

# David E. Horn

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## Professional Licenses, Registrations and Appointments

**Individual Asbestos Consultant**, License No. 10-5591, TDSHS

**Lead Risk Assessor**, License No. 2072923, TDSHS

## Employment History

Environmental Scientist, Dougherty Sprague Environmental, Inc. (**dse**), Richardson, TX; December 2008 - Present

Associate Environmental Professional, QORE Property Sciences, Dallas, TX, June 2000 – November 2008

Staff Scientist / Project Manager, J McNutt & Associates, Dallas, TX, October 1999 – June 2000

Project Manager, RERC Environmental, Dallas, TX, January 1998 – July 1999

Industrial Hygiene Technician, CAM Environmental, Beaumont, TX, December 1994 – November 1997

Staff Scientist, Southwestern Laboratories, Beaumont, TX, March – October 1994

Laboratory-Teaching Assistant (Physical Geology, Paleontology), Lamar University, Beaumont, TX, June 1991 – June 1993

Nuclear-Biological-Chemical (NBC) Operations / Armored Reconnaissance / Law Enforcement NCO, Texas Army National Guard (TXARNG), August 1990 - July 2006

Armored Reconnaissance Specialist, United States Army, Erlangen, West Germany and Fort Bliss, TX, July 1986 – July 1990

## Professional Experience

### Phase I Environmental Site Assessments (ESAs)

Mr. Horn has conducted Phase I ESAs at various firms for over 12 years. Phase I ESAs include review of historical records such as aerial photographs, city directories, and historical maps; current environmental databases; and geological characteristics. The assessment process also includes a site / area reconnaissance including evaluation in accordance with the ASTM standard. Based on Client needs or regulatory requirements, Mr. Horn has additionally performed asbestos inspections, visual mold inspections, radon testing, water sampling, or other assessments as an additional service during previous Phase I ESAs. Mr. Horn has conducted such assessments at residential, commercial, governmental, and industrial facilities and vacant properties in 30 states and in the District of Columbia.

Phase I ESAs are performed during property transactions for residential, commercial, industrial, and government facilities. Clients range from major investment corporations to private property development, insurance, and residential property companies.

### **Recent key projects include:**

- Performed Phase I ESA of dry cleaning facility in Mansfield, Texas, which had previous notice from governmental agency regarding a solvent release.
- Performed Phase I ESA, including limited asbestos inspection, at former electronics manufacturing property in Richardson, Texas. Multiple releases of metals, solvents, and other industrial chemicals had been identified and investigated under supervision of governmental agency.

- Performed Phase I ESA in Dallas, Texas at apartment complex with vacant tract, which was identified in Mr. Horn's research as a former landfill.
- Performed Phase I ESA on commercial / retail property in Torrance, California, formerly used as an oil reservoir, which had received closure under CERC-NFRAP.
- Performed Phase I ESA in Malvern, Pennsylvania of former limestone quarry with historical operations dating to 1850s; property was hydrologically impacted by an up-gradient NPL site.

### **Property Condition Assessments (PCA)**

Mr. Horn has conducted PCAs at various firms for over 10 years. PCAs include review of renovation and engineering records such as plans and specifications. The PCA process further includes a site visit and reconnaissance including evaluation of mechanical, electrical, and other building systems in accordance with the ASTM standard. Cost estimates for capital reserves are typically provided with a 7-, 12-, or 20-year schedule of anticipated operations. Mr. Horn has conducted such assessments at residential, commercial, and industrial facilities in 17 states.

PCAs are performed during property transactions for residential, commercial, and industrial facilities. Clients range from the major investment corporations to private property development, insurance and residential property companies.

#### **Recent key projects include:**

- Performed PCA at 14-story office building in Houston, Texas, the office building was constructed in 2007 and was improved with environmentally beneficent heating-ventilation and air conditioning (HVAC).
- Performed PCAs of multiple office buildings in Dallas, Texas, formerly used as retail and warehouse facilities constructed in separate phases since early 1900s where historical renovation documentation was unavailable or insufficient.
- Performed PCAs of three separate apartment complexes in Memphis, Tennessee built in separate phases since 1950s; historical renovation documentation was unavailable or insufficient.

### **Asbestos Inspections**

Mr. Horn is licensed with the Texas Department of State Health Services (TDSHS) as an Individual Asbestos Consultant. He has previously been licensed as an asbestos inspector in Arkansas, Montana, and Illinois. He has conducted limited, pre-renovation, and pre-demolition asbestos inspections for commercial clients including various investment, insurance, and property management companies. Asbestos inspections include visually inspecting accessible areas within the building to identify locations of suspect asbestos containing building materials (ACBMs), visually categorizing suspect ACBMs into homogeneous areas, determining friability and condition of the suspect ACBMs, collecting samples of materials from each homogeneous area and submitting samples for laboratory analysis.

#### **Recent key projects include:**

- Performed numerous limited asbestos inspections in conjunction with Phase I ESAs at apartment complexes and commercial / retail facilities intended to be sold and / or renovated.
- Performed pre-demolition asbestos inspection of an approximate 200-unit apartment complex built in separate phases in early 1960s and late 1970s.

- Performed pre-renovation asbestos inspection of over 20 light industrial suites built in separate phases from the late 1970s to the early 2000s.

**Lead Inspections**

Mr. Horn is licensed with the State of Texas and certified in accordance with US EPA requirements as a Lead Risk Assessor. He has performed lead inspections in conjunction with Phase I ESAs at commercial / retail properties, municipal / school facilities, and apartment complexes. These lead investigations included physical / detection equipment sampling of painted surfaces, laboratory submittal, and compilation of a report.

**Recent key projects include:**

- Performed limited lead-based paint inspection for 30-year old apartment complex considered as target housing in Dallas, Texas.
- Conducted onsite observations, project management, and report review for lead inspection of three apartment buildings located in Knoxville, Tennessee; structures were constructed in separate phases in 1930s.

**Education**

**Lamar University, Beaumont, TX, 1993**

**Bachelor of Science in Earth Science** (*cum laude* graduate)

As a student in Earth Science, Mr. Horn was instructed in various disciplines within geology and environmental sciences including oceanography, paleontology, stratigraphy, geomorphology, and meteorology. Mr. Horn assisted in laboratory research of Eocene-aged lacustrine, estuarine, and marine environments of a site near the Gulf Coast. He also assisted in field activities completing excavation of fossils and documentation in support of research under a paleoecology study grant.

**Nuclear-Biological-Chemical (NBC) Operations Specialist, Ft. Hood, TX, 1992**

During his military service, Mr. Horn trained as an NBC Operations Specialist. The training regimen included classes in contamination avoidance, reconnaissance and detection, and personnel protection. Mr. Horn has approximately 12 years experience in training unit personnel, maintaining protection and detection equipment, and advising command / medical officers. He planned / conducted various NBC training scenarios in field operations and metropolitan centers.

**Relevant Continuing Education**

Accredited Asbestos Inspector, Asbestos Management Planner, Asbestos Air Monitoring Technician, and Asbestos Project Designer, initial training conducted at GEBCO in Hurst, TX in 1998, continuing education conducted through University of Texas at Arlington in Arlington, TX and GEBCO in Hurst, TX, 1999 through 2011.

Forty-Hour Hazardous Waste Operations and Emergency Response (HazWOPER), San Antonio Fire Department and San Antonio Community College, San Antonio, TX, April 1994; continuing education completed through various training providers, 1995 through 2011.

Continuing Education Course: Phase I Environmental Site Assessments Process, QORE Property Sciences, Dallas, TX, July 2006.

Continuing Education Course: Project Management, QORE Property Sciences, Dallas, TX, May 2007.

Continuing Education Course: Risk and Liability Reduction, QORE Property Sciences, Orlando, FL, November 2007.

TXARNG Hazardous Materials Certification, Terrell, TX, May 1999.

Accredited Lead Inspector and Lead Risk Assessor, initial training conducted at GEBCO in Hurst, TX in 1999; re-certified and licensed in 2010.