

Spectacular View Condos!

Utsalady TownHomes By The Bay

4 gorgeous homes designed for your needs, catering to the highest level of taste. Each home offers 1800 sq. ft., 2-car garage, vaulted ceilings, walls of view windows, fireplaces inside and out.



Lavish master suite, view great room, gourmet kitchen, 2 full baths plus powder room, radiant floor heat. Guest parking and beach rights.



Priced from \$539,500 to \$598,000

Open Sundays • 1-4 pm

The beach calls you-



The Utsalady TownHomes

1095 Essex Street, off North Camano Drive

Drop in!

SUNDAYS
1-4 pm

JP DeBoer • 360-631-1484
www.HomesByJP.com

Windermere
Windermere Real Estate/CIR



Replacement of vinyl flooring may stop you in your tracks

Asbestos inspections required by professional installers before the removal of old flooring

By DENISE WILLMASER
Special to the NEWS

“Are you serious?”

“Yes, ma’am. We can’t lay your new kitchen vinyl without removing the old. And we can’t remove the old vinyl unless you can show us that it’s been inspected for asbestos and nothing was found.”

The customer of a larger home improvement store had purchased a small quantity of vinyl tile to have her kitchen flooring upgraded. As the retailer installation crew was standing in the kitchen with her new flooring, they proceeded to inform her that there was one more step to her dream upgrade.

Unfortunately, this information came in an untimely fashion.

While it continues to be a myth that there is no asbestos used in building materials any longer, it is true that there are building products, as well as mechanical products, that are currently being produced with small and allowable percentages.

It is also a fact that asbestos-containing building materials/asbestos-containing materials (ACBM/ACM) may be used for construction, if these materials are of “left-over” products from the earlier construction era.

Asbestos was used in our history for many reasons. It was woven within fabrics, mixed into mastics or glue, acoustic sound proofing, and decorative materials for ceilings and wall textures. It was also included in patching and joint compounds, fireproof gloves and stove-top pads. History also tells us that pipe and furnace insulation, asbestos and cement shingles, siding and roofing, as well as some flooring laminates contained asbestos.

The use of asbestos within a spray on fire retardant over steel beams helped to reduce the fatigue when a fire might be present.

Asbestos is a natural mineral fiber, which is too small to be visible. It can become airborne when disturbed or during improper removal. The fibers can be inhaled and remain in the lungs, which increase health risks of lung cancer, mesothelioma and asbestosis.

Washington state regulations state: “Any owner or owner’s agent who allows or authorizes any construction, renovation, remodeling, maintenance, repair or demolition project which has a reasonable possibility, as defined by the department, of disturbing or releasing asbestos into the air, shall perform or cause to perform, using practices approved by the department, a goodfaith inspection to determine whether the proposed project will disturb or release any material containing asbestos into the air (RCW 49.26.013 (1)).”

This regulation suggests that you, the homeowner, shall organize your projects, when hiring an outside building contractor, by consulting for the possible need of a state certified AHERA building inspector for a single or bulk sampling survey of your construction project prior to disturbance. If your contractor does not comply with this regulation, it could be that he or she is not fully educated within this requirement, which also could produce penalties for both (RCW 49.26.016).

All I wanted to do was to perk up my home, you think. Well don’t be discouraged; there is another option. With some education and some direction, you can simply remove the building materials you want upgraded yourself. Do wear appropriate protective breathing masks, and soon your project will be on its way.

Denise Willmaser is owner of Abatechs, Inc. on Camano Island, which removes dangerous or contaminated materials from homes. For more information on asbestos removal, phone 387-3127.

