



ENVIRONMENTAL PERSPECTIVES

HOMEGUARD ENVIRONMENTAL
ENVIROTECH ENVIRONMENTAL

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Asbestos - Not Just on Pipes and Boilers! *(A Guide to Building Materials that may Contain Asbestos)*

INTRODUCTION:

For years, many who have been involved in Real Estate were of the belief that Asbestos in buildings and residential properties, was confined to either pipe or boiler insulation, usually located just in basement areas. However, this belief is far from reality, and many are taken aback when they learn of the myriad of places Asbestos can be found.

ASBESTOS MATERIALS CAN BE FOUND INSIDE AND OUT!



A typical boiler covered with Asbestos Cement

Asbestos containing materials commonly identified in structures, are typically found in basement areas on heating pipes, on or in boilers and furnaces, (sometimes under sheet metal covers), water tanks and duct work.

Unfortunately, what is often somewhat of a shock to property owners or real estate professionals, is that asbestos can also be found in wall and ceiling plasters, sheetrock and joint compounds, floor tiles and linoleum, textured ceilings, acoustical ceiling tiles, and all types of glues and

mastics, which are used to secure, vinyl tile, rubber base molding, ceramic tiles, mirrors, wall tiles, Masonite® type paneling or even carpeting .

Another obscure location for asbestos containing material is the coating under certain types of metal sinks commonly found in kitchens.

Asbestos is also a common element in many types of roofing materials, such as transite (hard shingles), roofing felts, flat roofing , tar, various types of roofing cements and patching material as well hard cementitious siding. Often, transite siding is covered over

by aluminum or vinyl siding.

Transite panels can often be found lining the walls and/or ceiling in a garage or boiler room, and often line doors in these areas as well.

Some doors associated with boiler or utility rooms or doors between the garage and house can be filled with asbestos fireproofing materials.

Another common, yet not well known material that can contain asbestos, is the caulking or putty which is used to secure the glass panels in window sashes or in fixed window systems such as bay windows.



The roof on the house pictured above is covered with Transite roofing shingles, which contain Asbestos. From a distance this roof looks like any ordinary roof. In order to determine material content, a sample must be analyzed by a licensed lab.



A Partial, but Representative Listing of “SACM” Suspect Asbestos Containing Materials

Cement Pipes	Elevator Brake Shoes
Cement Wallboard	HVAC Duct Insulation
Cement Siding	Boiler Insulation
Asphalt Floor Tile	Breaching Insulation
Vinyl Floor Tile	Ductwork Flexible Fabric Connections
Vinyl Sheet Flooring	Cooling Towers
Flooring Backing	Pipe Insulation (corrugated air-cell, block, etc.)
Mastics (floor tile, carpet, paneling, ceiling tile, etc.)	Heating and Electrical Ducts
Acoustical Plaster	Electrical Panel Partitions
Decorative Plaster	Electrical Cloth
Textured Paints/Coatings	Electric Wiring Insulation
Ceiling Tiles and Lay-in Panels	Chalkboards
Spray-Applied Insulation	Roofing Shingles
Blown-in Insulation	Roofing Felt
Fireproofing Materials	Base Flashing
Taping Compounds (thermal)	Thermal Paper Products
Packing Materials (for wall/floor penetrations)	Fire Doors
High Temperature Gaskets	Caulking/Putties
Laboratory Hoods/Table Tops	Adhesives
Laboratory Gloves	Wallboard
Fire Blankets	Joint Compounds
Fire Curtains	Vinyl Wall Coverings
Elevator Equipment Panels	Spackling Compounds



This photograph, shows the potential for at least four different types or locations of SACM, in just one small area

The first is the pipe covering.

The second, the insulation around the water tank.

The third, insulation under the sheet metal housing of the boiler.

The fourth, asbestos cement sealing the smoke pipe into the chimney and sealing the burner head to the fire box.

In addition, the sections (ribs) of the boiler may be insulated with asbestos cement as well.



TESTING AND IDENTIFICATION OF ASBESTOS CONTAINING MATERIALS

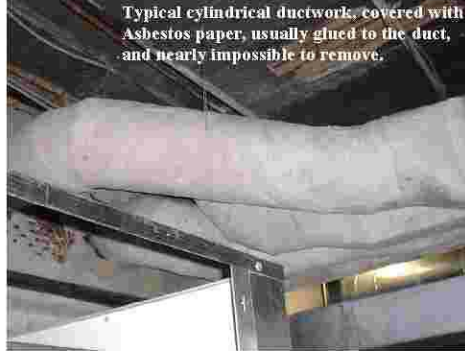
Contrary to popular belief among some, neither is the use of Asbestos prohibited, nor are there regulations in effect that mandate the removal of Asbestos at the time a house is sold.

The Asbestos regulations, which are applicable to all buildings, whether residential, commercial, or industrial, are Connecticut General Statutes Section 19a-332a-1 to Section 19a-332a-16, inclusive.

These regulations address only what process must be followed in the event of an activity such as a boiler repair or replace-



Often, although pipes might look "clean" exposed Asbestos can be found, where pipes enter soffits, and in turn, in the soffits as well.



Typical cylindrical ductwork, covered with Asbestos paper, usually glued to the duct, and nearly impossible to remove.

ment, a renovation, floor tile removal and replacement, or just the simple desire by a property owner to have some Asbestos pipe covering or other Asbestos containing material removed or encapsulated.

The regulations are very specific about who can, and who cannot take samples to have tested for Asbestos content.

The State of Connecticut restricts the collection of Asbestos Suspect Material to Asbestos inspectors who are certified in that discipline by the Department of Public Health (DPH), and who also work for environmental consulting companies that are licensed by the State.

Any material which, upon laboratory analysis contains greater than 1% asbestos, is considered Asbestos, and except for certain exceptions, usually dealing with exterior Asbestos containing materials, is regulated by the DPH.

Specific regulatory questions can be answered by the DPH personnel in Hartford, at 1-860-509-7367.

Demolition of the walls in this living room revealed Asbestos covered duct, running behind the old wall from the basement up to the second floor.



LABORATORIES THAT CONDUCT ASBESTOS INSPECTIONS, TESTING AND ASSESSMENTS

Hygenix, Inc.

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(203) 324-9857 (Fax)

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Robert Brown
Jim Twitchell

Brooks Laboratories

9 Isaac Street
Norwalk, CT 06850

(203) 853-9792
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Contact:
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Environmental Assessments & Solutions

41 Boulder Ridge Road
Scarsdale, NY 10583

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LEAD PROJECT PLANNING
OIL TANK SERVICES
DECONTAMINATION OF BIOLOGICALLY
DERIVED CONTAMINATES (MOLD)**

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TO:



ABOUT ENVIROTECH...

Our Company has been specializing in Residential and Small Commercial abatement since 1985. Serving south-west Connecticut and Westchester County, New York, **HOMEGUARD**, a division of Envirotech Environmental Services, provides a variety of Environmental Services for Homeowners, Condominiums, Cooperatives, Apartment Buildings, General Contractors, Architects, Engineers, Fuel Oil Companies, Banks, Insurance Companies, and others involved with Real Estate or Real Estate based services.

The Company has completed over 3,000 projects some of which include the **Sears Mansion**, and **Ralph Loren's Estate**, the current or former homes of: **Ivan Lendl**, **George C. Scott**, **J. Stillman Rockefeller**, **Sam Champion**, **Marcia Kramer**, **Chuck Scarborough**, **Michelle Marsh**, **Pat Reilly**, **Pete Gogolak**, and **Malcolm Pray**, **The Wilton Historical Society**, **The Bolivar** on the Upper West Side of Manhattan on Central Park West, **Surprise Lake Camp** in Cold Springs, NY. Ad-

ditional projects include: **Cablevision** of CT, **Silver Hill Hospital** in New Canaan, **Country Club of Darien**, **Stamford Hospital** and **St. Joseph's Medical Center**, **Mobil Oil**, **Canyon Ranch** in the Berkshires, and **United Artists Theaters**, **King & Low Heywood Thomas School**, **Temple Sinai** - Stamford; **United Methodist** and **First Congregational Churches** - New Canaan; **St. Peter's Church** - Norwalk, the **Second Congregational Church** and **Greenwich Synagogue** - Greenwich; and the **Perrott Memorial Library**, Old Greenwich; **Stamford Center for the Performing Arts Palace Theatre**, and **Crown Theatres**.

HOMEGUARD follows all applicable EPA, OSHA, CT Department of Health Services, and NY State Department of Labor regulations, as applicable. All of the company's environmental technicians and supervisors are fully trained as required. The Company carries Worker's Compensation Insurance, General Liability Insurance, as well as Asbestos and Lead Liability Insurance.

Our company has been complimented often by our clients, not only for the high quality of work which we performed, but also for the very courteous and sensitive manner in which we work with our clients to accommodate any of their special needs and/or concerns.

Numerous Real Estate Brokers and Agents, Property and Facility Managers, as well as General, Boiler, Roofing, Plumbing, and HVAC Contractors, and Fuel Oil Companies have chosen to work with **HOMEGUARD** on a repeat basis. These organizations have recognized our dedication to our clients, along with the unsurpassed service, which we provide.

We are certain that you, and anyone associated with the project, will be very pleased with our company, its employees, and the manner in which we complete the project. We hope that you'll select **HOMEGUARD** as your Environmental Contractor.