



Environmental Issues in Real Estate

Unintended consequences- Indoor Air Quality

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As we move to more energy efficient homes and businesses, the envelopes in which we work and live are more tightly sealed from outside sources and better insulated. This may cause the unintended consequence of allowing the buildup of hazardous levels of indoor air pollutants. Since we spend up to 90% of our time indoors, air quality is very important. Major indoor pollutants come from a wide variety of sources. These sources come from normal everyday items such as cleaners, insecticides, personal hygiene products, household paints, pollen, dust, mold, printers, adhesives, candles, tobacco smoke, air fresheners and many every day activities. The concentrations can be many times the levels found outside your home and place of business. There are several steps that may be taken to reduce the build up of these pollutants indoors. Finding alternate less toxic cleaners and pest control items is one. In addition, ventilating high moisture areas such as bathrooms and kitchens, choosing not to smoke indoors and reducing the use of items such as candles will contribute to improving indoor air quality. Using personal care items that use fewer or non volatile components is another simple step that can help you and everyone around you breath easier.



Since most of us spend up to 90% of our time indoors, poor air quality may impact our health and quality of life!

EPA fines even more Arizona schools for asbestos violations!

The EPA in Region 9 has fined six more Arizona schools for failing to have an asbestos management plan in place in their schools. Six schools were fined from \$800 to \$2,400 each for these violations. Federal laws require schools to have inspections to determine if asbestos is present in the buildings used by the schools. These buildings may be leased or owned by the school or school district. An asbestos management plan must then be developed to minimize the risk of exposure to students, teachers, faculty, and others while using these areas. Even if the school does not contain asbestos, a management plan must be developed. The management plan identifies the designated person in charge of the plan for the facility and would also include things such as annual inspections and annual notifications to parents, teachers and employees. The designated person would also be required to have the appropriate training to oversee any asbestos related activities occurring at any of its facilities. The plan must be made available for review by anyone that requests to see it. For more information on asbestos in schools check out the EPAs web site at.

http://www.epa.gov/asbestos/pubs/asbestos_in_schools.html



Composting is a great way to recycle something normally viewed as waste into a beneficial product.

The Green Corner - Green tips for October!

The fall is a time where the leaves turn colors and begin to fall to the ground. This is the perfect time to begin a backyard composting program. It is a perfect time to turn something that would normally end up in a landfill into something that will help fertilize gardens or lawns in the spring. There are many different ways that this material may be composted, however, the basic process is the same for all. One of the key issues for composting in the southwest is moisture. Keeping the compost material moist enough for the biological processes to occur is very important. For more information on composting, visit the link http://www.epa.gov/osw/conserve/rrr/composting/by_compost.htm

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