

# EcoSystems Environmental, Inc.

## Environmental Consulting Services

07/16/2021

Mr. Chad Baker  
CitySquare Housing  
1610 South Malcolm X Boulevard  
Dallas, Texas 75226

**Re: Pre-Renovation/Demolition Asbestos Survey  
Hotel Miramar  
1950 Fort Worth Avenue; Dallas, Texas 75208  
ESEI Project No. 21021499**

Dear Mr. Baker:

EcoSystems Environmental, Inc. (ESEI) was retained by CitySquare Housing (hereinafter, the Client) to conduct a limited asbestos survey at the Site within the following Target Areas, as identified by the Client:

### **Hotel Miramar**

The attached report summarizes these services in accordance with ESEI Proposal No. P03282 and Professional Services Agreement dated July 6, 2021. **Regulated amounts of asbestos were detected in the wallboard wall and ceiling systems (joint compound), boiler insulation, pipe insulation, floor tile and floor tile mastic.** The sample results summary is attached in Appendix A of this report. ESEI licenses are attached in Appendix B of this report. The laboratory analytical results are attached in Appendix C of this report. Site drawings are attached in Appendix D of this report. If you have any questions on this report or any other matter, please do not hesitate to call me at (972) 416-0520.

Sincerely,

EcoSystems Environmental, Inc.

A handwritten signature in black ink, appearing to read 'Russ Gout', positioned above a horizontal line.

Russ Gout  
Individual Asbestos Consultant  
DSHS License No. 10-5054  
Expiration Date: 2/12/2023

A handwritten signature in black ink, appearing to read 'Justin Platukas', positioned above a horizontal line.

Justin Platukas  
Asbestos Inspector  
DSHS License No. 60-2747  
Expiration Date: 8/31/2022

## 1.0 SERVICES

**TABLE I  
SERVICES SUMMARY**

<b>Client</b>	CitySquare Housing 1610 South Malcolm X Boulevard Dallas, Texas 75226	
<b>Site Address</b>	1950 Fort Worth Avenue, Dallas, Texas 75208	
<b>Target Areas identified by Client:</b>	Hotel Miramar	
<b>Scope of Work</b>		
<ol style="list-style-type: none"> <li>1. Conduct a preliminary visual reconnaissance of the renovation/demolition Target Areas identified by the Client to visually determine the presence of Suspect ACM</li> <li>2. In the event suspect ACM is identified, visually assess suspect ACM for variations in color, texture, thickness, and other characteristics useful in determining the material's uniformity and homogeneous area</li> <li>3. In the event suspect ACM is identified, evaluate current physical condition, friability and potential for damage, assign hazard ratings and estimate quantities</li> <li>4. Collect samples of identified and reasonably accessible suspect ACM within Target Areas</li> <li>5. Send suspect ACM samples to laboratory for analysis of asbestos content, if any</li> <li>6. Prepare report summarizing results</li> </ol>		
<b>Sample Date(s):</b>	07/12/2021	
<b>Inspector(s):</b>	Justin Platukas	60-2747
<b>DSHS License #:</b>		
<b>Samples Collected:</b>	A total of 63 samples of suspect asbestos-containing materials were collected, as agreed with the Client, within reasonably accessible portions of the Target Areas	
<b>Analytical Lab:</b>	ESEI's in-house asbestos laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) through the National Institute for Standards and Technology (NVLAP Lab Code 101162-0) and licensed as a DSHS licensed asbestos bulk laboratory (License No. 30-0117).	
<b>No. of Samples Analyzed:</b>	63	
<b>Analyzed Date:</b>	07/14/2021	
<b>Report Date:</b>	07/16/2021	
<b>General information about suspect ACM</b>		
<p>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.</p> <p>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 system insulation) and nonfriable ACM, which are materials that cannot be easily crumbled (e.g., floor tile and floor tile mastic).</p> <p>Regulated asbestos containing materials (RACM) which are those materials containing over 1% asbestos as defined under asbestos NESHAP.</p>		

## **2.0 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. ESEI 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 the rooms and areas specifically identified herein (i.e., Target Areas). While attempts were made to obtain representative samples most likely to contain asbestos, findings and conclusions herein are necessarily limited by the number of samples taken and access provided for sampling activities. *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 ESEI personnel involved with 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. ESEI assumes no responsibility or liability for errors in information or data provided by third party sources.

## **3.0 REPORT USE AND RELIANCE:**

This report represents ESEI's services 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 ESEI explained the risks and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of ESEI and the Client, ESEI may offer reliance to third parties or contract with other parties 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.

## **4.0 METHODOLOGIES:**

### **4.1 Sampling**

This limited inspection was guided by the Texas Asbestos Health Protection Rules (TAHPR) (see 25 TAC §295.58) and generally in accord with AHERA (the Asbestos Hazard Emergency Response Act of 1986, Public Law 99-519) 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 OSHA, and the Department of State Health Services (DSHS). ESEI generally followed these sampling protocols to in an effort to collect representative samples of the various suspect building materials in the Target Areas.

Suspect ACM samples were collected by physically removing a small portion (approximately one square inch) 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 into 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.

## 4.2 Analytical Procedures

If the results of the bulk laboratory analysis reveal asbestos, the percentage of asbestos contained within the sample is compared with criteria outlined in the EPA definition of asbestos-containing material (and 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: (i) elect to assume the asbestos content to be greater than 1% and treat the material as RACM, or (ii) 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.

## 5.0 RECOMMENDATIONS:

Based upon the foregoing results, **if applicable**, ESEI offers the recommendations presented below. Such recommendations should be implemented *prior* to the commencement of any renovation or demolition activities or other activities that would potentially disturb the identified ACM or RACM at the site.

- Identified ACM, including nonfriable ACM, *that will be disturbed by renovation or demolition activities* should be removed as soon as feasibly possible by appropriately licensed personnel and in accordance with applicable laws and regulations.
- Identified ACM which *will not be disturbed by renovation or demolition activities but which is damaged*, should be repaired or encapsulated (by appropriately licensed personnel and in accordance with applicable laws and regulations) to prevent future damage.
- *ACM to remain in place* should be enclosed in airtight impermeable barrier or encapsulated to prevent damage.
- An *Asbestos Operation and Maintenance Program* should be implemented to manage existing ACM in place.

In the event renovation or demolition activities are slated for portions of the site outside of the Target Areas, an asbestos survey should be performed for those portions of the site—*prior* to the initiation of renovation or demolition activities.

## APPENDICES

**APPENDIX A**  
**SAMPLE RESULTS SUMMARY**

**TABLE II**  
**RESULTS SUMMARY**  
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
1	0	White / (Friable) / Wallboard	Room 138, Wall	N/A	N/A
2	0	White / (Friable) / Wall Texture	Room 138, Wall	N/A	N/A
3	0	White / (Friable) / Joint Compound	Room 138, Ceiling	N/A	N/A
4	0	White / (Friable) / Wallboard	Room 127, Wall	N/A	N/A
5	0	White / (Friable) / Wall Texture	Room 127, Wall	N/A	N/A
6	0	White / (Friable) / Joint Compound	Room 127, Wall	N/A	N/A
7	0	White / (Friable) / Wallboard	Laundry Room	N/A	N/A
8	0	White / (Friable) / Wall Texture	Laundry Room	N/A	N/A
9	0	White / (Friable) / Joint Compound	Sink Room, Ceiling	N/A	N/A
10	0	White / (Friable) / Wallboard	Room 130, Wall	N/A	N/A
11	0	White / (Friable) / Wall Texture	Room 130, Wall	N/A	N/A
12	0	/ () /	* No Sample *		
13	3	Off-White / (Friable) / Joint Compound	Room 134, Wall	1	75,000 SQ. FT.
14	3	Off-White / (Friable) / Joint Compound	Room 135, Wall	1	Same as No. 13
15	3	Off-White / (Friable) / Joint Compound	Room 141, Wall	1	Same as No. 13
16	3	Off-White / (Friable) / Joint Compound	Storage Room, Ceiling	1	Same as No. 13
17	0	White / (Friable) / Joint Compound	Hallway at 139, Ceiling	N/A	N/A
18	2	Off-White / (Friable) / Joint Compound	Room 102, Wall	1	Same as No. 13
19	2	Off-White / (Friable) / Joint Compound	Room 103, Wall	1	Same as No. 13
20	2	Off-White / (Friable) / Joint Compound	Room 136, Wall	1	Same as No. 13
21	0	White / (Friable) / Wallboard	Room 209, Wall	N/A	N/A
22	0	White / (Friable) / Wall Texture	Room 209, Wall	N/A	N/A
23	0	White / (Friable) / Joint Compound	Room 209, Wall	N/A	N/A
24	0	White / (Friable) / Wall Texture	Room 217, Wall	N/A	N/A
25	2	Off-White / (Friable) / Joint Compound	Room 217, Wall	1	Same as No. 13

**TABLE II**  
**RESULTS SUMMARY**  
(Condition/Friability Codes are listed below table)

Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
26	3	Off-White / (Friable) / Joint Compound	Sink Room, Wall	1	Same as No. 13
27	2	Off-White / (Friable) / Joint Compound	Hall Stairwell, Wall	1	Same as No. 13
28	0	White / (Friable) / Wall Texture	Room 236, Wall	N/A	N/A
29	3	Off-White / (Friable) / Joint Compound	Room 236, Wall	1	Same as No. 13
30	0	White / (Friable) / Wall Texture	Room 229, Wall	N/A	N/A
31	2	Off-White / (Friable) / Joint Compound	Room 229, Ceiling	1	Same as No. 13
32	0	Beige / (Friable) / Wall Texture	Room 224	N/A	N/A
33	2	Off-White / (Friable) / Joint Compound	Room 224	1	Same as No. 13
34	3	Off-White / (Friable) / Joint Compound	Stairwell, Ceiling	1	Same as No. 13
35	20	White / (Friable) / Boiler Insulation	Basement, Boiler Room	1	100 SQ. FT.
36	25	White / (Friable) / Boiler Insulation	Basement, Boiler Room	1	Same as No. 35
37	25	White / (Friable) / Boiler Insulation	Basement, Boiler Room	1	Same as No. 35
38	70	Tan / (Friable) / Pipe Insulation	Basement, Boiler Room	1	2,000 LN. FT.
39	70	Tan / (Friable) / Pipe Insulation	1st Floor, Hallway, Wet Wall Hatch	1	Same as No. 38
40	75	Tan / (Friable) / Pipe Insulation	2nd Floor, Hallway, Wet Wall Hatch	1	Same as No. 38
41	75	Tan / (Friable) / Pipe Insulation	1st Floor, Hallway, Wet Wall Hatch, 127/128	1	Same as No. 38
42	0	Gray / (Non-Friable) / Ceramic Tile Grout	Laundry Room	N/A	N/A
43	0	Gray / (Non-Friable) / Ceramic Tile Grout	Room 141, Bathroom	N/A	N/A
44	0	Gray / (Non-Friable) / Ceramic Tile Grout	Room 112	N/A	N/A
45	0	Orange / (Friable) / Plaster Ceiling	Basement	N/A	N/A
46	0	Orange / (Non-Friable) / Plaster Ceiling	Basement	N/A	N/A
47	0	Orange / (Non-Friable) / Plaster Ceiling	Basement	N/A	N/A
48	0	Green / (Non-Friable) / 9 x 9 Floor Tile	Under Ceramic Tile, Laundry Room	N/A	N/A
49	8	Green / (Non-Friable) / 9 x 9 Floor Tile	Under Ceramic Tile, Storage Room	2	6,000 SQ. FT.
50	0	Green / (Non-Friable) / 9 x 9 Floor Tile	Under Ceramic Tile, Room 141, Bathroom	N/A	N/A



**TABLE II**  
**RESULTS SUMMARY**  
(Condition/Friability Codes are listed below table)

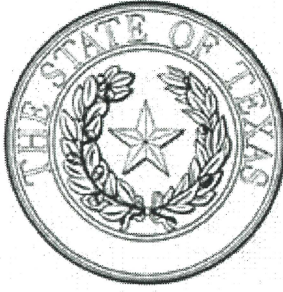
Sample No.	Asbestos %age	Description of Sampled Material	Location	Condition /Friability	Estimated Quantity
51	0	Orange / (Non-Friable) / 9 x 9 Floor Tile	Under Ceramic Tile, 1st Floor, At Basement Stairs	N/A	N/A
52	0	Black / (Non-Friable) / Floor Tile Mastic	Under Ceramic Tile, Laundry Room	N/A	N/A
53	5	Black / (Non-Friable) / Floor Tile Mastic	Under Ceramic Tile, Storage Room	2	Same as No. 49
54	5	Black / (Non-Friable) / Floor Tile Mastic	Under Ceramic Tile, Room 141, Bathroom	2	Same as No. 49
55	0	Black / (Non-Friable) / Floor Tile Mastic	Under Ceramic Tile, 1st Floor, At Basement Stairs	N/A	N/A
56	0	Brown / (Non-Friable) / Wood-Style Laminate Flooring	Room 136	N/A	N/A
57	0	Brown / (Non-Friable) / Wood-Style Laminate Flooring	Room 109	N/A	N/A
58	0	Brown / (Non-Friable) / Wood-Style Laminate Flooring	Room 204	N/A	N/A
59	0	Beige / (Non-Friable) / Exterior Brick Mortar and Paint	Exterior	N/A	N/A
60	0	Beige / (Non-Friable) / Exterior Brick Mortar and Paint	Exterior	N/A	N/A
61	0	Beige / (Non-Friable) / Exterior Brick Mortar and Paint	Exterior	N/A	N/A
62	0	White / (Non-Friable) / Exterior Window Caulk	Exterior	N/A	N/A
63	0	White / (Non-Friable) / Exterior Window Caulk	Exterior	N/A	N/A
64	0	White / (Non-Friable) / Exterior Window Caulk	Exterior	N/A	N/A

Friability Codes:

- 1 – Friable: ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure.
- 2 – Category I Nonfriable: ACM packings, gaskets, resilient floor covering, and asphalt roofing products.
- 3 – Category II Nonfriable: ACM, excluding Category I Nonfriable ACM, that, when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure.

## **APPENDIX B**

### **LICENSES**



Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

*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: 100008*

*Expiration Date: 12/29/2021*

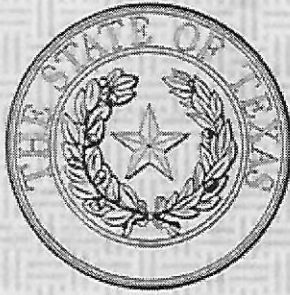
*Control Number: 97239*

*John Hellerstedt*  
**John Hellerstedt, M.D.,  
Commissioner of Health**

*(Void After Expiration Date)*

VOID IF ALTERED NON-TRANSFERABLE

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Texas Department of State Health Services

ECOSYSTEMS ENVIRONMENTAL INC

*is certified to perform as an*

Asbestos Laboratory

PCM, PLM


*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: 300117*

*Expiration Date: 11/01/2022*

*Control Number: 96494*

  
*John Hellerstedt, M.D.,  
Commissioner of Health*

*(Void After Expiration Date)*

VOID IF ALTERED NON-TRANSFERABLE

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United States Department of Commerce  
National Institute of Standards and Technology



**Certificate of Accreditation to ISO/IEC 17025:2017**

NVLAP LAB CODE: 101162-0

EcoSystems Environmental, Inc.  
Carrollton, TX

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,  
listed on the Scope of Accreditation, for:*

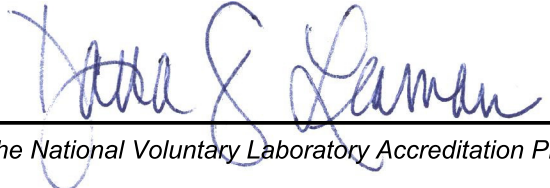
**Asbestos Fiber Analysis**

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.  
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality  
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2021-04-01 through 2022-03-31

*Effective Dates*



  
For the National Voluntary Laboratory Accreditation Program



**Texas Department of  
State Health Services**

**Asbestos Individual Consultant**

**RUSS A GOUT**

**License No. 105054**

**Control No. 97830**

**Expiration Date: 12-Feb-2023**





**Texas Department of  
State Health Services**

**Asbestos Inspector**

**JUSTIN A PLATUKAS**

**License No. 602747**

**Control No. 99721**

**Expiration Date: 31-Aug-2022**



**APPENDIX C**

**LABORATORY ANALYTICAL RESULTS**





EcoSystems Environmental, Inc.  
Environmental Consulting Services

PLM BULK ASBESTOS ANALYSIS TEST REPORT  
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

<b>Client:</b>	CitySquare Housing
	1610 South Malcolm X Boulevard
	Dallas, Texas 75226
<b>Project:</b>	Hotel Miramar
	1950 Fort Worth Avenue
	Dallas, Texas 75208
<b>Report Date: 07/16/2021</b>	
<b>ESEI Project #: 2102 1499</b>	

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material			
1 21-36363	Room 138, Wall Wallboard White/Friable	A	Binder/Gypsum	95 % Cellulose Fiberglass	2 % 3 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
2 21-36363	Room 138, Wall Wall Texture White/Friable	A	Binder/Paint	97 % Cellulose	3 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
3 21-36363	Room 138, Ceiling Joint Compound White/Friable	A	Binder/Carbonate Perlite	90 % 8 %	2 % Cellulose	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
4 21-36363	Room 127, Wall Wallboard White/Friable	A	Binder/Gypsum	96 % Cellulose	4 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
5 21-36363	Room 127, Wall Wall Texture White/Friable	A	Binder/Paint	96 % Cellulose	4 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
6 21-36363	Room 127, Wall Joint Compound White/Friable	A	Binder/Carbonate Perlite	92 % 6 %	2 % Cellulose	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
7 21-36363	Laundry Room Wallboard White/Friable	A	Binder/Gypsum	95 % Cellulose	5 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>
8 21-36363	Laundry Room Wall Texture White/Friable	A	Binder/Carbonate	98 % Cellulose	2 %	None Det.	0 %
						<b>Total</b>	<b>0 %</b>



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Environmental Consulting Services

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**PLM BULK ASBESTOS ANALYSIS TEST REPORT**  
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material	Asbestos Type		
9 21-36363	Sink Room, Ceiling Joint Compound White/Friable	A	Binder/Carbonate Perlite	90 % 8 %	Cellulose 2 %	None Det. 0 %	
						<b>Total</b>	<b>0 %</b>
10 21-36363	Room 130, Wall Wallboard White/Friable	A	Binder/Gypsum	96 %	Cellulose Fiberglass	4 % < 1 %	None Det. 0 %
						<b>Total</b>	<b>0 %</b>
11 21-36363	Room 130, Wall Wall Texture White/Friable	A	Binder/Carbonate	96 %	Cellulose	4 %	None Det. 0 %
						<b>Total</b>	<b>0 %</b>
12 21-36363	* No Sample *	A	N/A	0 %	N/A	0 %	N/A 0 %
						<b>Total</b>	<b>0 %</b>
13 21-36363	Room 134, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate	95 %	Cellulose	2 %	Chrysotile 3 %
						<b>Total</b>	<b>3 %</b>
14 21-36363	Room 135, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate	93 %	Cellulose	4 %	Chrysotile 3 %
						<b>Total</b>	<b>3 %</b>
15 21-36363	Room 141, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate	94 %	Cellulose	3 %	Chrysotile 3 %
						<b>Total</b>	<b>3 %</b>
16 21-36363	Storage Room, Ceiling Joint Compound Off-White/Friable	A	Binder/Carbonate	95 %	Cellulose	2 %	Chrysotile 3 %
						<b>Total</b>	<b>3 %</b>



**EcoSystems Environmental, Inc.**  
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**PLM BULK ASBESTOS ANALYSIS TEST REPORT**  
 (NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material			
17 21-36363	Hallway at 139, Ceiling Joint Compound White/Friable	A	Binder/Carbonate 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
18 21-36363	Room 102, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 94 %	Cellulose 4 %	Chrysotile	2 %	
						<b>Total</b>	<b>2 %</b>
19 21-36363	Room 103, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 95 %	Cellulose 3 %	Chrysotile	2 %	
						<b>Total</b>	<b>2 %</b>
20 21-36363	Room 136, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 94 %	Cellulose 4 %	Chrysotile	2 %	
						<b>Total</b>	<b>2 %</b>
21 21-36363	Room 209, Wall Wallboard White/Friable	A	Binder/Gypsum 96 %	Cellulose 4 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
22 21-36363	Room 209, Wall Wall Texture White/Friable	A	Paint/Carbonate 96 %	Cellulose 4 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
23 21-36363	Room 209, Wall Joint Compound White/Friable	A	Binder/Carbonate Perlite 90 % 8 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
24 21-36363	Room 217, Wall Wall Texture White/Friable	A	Binder/Paint 96 %	Cellulose 4 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>



**EcoSystems Environmental, Inc.**  
**Environmental Consulting Services**

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	1610 South Malcolm X Boulevard
	Dallas, Texas 75226
<b>Project:</b>	Hotel Miramar
	1950 Fort Worth Avenue
	Dallas, Texas 75208
	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type	
			Non-Fibrous Material	Fibrous Material		
25 21-36363	Room 217, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 93 %	Cellulose 5 %	Chrysotile	2 %
					<b>Total</b>	<b>2 %</b>
26 21-36363	Sink Room, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 93 %	Cellulose 4 %	Chrysotile	3 %
					<b>Total</b>	<b>3 %</b>
27 21-36363	Hall Stairwell, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 95 %	Cellulose 3 %	Chrysotile	2 %
					<b>Total</b>	<b>2 %</b>
28 21-36363	Room 236, Wall Wall Texture White/Friable	A	Binder/Paint 95 %	Cellulose 5 %	None Det.	0 %
					<b>Total</b>	<b>0 %</b>
29 21-36363	Room 236, Wall Joint Compound Off-White/Friable	A	Binder/Carbonate 93 %	Cellulose 4 %	Chrysotile	3 %
					<b>Total</b>	<b>3 %</b>
30 21-36363	Room 229, Wall Wall Texture White/Friable	A	Binder/Paint 94 %	Cellulose 6 %	None Det.	0 %
					<b>Total</b>	<b>0 %</b>
31 21-36363	Room 229, Ceiling Joint Compound Off-White/Friable	A	Binder/Carbonate 93 %	Cellulose 5 %	Chrysotile	2 %
					<b>Total</b>	<b>2 %</b>
32 21-36363	Room 224 Wall Texture Beige/Friable	A	Binder/Paint 95 %	Cellulose 5 %	None Det.	0 %
					<b>Total</b>	<b>0 %</b>



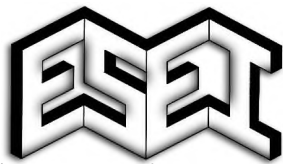
**EcoSystems Environmental, Inc.**  
**Environmental Consulting Services**

**PLM BULK ASBESTOS ANALYSIS TEST REPORT**  
 (NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

<b>Client:</b>	CitySquare Housing
	1610 South Malcolm X Boulevard
	Dallas, Texas 75226
<b>Project:</b>	Hotel Miramar
	1950 Fort Worth Avenue
	Dallas, Texas 75208
	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Fibrous Material		Asbestos Type	
			Non-Fibrous Material					
33 21-36363	Room 224 Joint Compound Off-White/Friable	A	Binder/Carbonate	93 %	Cellulose	5 %	Chrysotile	2 %
							<b>Total</b>	<b>2 %</b>
34 21-36363	Stairwell, Ceiling Joint Compound Off-White/Friable	A	Binder/Carbonate	94 %	Cellulose	3 %	Chrysotile	3 %
							<b>Total</b>	<b>3 %</b>
35 21-36363	Basement, Boiler Room Boiler Insulation White/Friable	A	Binder/Particulate	80 %			Chrysotile	15 %
							Amosite	5 %
							<b>Total</b>	<b>20 %</b>
36 21-36363	Basement, Boiler Room Boiler Insulation White/Friable	A	Binder/Particulate	75 %			Chrysotile	20 %
							Amosite	5 %
							<b>Total</b>	<b>25 %</b>
37 21-36363	Basement, Boiler Room Boiler Insulation White/Friable	A	Binder/Particulate	75 %			Chrysotile	20 %
							Amosite	5 %
							<b>Total</b>	<b>25 %</b>
38 21-36363	Basement, Boiler Room Pipe Insulation Tan/Friable	A	Binder/Particulate	10 %	Cellulose	20 %	Chrysotile	70 %
							<b>Total</b>	<b>70 %</b>
39 21-36363	1st Floor, Hallway, Wet Wall Hatch Pipe Insulation Tan/Friable	A	Binder/Particulate	10 %	Cellulose	20 %	Chrysotile	70 %
							<b>Total</b>	<b>70 %</b>



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<b>Project:</b>	Hotel Miramar
	1950 Fort Worth Avenue
	Dallas, Texas 75208
	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type	
			Non-Fibrous Material	Fibrous Material	Asbestos Type	
40 21-36363	2nd Floor, Hallway, Wet Wall Hatch Pipe Insulation Tan/Friable	A	Binder/Particulate 5 %	Cellulose 20 %	Chrysotile 75 %	
					<b>Total</b>	<b>75 %</b>
41 21-36363	1st Floor, Hallway, Wet Wall Hatch, 127/128 Pipe Insulation Tan/Friable	A	Binder/Particulate 5 %	Cellulose 20 %	Chrysotile 75 %	
					<b>Total</b>	<b>75 %</b>
42 21-36363	Laundry Room Ceramic Tile Grout Gray/Non-Friable	A	Binder/Carbonate Quartz 55 % 45 %	Cellulose < 1 %	None Det. 0 %	
					<b>Total</b>	<b>0 %</b>
43 21-36363	Room 141, Bathroom Ceramic Tile Grout Gray/Non-Friable	A	Binder/Carbonate Quartz 60 % 40 %		None Det. 0 %	
					<b>Total</b>	<b>0 %</b>
44 21-36363	Room 112 Ceramic Tile Grout Gray/Non-Friable	A	Binder/Carbonate Quartz 60 % 38 %	Cellulose 2 %	None Det. 0 %	
					<b>Total</b>	<b>0 %</b>
45 21-36363	Basement Plaster Ceiling Orange/Friable	A	Binder/Carbonate Quartz 60 % 40 %		None Det. 0 %	
					<b>Total</b>	<b>0 %</b>
46 21-36363	Basement Plaster Ceiling Orange/Non-Friable	A	Binder/Carbonate Quartz 55 % 45 %	Cellulose < 1 %	None Det. 0 %	
					<b>Total</b>	<b>0 %</b>
47 21-36363	Basement Plaster Ceiling Orange/Non-Friable	A	Binder/Carbonate Quartz 60 % 40 %		None Det. 0 %	
					<b>Total</b>	<b>0 %</b>



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Client Project #:

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<b>Project:</b>	Hotel Miramar
	1950 Fort Worth Avenue
	Dallas, Texas 75208
	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material	Asbestos Type		
48 21-36363	Under Ceramic Tile, Laundry Room 9 x 9 Floor Tile Green/Non-Friable	A	Binder/Rubber 90 %	Cellulose Talc 5 % 5 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
49 21-36363	Under Ceramic Tile, Storage Room 9 x 9 Floor Tile Green/Non-Friable	A	Binder/Carbonate 90 %	Cellulose 2 %	Chrysotile	8 %	
						<b>Total</b>	<b>8 %</b>
50 21-36363	Under Ceramic Tile, Room 141, Bathroom 9 x 9 Floor Tile Green/Non-Friable	A	Binder/Particulate 90 %	Cellulose Talc 5 % 5 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
51 21-36363	Under Ceramic Tile, 1st Floor, At Basement Stairs 9 x 9 Floor Tile Orange/Non-Friable	A	Binder/Carbonate 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
52 21-36363	Under Ceramic Tile, Laundry Room Floor Tile Mastic Black/Non-Friable	A	Binder/Tar 85 %	Cellulose 15 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
53 21-36363	Under Ceramic Tile, Storage Room Floor Tile Mastic Black/Non-Friable	A	Binder/Tar 80 %	Cellulose 15 %	Chrysotile	5 %	
						<b>Total</b>	<b>5 %</b>
54 21-36363	Under Ceramic Tile, Room 141, Bathroom Floor Tile Mastic Black/Non-Friable	A	Binder/Tar 80 %	Cellulose 15 %	Chrysotile	5 %	
						<b>Total</b>	<b>5 %</b>



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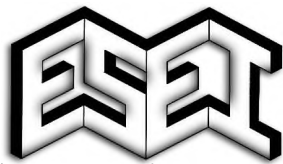
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<b>Report Date: 07/16/2021</b>	
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**PLM BULK ASBESTOS ANALYSIS TEST REPORT**  
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material			
55 21-36363	Under Ceramic Tile, 1st Floor, At Basement Stairs Floor Tile Mastic Black/Non-Friable	A	Binder/Tar 85 %	Cellulose 15 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
56 21-36363	Room 136 Wood-Style Laminate Flooring Brown/Non-Friable	A	Vinyl/Carbonate 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
57 21-36363	Room 109 Wood-Style Laminate Flooring Brown/Non-Friable	A	Vinyl/Carbonate 97 %	Cellulose 3 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
58 21-36363	Room 204 Wood-Style Laminate Flooring Brown/Non-Friable	A	Vinyl/Carbonate 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
59 21-36363	Exterior Exterior Brick Mortar and Paint Beige/Non-Friable	A	Binder/Carbonate Quartz 55 % 45 %	Cellulose < 1 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
60 21-36363	Exterior Exterior Brick Mortar and Paint Beige/Non-Friable	A	Binder/Carbonate Quartz 55 % 44 %	Cellulose 1 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
61 21-36363	Exterior Exterior Brick Mortar and Paint Beige/Non-Friable	A	Binder/Carbonate Quartz 55 % 45 %	Cellulose Synthetic < 1 % < 1 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>





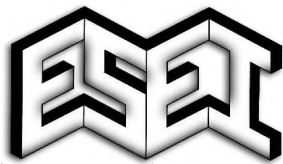
EcoSystems Environmental, Inc.  
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PLM BULK ASBESTOS ANALYSIS TEST REPORT  
(NVLAP LAB CODE 101162-0, TDSHS LAB LICENSE NO. 30-0117)

Client Project #:

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<b>Project:</b>	Hotel Miramar
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	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

Sample # / Lab	Sample Location / Material Sampled	Layer %	Non-Asbestos		Asbestos Type		
			Non-Fibrous Material	Fibrous Material			
62 21-36363	Exterior Exterior Window Caulk White/Non-Friable	A	Binder/Rubber 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
63 21-36363	Exterior Exterior Window Caulk White/Non-Friable	A	Binder/Rubber 99 %	Cellulose 1 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>
64 21-36363	Exterior Exterior Window Caulk White/Non-Friable	A	Binder/Rubber 98 %	Cellulose 2 %	None Det.	0 %	
						<b>Total</b>	<b>0 %</b>



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	1950 Fort Worth Avenue
	Dallas, Texas 75208
	Report Date: 07/16/2021
	ESEI Project #: 2102 1499

**BACKGROUND:**

EcoSystems Environmental, Inc. (ESEI) is accredited by the National Voluntary Laboratory Accreditation Program, NVLAP Lab Code 101162-0 through the National Institute of Standards and Technology (NIST). ESEI is also licensed and authorized to perform as an asbestos laboratory by the Texas Department of State Health Services (License No. 30-0117). This report may not be used to claim product certification approval or endorsement by NVLAP, NIST, or any agency of the federal government. Results apply only to samples as received.

**METHOD & LAYERING:**

Bulk Samples are prepared and analyzed in accordance with the polarized light microscopy procedures outlined in the EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. And the alternate EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials. The test reports can not be reproduced except in full and with ESEI’s permission.

When a sample consist of two or more distinct layers or materials, each layer is analyzed and reported separately. Any layer containing more than 1% asbestos is declared by the National Emissions Standards for Hazardous Air Pollutants (NESHAP) as an asbestos-containing material (ACM).

**PERCENTAGES & POINT COUNTING**

Reported percentages of asbestos are visual estimates by volume; quantitation is achieved by utilizing a stereobinocular microscope. The Asbestos NESHAP Revision Final Rule states that regulated asbestos-containing materials (as defined in 40 CFR Section 61.141) containing less than 10% asbestos (including the samples that contain a trace or less than 1% asbestos which are considered by the EPA as asbestos-containing materials if analyzed by Polarized Light Microscopy (PLM) may be verified by point counting. If the lab detects the asbestos content of a sample to be <10%, the client may: 1) elect to assume the amount to be greater than 1% and treat the material as asbestos containing or 2) require the verification of the amount by point counting. If a result obtained by point counting is different from a result obtained by visual estimation, the point count result will be used. Samples for which no asbestos is detected by the PLM do not need to be point counted.

**TYPES OF ASBESTOS:**

Asbestos is a general term to one of several naturally occurring fibrous minerals. These are divided into two categories: serpentine and amphiboles. Chrysotile, a serpentine, is the most commonly found form of asbestos. The five other types are all amphiboles. These include Amosite, (fibrous grunerite), Crocidolite (fibrous riebeckite), fibrous Anthophyllite, fibrous Tremolite and fibrous Actinolite.

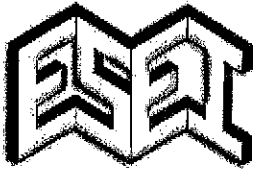
**BACKGROUND MATERIALS:**

Materials which do not contain Asbestos are reported for each sample. These background materials are divided into Fibrous and non-fibrous types. Common Fibrous materials include glass, mineral wool, cellulose, paper, and synthetics (nylon, rayon, Dacron). Common non-fibrous materials include binder (glues), mica, quartz, vermiculite, clays, lizardite and talc.

**SAMPLE STORAGE:**

Bulk samples are double bagged and stored for 90 days unless otherwise arranged with the client. Samples can be returned within 90 day period upon receipt of written authorization and payment of a return fee.

Cindy Watkins - Analyst



# EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117  
NVLAP Lab Code 101162-0

21-36363

## Asbestos Chain of Custody

Inspector: JP License No.: 602747

Company: **CitySquare Housing**  
1610 South Malcolm X Boulevard  
Dallas, Texas 75226

Project: **Hotel Miramar**  
1950 Fort Worth Avenue  
Dallas, Texas 75208

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact: **Mr. Chad Baker**  
Email: cbaker@citysquarehousing.org

Project #: **21021499** ✓  
TAT:  Normal  24 Hour Other \_\_\_\_\_  
P.O. #: \_\_\_\_\_ Date: 7/13/21 Analysis: PCM

Sample ID	Sample Location/Description	C/F	Qty
1	WALLBOARD (W.B.) / Rm 138 WALL	1	75,000sf
2	WALL TEXTURE (W.T.) / " "		
3	JOINT COMPOUND (J.C.) / ↓ CEILING		
4	W.B. / 127 WALL		
5	W.T. / ↓ ↓		
6	J.C. / ↓ ↓		
7	W.B. / LAUNDRY Rm		
8	W.T. / " "		
9	J.C. / SINK Rm CEIL.		
10	WB / Rm 130 WALL		
11	WT / ↓		
12	J.C. / ↓		
13	J.C. / 134		
14	J.C. / 135		
15	J.C. / ↓ 141 ↓		
16	J.C. / STORAGE Rm CEIL.		
17	J.C. / HALLWAY @ 139 CEIL.		
18	J.C. / Rm 102 WALL		
19	J.C. / ↓ 103 ↓		
20	J.C. / ↓ 136 ↓		
21	WB / ↓ 209 ↓	↓	*

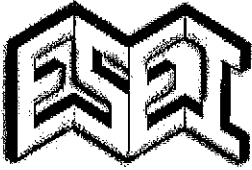
C/F = Condition of Friability

1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)

2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)

3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: [Signature] Date/Time: 7/13/21 Received by: [Signature] Date/Time: 7-13-21  
 Relinquished by: \_\_\_\_\_ Date/Time: \_\_\_\_\_ Received by: \_\_\_\_\_ Date/Time: \_\_\_\_\_



# EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117  
NVLAP Lab Code 101162-0

21-30303

## Asbestos Chain of Custody

Inspector: JP License No.: 602747

Company: **CitySquare Housing**  
1610 South Malcolm X Boulevard  
Dallas, Texas 75226

Project: **Hotel Miramar**  
1950 Fort Worth Avenue  
Dallas, Texas 75208

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact: **Mr. Chad Baker**  
Email: **cbaker@citysquarehousing.org**

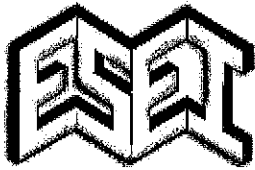
Project #: **21021499**

TAT:  Normal  24 Hour Other \_\_\_\_\_  
P.O. #: \_\_\_\_\_ Date: 7/13/21 Analysis: PLM

Sample ID	Sample Location/Description	CF	Qty
22	WT / Rm 209 WALL	1	1
23	JC / " "		
24	WT / 217		
25	JC / 217		
26	JC / STNK RM.		
27	JC / HALL STAIRWELL <del>CEIL</del> WALL		
28	WT / Rm. 236		
29	JC / 236		
30	WT / 229		
31	JC / 229 CEIL.		
32	WT / 224		
33	JC / 224		
34	JC / STAIRWELL CEIL.	2	1
35	BOILER INSULATION / BASEMENT - BOILER RM	1	100 SF
36	↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓		
37	↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓		
38	PIPE INSULATION / ↓ ↓ ↓ ↓	1	2,000 LF
39	↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓		
40	↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓		
41	↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓		
42	CERAMIC TILE GROUT / LAUNDRY RM	3	3,000 SF

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 2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)  
 3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

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# EcoSystems Environmental, Inc.

Environmental Consulting Services

DSHS Laboratory No. 30-0117  
NVLAP Lab Code 101162-0

21-36363

## Asbestos Chain of Custody

Inspector: JP License No.: 602742

Company: CitySquare Housing  
1610 South Malcolm X Boulevard

Project: Hotel Miramar  
1950 Fort Worth Avenue

Dallas, Texas 75226

Dallas, Texas 75208

Phone: Fax:

Project #: 21021499

Contact: Mr. Chad Baker

TAT:  Normal  24 Hour Other \_\_\_\_\_

Email: cbaker@citysquarehousing.org

P.O. #: Date: 7/13/21 Analysis: PM

Sample ID	Sample Location/Description	C/F	Qty
43	CERAMIC TILE GROUT / RM 141 BATH RM	3	↓
44	" " " " / RM 112	3	↓
45	PLASTER CEILING / BASEMENT	3	1,500 SF
46	↓ ↓ / ↓ ↓	↓	↓
47	↓ ↓ / ↓ ↓	↓	↓
48	9x9 FLOOR TILE / UNDER CERAMIC TILE - LAUNDRY RM	2	6,000 SF
49	↓ ↓ / ↓ ↓	↓	↓
50	↓ ↓ / ↓ ↓	↓	↓
51	↓ ↓ / ↓ ↓	↓	↓
52	MASTER /	↓	↓
53	↓ ↓ / ↓ ↓	↓	↓
54	↓ ↓ / ↓ ↓	↓	↓
55	↓ ↓ / ↓ ↓	↓	↓
56	WOOD STYLE LAMINATE FLOORS / RM 136	3	12,000 SF
57	↓ ↓ / ↓ ↓	↓	↓
58	↓ ↓ / ↓ ↓	↓	↓
59	EXTERIOR BRICK MORTAR + PAINT / EXTERIOR	3	10,000 SF
60	↓ ↓ / ↓ ↓	↓	↓
61	↓ ↓ / ↓ ↓	↓	↓
62	WINDOW CAULK /	↓	200 LF
63	" " /	↓	"

C/F = Condition of Friability

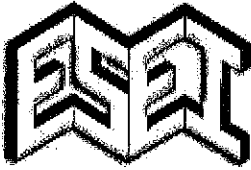
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Environmental Consulting Services

DSHS Laboratory No. 30-0117  
NVLAP Lab Code 101162-0

21-36363

## Asbestos Chain of Custody

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Company: **CitySquare Housing**  
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Project: **Hotel Miramar**  
1950 Fort Worth Avenue  
  
Dallas, Texas 75208

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Contact: **Mr. Chad Baker**  
Email: cbaker@citysquarehousing.org

Project #: **21021499**

TAT:  Normal  24 Hour / Other \_\_\_\_\_  
P.O. #: \_\_\_\_\_ Date: 7/12/21 Analysis: pm

Sample ID	Sample Location/Description	C/F	Qty
<u>64</u>	<u>EXTERIOR WINDOW CAULK</u>	<u>3</u>	<u>1</u>
<del><u>65</u></del>			
<del><u>68</u></del>			

C/F = Condition of Friability  
1 = Friable (ex. ACM that, when dry, can be crumbled, pulverized, or reduced to powder by normal hand pressure. Ex. spray-on, joint compound, etc.)  
2 = Category I Nonfriable (ex. ACM packings, gaskets, resilient floor covering, and asphalt products.)  
3 = Category II Nonfriable (ex. ACM excluding Cat I Nonfriable ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by normal hand pressure)

Relinquished by: [Signature] Date/Time: 7/13/21 Received by: [Signature] Date/Time: 7-13-21  
Relinquished by: \_\_\_\_\_ Date/Time: \_\_\_\_\_ Received by: \_\_\_\_\_ Date/Time: \_\_\_\_\_

**APPENDIX D**  
**SITE DRAWINGS**

EcoSystems  
Environmental,  
Inc.

2812 Trinity Square  
Drive, Suite 108  
Carrollton, Texas  
75006

972.416.0520  
972.416.4512 fax  
www.esei.net

Project No. 21021499  
By: NRH  
Approved By: BD  
Submitted: 7/13/2021  
Scale: NTS

Notes:

Bulk  
Sample  
Location



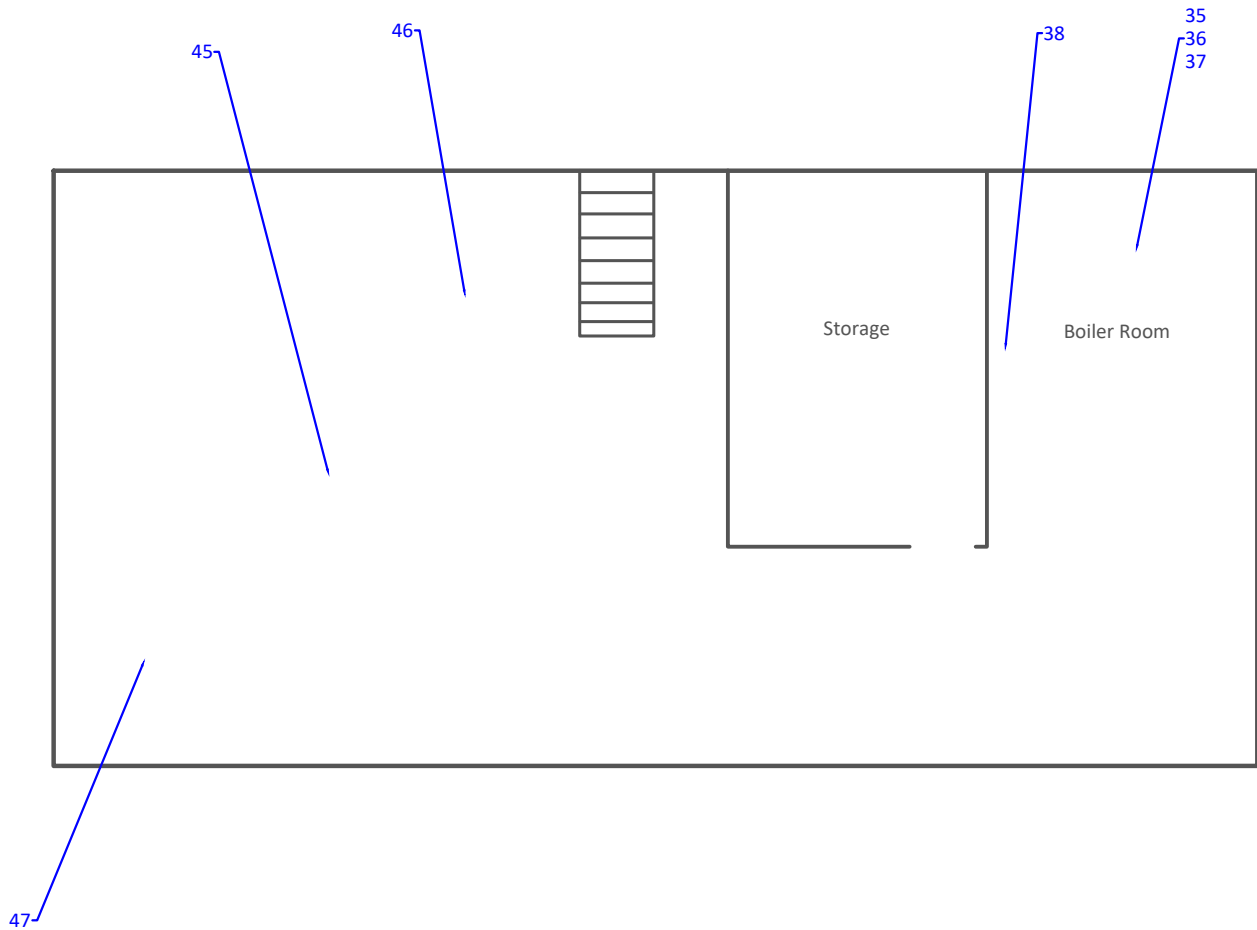
A Project for:  
CITY SQUARE  
HOUSING  
Dallas, Texas

**Hotel Miramar  
BASEMENT**

1950 Fort Worth Avenue  
Dallas, Texas 75208

Sample  
Location  
Plan

Figure 1





**EcoSystems  
Environmental,  
Inc.**

2812 Trinity Square  
Drive, Suite 108  
Carrollton, Texas  
75006

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Project No. 21021499  
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Scale: NTS

Notes:

**Bulk  
Sample  
Location**



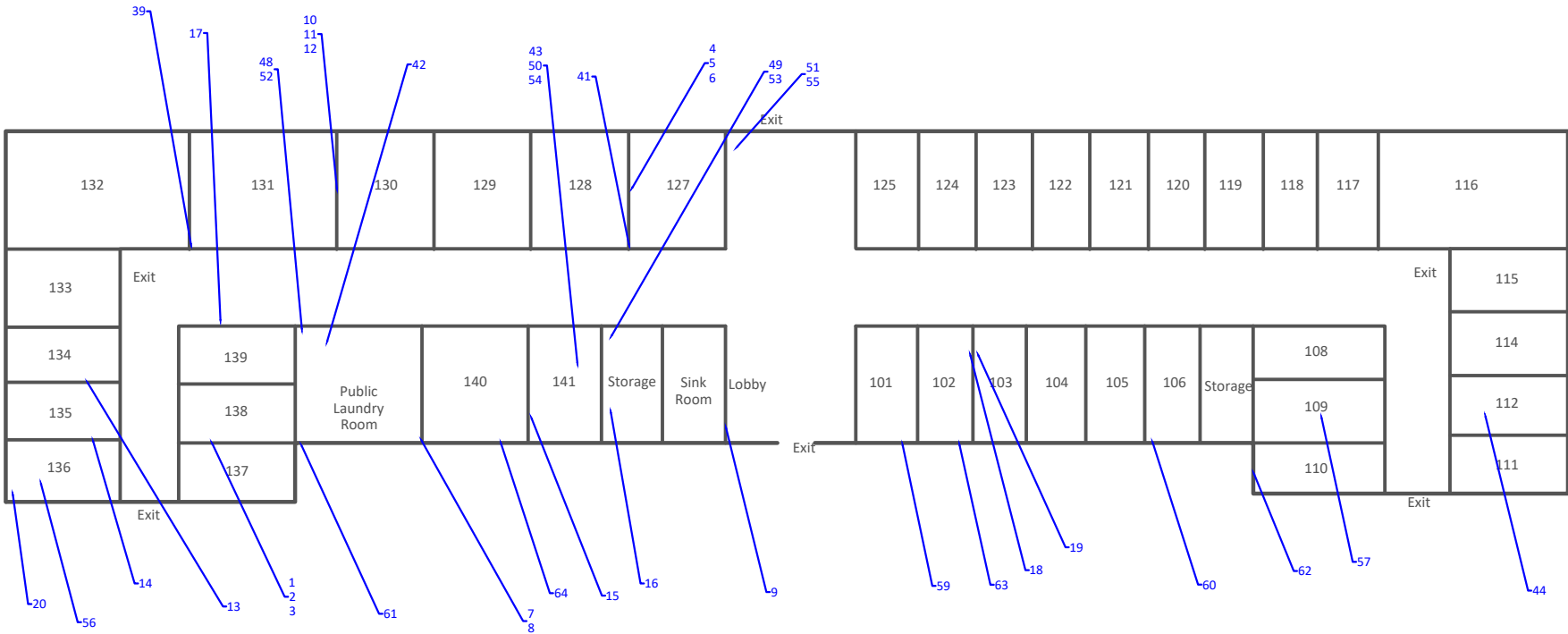
A Project for:  
**CITY SQUARE  
HOUSING**  
Dallas, Texas

**Hotel Miramar  
FIRST FLOOR**

1950 Fort Worth Avenue  
Dallas, Texas 75208

**Sample  
Location  
Plan**

**Figure 2**



EcoSystems  
Environmental,  
Inc.

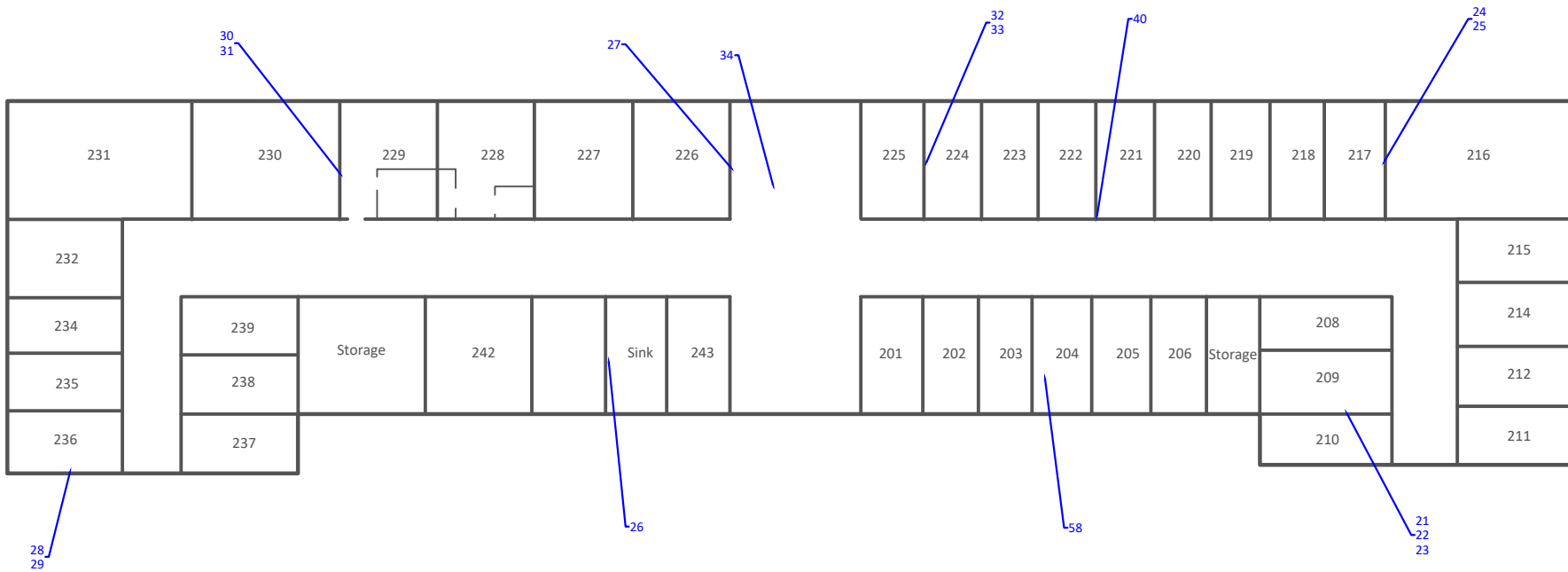
2812 Trinity Square  
Drive, Suite 108  
Carrollton, Texas  
75006

972.416.0520  
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Project No. 21021499  
By: NRH  
Approved By: BD  
Submitted: 7/13/2021  
Scale: NTS

Notes:

**Bulk  
Sample  
Location**



A Project for:  
CITY SQUARE  
HOUSING  
Dallas, Texas

**Hotel Miramar  
SECOND FLOOR**

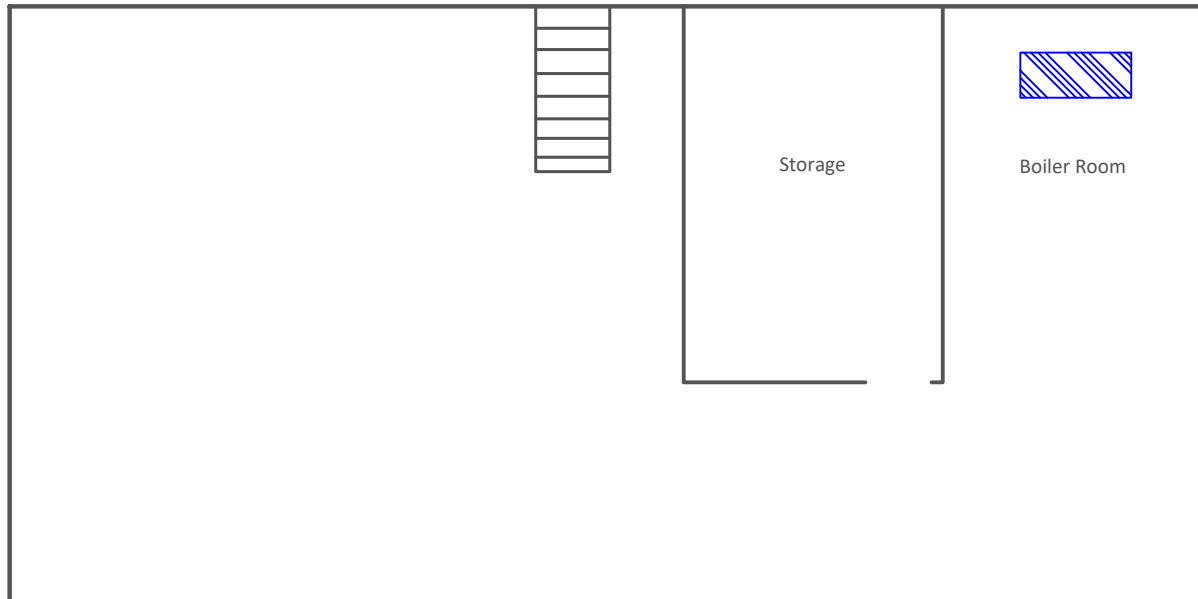
1950 Fort Worth Avenue  
Dallas, Texas 75208

**Sample  
Location  
Plan**

**Figure 3**

NOTES:

1. All Pipe Insulations throughout Wet Walls, Mechanical Areas and Crawlspace are ACM
2. All Ceramic Tile Flooring is presumed to have ACM Floor Tile and/or Floor Tile Mastic underneath, including Individual Room Restrooms, Public Restrooms and Common Areas.
3. If Floor Tile or Black Mastic is uncovered on unlisted Flooring Areas during renovations, this must be treated as ACM.



 Asbestos Containing Material (ACM) Boiler Tank Insulation



A Project for:  
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HOUSING  
Dallas, Texas

**Hotel Miramar  
BASEMENT**

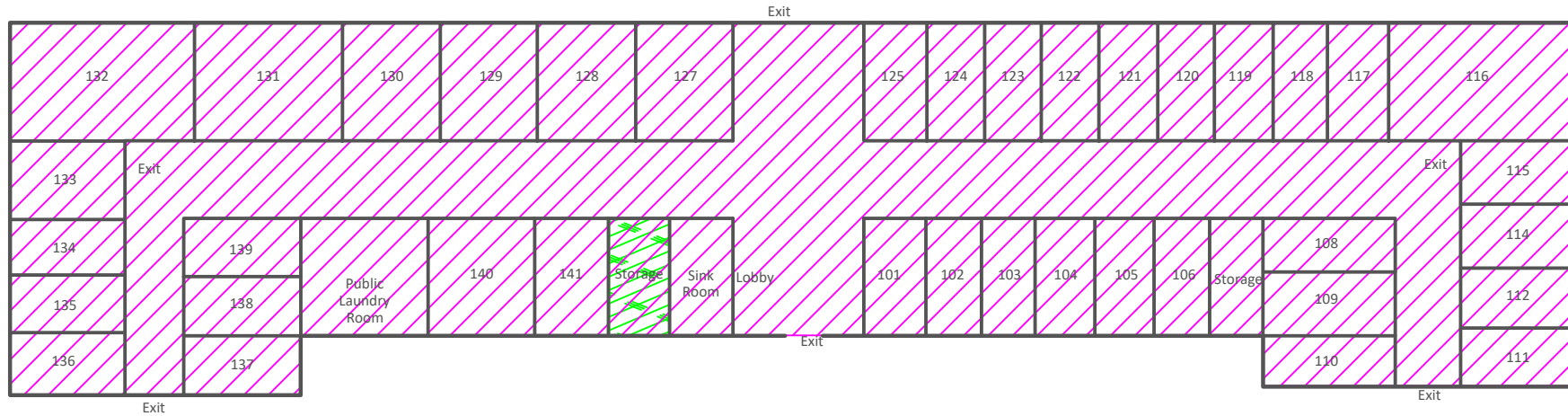
1950 Fort Worth Avenue  
Dallas, Texas 75208



**ACM  
Location  
Plan**

*Figure 4*

NOTES:

1. All pipe insulation throughout wet walls, mechanical areas and crawlspace are ACM
2. All ceramic tile flooring is presumed to have ACM floor tile and/or floor tile mastic underneath, including Individual unit bathrooms, public restrooms and common areas
3. If floor tile and/or black mastic is uncovered in areas not previously identified, this material must be treated as ACM



-  All Wallboard Walls and Ceiling Systems are Asbestos Containing Material (ACM) throughout
-  ACM 9x9 Floor Tile and Mastic



A Project for:  
CITY SQUARE  
HOUSING  
Dallas, Texas

**Hotel Miramar  
FIRST FLOOR**

1950 Fort Worth Avenue  
Dallas, Texas 75208

**ACM  
Location  
Plan**

*Figure 5*

EcoSystems Environmental, Inc.

2812 Trinity Square Drive, Suite 108  
Carrollton, Texas 75006

972.416.0520  
972.416.4512 fax  
www.esei.net

Project No. 21021499  
By: NRH  
Approved By: BD  
Submitted: 7/13/2021  
Scale: NTS

Notes:

NOTES:

- 1. All pipe insulation in attic, throughout wet walls, and mechanical areas are ACM
- 2. All ceramic tile flooring is presumed to have ACM floor tile and/or floor tile mastic underneath, including Individual unit bathrooms, public restrooms and common areas
- 3. If floor tile and/or black mastic is uncovered in areas not previously identified, this material must be treated as ACM



 All Wallboard Walls and Ceiling Systems are Asbestos Containing Material (ACM) throughout



A Project for:  
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HOUSING  
Dallas, Texas

Hotel Miramar  
SECOND FLOOR

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Dallas, Texas 75208

ACM  
Location  
Plan

Figure 6