



Vector Environmental Consulting Inc.

2913 El Camino Real #504

Tustin, California 92782

Phone: (949) 526-4510

Asbestos Inspection Report

Site Information:

2730 Park Avenue
La Verne, CA 91750

Owner Information:

Hillcrest Homes
2705 Mountain View Drive
La Verne, CA 917507

Date: October 27th, 2023



Vector Environmental Consulting Inc.

2913 El Camino Real #504
Tustin, California 92782
Phone: (949) 526-4510

Date: October 27th, 2023

Site Information: 2730 Park Avenue
La Verne, CA 91750

Owner Information: Hillcrest Homes
2705 Mountain View Drive
La Verne, CA 917507

Subject: Asbestos Inspection Report

Vector Environmental Consulting Inc. conducted a comprehensive and thorough pre-demolition asbestos inspection at the above referend address. All suspect materials were sampled in accordance with the regulations. Sampling methodology, laboratory reports and recommendations can be found on subsequent pages of this report.

Regulatory Requirements

EPA's air toxics regulation for asbestos is intended to minimize the release of asbestos fibers during activities involving the handling of asbestos.

Air toxics regulations under the Clean Air Act specify work practices for asbestos to be followed during demolitions and renovations of all facilities, including, but not limited to, structures, installations, and buildings. The regulations require a thorough inspection where the demolition or renovation operation will occur.

The EPA's regulations (40 CFR 61 Subpart M) in reference to asbestos containing materials are enforced locally by Air Pollution Control Districts and/or Air Quality Management Districts. South Coast Air Quality Management District (SCAQMD) is the governing agency regarding asbestos containing materials in Los Angeles, Orange, Riverside and San Bernardino Counties. Their rule 1403 mandates all sampling requirements and regulates the removal and disposal of asbestos containing materials within these regions.

Other areas such as San Diego County utilize different regulatory authorities, such as, San Diego Air Pollution Control Division and their rule 1206 for local enforcement of asbestos. Ensure your contactor and/or consultant follow the local regulations required for inspections and removals.

Sampling Methodology

Vector Environmental staff adheres to all federal and local regulations during inspections. Our staff utilizes safe work practices during all sampling procedures to ensure the occupants of the structure are not exposed to unwanted hazardous materials. Our inspections range from visual verification and assumptions to physical sampling and laboratory analysis. Sampling of materials during this inspection comply with the provisions of 40 CFR Part 763.86. David G Johnson (CAC #22-6940) conducted this inspection on October 25th, 2023.

Vector Environmental incorporates the use of leak tight containers and physical markings to identify the location, and sample type of the material collected. These samples are further logged on a chain of custody and sampling diagram, both of which, can be found on ensuing pages of this report. All sampling was conducted following the provision of 40 CFR Part 763.86.

All of the samples collected during our inspection are transferred to an accredited laboratory who has participated in the National Voluntary Laboratory Accreditation Program (NVLAP). Vector Environmental utilizes the services of EmLab P&K, LLC (NVLAP 200757-0) 2841 Dow Avenue, Suite 300, Tustin, CA 92780 (866) 465-6653.

Laboratory Analysis

Laboratories are required to adhere to an additional set of regulations (40 CFR part 763, Section 1, Appendix A, Polarized Light Microscopy) to analyze bulk samples of suspected asbestos containing materials.

A low-power binocular microscope, preferably stereoscopic, is used to examine the bulk samples received by the investigator. Bulk samples of building materials taken for the identification and quantitation of asbestos are first examined for homogeneity at low magnification with the aid of a stereomicroscope. Once the homogeneity is determined the samples are analyzed by each present layer. The samples are commonly reported in % by weight.

Asbestos containing materials are materials found to contain greater than one percent asbestos by weight utilizing Polarized Light Microscopy (PLM); However, this analysis is not without its flaws. PLM analysis is only accurate down to ten percent of a materials' weight. Thus, any result found to contain anything less than ten percent is the laboratory's best guess at composition.

When a material contains suspected fibers in such a low concentration that a laboratory technician cannot accurately determine if the material is likely over one percent, a less than one percent or "trace" asbestos result is given. If a less than one percent or "trace" asbestos result is received, a Certified Asbestos Consultant (CAC) is required to either assume the material to contain greater than one percent or conduct further analysis of the material utilizing the 1000 point-count method (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1262). Once the materials have been accurately analyzed utilizing this method, reports can reveal a content of as low as less than one tenth of one percent. These results are then interpreted by the CAC and determined the regulations implicated on the materials.

Even trace amounts of asbestos can be regulated by agencies other than the EPA, such as, OSHA.

Suspect Materials

Suspect materials are an indicator of sampling requirements within a structure. Areas can be considered homogeneous in composition of the materials are of like condition, application, and age. These homogeneous areas are compiled to determine the number of samples required for each material. As the consultant a CAC makes the determination for homogenous areas. With this information the consultant determines the number of samples needed for an accurate representation of the structure's composition.

Examples of Suspect Materials (including but not limited to):

- Vinyl Floor Tile
- Flooring Mastic
- Plaster
- Drywall & Joint Compound
- Window Putty
- Linoleum
- Acoustic Ceiling Texture
- Ducting & Registers
- Composition Roofing
- Penetration & Patch Mastic
- Stucco
- Asphalt
- Concrete

Vector Environmental uses this information to determine the sampling areas of a structure and compiles our data for use in the field. The above-mentioned materials are NOT inclusive of ALL suspect materials; rather, an example of materials that could potentially contain asbestos within a structure.

Below is a List of Suspect Materials Collected During This Inspection:

- Plaster
- Drywall & Joint compound
- Linoleum
- Acoustic Ceiling Texture
- Stucco
- Composition Roofing
- Penetration Mastic

Results

As mentioned earlier in this document Vector Environmental collects these samples and submits them to an accredited laboratory for analysis. EmLab P&K, LLC (NVLAP 200757-0) 2841 Dow Avenue, Suite 300, Tustin, CA 92780 (866) 465-6653. was utilized for this project.

The table below illustrates the materials at the site that were determined by the laboratory to contain greater than one percent asbestos by weight. Some areas may be combined for homogeneity during the inspections process. Therefore, some areas of similar condition found at the site may not be sampled specifically. The quantities provided in the table below are an estimation of the materials on site and should not be used for bidding purposes. It is the responsibility of the contractor to conduct "take-offs" for their own work.

ACM (>1%):

Material	Location	Quantity
Roofing Mastic	Roof of Structure	30 sf

Summary

Although we aggressively search all areas of the structure (wall cavities, plenums, etc.) additional suspect materials and/or debris may be present in concealed spaces but will only be accessible during the course of demolition activities. Care must be exercised when accessing these areas. Any suspect materials encountered during the course of demolition/renovation activities that were not previously sampled must be presumed to be asbestos containing until sampled and proven otherwise.

Vector Environmental Consulting Inc.



David G Johnson
President

Disabled Veteran Business Enterprise # 2026880
Certified Asbestos Consultant #22-6940
Lead Inspector/ Assessor #9289

Site Diagram(s)

Sampling Table

Asbestos Sampling Data

Date: October 27th, 2023

Collected By: David Johnson

Location: 2730 Park Avenue
La Verne, CA 91750

Building #	Material	Sample #	Results	Condition	F/NF	Sample Location
2730	Plaster	1	ND	Good	N/A	Main House Interior Walls & Ceilings
2730	Plaster	2	ND	Good	N/A	Main House Interior Walls & Ceilings
2730	Plaster	3	ND	Good	N/A	Main House Interior Walls & Ceilings
2730	Drywall & Joint Compound	4	ND	Good	N/A	Garage Interior Walls
2730	Drywall & Joint Compound	5	ND	Good	N/A	Garage Interior Walls
2730	Drywall & Joint Compound	6	ND	Good	N/A	Garage Interior Walls
2730	Linoleum	7	ND	Good	N/A	Kitchen Flooring
2730	Linoleum	8	ND	Good	N/A	Kitchen Flooring
2730	Linoleum	9	ND	Good	N/A	Kitchen Flooring
2730	Acoustic Ceiling	10	ND	Good	N/A	Hallway, Dining, Living Room Ceilings
2730	Acoustic Ceiling	11	ND	Good	N/A	Hallway, Dining, Living Room Ceilings
2730	Acoustic Ceiling	12	ND	Good	N/A	Hallway, Dining, Living Room Ceilings
2730	Stucco	13	ND	Good	N/A	Exterior Walls
2730	Stucco	14	ND	Good	N/A	Exterior Walls
2730	Stucco	15	ND	Good	N/A	Exterior Walls
2730	Composition Roofing	16	ND	Good	N/A	Roof of Structure
2730	Composition Roofing	17	ND	Good	N/A	Roof of Structure
2730	Composition Roofing	18	ND	Good	N/A	Roof of Structure

ND- No Asbestos Detected

NF- Non-Friable

F- Friable

Date: October 27th, 2023

Collected By: David Johnson

Location: 2730 Park Avenue
La Verne, CA 91750

Building #	Material	Sample #	Results	Condition	F/NF	Sample Location
2730	Penetration Mastic	19	3% Chrysotile	Good	NF	Roof of Structure
2730	Penetration Mastic	20	3% Chrysotile	Good	NF	Roof of Structure
2730	Penetration Mastic	21	3% Chrysotile	Good	NF	Roof of Structure

Laboratory Reports



Report for:

David Johnson
Vector Environmental Consulting Inc.
2913 El Camino Real #504
Tustin, CA 92782

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: La Verne; 2730 Park Ave
EML ID: 3431870

Approved by:



Approved Signatory
Danny Li

Dates of Analysis:
Asbestos PLM: 10-26-2023

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Vector Environmental Consulting Inc.
 C/O: David Johnson
 Re: La Verne; 2730 Park Ave

Date of Receipt: 10-25-2023
 Date of Report: 10-26-2023

ASBESTOS PLM REPORT

Total Samples Submitted: 21
Total Samples Analyzed: 19
Total Samples with Layer Asbestos Content > 1%: 1

Location: 1, Interior, Plaster

Lab ID-Version‡: 16707651-1

Sample Layers	Asbestos Content
White Skim Coat with Paint	ND
Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: 2, Interior, Plaster

Lab ID-Version‡: 16707652-1

Sample Layers	Asbestos Content
White Skim Coat with Paint	ND
Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: 3, Interior, Plaster

Lab ID-Version‡: 16707653-1

Sample Layers	Asbestos Content
White Skim Coat with Paint	ND
Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: 4, Interior, DW and JC

Lab ID-Version‡: 16707654-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Vector Environmental Consulting Inc.
 C/O: David Johnson
 Re: La Verne; 2730 Park Ave

Date of Receipt: 10-25-2023
 Date of Report: 10-26-2023

ASBESTOS PLM REPORT

Location: 5, Interior, DW and JC

Lab ID-Version‡: 16707655-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Yellow Tape (Mesh)	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 6, Interior, DW and JC

Lab ID-Version‡: 16707656-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 7, Interior, Linoleum

Lab ID-Version‡: 16707657-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring	ND
Beige Compound	ND
Brown Mastic	ND
Sample Composite Homogeneity:	Good

Location: 8, Interior, Linoleum

Lab ID-Version‡: 16707658-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring	ND
Beige Compound	ND
Brown Mastic	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Vector Environmental Consulting Inc.
 C/O: David Johnson
 Re: La Verne; 2730 Park Ave

Date of Receipt: 10-25-2023
 Date of Report: 10-26-2023

ASBESTOS PLM REPORT

Location: 9, Interior, Linoleum

Lab ID-Version‡: 16707659-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring	ND
Beige Compound	ND
Brown Mastic	ND
Sample Composite Homogeneity: Good	

Location: 10, Interior, Acoustic Ceiling

Lab ID-Version‡: 16707660-1

Sample Layers	Asbestos Content
White Ceiling Texture (Acoustic)	ND
Sample Composite Homogeneity: Good	

Location: 11, Interior, Acoustic Ceiling

Lab ID-Version‡: 16707661-1

Sample Layers	Asbestos Content
White Ceiling Texture (Acoustic)	ND
Sample Composite Homogeneity: Good	

Location: 12, Interior, Acoustic Ceiling

Lab ID-Version‡: 16707662-1

Sample Layers	Asbestos Content
White Ceiling Texture (Acoustic)	ND
Sample Composite Homogeneity: Good	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Vector Environmental Consulting Inc.
 C/O: David Johnson
 Re: La Verne; 2730 Park Ave

Date of Receipt: 10-25-2023
 Date of Report: 10-26-2023

ASBESTOS PLM REPORT

Location: 13, Exterior, Stucco

Lab ID-Version‡: 16707663-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: 14, Exterior, Stucco

Lab ID-Version‡: 16707664-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: 15, Exterior, Stucco

Lab ID-Version‡: 16707665-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: 16, Exterior, Roofing

Lab ID-Version‡: 16707666-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content: 5% Glass Fibers	
Sample Composite Homogeneity: Good	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Vector Environmental Consulting Inc.
 C/O: David Johnson
 Re: La Verne; 2730 Park Ave

Date of Receipt: 10-25-2023
 Date of Report: 10-26-2023

ASBESTOS PLM REPORT

Location: 17, Exterior, Roofing

Lab ID-Version‡: 16707667-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 18, Exterior, Roofing

Lab ID-Version‡: 16707668-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 19, Exterior, P. Mastic

Lab ID-Version‡: 16707669-1

Sample Layers	Asbestos Content
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Good

Comments: Samples 20 and 21 were not analyzed due to prior positive series.

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Certifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

David G Johnson

Name



Certification No. **22-6940**

Expires on **01/21/24**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.