LEAD** Abatement and Decontamination
- **REINSULATION**
- **OIL TANK** Removal, Soil Remediation
- **MICROBIAL** Decontamination

**WHERE TO TURN IF YOU NEED  
ASBESTOS OR LEAD INVESTIGATIONS,  
TESTING OR LAB SERVICES**



**FOR ASBESTOS**

Hygenix Labs, Stamford	203 324-2222
Brooks Labs, Norwalk	203 853-9792
Environmental Assessments, Scarsdale, NY	914 478-1717

**FOR LEAD**

Hygenix Labs, Stamford	203 324-2222
Brooks Labs, Norwalk	203 853-9792
Envirotech of Fairfield	203 748-3111
Environmental Assessments, Scarsdale, NY	914 478-1717



**SOME ENVIRONMENTAL FACTS YOU MAY NOT BE AWARE OF**

**For Example, Did you Know. . . . .**

- Contrary to popular belief, there is no law that expressly states that asbestos must be abated! The laws however, are very specific about when asbestos may be disturbed, who may abate, and the manner in which the asbestos must be handled and eventually disposed of.
- Every month, we receive numerous calls to "clean up" where an ill-advised individual has attempted a "do-it-yourself" removal, and has succeeded not only in leaving considerable amounts of asbestos residue behind, but in many cases causing considerable contamination. The price to rectify this is generally considerably more than if the job had immediately been done by a professional abatement company. Also, quite often, large numbers of personal possessions need to be thrown out, as they can not be decontaminated.
- **HOMEGUARD** has been registered by the State of Connecticut to remove underground storage tanks, and is a participating contractor in the State Amnesty Program which reimburses certain expenses incurred in the remediation of contaminated soil and groundwater in areas where residential in-ground fuel tanks have been removed between July 1, 1999 and January 1, 2002, provided certain guidelines are followed. After we have completed our work, we assist the property owner in the preparation and submission of required forms and follow-up if required, to help facilitate the smooth implementation of the procedural process.

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