

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

HDRC CASE NO: 2022-469
ADDRESS: 304 SADIE ST
LEGAL DESCRIPTION: NCB 733 BLK 5 LOT 1 AND 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Henry Tijerina/Tijerina Construction LLC DBA Protec Services
OWNER: GONZALEZ CARLOS OMAR & SELSABEEL A
TYPE OF WORK: Fenestration modifications
APPLICATION RECEIVED: August 31, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove a non-original wood sash windows on the rear (south) wing and replace with fixed, transom-style window at the same location.
2. Remove an original wood sash window on the east facade of the south wing and replace with a fixed, transom-style window at the same location.
3. Remove three, non-original grouped windows, replace them with two salvaged wood windows from the south and east facades (as referenced in request items 1 and 2)

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Standard Specifications for Original Wood Window Replacement

- i) **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- ii) **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- iii) **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- iv) **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- v) **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- vi) **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii) **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- viii) **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- ix) **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- x) **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property located at 304 Sadie is a single-story, single-family structure constructed in the folk-Victorian style. The property first appears on the 1912 Sanborn map. The structure features an original wrap-around front porch, composite shingled roof with shakes on the front-facing gable, and wood windows throughout the structure. The house currently features three front doors at the front porch of the structure as part of a modification of the structure into a duplex. The structure currently features a bay at the rear of the enclosed wrap around porch that is not original.

- b. SCOPE OF WORK – The applicant has proposed fenestration modifications to both the south and east facades. The proposed modifications impact both original and non-original window openings.
- c. FENESTRATION MODIFICATION: SOUTH FAÇADE – The applicant is requesting to remove an existing, rear window on the south façade beneath the gabled roof and install a transom window. Given this window's location at the rear of the house, and evidence that an original, larger opening was once at this location, staff finds its modification to be appropriate provided that the width of the original opening be maintained at its current location.
- d. FENESTRATION MODIFICATION: EAST FAÇADE – The applicant is requesting to remove an existing, side window on the east façade beneath the gabled roof and install a transom window. Given this window's location near the rear of the house, staff finds its modification to be inconsistent with the Guidelines 6. A.i.
- e. FENESTRATION MODIFICATIONS: EAST FAÇADE – The east façade has three, non-original windows that located toward the rear of an enclosed wrap around porch. The applicant has proposed to modify this opening by eliminating one of the three openings and replacing the existing, damaged windows with windows salvaged from the rear wing. The sizes of the salvaged windows differ from what is existing. Given that the condition is not original and the proposed alteration retains a traditional fenestration pattern, staff finds this to be appropriate. However, staff does not find removal of one of the proposed salvaged windows to be appropriate. If the rear wing windows are not approved for reuse, then a new one-over-one wood window would be appropriate at this location.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, the removal of an existing rear window and the installation of a new window with the following stipulations:
 - i. That the original width of the window opening be maintained.
 - ii. That a wood or aluminum clad window be installed that features a sash profile.
- 2. Staff does not recommend approval of item #2, the removal of the existing, side window and the window opening modification based on finding d. Staff recommends that this window opening be preserved as it exists.
- 3. Staff recommends approval of item #3, modifications to the non-original fenestration profile on the east façade with the following stipulations:
 - i. That is the rear windows noted in findings c and d are not approved for reuse, the applicant install a new, one over one wood window. This window should be consistent with staff's standards for replacement windows and should be submitted to OHP staff for review and approval.

Staff recommends the applicant submit updated construction documents to include floor plan, elevations, and wall sections that note window opening sizes and window head and sill heights to OHP staff for approval prior to an issuance of a COA.

















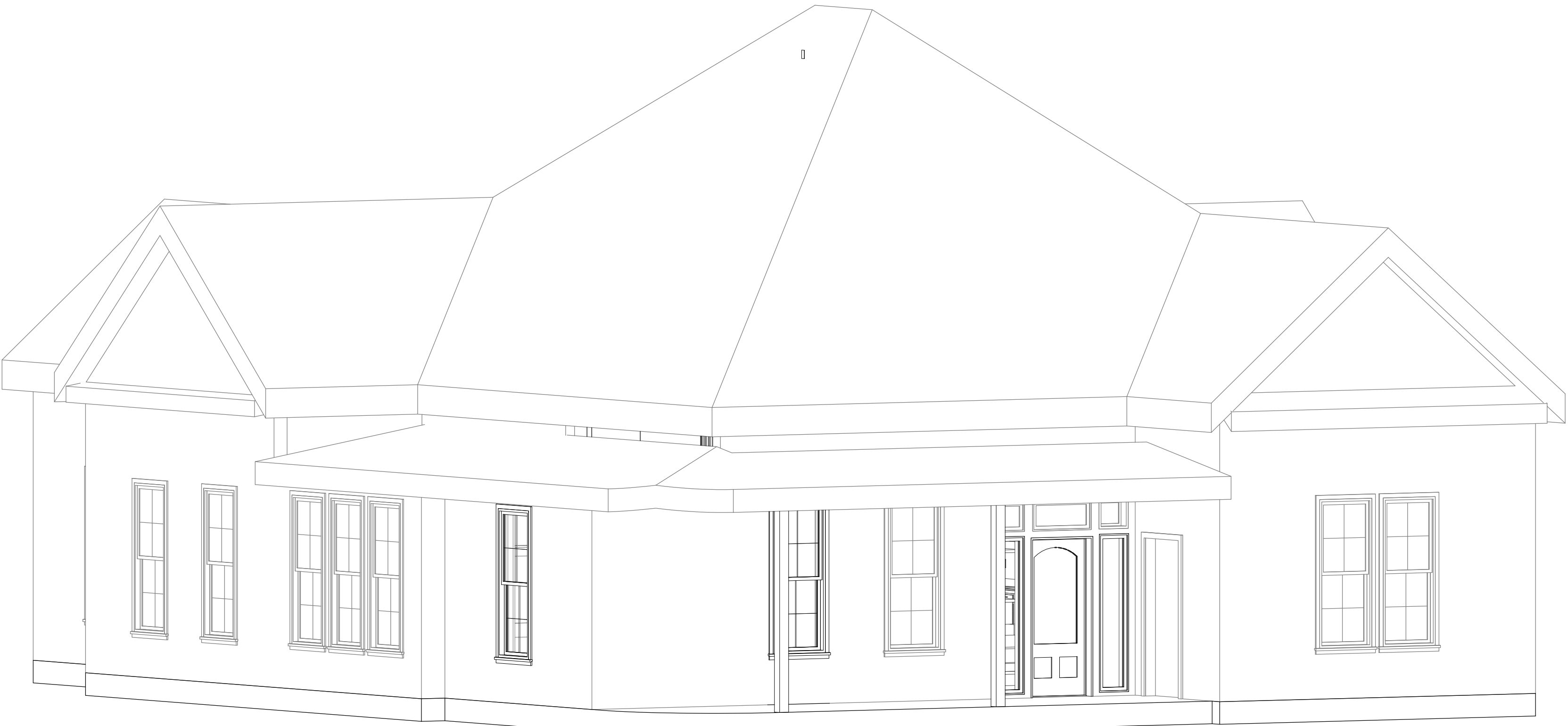


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HISTORIC ARCHITECTURAL FEATURES	

Ogee 2" lap wood siding
Original Single Hung Wood Framed Windows
Shake Shingles at Gable Roof North Elevation
Existing Front Porch

Notes: First floor 2143sf
second floor 377sf
total: 2,520 sf



1 North - East

- GENERAL NOTES**
1. All work shall be performed in accordance with all applicable codes, regulations, ordinances and standards having jurisdiction within the City of San Antonio city limits. If there are any conflicts or questions concerning the compliance with such code, ordinances and/or standards, the contractor shall notify owner and/or architect prior to commencing any work in question.
 2. All necessary permit licenses, certificates, special inspections and soil reports shall be procured by the contractor.
 3. Contractor is responsible for checking all contract documents, field conditions, and dimensions for accuracy and confirming the work is buildable as shown, and meets all applicable codes before proceeding with construction. If there are any conflicts or questions regarding these or any other coordination issue, it is the responsibility of the contractor to inform the owner and/or architect prior to proceeding with the work in question.
 4. The contractor shall certify size and location of all required openings for structural, mechanical, electrical and plumbing work and equipment with trades involved
 5. The contractor and subcontractors shall be responsible for checking existing conditions of the job site and field verify dimensions prior to submitting a proposal. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
 6. All materials associated with the contract shall be new, unless noted on the drawings. All labor and materials shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion. Contractor and subcontractors shall be provide all material warranty information to the owner.

SCOPE OF WORK - GENERALLY

The scope of work includes interior renovations to a historic home in the Lavaca neighborhood. All utilities will be upgraded and added to exisiting water, and electrical meters. The work consists of repaing the foundation, adding supports to the roof trusses, removing interior walls and refinishing the interiors. The home will be retrofitted with HVAC, new appliances, and interior finishes.

The exterior work consists of removal of the non-historic portion of the house and creating a new back porch. Repairing historic windows, repairing wood rot, and painting the entire home. Widening the curb cut for two vehicles as well as widening the dirveway. Constructin a carport with 220 voltage for electric car chaging station.

Landscaping will include new plantings, a sport court, gravel, mulch, pads and a new fece.

Revision History

Bid Documents



Michelle Higgs-Cruz
TX Registration No. 26493

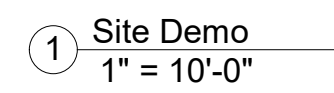
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3D View/ Contents

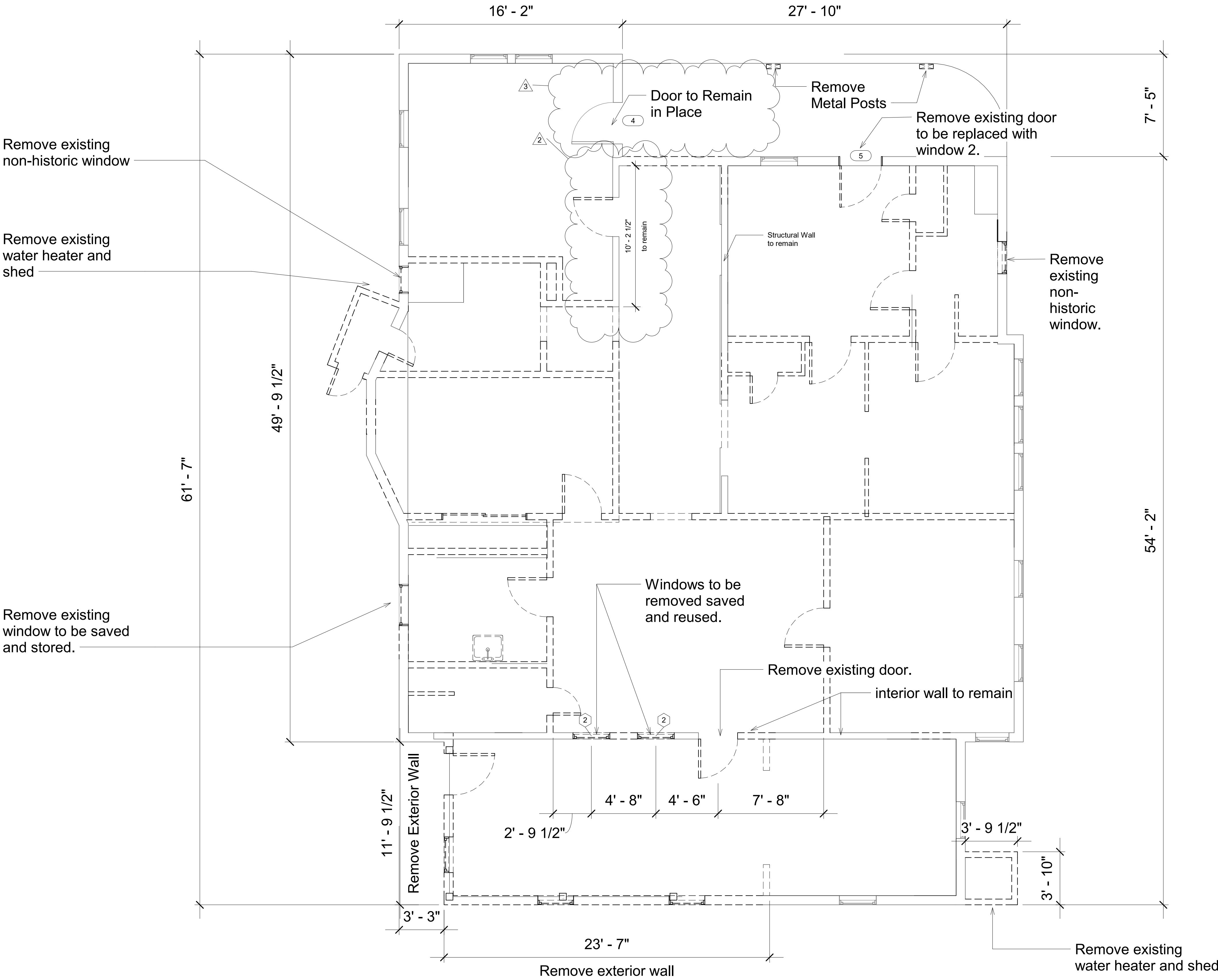
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Demolition Generally

All interior walls, door, vinyl floor, plumbing fixtures, cabinets, and appliances, shall be removed except where noted. The home may have lead paint to be disposed of as necessary.

1. Remove all plumbing fixture sinks/ toilets/ showers and tubs and cap where necessary.
2. Remove all kitchen appliances and cabinets.
3. Remove all Vinyl floor.
4. Existing wood floor under vinyl floor shall remain and be sanded, stained and sealed.
5. Verify the existance of asbestos at vinyl floor adhesion.
6. Remove all interior gypsum wall board to stud of wall.



① Demo - Floor Plan -Level 1
1/4" = 1'-0"

Revision History
3 8.8.22

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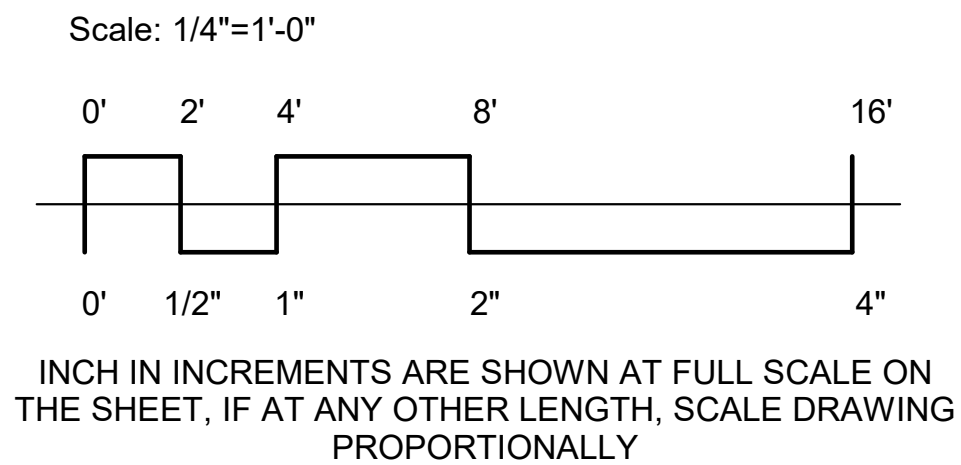
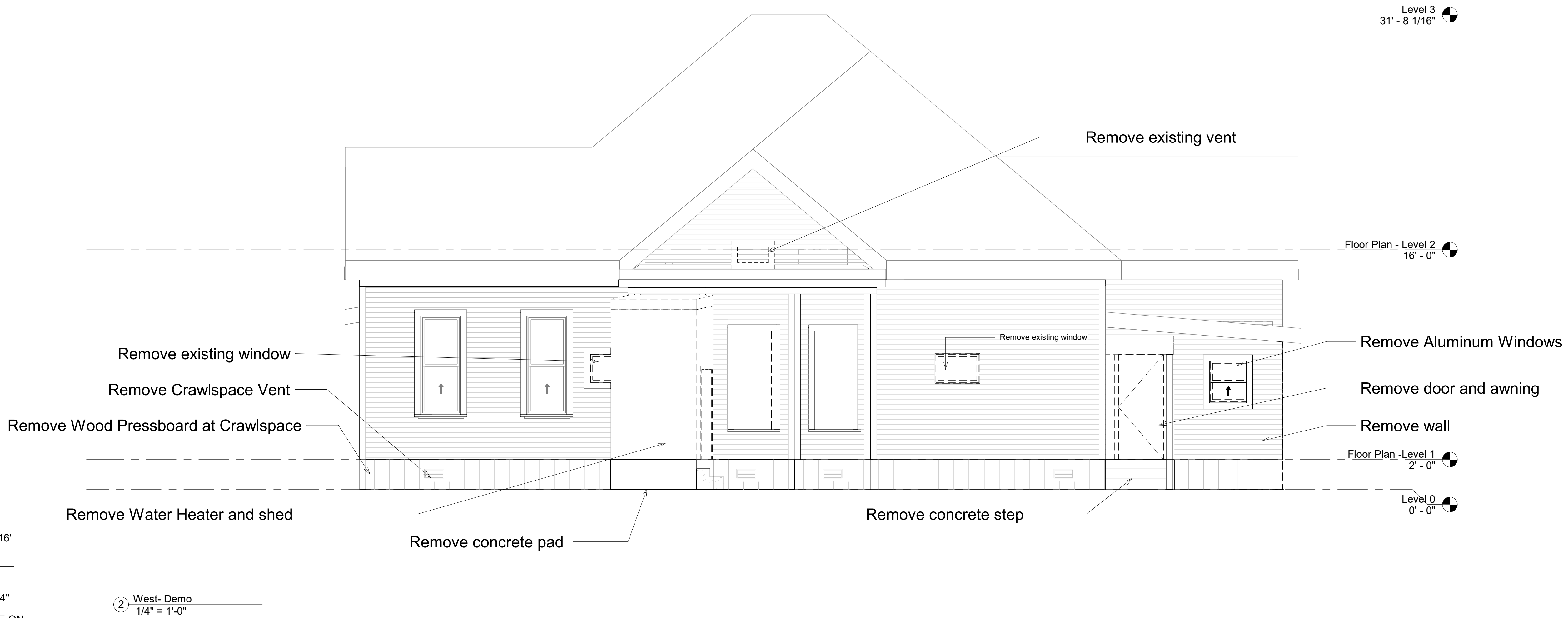
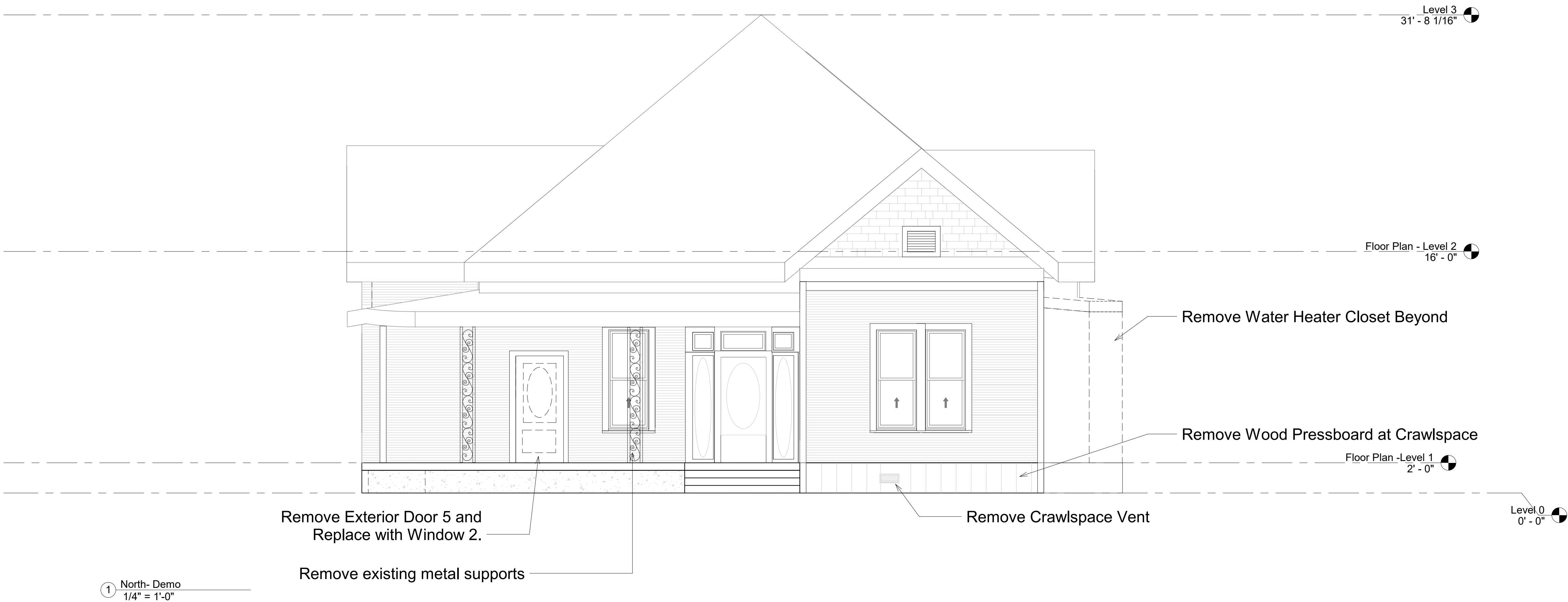
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FIRST FLOOR PLAN -
DEMO

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Sheet Name

ELEVATION NORTH &
WEST-DEMO

Sheet Number

AD 300



Save wood slats in good
contition and reuse where
repair is need.

Remove Water Heater Shed Beyond

Remove Aluminum Windows

Remove Crawspace Vent

Remove Wood Pressboard at
Crawspace

Level 3
31' - 8 1/16"

Floor Plan - Level 2
16' - 0"

Floor Plan -Level 1
2' - 0"

Level 0
0' - 0"

Remove Water Heater Shed

23' - 1"

Remove wall at exterior

① South- Demo
1/4" = 1'-0"

Level 3
31' - 8 1/16"

Floor Plan - Level 2
16' - 0"

Remove existing 28" x 48" winodow

Exsting Door to remain.

Remove Crawspace Vent

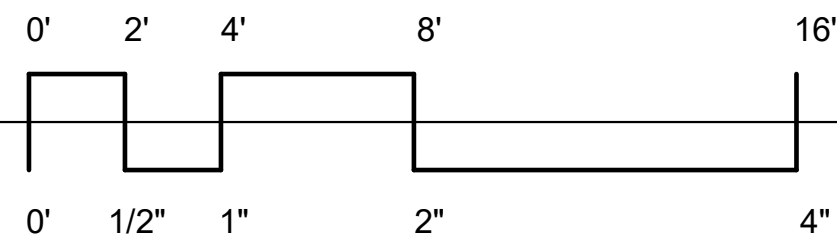
Remove Wood Pressboard at Crawspace

Remove Water Heater and Shed

Floor Plan -Level 1
2' - 0"

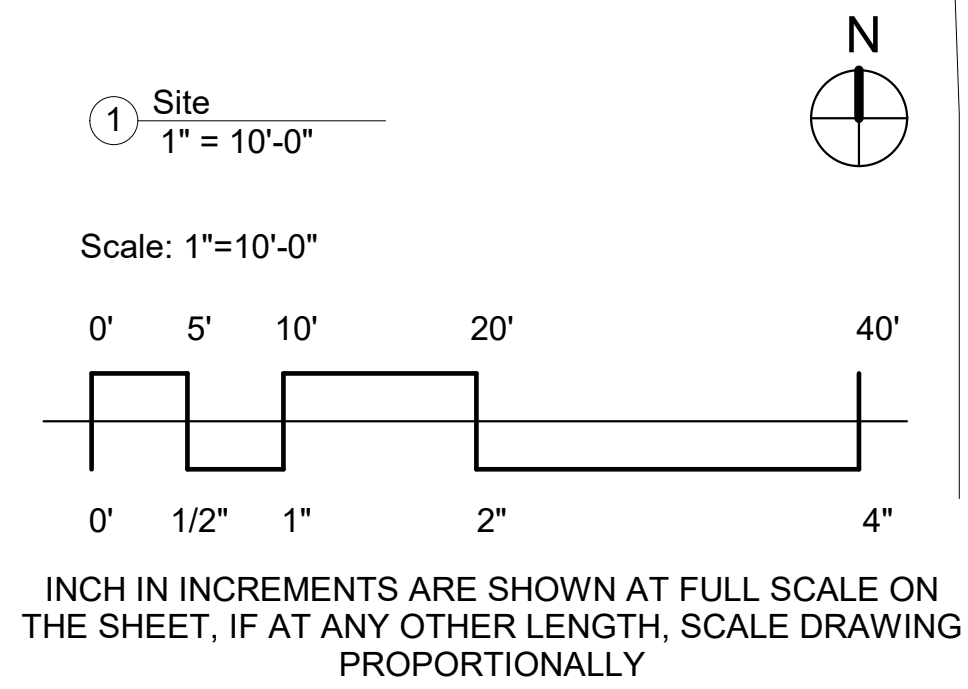
Level 0
0' - 0"

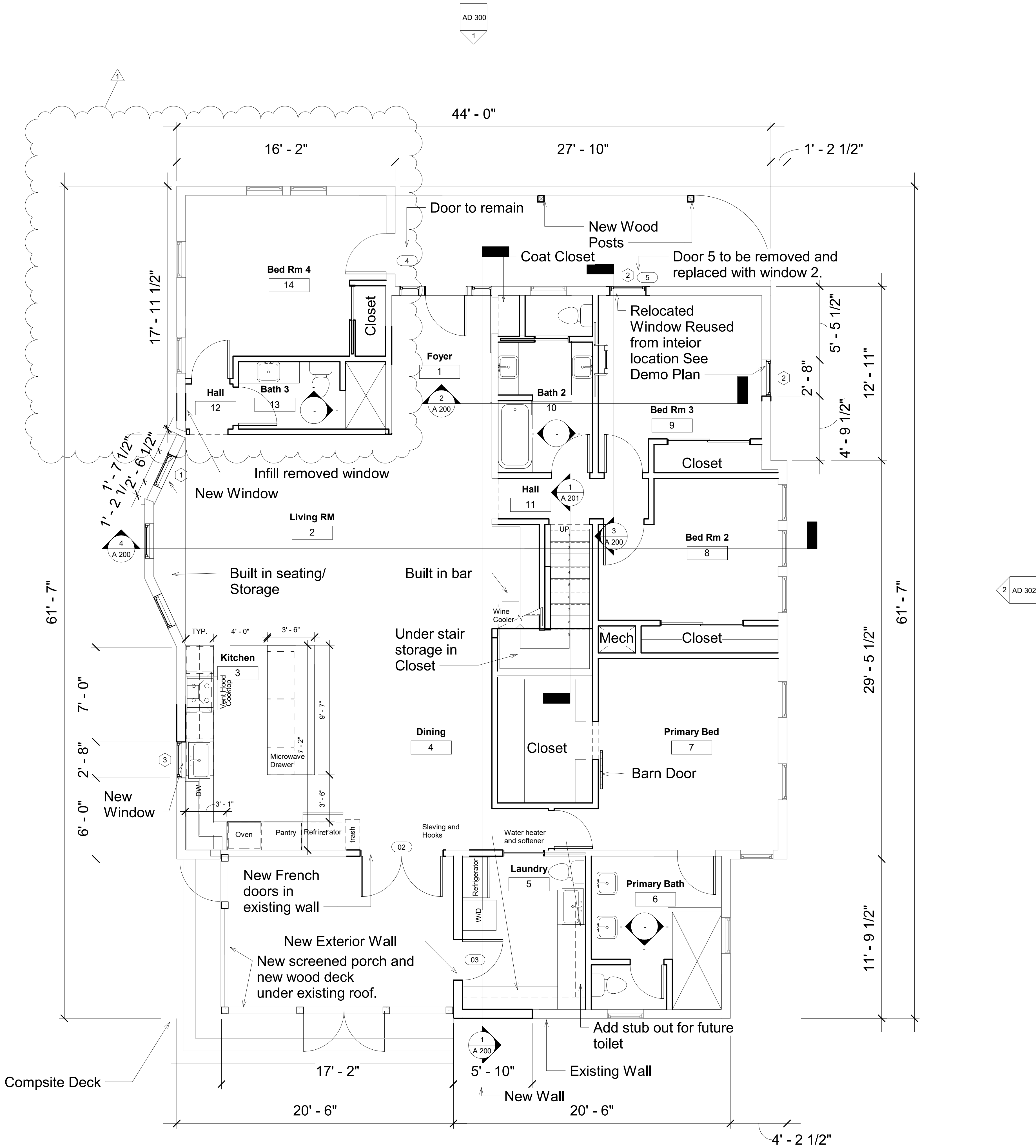
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INCH IN INCREMENTS ARE SHOWN AT FULL SCALE ON
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PROPORTIONALLY

② East - Demo
1/4" = 1'-0"

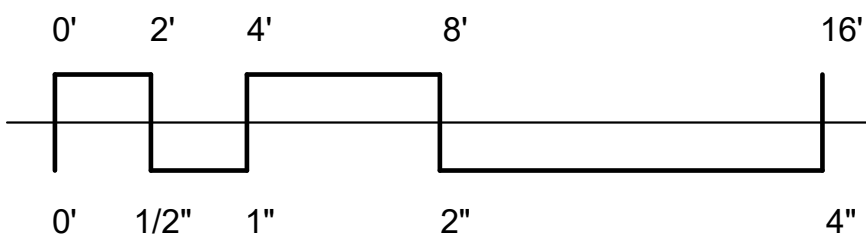




Notes:
1. Sand, stain, and seal all existing wood floors.
2. Insulate crawlspace with R-13.

1 Floor Plan - Level 1
1/4" = 1'-0"

Scale: 1/4"=1'-0"



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Architectural floor plan of the second floor, showing a loft, bathroom, closet, and stairs. The plan includes dimensions for rooms and overall sections, as well as notes about a new window and head height line.

Rooms and Dimensions:

- Loft 16:** 19' - 10" x 16' - 5 1/2"
- Bath 4:** 8' - 5" x 5' - 0"
- Loft in Bed 3:** 8' - 2 1/2" x 4' - 0"
- Stairs:** 11' - 4 1/2" x 3' - 2 1/2"
- Closet:** 9' - 11 1/2" x 3' - 10"

Notes:

- New 36 x36 operable window at existing vent location
- Line of 7'-6" head height

Other Features:

- HVAC units
- Attic Storage
- Vent Hood
- Stairs labeled "DN" (Down)

Dimensions:

- Overall width: 20' - 10 1/2"
- Overall depth: 16' - 6"
- Section dimensions: 1' - 0 1/2", 5' - 9", 7' - 4", 8' - 9", 16' - 5 1/2", 3' - 7 1/2", 3' - 2 1/2"

1 Floor Plan - Level 2
1/4" = 1'-0"

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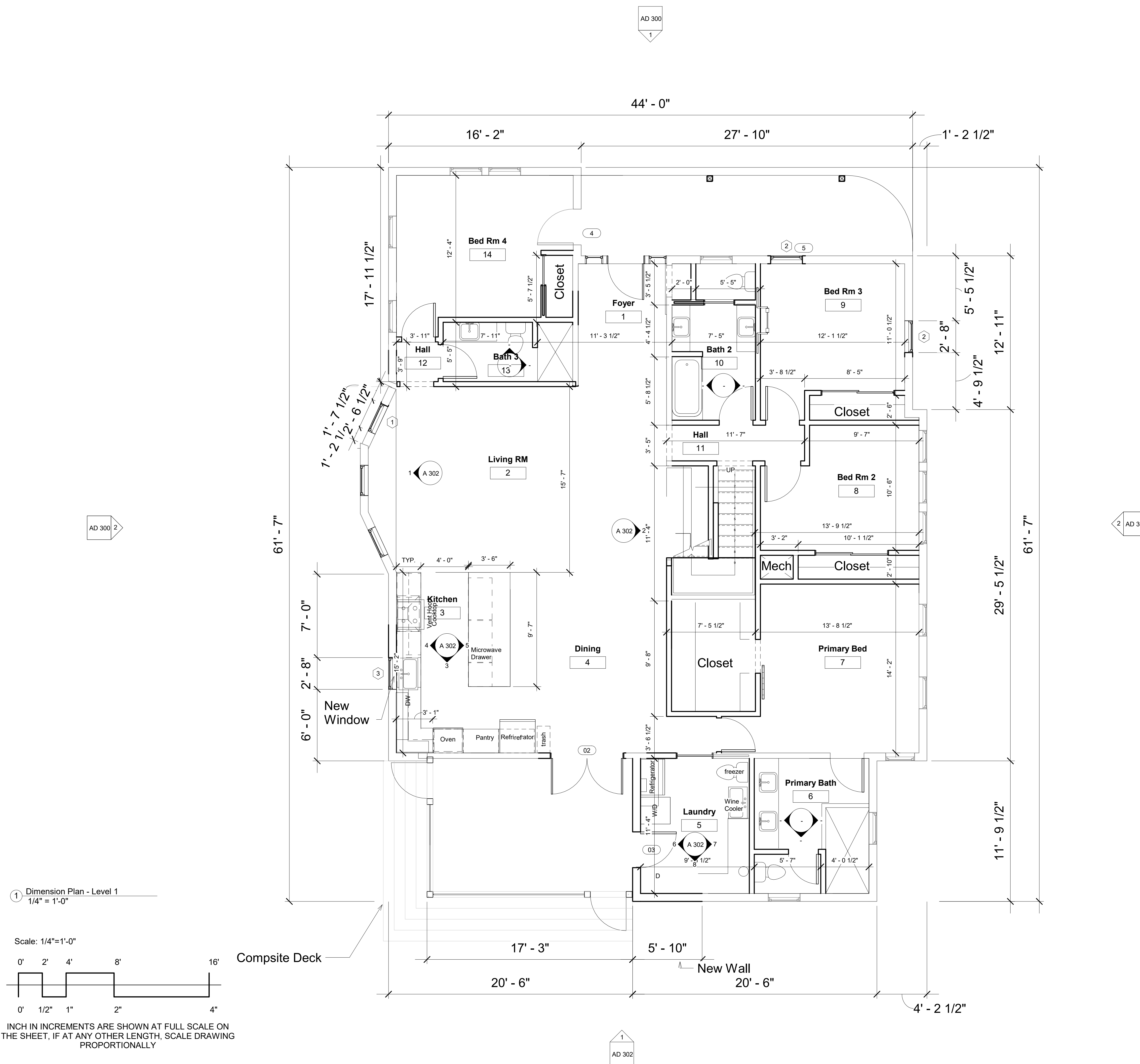
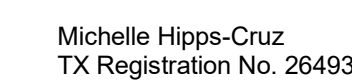
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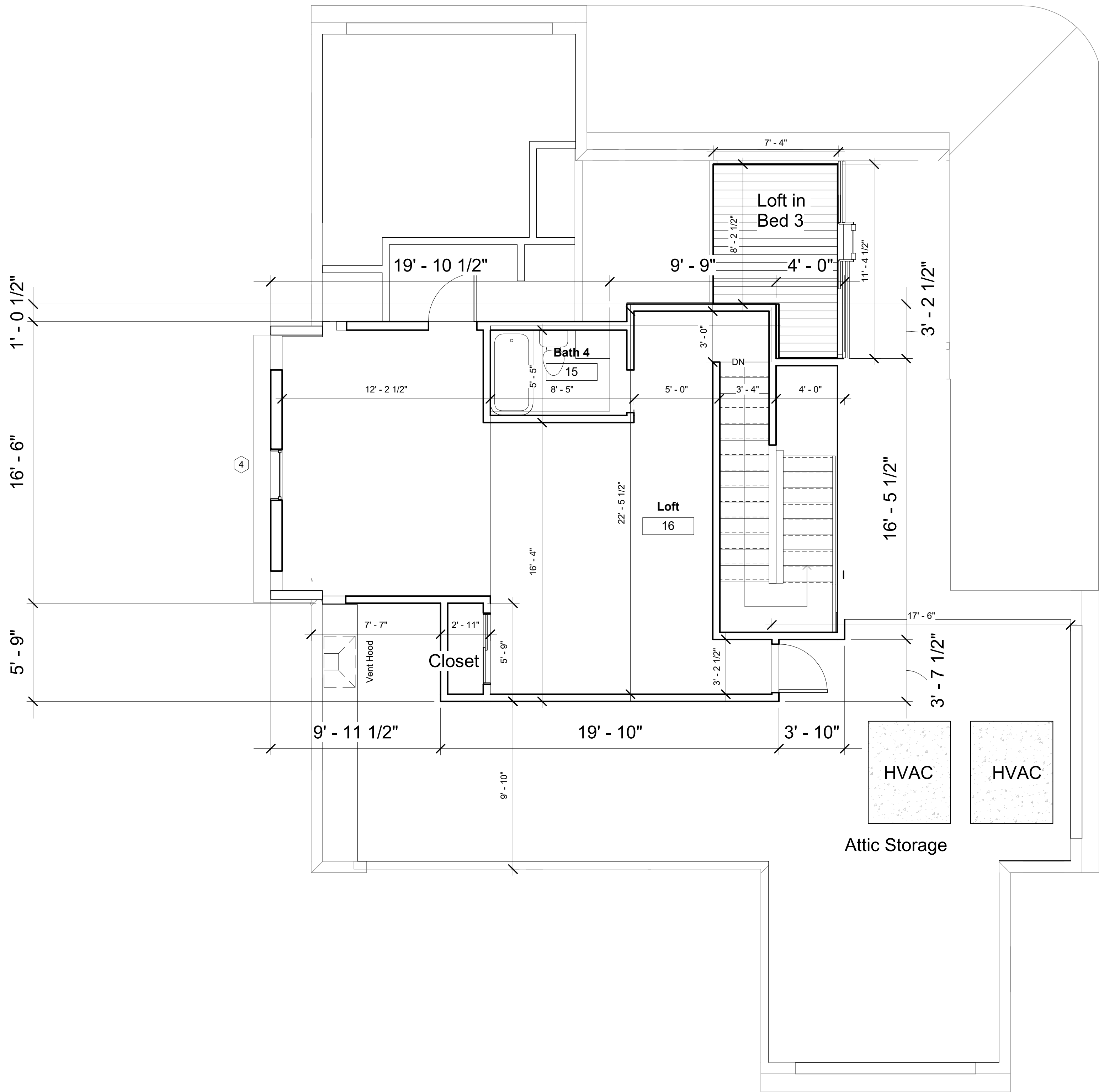
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SECOND FLOOR PLAN

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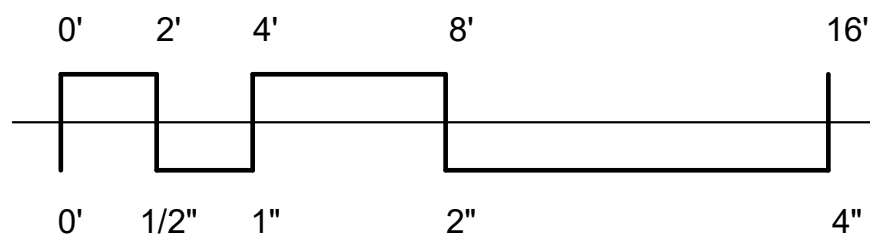


Second Floor 520sf of finish out
250 SF with Head height of 7'-6"+



① Dimension Plan - Level 2
1/4" = 1'-0"

Scale: 1/4"=1'-0"



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Revision History

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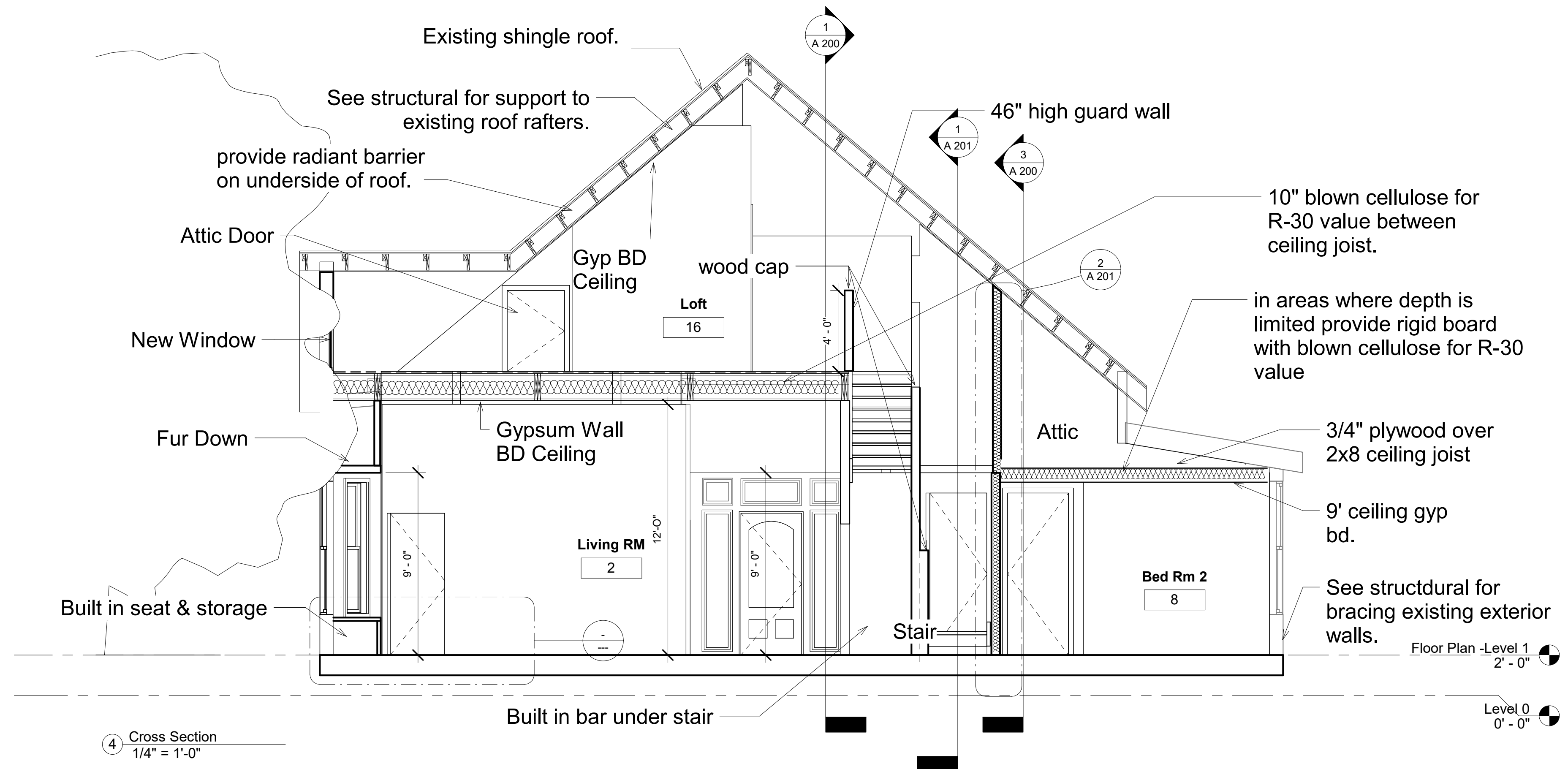
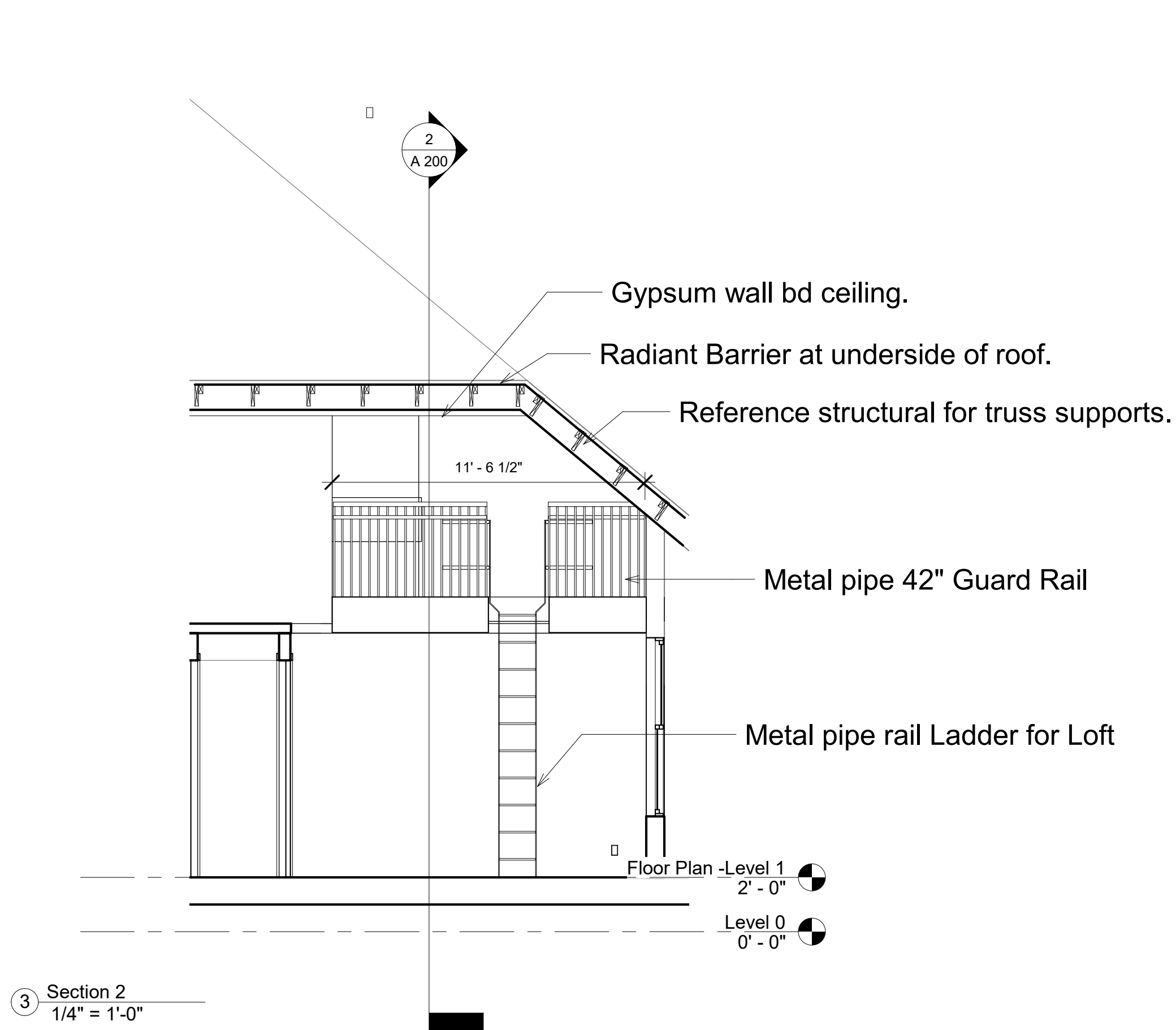
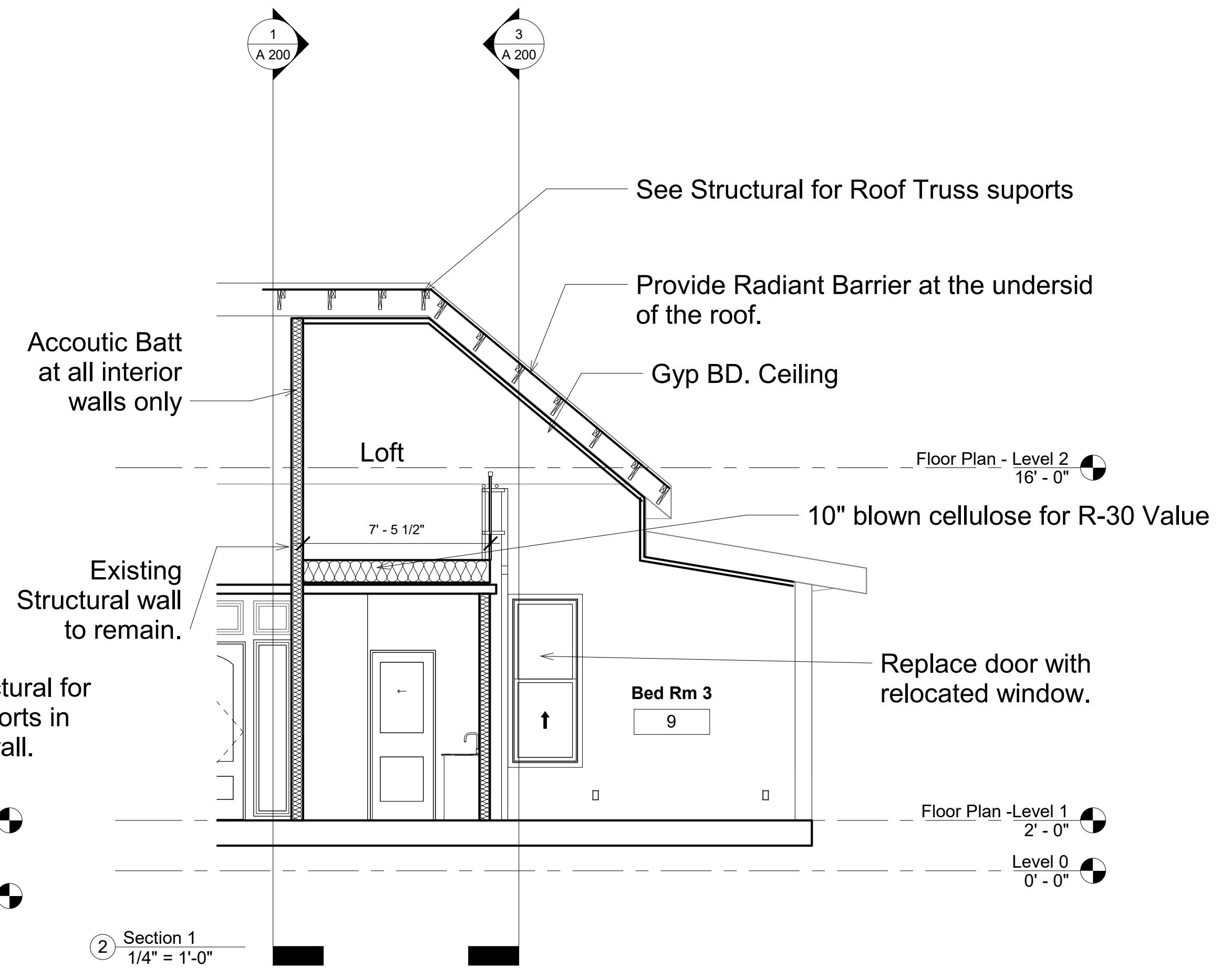
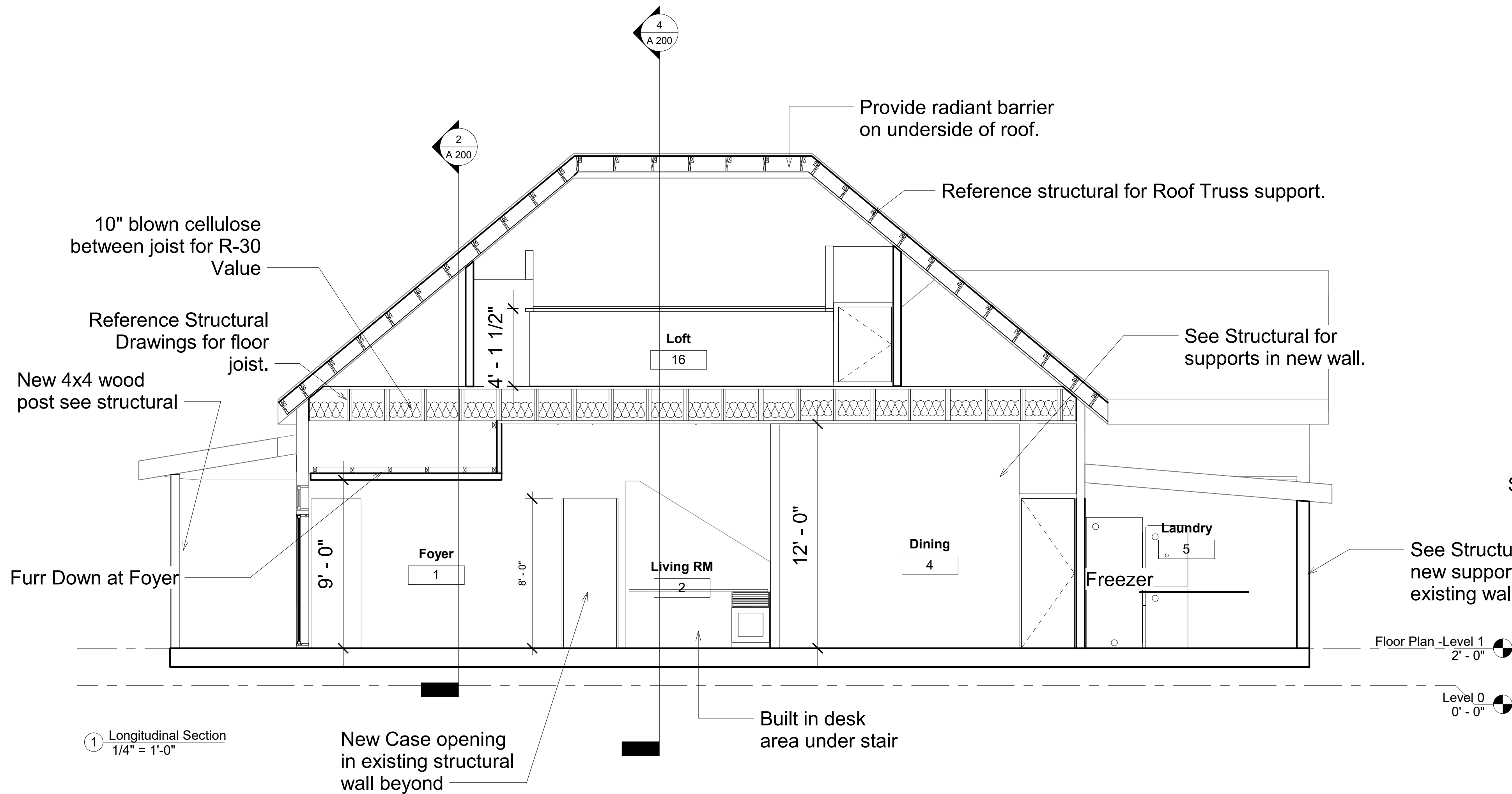
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1/4" = 1'-0"

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Dimension Plan - Level 2

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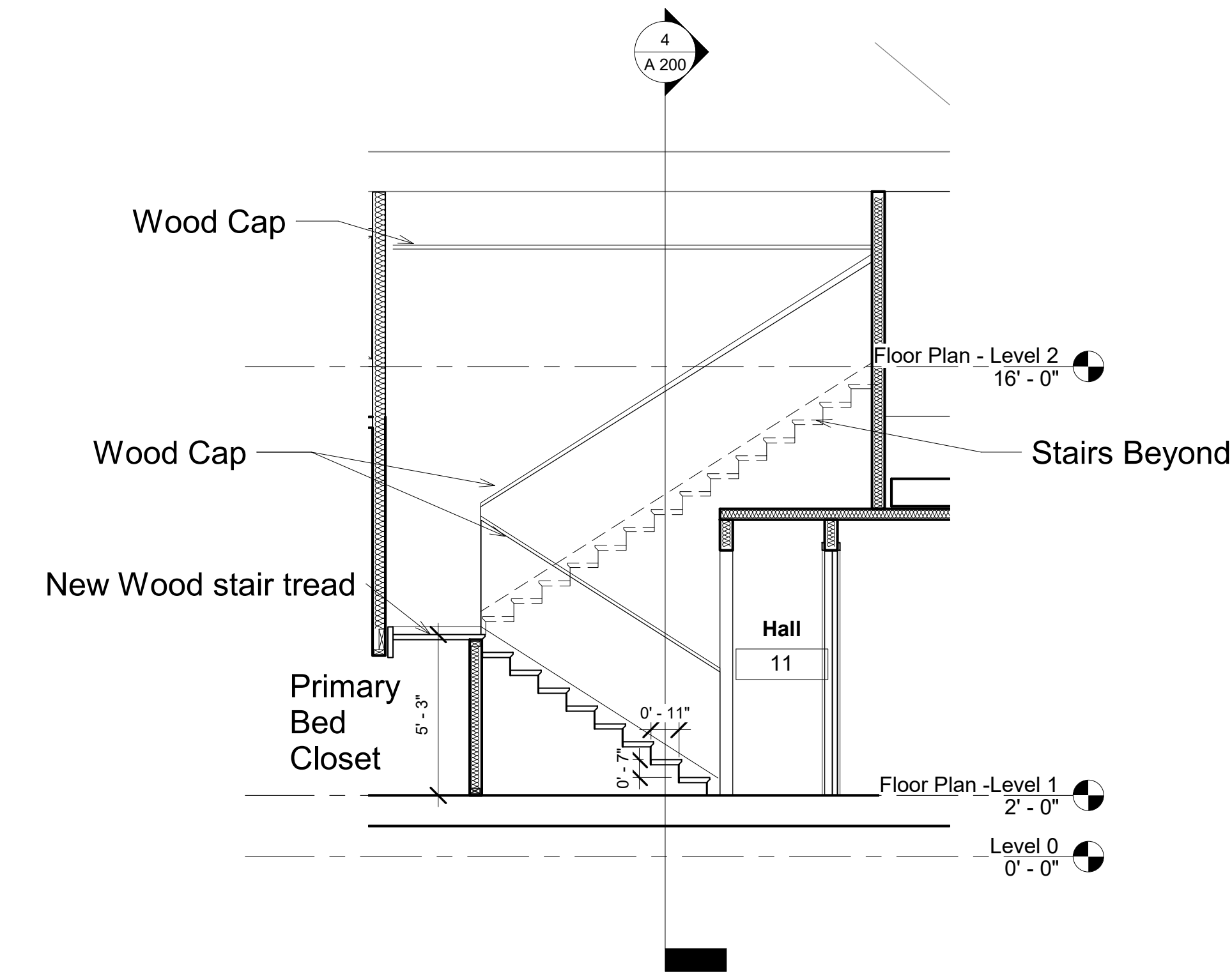
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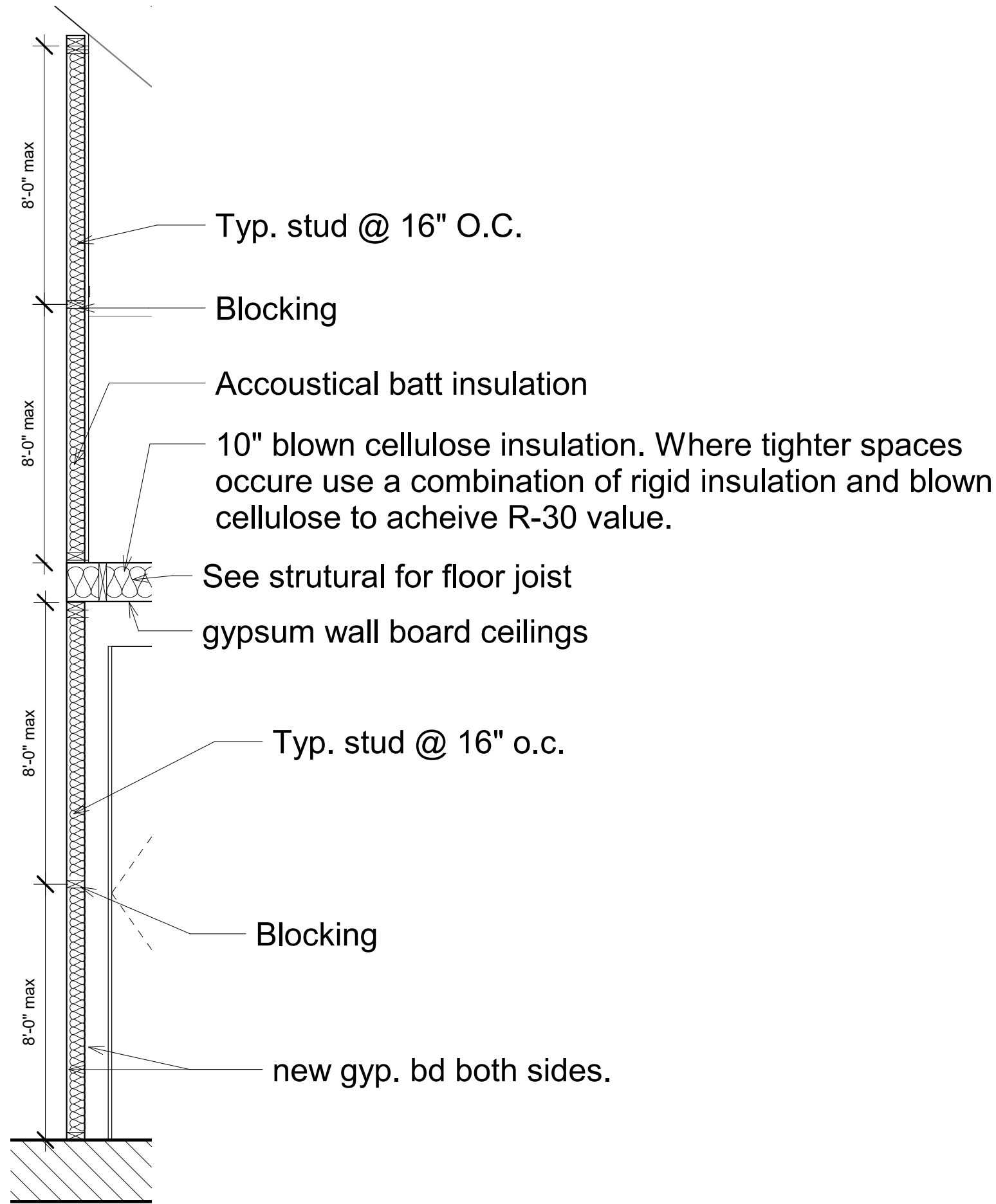
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SECTIONS

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① Section 3
1/4" = 1'-0"



② Typical Interior Wall Section
1/2" = 1'-0"

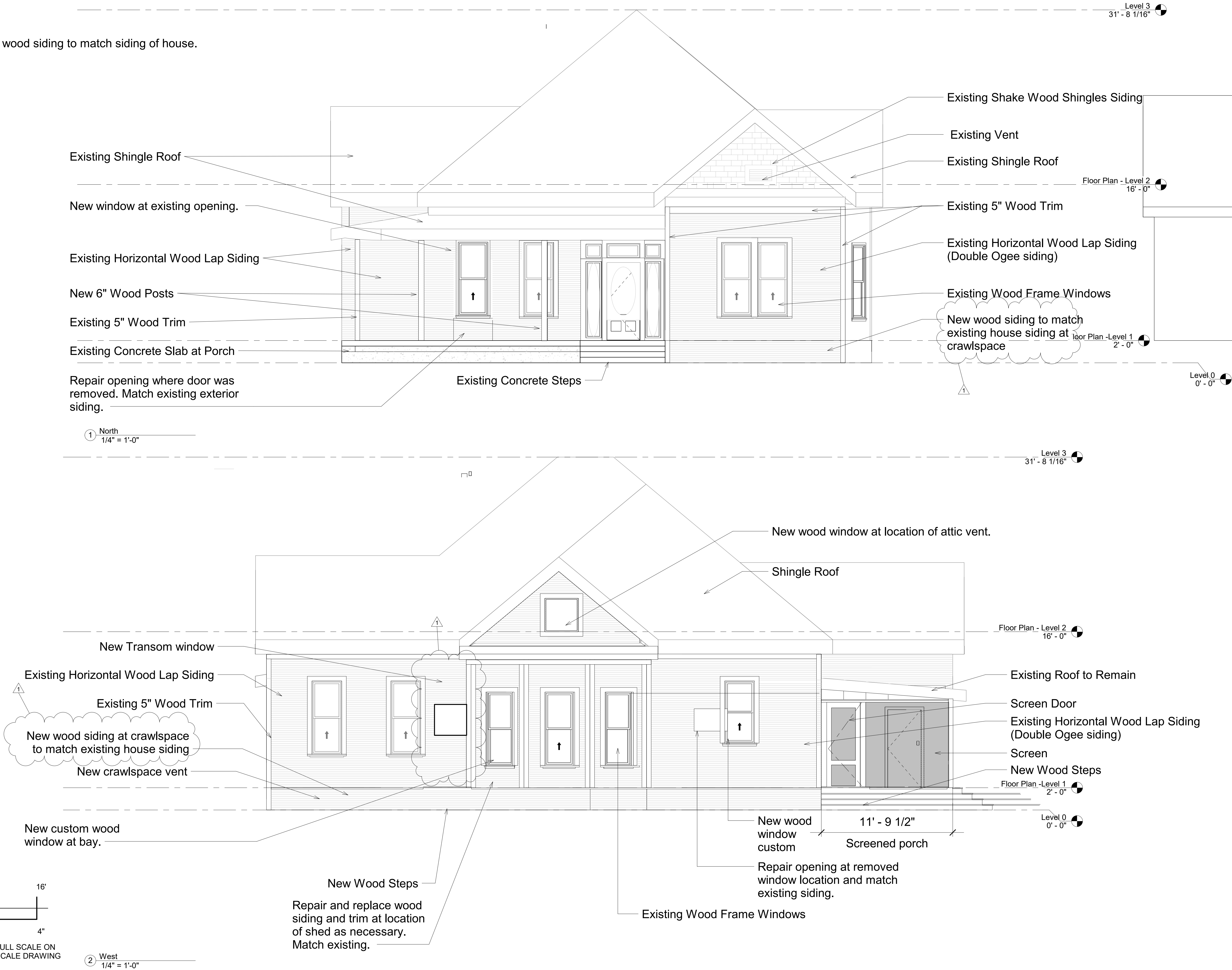


Notes - All Elevations

- 1. Paint all exterior wood of home.
- 2. Paint windows and trims.
- 3. Replace crawspace siding with wood siding to match siding of house.
- 4. Vent crawsapce as required.

L I M I N A L
210-501-2959
Michelle@liminaldesign.studio

Gonzalez Home
304 Sadie



Revision History
1 5.10.22

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Michelle Hipps-Cruz
TX Registration No. 26493

Date

3/31/22

Scale

1/4" = 1'-0"

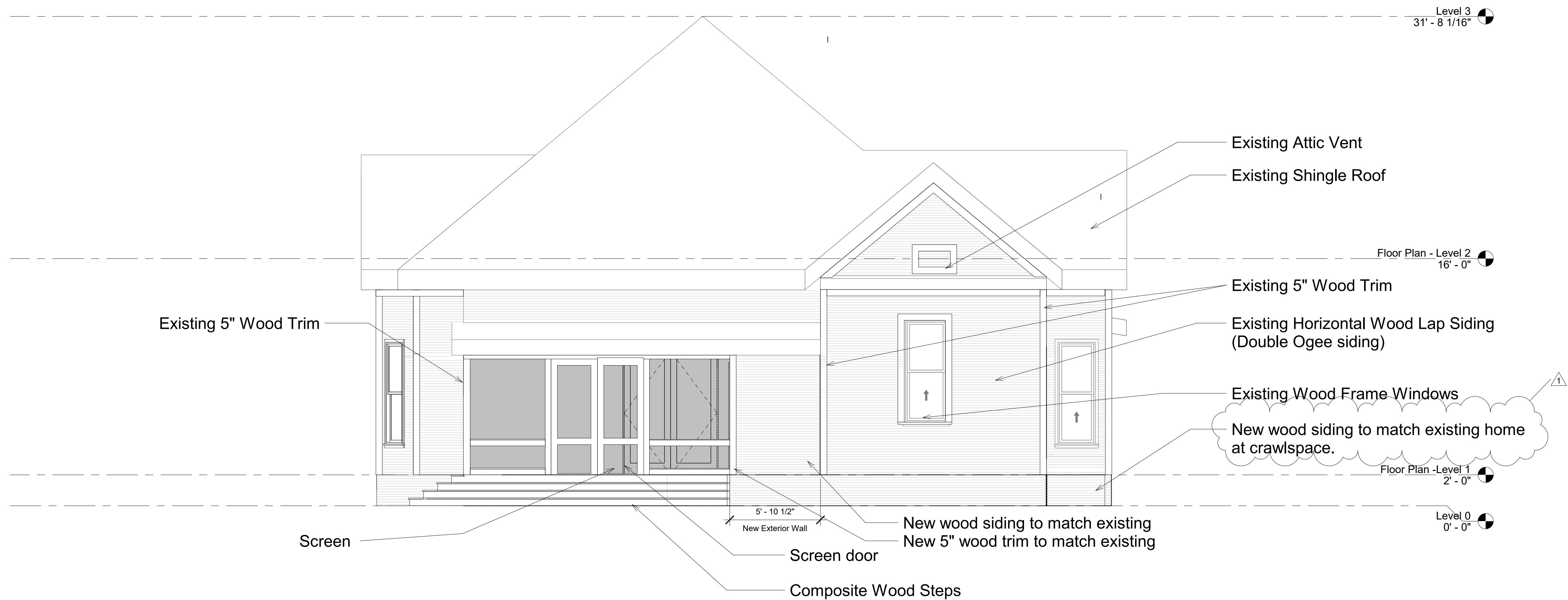
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ELEVATION NORTH &
WEST

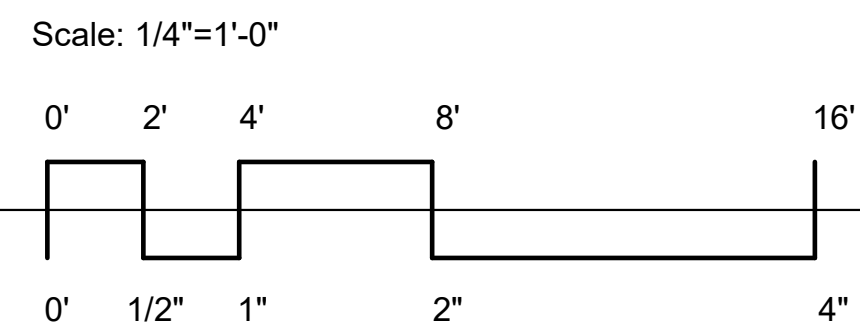
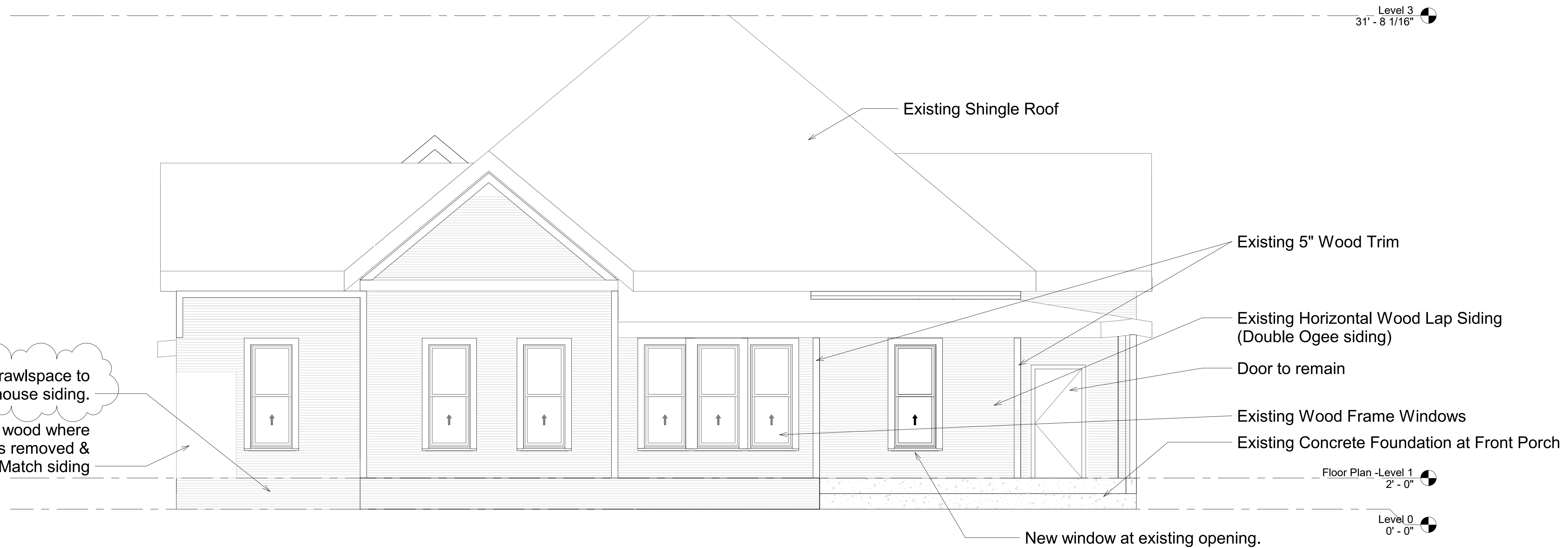
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Gonzalez Home
304 Sadie



① South
1/4" = 1'-0"



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② East
1/4" = 1'-0"

Revision History

1 5.10.22

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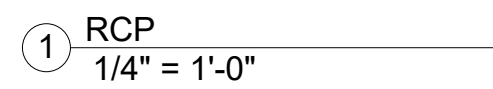
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ELEVATION SOUTH &
EAST

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Revision History

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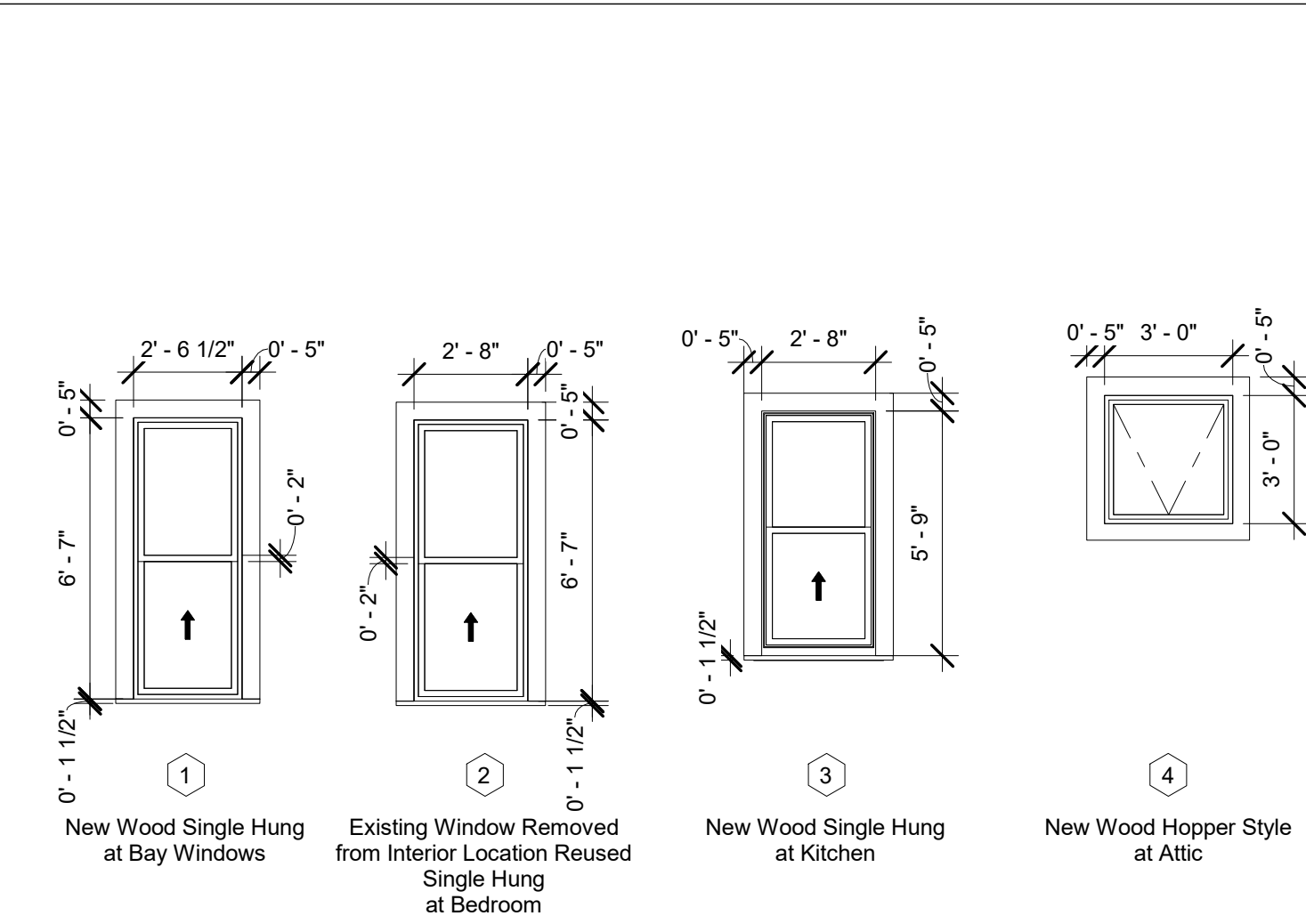
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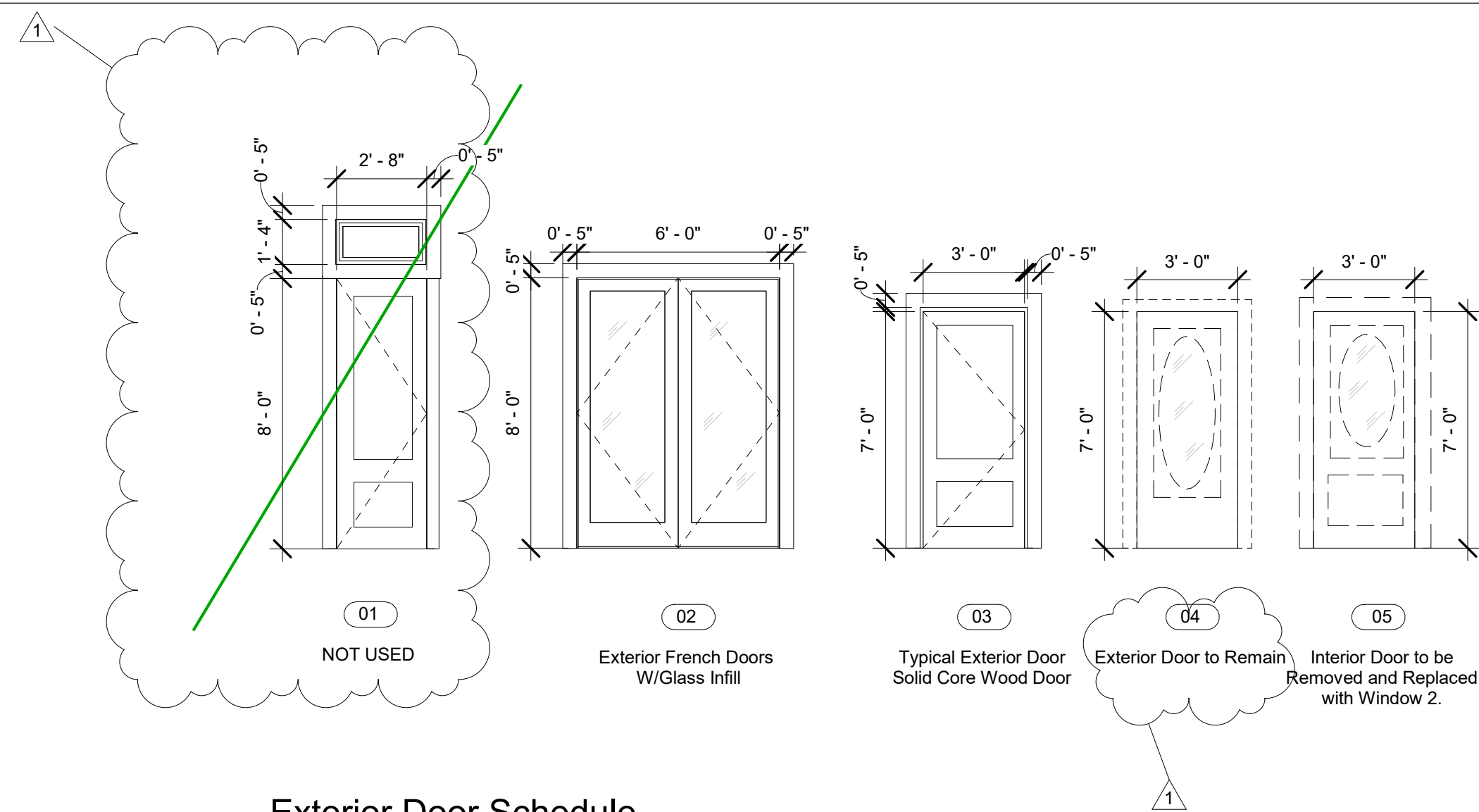
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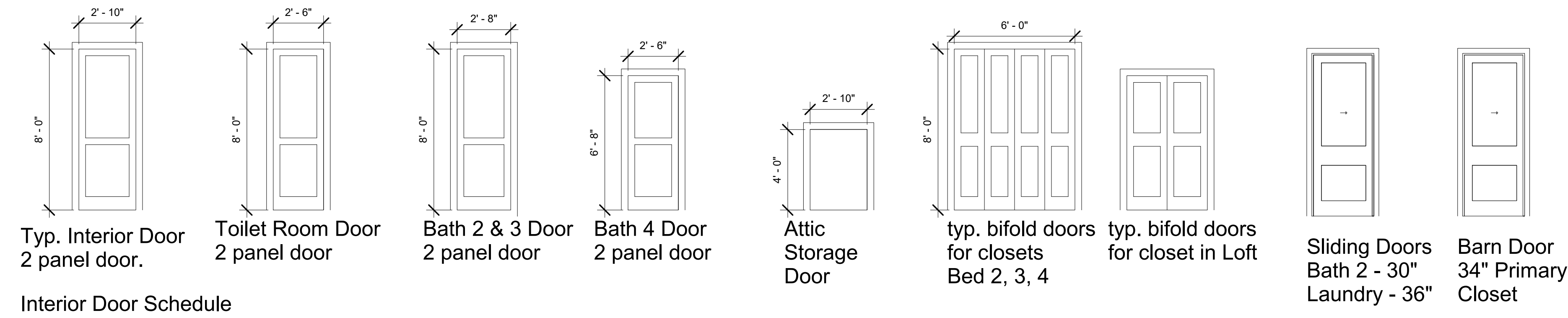


Exterior Window Schedule

Window and Door Schedule
1/4" = 1'-0"



Exterior Door Schedule

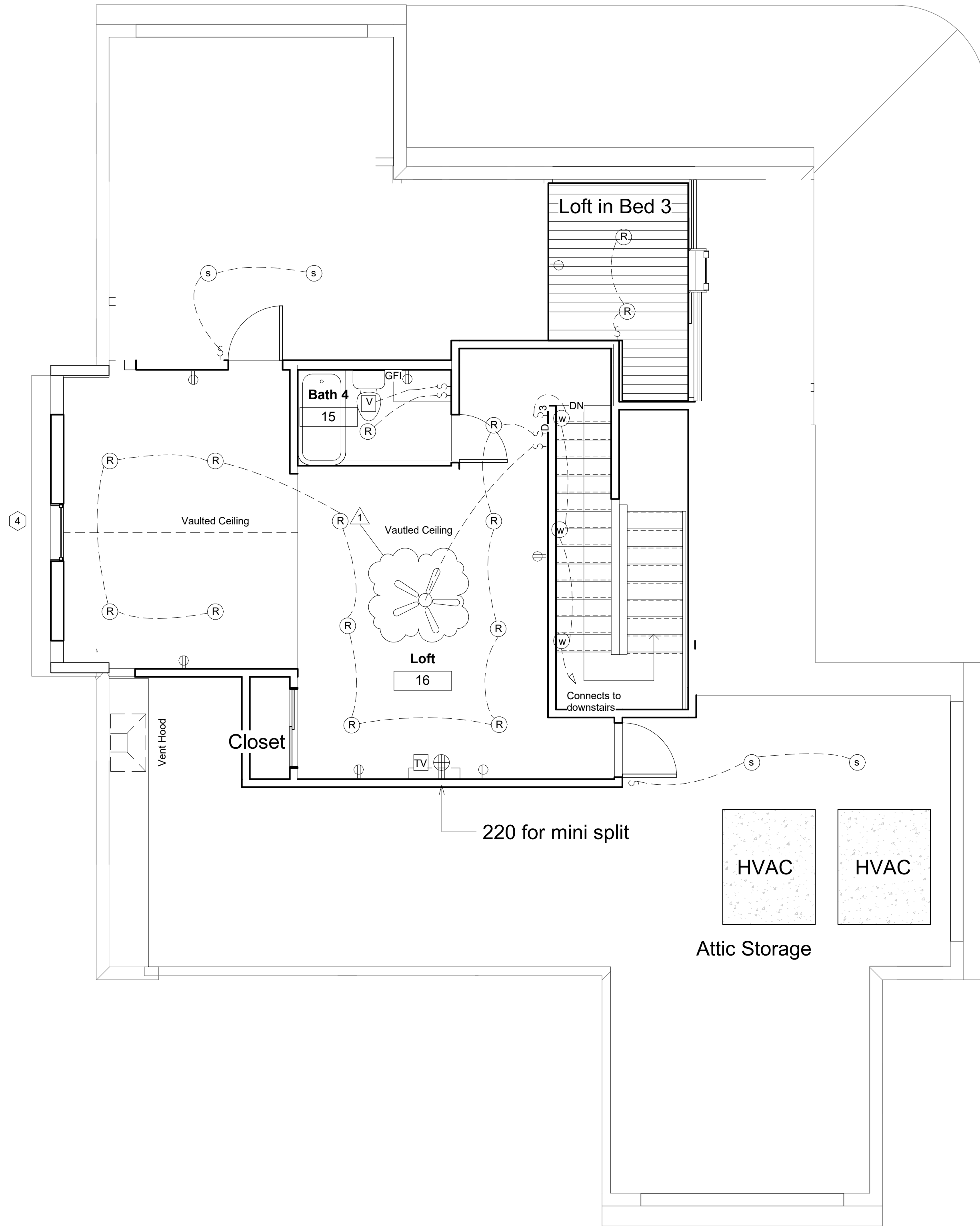
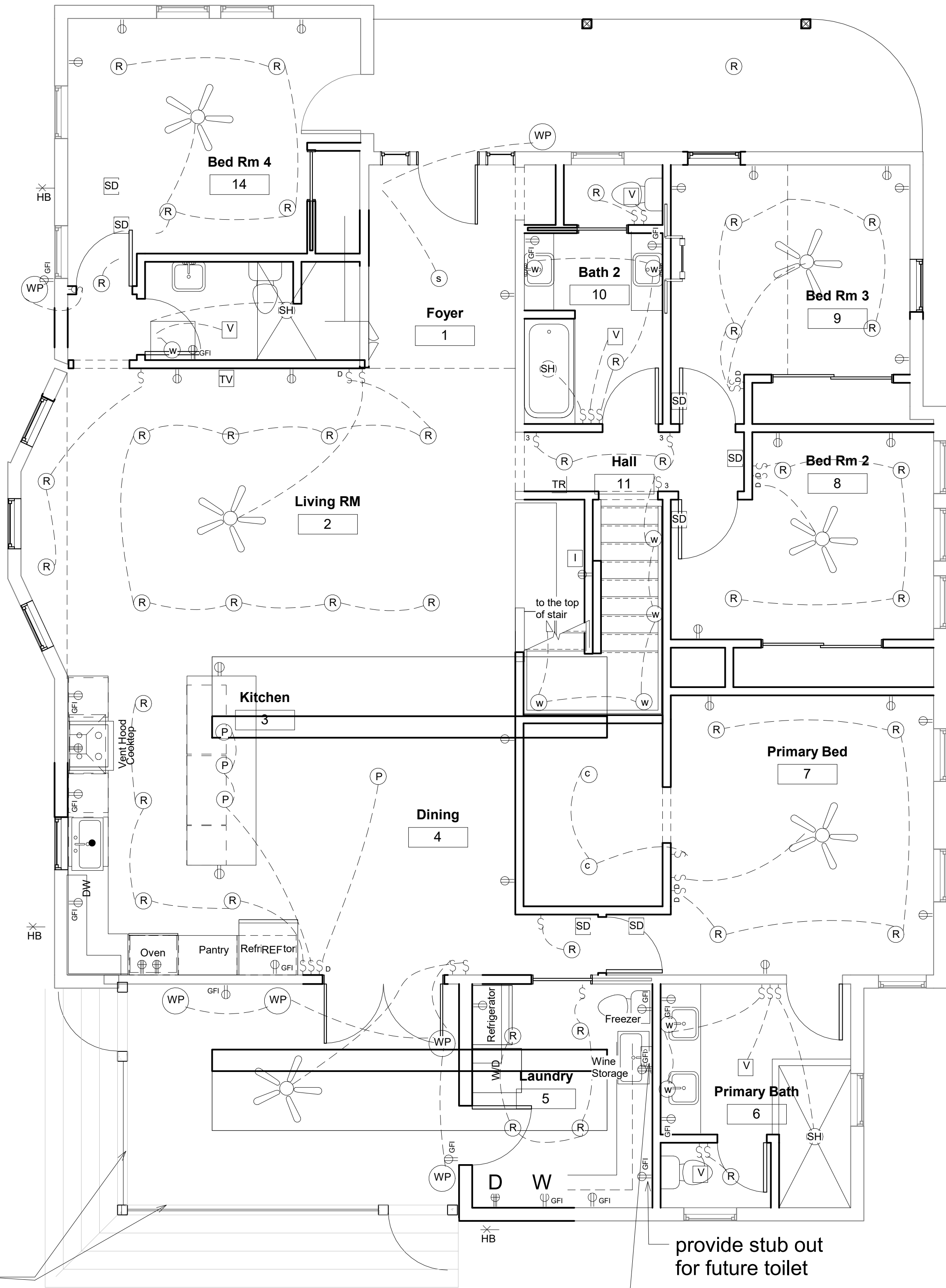


Interior Door Schedule



ELECTRICAL LIGHTING SYMBOLS

TV	TELEVISION
TR	THERMOSTAT
SD	SMOKE /CARBON MONOXIDE DETECTOR COMBO HARDWIRED, INTERCONNECTED, BATTER BACK-UP
V	VENT
I	INTERNET/ MODEM
R	RECESSED CAN LIGHTING
s	SURFACE MOUNTED LIGHTING
w	WALL MOUNTED LIGHTING
WP	WATER PROOF WALL MOUNTED LIGHTING
P	PENDANT LIGHTING
R/SH	RECESSED SHOWER LIGHTING
c	RECESSED CLOSET LIGHTING
u	UNDERCOUNTER CABINET LIGHTING
HB	HOSE BIB
	DUPLEX OUTLET
GFI	DUPLEX OUTLET- WATERPROOF
	220 VOLT OUTLET
•	GARBAGE DISPOSAL
S	SWITCH
3 S	THREE WAY SWITCH
	CEILING FAN WITH LIGHT FIXTURE



Revision History
1 5.10.22

Bid Documents



Michelle Hipps-Cruz
TX Registration No. 26493

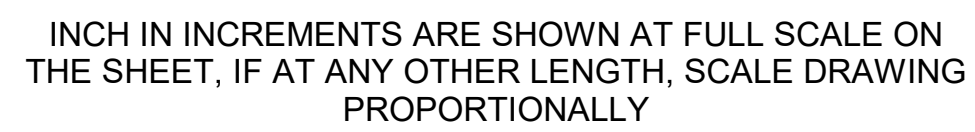
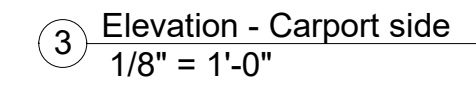
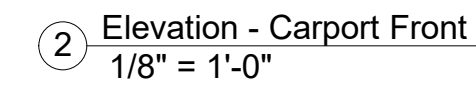
Date
3/31/22

Scale
1/4" = 1'-0"

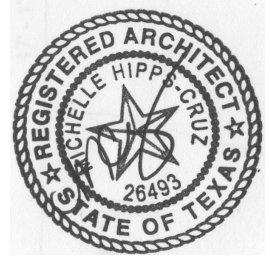
Sheet Name

ELECTRICAL FLOOR
PLANS

Sheet Number



304 Sadie Street
3.31.22



Specifications

Demolition Generally: Remove a portion of the house at the back and provide new screened porch. Remove all interior walls, and vinyl flooring except where noted. Lead paint may be present mitigate as necessary. Asbestos flooring may be present mitigate as necessary. Remove remnants of concrete in back yard of home. Remove carport.

Scope of Work Generally

The scope of work includes interior renovations to a historic home in the Lavaca neighborhood. All utilities will be upgraded and added to existing water, and electrical meters. The work consists of repairing the foundation, adding supports to the roof trusses, removing interior walls and refinishing the interiors. The home will be retrofitted with HVAC, new appliances, and interior finishes.

The exterior work consists of removal of the non-historic portion of the house and creating a new back porch. Repairing historic windows, repairing wood rot, and painting the entire home. Widening the curb cut for two vehicles as well as widening the driveway. Construction a carport with 220 voltage for electric car charging station.

Landscaping will include new plantings, a sport court, gravel, mulch, and concrete pads.

Site Work: Contractor to provide port-a-poty as necessary. Contractor to ensure site remains clean at all times.

Landscape: Area of new plantings. Prepare ground, remove existing lawn. Use 4" of composting soil. Use fabric weed barrier over area of plants, gravel and mulch. Use aged shredded or chipwood mulch for plants and mulch area.

Provide allowance for a wood and metal 6' high fence at perimeter of the property with motorized rolling gate. Provide allowance for Metal post and mesh 4' high fence at the front yard perimeter of house.

Provide new concrete paver pads per drawings.

Provide allowance for new carport with power ready for electric vehicles.

New concrete and curb cut at existing driveway. Widen a portion of the concrete driveway to 24'. Approximate 400sf of new concrete for curb and driveway. Contractor to verify.

Provide 30'x60' Versacourt sport court for new volley ball court.

Provide allowance for planting at the front of the home for contractor to install.

Provide new hose bib locations.

Provide New gravel area of 450 sf.

Provide New mulch area for playground.

Provide electric rolling screen at porch from MagnaTrack or similar.

Provide irrigation for front yard and side-front yard only.

Foundation: Foundation is currently a post-and-beam system with cedar posts constructed on top of a concrete soil-supported spread footings. Beams are preservative-treated 4x6 wood. Contractor shall verify the foundation is as assumed and in adequate conditions (rotting or notched beams are not permissible). Contractor shall repair the foundation to provide first floor that is level. Max allows vertical deformation shall be 3/4" rise or drop within 10' horizontal. See Structural Drawings for Specifications.

Framing: Interior Studs 2x4 @ 16" O.C.

Plumbing walls to be 2x6 @ 16" O.C.

Heights vary. Ref. Plans.

Floors: Insulate the "crawl space" between the floor joists with rigid foam board insulation. Tape the seams, use spray foam where necessary to assure good coverage.

Existing wood floor to be sanded, stained and sealed for repair.

New engineered hardwood floor in second floor, and loft are.

Provide hardwood stair treads.

Provide allowance for tile in bathrooms, laundry, and kitchen.

Walls: Exterior walls to remain are to be supported per structural drawings Wall Framing Plan.

Use wood siding to match existing where repairs are needed.

Interior walls are to be 3/4" gypsum board with flat texture walls unless otherwise noted.

In wet locations use Hard Board.

All plumbing walls to be 2x6.

Insulate all interior wall with acoustic soundproofing batts of fiberglass or polyester.

Provide allowance for tile in bathroom showers, kitchen, and laundry room.

Ceilings: New ceilings to be 5/8" gypsum wall board.

In wet locations use Mold and moisture resistant gypsum board.

Insulate between attic floor joists with unfaced batt insulation 10" deep of blown cellulose to achieve a value of R-30.

Windows: All window except where noted are existing historic windows and are to be repaired and refinished as necessary. Contractor to verify any windows that are more than 50% damaged and beyond repair and must be replaced.

For new window locations, contractor to verify opening. Provide new windows by Marvin to match existing windows.

Doors: All interior doors to be solid core Jeldwen or equal 2 panel door.

L2020 Bifold

L2020 All panel

See Door Finish Schedule.

Provide New side door at exterior by Marvin Craftsman Style. Contractor to verify opening.

Provide New French Doors by Marvin. Contractor to verify opening.

Painting: Sherwin Williams or equal, low VOC. Allow for three colors interior. Flat on interior walls.

Gypsum wall board to be taped floated and sanded smooth primed and painted with 2 coats. Color selected by owner.

Wood trim, exposed wood ceilings, deck, and soffits to be sealed.

Provide allowance to paint exterior the exterior of the home.

Roofing: Install a radiant barrier to the underside of the roof, following manufactures instructions for installation.

Mechanical: The home currently has no HVAC and must be retrofitted for a new system. Mechanical contractor to provide 2 new HVAC min of 15 seer and new ducts shall be insulated and sealed. Provide two zones for HVAC one for bedrooms 2,3,4 and the primary bedroom.(East side of the home) and Zone 2, Living room, Kitchen, Dining, Laundry room, and attic finish out. (West side of the home).Provide a damper for the attic space.

Provide allowance of two digital thermostats for owner selection.

~~Provide Mitsubishi mini split system in second floor.~~ NOT USED

Verify location of grills, supply and return with owner.

Install new exhaust fans at bathrooms.

Provide vent at dryer location.

Electrical: All wiring to comply with applicable codes. Update electrical power and service as necessary for new appliances.

Verify exact location of outlets, switches, lighting fixtures etc. at rough in stage with owner to insure proper locations.

Provide 220 service at HVAC, dryer and range.

Provide a lighting fixture allowance for which the owner will select fixtures.
4" LED recessed cans to be included in electricians contract. Fans wired as shown on plans.

Waterproof plugs as shown.

GFI circuits per plan and code. White Switches.

Lighting: Provide allowance to include ceiling fans, doorbell & dimmers, wall mounted and surface mounted fixtures. Exclude 4" recessed cans to be added to electrical.

Plumbing: Pex supply lines; PVC drain lines; Insulate hot and cold water lines to prevent freezing.

Electric Tankless water heater by Nortiz and water softener or equal value. Tankless water heater to be 34+Kw. Plumber to size tank appropriately for 4 bathrooms.

Provide plumbing fixture allowance for owner selection.

Finish Carpentry: Interior and exterior trim work to be shop grade painted or stained.

Shelves at niches to be painted or stained wood built in.

Provide allowance for custom closets installed by contractor.

Moulding or trim to be painted or stained.

Base: 1x6 Pine

Casing 1x4 Pine

Provide allowance for custom millwork ~~at the entry~~, (NOT USED) and under stair desk and book shelf, and hanging storage for shoes and backpacks.

Kitchen Cabinets: provide allowance for face frame paint grade cabinets with fully concealed blum hinges. Full extension side mount drawer slides. Soft stop doors and drawers.

Provide allowance for vanities in bathrooms for owner selection.

Laundry Room: provide allowance for contractor grade cabinets in laundry room.

Stairs: Painted skirt board, 36" wall with wood cap and hand rail.

Counter tops: Level 1 Caesar stone or equal. 3cm at kitchen. 2 cm at laundry.

Tile: Master bath provide \$10/sf materials.

Laundry floor \$5/sf.

Bathrooms \$8/sf

Kitchen backsplash \$10/sf

Kitchen floor \$8/sf

Wood Floors: Existing wood floor to remain except where noted. Contractor to verify where repair is required. For repairs use reclaimed wood from a supplier of existing species and size. Sand, stain, and seal.

Hardware: Halifax SN lever hardware. Modern collection SN tool bars and TP holders.

Cabinet pulls Amerock BP36572FB or equal value.

Mirrors & Glass: Frameless Shower door and showers. 48" mirrors at vanities.

Appliances:

Microwave provide under counter 30" microwave by GE or equal value in stainless steel.

Electric Range provide 30" electric range self cleaning by GE or equal value.

Dishwasher 24" built in stainless steel dishwasher by BOSCH

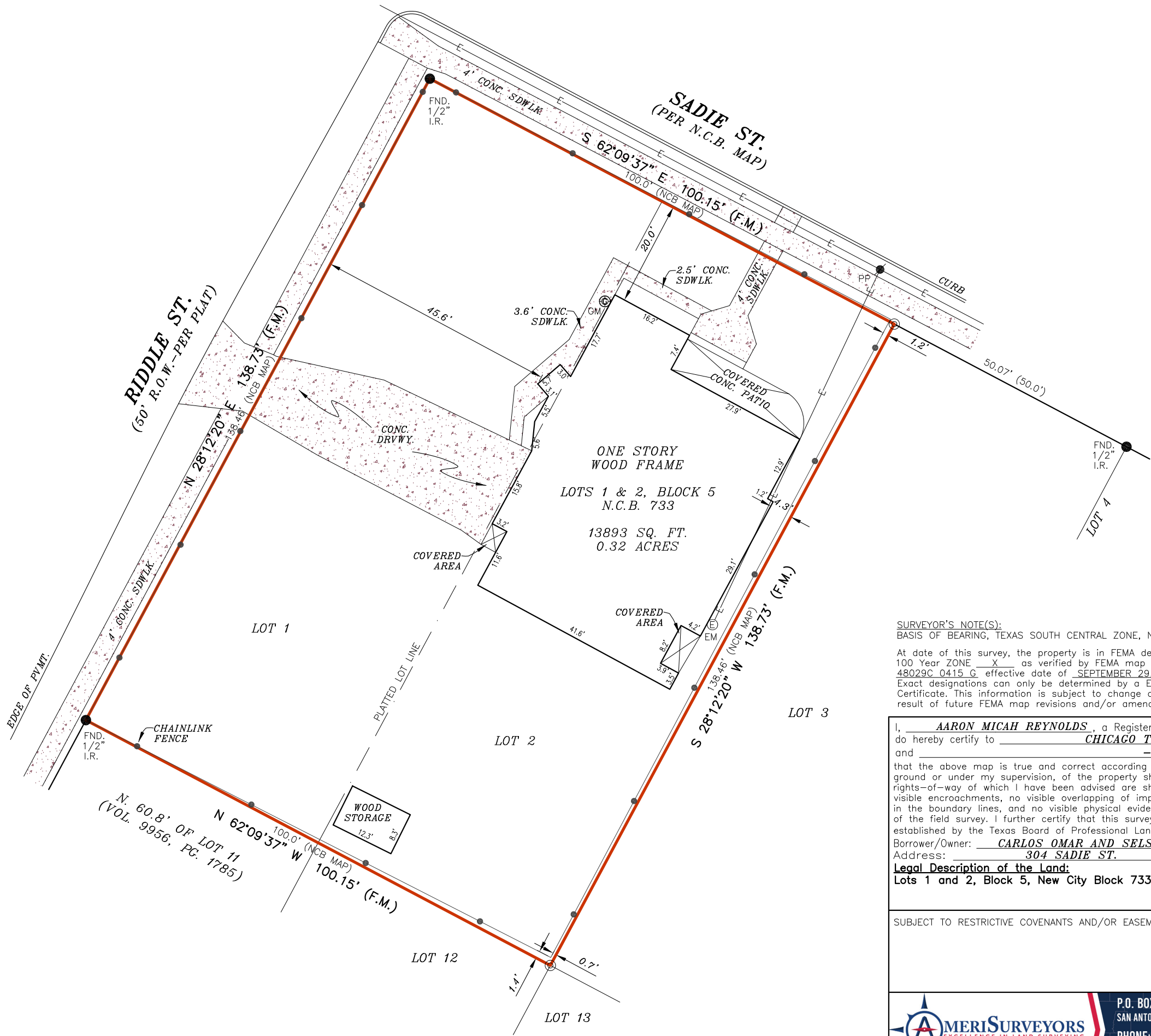
Hood 30" stainless steel under cabinet hood by GE or equal value.

Refrigerator 36" side-by-side refrigerator with ice maker in stainless steel by GE or equal value.

Wine cooler 24" - 54 bottle capacity stainless steel wine cooler in laundry room.

~~Freezer 30" freezer in laundry room. (NOT USED)~~

Metal Work: Provide custom metal pipe rail at loft, and metal pipe ladder.

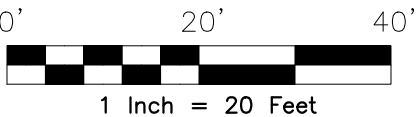


LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- (NCB MAP) NEW CITY BLOCK MAP
- (F.M.) FIELD MEASURED

GRAPHIC SCALE



SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE, NAD 83.
At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____
X _____

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHICAGO TITLE INSURANCE COMPANY and ---
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: CARLOS OMAR AND SELSABEEL ADHAM GONZALEZ
Address: 304 SADIE ST. GF No. SCT-67-43002821057761
Legal Description of the Land:
Lots 1 and 2, Block 5, New City Block 733, City of San Antonio, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM



FINAL "AS-BUILT" SURVEY

JOB NO.:	2104078884	NO.	REVISION	DATE
DATE:	04/30/21			
DRAWN BY:	MN/RD			
APPROVED BY:	AMR			



Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644





ASTEX
ENVIRONMENTAL SERVICES

Astex Environmental Services
139 Braniff Drive · San Antonio, TX 78216
Phone: (210) 828-9800 · Fax: (210) 829-4927
astex@astexinc.com www.astexinc.com

June 6, 2022



AE2216957

Selsa Gonzalez
526 Refugio Street
San Antonio, TX 78210
(210) 913-1278
selsa@me.com

**Re: *Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street
San Antonio, Texas 78210
Astex Project No: AE-22-16957***

Ms. Gonzalez:

Pursuant to your request, the following are the results of the lead-based paint and asbestos testing conducted by Astex Environmental Services (Astex) at the above referenced project.

ASBESTOS

On June 2, 2022, fourteen (14) samples of suspect asbestos containing building materials were collected and sent to Environmental Analytical Services, LLC, Houston, Texas, Texas Department of State Health Services (TDSHS) Laboratory License No.: 30-0373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-story buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling, and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes, ducts, and joints. Over a period of years these asbestos-containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

Limitations: The results, findings and conclusions documented in this report are based solely on conditions observed the day(s) of the inspection. Astex and its assigns make no representations or assumptions as to past or future conditions of the premises or building material content. Astex

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

representatives executed the enclosed ACBM inspection in areas (as directed by those authorizing the work to be done) that may be impacted during future maintenance, renovation, or demolition tasks. Unless directed otherwise, inspection methods used were non-destructive; that is, existing materials were not significantly disturbed or demolished to verify the presence of hidden ACBM. As in all ACBM testing events, bulk samples (small physical specimens) are required and were collected in the most discrete method possible in order to maintain the visual appearance of the premises. Astex is not responsible for damage or repair to areas where bulk samples were required to satisfy the authorized work to be completed.

The building owner, tenant, personnel, and their authorized contractors are solely responsible for reviewing and communicating with their personnel the content of the enclosed ACBM's tested (whether they tested positive for ACM or not). Furthermore, inaccessible materials (i.e., areas where no access was possible or permitted) were not documented or tested. Additional materials found that do not appear to match the description of the enclosed sample results must be tested prior to disturbance. Materials visually identified as non-asbestos were not sampled (i.e., fiberglass, foam rubber, wood, carpet, glass, etc.).

As authorized, this report has been generated to comply with regulatory requirements and assist in the identification of ACBM at the project site. The enclosed is not intended to be utilized as a State required asbestos abatement work plan (Design Specification) or as a bidding document for asbestos abatement. Astex licensed and certified personnel are available to assist with said documentation if it is required for this project.

Laboratory Results

The results are detailed below, and the laboratory analytical sheets can be found in the Appendix.

Sample No.	Material Description	Sample Location	Result
16957-01	Sheetrock / Joint Compound	1 st Duplex - Foyer	None Detected
16957-02	Sheet Vinyl Flooring (tan)	1 st Duplex - Washroom	None Detected
16957-03	Sheet Vinyl Flooring (gray)	1 st Duplex - Bathroom	None Detected
16957-04	Acoustic Ceiling Tile (1'x1')	1 st Duplex - Bathroom	None Detected
16957-05	Sheetrock / Joint Compound	2 nd Duplex - Living Room	None Detected
16957-06	Sheet Vinyl Flooring (green)	2 nd Duplex - Living Room	None Detected
16957-07	Sheet Vinyl Flooring (pattern)	2nd Duplex - Dining	40% Chrysotile
16957-08	Sheet Vinyl Flooring (gray)	2 nd Duplex - Kitchen	None Detected
16957-09	Sheet Vinyl Flooring (stone)	2 nd Duplex - Bathroom	None Detected
16957-10	Exterior Window Glazing	Exterior Building	None Detected
16957-11	Exterior Roofing Shingles	Exterior Building	None Detected

Sample No.	Material Description	Sample Location	Result
16957-12	Sheet Vinyl Flooring (brown)	2 nd Duplex - Kitchen	40% Chrysotile
16957-13	Exterior Transite	Exterior Walls	None Detected
16957-14	Sheet Vinyl	Exterior Shed	None Detected

CONCLUSIONS AND RECOMMENDATIONS (Asbestos)

Based on the analytical results found in Appendix A, the following conclusions and recommendations are offered:

1. The following building materials have been laboratory analyzed to be asbestos containing and must be removed by a Texas licensed Asbestos Abatement Contractor prior to the materials being disturbed during renovation/demolition:
 - All patterned sheet vinyl flooring located in the Dining Room of the second unit and where found throughout.
 - All brown sheet vinyl flooring found in the Kitchen of the second unit and where found throughout.
2. Because this Asbestos Survey was conducted within a private residence (four dwelling units or less), it is not required for a Texas licensed Asbestos Abatement Contractor to remove the asbestos containing material (ACM); however, as a “best practice”, Astex Environmental Services does recommend the ACM listed above be removed by a Texas licensed Asbestos Abatement Contractor under the supervision of a Texas Consultant prior to demolition/renovation (e.g., Astex Environmental Services).
3. As long as the residence renovation/demolition is not associated with any adjacent property, only the Occupational Safety and Health Administration (OSHA) regulations will apply for workers other than the homeowner. In the event adjacent properties (within 600 feet) are part of the same renovation/demolition, then the National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations will apply. Astex Environmental Services is available to assist in maintaining compliance with these regulation with project oversight and air-monitoring as needed.

LEAD-BASED PAINT (LBP)

Pursuant to your request on June 2, 2022, Astex Environmental Services (Astex) inspected the above referenced site for the purpose of performing a visual examination as well as conducting a Lead-Based Paint Survey. For this survey, Astex conducted Lead-Based Paint (LBP) testing utilizing a Heuresis Pb200i X-Ray Fluorescence (XRF) portable paint analyzer.

Summary of Results

Utilizing the XRF, Astex secured a total of ninety-seven (97) individual paint readings from selected interior and exterior surfaces within the duplex units. In accordance with the Environmental Protection Agency (EPA), and the Federal Housing and Urban Development (HUD) Guidelines, all XRF readings with levels at or above 1.0 mg/cm² are considered to be positive for Lead-Based Paint (LBP).

- Of the exterior components analyzed, the window casings, walls, door casings, and windows were above 1.0 mg/cm² and are identified as *positive* or lead containing.
- Of the interior components analyzed, the window sashes and sills were above 1.0 mg/cm² and are identified as *positive* or lead containing.

This Hueresis XRF testing was conducted to determine the potential representative lead content of the building's interior and exterior components and it is important to note that this limited testing is not intended to identify all painted components that are or are not lead-containing but rather give an indication of a potential lead hazard that may be present. This information should be used to evaluate appropriate worker protection and waste disposal methods as necessary to support planned demolition activities.

CONCLUSIONS AND RECOMMENDATIONS (Lead)

Based on the above EPA/HUD criteria and XRF testing, the following conclusions AND recommendation are offered:

- **Lead-based paint (LBP) does appear to be present.**

The Operational Safety and Health Administration (OSHA) does not recognize the EPA/HUD categorizations. Per OSHA's Lead in Construction standard (29 CFR 1926.62) involving paints having any level of lead, employers/contractors involved in renovation or demolition must comply with the assessment measures and any applicable worker protections of the standard.

The enclosed analytical results have been reported to all of the above standards (EPA, HUD, OSHA).

- Readings at or above 1.0 mg/cm² are identified in **red print** in the XRF ANALYTICAL RESULTS - attached (Appendix B) with results listed as "**Positive.**"
- Readings between 0.2 mg/cm² and 0.9 mg/cm² are identified in **bold print** in the XRF ANALYTICAL RESULTS - attached (Appendix B) with results listed as "**Present.**"
- Readings below 0.2 mg/cm² are reported as "Negative."

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

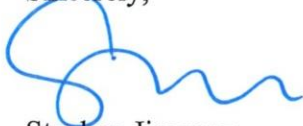
- It's important to note that this building is categorized as "target housing" and all renovation work that will impact Lead-Based Paint must be performed in accordance with the EPA: 40 CFR Part 74 Lead; Renovation, Repair, and Painting Program (RRP).

The following link will connect you with a guide on how to renovate your home, and you can follow the webpage for further information in learning more about the EPA-RRP requirements: (Attached is also a summary of the regulation provided by Astex.)

<https://www.epa.gov/lead/protect-your-family-sources-lead>

If you or any permitting agencies have questions regarding the testing or this report, I can be reached at (210) 828-9800.

Sincerely,



Stephen Jimenez
TDSHS Asbestos Individual Consultant, 105764
TDSHS Lead Risk Assessor, 2071040

Astex Environmental Services
TDSHS Asbestos Consultant Agency, 100436
TDSHS Lead Firm, 2110460

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

**ASBESTOS
LABORATORY ANALYTICAL RESULTS**



Environmental
Analytical
Services, LLC

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

Test: EPA 600/R-93/116
Polarized Light Microscopy

Client Information:

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
Phone: 210-828-9800
E-Mail: jeffzunker@astexinc.com

Project:

Residence
304 Sadie St, SA, TX
AE-22-16957
EAS Job: 22060309
Attn: Jeff Zunker

Date Analyzed: 06/06/2022 10:45 AM

Date Received: 06/03/2022 10:05 AM

TAT Requested: 1 Day

Microscope: PLM Olympus BH-2

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
16957-01 22060309.01	A	White Joint Compound Homogeneous	NO	None Detected	Cellulose 2%	Binders / Paint 98%
16957-02 22060309.02	A	Tan Fibrous Sheet Flooring Non-Homogeneous	NO	None Detected	Cellulose 15% Fiberglass 5%	Other Non-Fibrous 80%
16957-02 22060309.02	B	Clear Mastic Homogeneous	NO	None Detected		Adhesive 100%
16957-03 22060309.03	A	Gray Sheet Flooring Homogeneous	NO	None Detected	Cellulose 5% Fiberglass 5%	Other Non-Fibrous 90%
16957-03 22060309.03	B	Clear Mastic Homogeneous	NO	None Detected		Adhesive 100%
16957-04 22060309.04	A	Brown/White Fibrous Ceiling Tile Non-Homogeneous	NO	None Detected	Cellulose 90%	Binders / Paint 10%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



Environmental
Analytical
Services, LLC

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
16957-05 22060309.05	A	White Joint Compound Homogeneous	NO	None Detected	Cellulose 2%	Binders / Paint 98%
16957-06 22060309.06	A	Green Sheet Flooring Non-Homogeneous	NO	None Detected		Other Non-Fibrous 100%
16957-06 22060309.06	B	Clear Mastic Homogeneous	NO	None Detected		Adhesive 100%
16957-07 22060309.07	A	Pattern Fibrous Sheet Flooring Non-Homogeneous	YES	Chrysotile 40%		Other Non-Fibrous 60%
16957-08 22060309.08	A	Gray Sheet Flooring Non-Homogeneous	NO	None Detected		Other Non-Fibrous 100%
16957-08 22060309.08	B	Clear Mastic Homogeneous	NO	None Detected		Adhesive 100%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



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TAT Requested: 1 Day

Microscope: PLM Olympus BH-2

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
16957-09 22060309.09	A	Tan Sheet Flooring Non-Homogeneous	NO	None Detected	Cellulose 5% Fiberglass 5%	Other Non-Fibrous 90%
16957-09 22060309.09	B	Clear Mastic Homogeneous	NO	None Detected		Adhesive 100%
16957-10 22060309.10	A	White Glazing Homogeneous	NO	None Detected	Cellulose 2%	Binders 98%
16957-11 22060309.11	A	Black/Gray Fibrous/Granular Shingle Non-Homogeneous	NO	None Detected	Fiberglass 20%	Sand / Aggregates 15% Asphaltic Matrix 65%
16957-12 22060309.12	A	Brown Fibrous Sheet Flooring Non-Homogeneous	YES	Chrysotile 40%		Other Non-Fibrous 60%
16957-12 22060309.12	B	Yellow Mastic Homogeneous	NO	None Detected	Cellulose 2%	Adhesive 98%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



Environmental
Analytical
Services, LLC

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
Phone: 210-828-9800
E-Mail: jeffzunker@astexinc.com

Project:

Residence
304 Sadie St, SA, Tx
AE-22-16957
EAS Job: 22060309
Attn: Jeff Zunker

Date Analyzed: 06/06/2022 10:45 AM

Date Received: 06/03/2022 10:05 AM

TAT Requested: 1 Day

Microscope: PLM Olympus BH-2

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
16957-13 22060309.13	A	Gray Material Homogeneous	NO	None Detected	Cellulose 3%	Binders 97%
16957-14 22060309.14	A	Tan Sheet Flooring Non-Homogeneous	NO	None Detected	Fiberglass 10%	Other Non-Fibrous 90%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley

**Environmental
Analytical
Services, LLC**



13201 Northwest Freeway, Suite 520
Houston Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail [easlabs@aol.com](mailto: easlabs@aol.com)
Lone Star Overnight Account #123757

* Job ID:22060309



Astex Environmental Services, Inc.

CHAIN OF CUSTODY

Astex Environmental Services 139 Braniff Drive San Antonio, Texas 78216		Project Name <i>Residence</i>		Astex Environmental Services, Inc.	
Project #	<i>AE-22-16957</i>		Analysis:	<i>pm</i>	
Address:	<i>304 Sadie St.</i>		Note:	<i>Fed Ex: 8174 9121 9496</i>	
City, State:	<i>San Antonio, TX</i>		Date:	<i>6-2-22</i>	

TURNAROUND TIME: ☐ 2 Hour ☐ 8 Hour ☒ < 24 HOURS (Rush)
☐ 2 Day ☐ 5 DAY (ROUTINE) ☐ OTHER:

(Specify)

(NOTE: All Turnaround Times are based on the Date / Time the Sample is received by the Laboratory)

Sample Number	Location	Description
6957 -01	foyer 1st. duplex	Sheetrock/ JC
-02	Washroom	Sheet Vinyl Floor (Tan)
-03	Bathroom	↓ (Gray)
-04	↓	Acoustic Ceiling tile (1x1)
-05	Living Room 2nd duplex	Sheetrock/ JC
-06	↓	Sheet Vinyl Floor (Green)
-07	Dining	(Pattern)
-08	Kitchen	(Gray)
-09	Bathroom	(Stone)
-10	Ext. Bldg	Ext Window Glazing
-11	↓	Roofing Shingles
12	Kitchen 2nd duplex	Sheet Vinyl Floor (Brown)
13	Ext Walls	Ext Transite
14	Ext shed	Sheet Vinyl

Relinquished By:

(Signature) Date and Time:

Accepted By:

(Signature) Date and Time:

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

**LEAD
XRF (HEURESIS) ANALYTICAL RESULTS**

Manufacturer: Heuresis Corp.
 Model: Pb200i
 Type: XRF Lead Paint Analyzer
 Serial Number: 1994
 App Version: Pb200i-REL-4.0-29

Residential Duplex
 Project Address: 304 Sadie Street, San Antonio, Texas 78210
 Project Number: AE-22-16957
 Date of Inspection: 06/02/2022

Reading	Concentration (mg/cm2)	Result	Room	Structure	-->Member	Side	Condition	-->Cause	Color	Substrate
1	1	Calibration				C	Intact		Yellow	Concrete
2	1.1	Calibration				C	Intact		Yellow	Concrete
3	1	Calibration				C	Intact		Yellow	Concrete
4	0	Calibration				C	Intact		Yellow	Concrete
5	0	Calibration				C	Intact		Yellow	Concrete
6	0	Calibration				C	Intact		Yellow	Concrete
7	0	Negative	Foyer	Door		A	Intact		Blue	Wood
8	0	Negative	Foyer	Door	Casing	A	Intact		Brown	Wood
9	0	Negative	Foyer	Wall		A	Intact		Blue	Drywall
10	0.1	Negative	Foyer	Trim		B	Intact		Brown	Wood
11	0.2	Negative	Bedroom 1	Door	Casing	D	Intact		Brown	Wood
12	0	Negative	Bedroom 1	Door	---	B	Intact		White	Wood
13	0.1	Negative	Bedroom 1	Wall		A	Intact		Gray	Wood
14	0	Negative	Bedroom 1	Window	Sash	A	Intact		White	Wood
15	0	Negative	Bedroom 1	Window	Sill	A	Intact		White	Wood
16	0.1	Negative	Bedroom 1	Window	Sill	D	Intact		White	Wood
17	0.1	Negative	Bedroom 1	Window	Sash	D	Intact		White	Wood
18	0	Negative	Laundry Room	Window	Sash	D	Intact		White	Wood
19	0	Negative	Laundry Room	Wall		C	Intact		White	Drywall
20	0	Negative	Living Room	Wall		A	Intact		Blue	Drywall
21	0	Negative	Living Room	Trim		A	Intact		White	Wood
22	0	Negative	Living Room	Door	Casing	A	Intact		White	Wood
23	0	Negative	Living Room	Door	Casing	D	Intact		White	Wood
24	0.2	Negative	Living Room	Window	Sash	C	Intact		White	Wood
25	0.2	Negative	Living Room	Window	Sill	C	Intact		White	Wood
26	0.2	Negative	Bedroom 2	Window	Sill	D	Intact		White	Wood

Manufacturer: Heuresis Corp.
 Model: Pb200i
 Type: XRF Lead Paint Analyzer
 Serial Number: 1994
 App Version: Pb200i-REL-4.0-29

Residential Duplex
 Project Address: 304 Sadie Street, San Antonio, Texas 78210
 Project Number: AE-22-16957
 Date of Inspection: 06/02/2022

Reading	Concentration (mg/cm2)	Result	Room	Structure	-->Member	Side	Condition	-->Cause	Color	Substrate
27	0	Negative	Bedroom 2	Wall		A	Intact		Gray	Drywall
28	0	Negative	Bedroom 2	Trim		C	Intact		White	Wood
29	0	Negative	Bedroom 2	Closet	Door	C	Intact		White	Wood
30	0.3	Negative	Kitchen	Wall		A	Intact		Yellow	Drywall
31	0.1	Negative	Kitchen	Wall		C	Intact		Yellow	Drywall
32	0.7	Negative	Kitchen	Wall		B	Intact		Orange	Drywall
33	10.1	Positive	Kitchen	Window	Sash	B	Intact		White	Wood
34	8.2	Positive	Kitchen	Window	Sash	B	Intact		White	Wood
35	2.7	Positive	Kitchen	Window	Sill	B	Intact		White	Wood
36	0	Negative	Kitchen	Window	Sill	C	Intact		White	Wood
37	0.1	Negative	Kitchen	Window	Sash	C	Intact		White	Wood
38	0	Negative	Kitchen	Window	Sill	C	Intact		White	Wood
39	0.2	Negative	Kitchen	Door		D	Intact		White	Wood
40	0	Negative	Bedroom 3	Door		D	Intact		White	Wood
41	0	Negative	Bedroom 3	Door	Casing	D	Intact		White	Wood
42	0	Negative	Bedroom 3	Wall		D	Intact		Purple	Wood
43	0.1	Negative	Bedroom 3	Wall	Baseboard	D	Intact		White	Wood
44	0.3	Negative	Bedroom 3	Window	Sill	B	Intact		White	Wood
45	0	Negative	Bedroom 3	Window	Casing	C	Intact		White	Wood
46	0	Negative	Foyer	Door		A	Intact		White	Wood
47	0.2	Negative	Foyer	Door	Casing	A	Intact		White	Wood
48	0.1	Negative	Foyer	Wall		A	Intact		White	Drywall
49	0.1	Negative	Living Room 2	Door		B	Intact		White	Wood
50	0.4	Negative	Living Room 2	Door		C	Intact		White	Wood
51	0.2	Negative	Living Room 2	Door	Casing	C	Intact		White	Wood
52	0.2	Negative	Dining Room	Wall		B	Intact		White	Wood

Manufacturer: Heuresis Corp.
 Model: Pb200i
 Type: XRF Lead Paint Analyzer
 Serial Number: 1994
 App Version: Pb200i-REL-4.0-29

Residential Duplex
 Project Address: 304 Sadie Street, San Antonio, Texas 78210
 Project Number: AE-22-16957
 Date of Inspection: 06/02/2022

Reading	Concentration (mg/cm2)	Result	Room	Structure	-->Member	Side	Condition	-->Cause	Color	Substrate
53	0	Negative	Dining Room	Wall		D	Intact		White	Wood
54	0.2	Negative	Dining Room	Wall	Baseboard	D	Intact		White	Wood
55	0.2	Negative	Dining Room	Door	---	A	Intact		White	Wood
56	0.1	Negative	Kitchen 2	Wall		C	Intact		White	Wood
57	0.3	Negative	Kitchen 2	Window	Casing	B	Intact		White	Wood
58	0.2	Negative	Kitchen 2	Window	Sash	B	Intact		White	Wood
59	0.1	Negative	Kitchen 2	Window	Sill	B	Intact		White	Wood
60	0.1	Negative	Kitchen 2	Door		A	Intact		White	Wood
61	0	Negative	Bathroom 3	Wall		B	Intact		White	Wood
62	0.1	Negative	Bathroom 3	Window	Casing	B	Intact		White	Wood
63	0.5	Negative	Bathroom 3	Door	Casing	D	Intact		White	Wood
64	0.1	Negative	Exterior	Door	---	A	Intact		Red	Wood
65	23.8	Positive	Exterior	Window	Casing	A	Intact		White	Wood
66	0.3	Negative	Exterior	Window	Casing	A	Intact		White	Wood
67	23.5	Positive	Exterior	Window	Casing	A	Intact		White	Wood
68	0.9	Negative	Exterior	Window	Shutter	A	Intact		Red	Wood
69	28.7	Positive	Exterior	Wall		A	Intact		Brown	Wood
70	29.4	Positive	Exterior	Wall		A	Intact		Brown	Wood
71	25.1	Positive	Exterior	Door	Casing	A	Intact		White	Wood
72	3.4	Positive	Exterior	Door	Casing	A	Intact		Brown	Wood
73	0	Negative	Exterior	Door	Casing	A	Intact		Red	Wood
74	0.2	Negative	Exterior	Door	Casing	A	Intact		Red	Wood
75	26.4	Positive	Exterior	Wall		A	Intact		Red	Wood
76	0	Negative	Exterior	Window	Casing	A	Intact		White	Wood
77	0	Negative	Exterior	Window	Sill	A	Intact		Red	Wood
78	5	Positive	Exterior	Wall		A	Intact		Brown	Wood

Manufacturer: Heuresis Corp.
 Model: Pb200i
 Type: XRF Lead Paint Analyzer
 Serial Number: 1994
 App Version: Pb200i-REL-4.0-29

Residential Duplex
 Project Address: 304 Sadie Street, San Antonio, Texas 78210
 Project Number: AE-22-16957
 Date of Inspection: 06/02/2022

Reading	Concentration (mg/cm2)	Result	Room	Structure	-->Member	Side	Condition	-->Cause	Color	Substrate
79	1.5	Positive	Exterior	Wall		D	Intact		Brown	Wood
80	0	Negative	Exterior	Downspout		D	Intact		Brown	Metal
81	0	Negative	Exterior	Window	Casing	D	Intact		White	Wood
82	0	Negative	Exterior	Door		D	Intact		Red	Wood
83	0.1	Negative	Exterior	Trim		D	Intact		White	Wood
84	1.6	Positive	Exterior	Wall		D	Intact		Brown	Wood
85	0	Negative	Exterior	Door	Casing	D	Intact		White	Wood
86	0	Negative	Exterior	Wall		C	Intact		Brown	Wood
87	0	Negative	Exterior	Wall		C	Intact		Brown	Wood
88	0.2	Negative	Exterior	Wall		C	Intact		Brown	Wood
89	5.1	Positive	Exterior	Window		C	Intact		Brown	Wood
90	1.2	Positive	Exterior	Window		D	Intact		Brown	Wood
91	1.2	Positive	Exterior	Wall		D	Intact		Brown	Wood
92	0	Negative	Shed	Wall		A	Intact		Brown	Wood
93	0.6	Negative	Shed	Door	---	A	Intact		Red	Wood
94	0.6	Negative	Shed	Door	---	A	Intact		Red	Wood
95	0.1	Negative	Shed	Wall		D	Intact		Brown	Wood
96	0	Negative	Shed	Wall		D	Intact		Brown	Wood
97	0.1	Negative	Shed	Wall		D	Intact		Brown	Wood

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

PHOTOGRAPHS

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*



Photo. 01

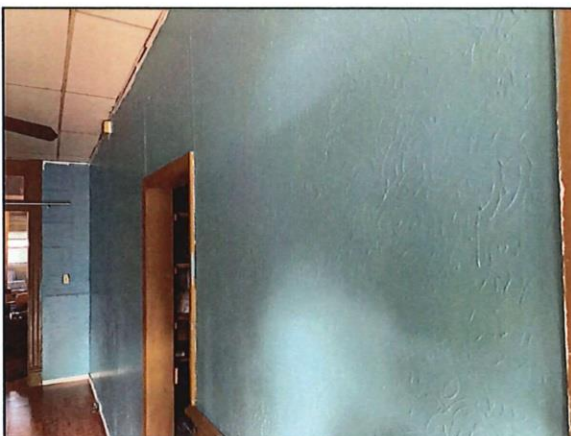


Photo. 02



Photo. 03

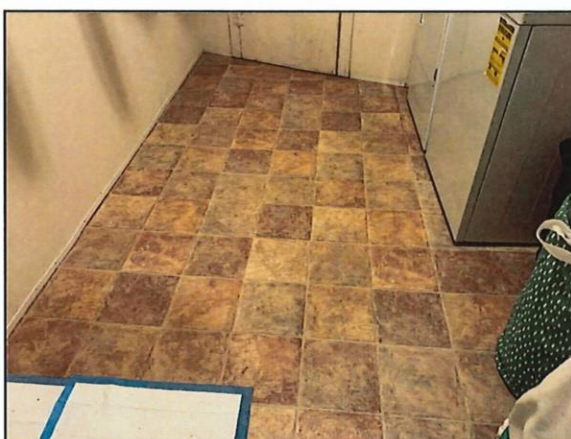


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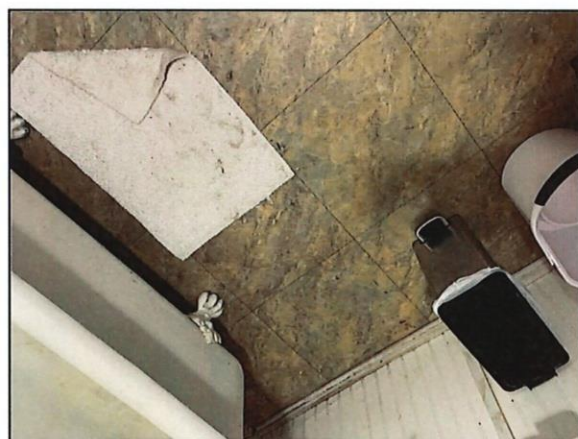


Photo. 05



Photo. 06

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

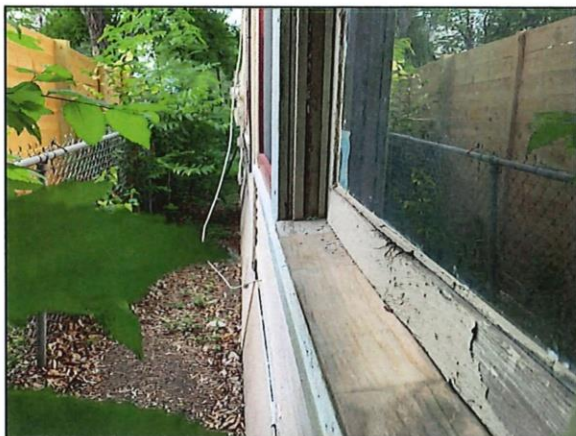


Photo. 07



Photo. 08

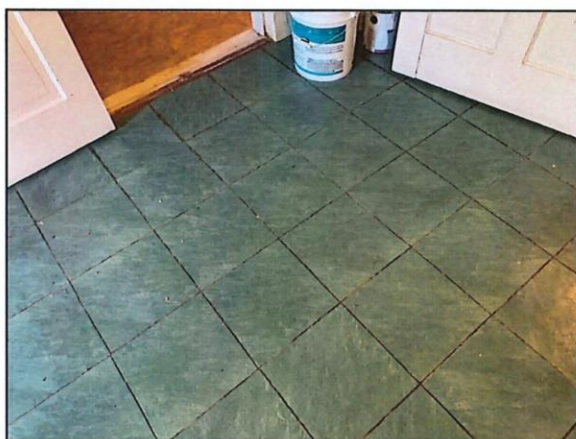


Photo. 09



Photo. 10



Photo. 11



Photo. 12

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*



Photo. 13



Photo. 14



Photo. 15



Photo. 16



Photo. 17



Photo. 18

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*



Photo. 19



Photo. 20



Photo. 21



Photo. 22

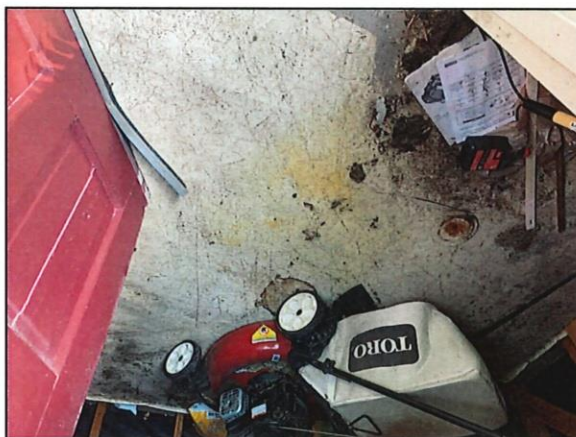


Photo. 23



Photo. 24

*Limited Asbestos and Lead-Based Paint (LBP) Testing
Residential Duplex
304 Sadie Street, San Antonio, Texas 78210*

LICENSES & CERTIFICATIONS



Texas Department of State Health Services

JEFF ZUNKER SPECIALTY PRODUCTS INC DBA
ASTEX ENVIRONMENTAL SERVICES

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: 100436

Expiration Date: 12/17/2022

Control Number: 97340

*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

ENVIRONMENTAL ANALYTICAL SERVICES LLC

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: 300373

Control Number: 96527



Expiration Date: 03/12/2023


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

(Void After Expiration Date)

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**Texas Department of
State Health Services**

Asbestos Individual Consultant

STEPHEN P JIMENEZ

License No. 105764

Control No. 97880

Expiration Date: 28-May-2023





Texas Department of State Health Services

BE IT KNOWN THAT

**JEFF ZUNKER SPECIALTY PRODUCTS INC DBA
ASTEX ENVIRONMENTAL SERVICES**

is certified to perform as a

Lead Firm


*in the State of Texas and is hereby governed by the rights, privileges and responsibilities
set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295
relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.*



Certification Number: 2110460

Expiration Date: 11/05/2022

Control Number: 7206


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

(Void After Expiration Date)

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Department of State Health Services certifies that

STEPHEN P. JIMENEZ


is certified as a

Lead Risk Assessor

Certification No: 2071040

Control No: 7855

Expires: 4/26/2023


John Hellerstedt, M.D.,
Commissioner of Health

Texas Department of State Health Services

BE IT KNOWN THAT

STEPHEN P. JIMENEZ

is certified to perform as a

Lead Risk Assessor

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities
set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295
relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.*



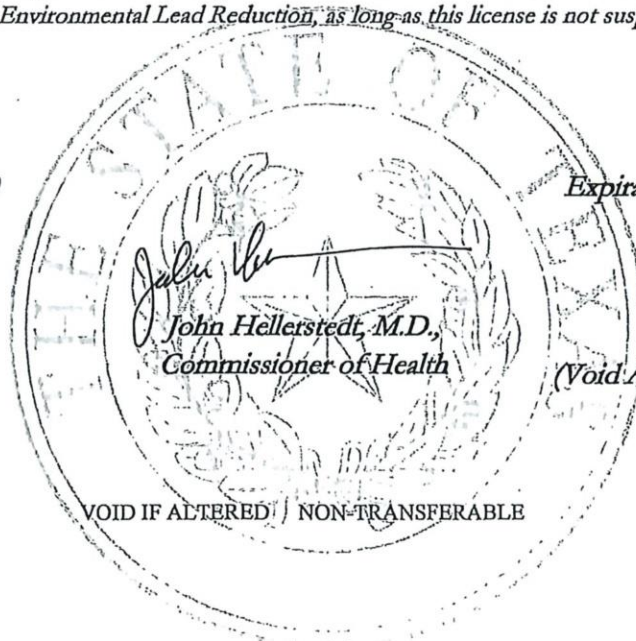
Certification Number: 2071040

Control Number: 7855



Expiration Date: 04/26/2023

(Void After Expiration Date)



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Sep 12, 2022 at 4:13:19 PM
308 Sadie St
San Antonio TX 78210
United States



Sep 12, 2022 at 4:13:29 PM
308 Sadie St
San Antonio TX 78210
United States



Sep 12, 2022 at 4:13:39 PM
308 Sadie St
San Antonio TX 78210
United States



Sep 12, 2022 at 4:15:20 PM
304 Sadie St
San Antonio TX 78210
United States



Sep 12, 2022 at 4:15:26 PM
304 Sadie St
San Antonio TX 78210
United States





Behind
Tree







