

# Indiana IAQ

05/01/2010

## About Indiana IAQ:

A new kind of newsletter that addresses the concerns of everyone interested in Indoor Air Quality (IAQ) in Indiana. From the many questions and concerns received this newsletter and the ones to follow are developed from specific concerns. Information is collected and applied this way to the articles published.

Who can write in? *Anyone!* Contractors, mitigation technicians, restoration and remediation technicians, real estate professionals, banks, doctors, lawyers, insurance professionals, investors, *anyone* with an interest in IAQ.

To submit an idea for an article, write to:

[IndianaIAQ@solutionsiec.com](mailto:IndianaIAQ@solutionsiec.com).

## Inside this issue:

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## SOLUTIONS IEC Now Offers Asbestos Inspection Services

After hearing from a lot of you concerning the need for a reliable, independent asbestos inspector's service, SOLUTIONS Indoor Environmental Consulting (IEC) has passed all Indiana state requirements for licensure. Add that to our other accredited, board-awarded, Council-certified services and you have what you were asking for—Indiana's only accredited, board-awarded, Council-certified, independent indoor environmental consulting company as recognized by their peers!

With that said, let's take a look at some of the building materials that may contain asbestos and (the article below) discuss what asbestos is and how

it can affect your health.



How many of you knew that the drop ceiling tiles and their insulation may contain asbestos? They certainly can be asbestos containing materials.



And as these materials

break down, they can release their asbestos materials into the environment where occupants can become exposed to airborne fibers.



Let's take a look at a few more:

Insulation in the attic can be a problem, especially if you've experienced a problem requiring the insulation removed or have other issues where this material can become an issue of occupant exposure to airborne fibers.

*(read more on page 3)*

## What is Asbestos?

According to the Centers for Disease Control and Prevention, "Asbestos" is the name given to a group of highly fibrous silicate minerals with separable, long and thin fibers. These minerals are a natural part of our earth that have been removed for their use in various manufacturing of goods.



Blue asbestos showing the fibrous nature of the mineral.

There are two general types of asbestos, *amphibole* and *serpentine*. Of these there are several subgroups including asbestos types like *amosite* and *chrysotile*, two of the most often used asbestos minerals manufactured.

*(read more on page 2)*

## Property Buyers Beware: Mold, PCBs and Other Dangerous Contaminants May Lurk in Foreclosed Properties

As the economy shows signs that the country is over the worst of the recession with a 3.5% third quarter growth in GDP, the number of homes going into foreclosure continues to climb. Even with all the government sponsored efforts to prevent foreclosures the past three months have likely seen the highest number of foreclosures in the country's history.

According to one recent report by RealtyTrac® one in every 136 homes in the U.S. are now in foreclosure, which is 23% increase over the same period last year. The market is now flooded with these properties and many first time homebuyers and real estate investors are looking to buy these discounted properties.

Real estate foreclosures come in all

types of conditions from move-in ready to completely run down, vandalized and neglected properties. Many of these same properties are being sold by the banks 'as is' so buyers need to be aware of potential problems with such issues such as mold contamination, lead paint and asbestos.

Properly conducted home inspections should identify many of these issues, but a number of buyers forgo this important step which can lead to costly environmental issues later. EMSL Analytical, one of the nation's largest environmental testing laboratories, and SOLUTIONS IEC provides affordable testing solutions for prospective buyers.

*"Up to 24 million homes in the U.S. contain substantial lead paint hazards according to the CDC and the EPA recently announced new guidance for properties constructed or*

*renovated between 1950 and 1978 because of concerns with PCBs in caulking material,"* reported Joe Frasca, Executive Vice President for EMSL Analytical. *"Millions more likely have issues with mold and asbestos so it is imperative to have a property inspected and tested to protect the buyer's interests,"* Frasca continued.

### Authors:

EMSL Analytical, Inc. is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services. Visit EMSL at [www.emsl.com](http://www.emsl.com).

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## What is Asbestos?

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While the type of asbestos can determine the likelihood of asbestos infection, any asbestos-type minerals can create a health problem. Studies have shown that occupants exposed to a certain dose of asbestos have developed diseases. Some of these diseases include:

**1. Asbestosis:** A fibrotic lung disease that causes chronic scarring of the lower respiratory tract. This build up of scar tissue causes stiffening of the lungs and difficulty breathing. Asbestosis also reduces the lungs ability to transfer oxygen to the blood.

**2. Mesothelioma:** A cancer/cancerous tumor of the membranes lining the chest (pleural) cavity or the abdominal (peritoneal) cavity. This disease is what gave asbestos the "one fiber kills" branding; because, mesothelioma is caused by one fiber of asbestos. Mesothelioma is always fatal, but is also extremely rare.

**3. Lung Cancer:** The abnormal growth of cells associated with the respiratory tract. Smoking combined with exposure to asbestos increases the potential to contract lung disease more than 50 times that without smoking.

**4. Miscellaneous Cancers:** Several digestive system cancers have been linked to asbestos exposure. In the majority of studies conducted, those individuals who were exposed to asbestos fibers showed a greater frequency of many types of cancer.



Older decorative ceilings, like this one, often contain small amounts of white asbestos.

Federal and State laws are specific about the need to have a structure tested for asbestos prior to any maintenance, cleaning, remodeling, restoration and/or remediation project where building materials may be disturbed. They go on to specify the type of professionals that can perform these inspections, types of testing required of these

inspectors, and the amount of asbestos allowable before asbestos remediation is required.

After hearing from a lot of you concerning the need for a reliable, independent asbestos inspector's service, SOLUTIONS Indoor Environmental Consulting (IEC) has passed all Indiana state requirements for licensure. Add that to our other accredited, board-awarded, Council-certified services and you have what you were asking for—Indiana's only accredited, board-awarded, Council-certified, independent indoor environmental consulting company as recognized by their peers!

For more information on how SOLUTIONS IEC can help you with your asbestos concerns contact Jason at (877) 624-7185.

Author: Jason Yost, CIEC, CMRS, WRT, is owner of SOLUTIONS IEC, and has been in the cleaning, restoration, remediation, mitigation, and IAQ industry for over seventeen years. Jason is a member of the Indoor Air Quality Association and a board member of the American Indoor Air Quality Council. Visit Jason's IAQ PRO.FILE at: [www.iaqa.org/profile\\_agreement.asp?id=223](http://www.iaqa.org/profile_agreement.asp?id=223).

## Caulk in Building Could Contain not only PCBs, but also Asbestos

Recently the United States Environmental Protection Agency (EPA) announced new guidance to communities on PCBs in caulk from buildings constructed or renovated between 1950 and 1978. PCB's are not the only dangers that can be found in old caulk, asbestos caulking was widely used in the construction industry as a sealant, adhesive and as a patching material for cracks, seams and gaps in construction. Caulk as a construction material is widely used in all types of construction, and asbestos-containing caulk was a highly ubiquitous substance.

Before safety rulings made its inclusion in construction materials illegal in the late 1970s, caulk manufacturers often used asbestos due to its beneficial fire resistance, strength and insulative properties. Before the 1970s, all types of asbestos, including *amphibole* asbes-

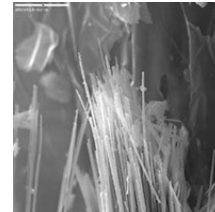
tos, were used in caulk formulas. Some caulks can be close to 100 percent asbestos, however most caulks contained 25% asbestos.

After the 1970s, the predominant type of asbestos in caulk compounds was *chrysotile*. When first applied in its semi-liquid state, it was essentially as harmless as any other caulking material. However, over time and especially with exposure to the weather, air, and other environmental elements, caulking of any material breaks down and becomes brittle. As the material naturally degrades small asbestos fibers may be released into the air, especially when caulking is used around window or door seams which are subject to disturbance from vibration and air erosion.

Caulk samples containing more than

one percent (1%) asbestos is considered a Category 1 Nonfriable Regulated Asbestos Containing Material (RACM) by the US EPA NESHP (1990).

To learn more about asbestos testing in caulk and other materials please visit [www.emsl.com](http://www.emsl.com), email [info@emsl.com](mailto:info@emsl.com) or call (800) 220-3675.



Asbestos under a microscope

Author: EMSL Analytical, Inc. is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services. Visit EMSL at

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Know that any time asbestos containing building materials are disturbed, for whatever reason, fibers may be released, potentially exposing occupants to unsafe levels of these fibers. Consider for a moment that in the twentieth century over 30 million tons of asbestos fiber was used in the United States alone. Then consider everywhere asbestos containing materials may be in a building. The possibility of exposure can become great when these materials are disturbed.

From drywall paste and paper, pipe-insulation, to drop ceiling tiles and car-brake rope, asbestos can be found in all kinds of materials.

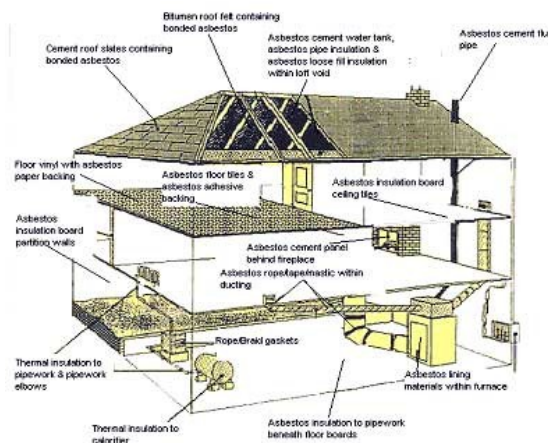
Now consider how often building mater-

ials might be disturbed. From the regular air movement from the Heating, Ventilation and Air Conditioning (HVAC) system to restoration, remediation and remodeling projects, building materials are being bombarded with chemicals and physical abrasions that can liberate the asbestos fibers from surfaces. Knowing where the asbestos is, its sensitivity to the elements around them, and the proper way to handle the material is key to protecting the health and safety of everyone occupying any structure.



Picture of asbestos floor tiles and asbestos flooring paste.

For more information on how SOLUTIONS IEC can help you with your asbestos concerns contact Jason at (877) 624-7185.



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*“Don’t let problems with poor indoor air quality take control of your life. Empower yourself with SOLUTIONS—Indoor Environmental Consulting—today!”*

**(877) 624-7185**

We’re on the web!  
[www.SolutionsIEC.com](http://www.SolutionsIEC.com)

SOLUTIONS IEC is a truly experienced business that, with over seventeen years of mitigation, restoration, remediation and hygiene practices, can assist you in determining the Category and Condition of the damaged structure; develop a protocol that is real and specific to the structure; and can provide expertise beyond just an inspector’s role. Our staff of professionals have been recognized in both indoor environmental consulting (Council-certified Indoor Environmental Consultants) and microbial remediation supervision (Council-certified Microbial Remediation Supervisors) - two of the most prestigious awards in the industry today! Don’t let poor IAQ take control of your life. Empower yourself with SOLUTIONS—Indoor Environmental Consulting—today!

Serving the Indiana and Illinois states!



## SOLUTIONS IEC is now a Corporate Member of the IAQA

Last month we introduced you to ways you can protect yourself from fraudulent practices by mold assessors and remediation companies. SOLUTIONS IEC, committed to providing you unbiased and peer-reviewed protection from these fraudulent practices, has taken another step in its business structure, designed to show you that we are a company you can trust. Now SOLUTIONS IEC is a Corporate Member, not just an individual member (as was the case in the past), of the Indoor Air Quality Association (IAQA). This means that we are committed to providing you a staff of professionals that are educated and peer-reviewed to meet your needs in a setting without conflict of interest practices.

SOLUTIONS IEC is a testing and consulting company ONLY. There are no restoration or remediation sales to be made—because we do not provide those services!

SOLUTIONS IEC is here to serve and empower you during any problem arising from poor indoor environmental quality. So, when you need someone to test, review and consult you through any type of damage, you know who you can call for independent, confidential help.

SOLUTIONS IEC offers the following testing, screening and consultation services:

- Microbiological (mold and bacteria for example)
- Allergy and Asthma Trigger Scans (such as pet dander, cockroach, mouse, rat or dust mites)
- Volatile Organic Compound (VOC) Scans (including microbiological VOCs and library scans)
- Char, Soot and Ash (after a fire or smoke damage)

- Asbestos Inspections
- And, so much more!

All of our inspections, where allowed by law, include analytical reports, laboratory reports, and scopes of work (we call protocols). And, best of all, you will receive these services by an independent (*no conflict of interest*), peer-reviewed professional, accredited, board-awarded and Council-certified in their field of expertise. Contact us for your customizable inspection and report and see why we say you’ll “*empower yourself with SOLUTIONS—today!*”

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