

Frequently Asked Questions: What to Expect For Your Asbestos Inspection



ENVIRONMENTAL
INSPECTION & CONSULTING

What payment options are available?

After the inspection is completed, the inspector will hand write you an invoice and provide you with a carbon copy. We have a few payment options available; the easiest option would be on-site with a check. The inspector can also accept cash, but for safety reasons does not carry change. Alternatively, we can send you an electronic invoice through QuickBooks after the inspection has been completed.

- You can use QuickBooks to issue an eCheck, which requires your checking account and routing number.
- If you would like to use a Visa or MasterCard to pay, please inform the inspector onsite so the electronic invoice can be processed to reflect the correct payment method. Be advised; there is a 3% processing fee for credit card transactions.

The following options require additional information from us and your own login information for the service. Please reference the address and/or invoice number when submitting payment using these methods to prevent delays.

- You can process a payment using Chase QuickPay. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- You can process a payment using the clearXchange network (also known as ZelleSM) through banks such as Bank of America, Wells Fargo, or First Bank. If this is the option you are most familiar with, let us know and we will provide you with the email address and phone number associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- We also accept payments through Venmo. If this is your preferred payment method, let us know and we will provide you with our username associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.

What does the inspection look like?

An asbestos inspection of a residence usually takes approximately 30-60 minutes to perform. To meet state & city requirements we inspect and sample any areas that will be disturbed during renovation, demolition, or remediation activities. Our trained technician may inspect the property including the interior, exterior, attic and crawlspace for suspect materials or areas of concern. Once the property has been thoroughly inspected our inspector can recommend the best sampling locations.

Page two of this document includes a sample of a disclosure form that the inspector may review when onsite.

Is there a risk of exposure from collecting samples?

JLM Environmental follows industry-approved, safe sampling methods to limit exposure to asbestos fibers. The sizes of the samples range from approximately the size of a pea to a postage stamp; some materials may require less depending on their composition. Whenever possible, samples are collected from inconspicuous areas (inside closets, behind light switch covers, etc.) to minimize any aesthetic impact; in the event that this is not possible, The inspector will confirm with the property owner (or on-site representative of the owner) of an appropriate sampling location while attempting to minimize the visibility of the sampling area.

How many samples will you collect?

The total number of samples is determined onsite based on the materials present that are suspect for asbestos and what is authorized to be collected. It is impossible to know the exact total number of samples prior to inspection. Our goal is to always follow state and federal guidelines for sampling collection to keep all parties in compliance. Client may opt to minimize sample quantities, but this will be reflected in the report.

If you are not present during the inspection, please be available to reach over the phone in case the inspector needs to get your authorization to collect samples.

When can I expect my report and results?

This depends on the turnaround time that you selected at the time of the inspection. Once the laboratory has finished analyzing the samples, a report will be generated explaining any areas of concern, risk assessment and recommendations for abatement if necessary. All documents will be sent via email in PDF format.

The report and results will be sent only to the client. Please do not ask us to disseminate this information to other people. The client is at liberty to share the information with anyone they wish. This simply states that if anyone wants to know about the results, they cannot get the information from us without a subpoena. This includes real estate agents, lawyers, sellers, buyers, tenants, etc. Unless the client has authorized us to release information specifically on the original agreement, the client will be the only recipient of the information.

Do you perform abatement?

JLM Environmental does not perform the removal of asbestos as it is a conflict of interest to perform both inspection and abatement in the state of California. If asbestos is found present, we will provide you with a referral of DOSH certified contractors for the removal of material(s).

If you have any other questions, feel free to contact us at info@jlmenvironmental.com or (310) 930-3355.

For more information, a more detailed description of our services, and client reviews visit our website at www.jlmenvironmental.com.



Property Address: _____

Asbestos

Asbestos can be found in many building materials, including, but not limited to: drywall/joint compound, plaster, acoustic spray (popcorn ceiling texture), vinyl floor tiles, linoleum, adhesive mastic on flooring materials, window glazing (putty), HVAC system components (ducting, register boots, plenum), vent pipes, exterior siding, stucco, roofing materials (asphalt shingles, roofing felt, penetration mastic), and attic insulation.

Per state regulations, **all** building materials that will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of asbestos **prior** to start of work (SCAQMD Rule 1403). The SCAQMD finds that fewer than three samples per homogeneous material is insufficient to determine the asbestos-containing status of building materials.

"AHERA sampling requirements (< 1000 sq. ft= **3 samples**, 1000 - 5000 sq. ft= **5 samples**, 5000 + sq. ft= **7 - 9 samples**)"
Client has **DECLINED or ACCEPTED** AHERA sampling requirements

Declined Samples Comprehensive Bulk Survey Sampling Limited to: Bulk - Air - Dust

Bulk Limited to: DRYWALL PLASTER ACOUSTIC SPRAY FLOORING MATERIALS WINDOW GLAZING MASTIC
HVAC SYSTEM VENT PIPES EXT. SIDING STUCCO ROOFING MATERIALS INSULATION

Air Samples Accepted Samples Declined Samples

Dust Samples Accepted Samples Declined Samples

NOTES: _____

Lead

Lead can be found in many areas, including, but not limited to: ceramic tile, interior and exterior painted surfaces, exterior flashings, settled dust, and soil.

Per state regulations, all building materials that will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of lead prior to start of work.

In every pre-1978 structure, if any untested paint will be disturbed, assume untested paint is lead-based, or have paint tested by a state-certified Lead Inspector/Risk Assessor" (References: Title 17, CCR, Div 1, Ch 8, Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards and SB 460, the Cal/OSHA Lead in Construction Standard)

Declined Samples Comprehensive Lead Survey Sampling Limited to: XRF - Dust - Soil

NOTES: _____

By signing below, the client acknowledges that JLM Environmental has informed them of the materials that may contain asbestos and/or lead. If additional samples or materials require sampling, the client is aware that a second inspection will result in a new inspection cost and fees.

Name (Please Print)

Signature

Date