

NARRATIVE REPORT

1.0 BUILDING INFORMATION

Alba Bales House was originally constructed in 1922; there appears to have been several renovations, notably, a 1987 renovation throughout the building.

Alba Bales House is a four-story, 3,933 ft² building which primarily serves as office and counseling areas for the family studies institute.

The interior floor finishes included floor tile, concrete, carpet, linoleum, wood, and sheet vinyl; the interior wall finishes included gypsum wallboard, concrete, wood, and plaster; and the interior ceiling finishes included ceiling tile, plaster, gypsum wallboard, and wood. The roofing system is a peaked cedar shingled roof and the exterior of the structure is brick.

The piping systems were insulated; fiberglass insulation (without hard fittings) is located in the building and millboard insulation is located in room 201B. Water enters the building in room 3 and a small natural gas boiler is located in room 4. HVAC systems located in the building consisted of steam radiators.

2.0 ASBESTOS SURVEY INFORMATION

Alba Bales House was surveyed as part of a larger project on NDSU's Fargo, ND Campus. This report is part of "Volume 1" of a nine volume series. This report includes building specific information only; please refer to the opening section of "Volume 1" for methodologies, definitions, and other pertinent supporting information.

A total of 64 samples were collected from suspect asbestos-containing materials (ACM) from Alba Bales House on May 9, 2007. Laboratory analysis results indicate **12 of these samples tested positive for asbestos.**

2.1 Suspect Materials Identified and Sampled

Paper Duct Wrap	Chimney Flute Mud
Baseboard Adhesive	Sheet Vinyl Flooring (2 types)
Sheet Vinyl Flooring Adhesive (2 types)	Linoleum (2 types)
Underlayment Paper for Linoleum (2 types)	Flooring Felt
Sink Undercoating	Floor Tile
Floor Tile Adhesive	Fireplace Brick & Mortar
Building Caulk (2 types)	Ceiling Tile (2 types)
Floor Filler	Carpet Mastic
Gypsum Wallboard	Joint Compound
Ceiling Texture (2 types)	Hard Plaster- Skim Coat (2 types)
Hard Plaster- Base Coat (2 types)	Hard Plaster- Mono Coat
Wall Patch Material	Millboard Pipe Insulation
Paper on Fiberglass Insulation	Exterior Window Caulk (2 types)
Exterior Window Glazing	Roof Tarpaper
Roof Seam Caulk	

The Asbestos Bulk Sample Results Table includes asbestos sampling data.

2.2 Asbestos Containing Materials

Paper Duct Wrap
Underlayment Paper for Orange Octagonal Patterned Linoleum
Underlayment Paper for White and Brown Linoleum
Gray Sink Undercoating
Millboard Pipe Insulation
Rough Ceiling Texture
Exterior Window Glazing

The ACM Locations/ Friable Materials Assessments Table includes ACM locations data.

2.3 Cost Estimates

Legend Technical Services Inc. estimates abatement costs (removal & disposal) of ACM for Alba Bales House as follows:

ACM	QUANTITY	UNIT COST	TOTAL COST
Asbestos Paper Duct Wrap	2 ft ²	\$30.00/ft ²	\$60.00
Asbestos Underlayment Paper for Linoleum	147 ft ²	\$4.00/ft ²	\$588.00
Asbestos Sink Undercoating	1 ea	\$150.00/ea	\$150.00
Asbestos Rough Ceiling Texture	252 ft ²	\$7.50/ ft ²	\$1,890.00
Asbestos Millboard Pipe Insulation	20 ft	\$25.00/ft	\$500.00
Asbestos Window Glazing	38 ea	\$225.00/ea	\$8,550.00
Total Estimated Abatement Costs:			\$11,738.00

LEGEND TECHNICAL SERVICES, INC.
ACM LOCATIONS/FRIABLE MATERIALS ASSESSMENTS TABLE

LEGEND No. 0700048 (NDSU)
ALBA BALES HOUSE (BUILDING A010)

ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSES. CAT. ¹	NOTES
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Room 3 Abated September 2008

Paper Duct Wrap	60% Chrysotile	2 ft ²	Friable Miscellaneous	Significantly Damaged	Physical	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	4	The material is located in the ceiling between the 1 st floor joists on an abandoned duct.
					Air Erosion	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
					Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Room 102

Underlayment Paper for Orange Octagonal Patterned Linoleum	25% Chrysotile	91 ft ²	Non-Friable Miscellaneous	N/A*	N/A*	N/A*	N/A*	None
	Abated September 2008							
Gray Sink Undercoating	10% Chrysotile	1 sink	Non-Friable	N/A*	N/A*	N/A*	N/A*	Only 1 sink in the room located along the north wall.
	Removed During Remodel Summer 2009							

Room 103 Abated September 2008

Rough Ceiling Texture	3% Chrysotile	252 ft ²	Friable Surfacing	Good	Physical	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	6	None
					Air Erosion	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
					Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Room 201B Abated September 2008

Millboard Pipe Insulation	50% Chrysotile	20 ft	Friable TSI	Damaged	Physical	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	1	Room 201B is a closet, there are two pipe runs on the west side of the closet.
					Air Erosion	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
					Vibration	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Room 299 Abated September 2008

Underlayment Paper for White and Brown Linoleum	30% Chrysotile	56 ft ²	Non-Friable Miscellaneous	N/A*	N/A*	N/A*	N/A*	None
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Exterior

Exterior Window Glazing	3% Chrysotile	38 ea	Non-Friable Miscellaneous	N/A*	N/A*	N/A*	N/A*	There are 4 windows on the north end, 17 windows on the east end, 6 windows on the south end, and 11 windows on the west end.
								Replaced Summer 2009

* = Non-Friable materials were not assessed

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ROOM/ ACM	ASBESTOS TYPE	EST. QUANTITY	ACM TYPE	MATERIAL CONDITION	DAMAGE POTENTIAL	LOW MOD HIGH	ASSESS. CAT. ¹	NOTES
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¹Assessment Categories:

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|---|---|
| 1) Damaged or Significantly Damaged TSI ACM | 5) ACM with Potential for Damage |
| 2) Damaged Friable Surfacing ACM | 6) ACM with Potential for Significant Damage |
| 3) Significantly Damaged Friable Surfacing ACM | 7) Any Remaining Friable ACM or Friable Suspected ACM |
| 4) Damaged or Significantly Damaged Friable Miscellaneous ACM | |

End