



2211 West Orangewood Avenue
 Orange, CA 92868
 Tel: (714) 937-0750
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 www.envirocheck.com
 (800) 665-7586



NVLAP Lab Code: 200548-0

Inspection Date: 8/15/2023

Report Date: 8/18/2023

Limited Asbestos Survey

Customer: City of Claremont
 1616 Monte Vista Avenue
 Claremont, CA 91711

Job Location: Garner House
 840 North Indian Hill Boulevard
 Claremont, CA 91711

1.0 Introduction/ Laboratory Summary:

This report presents the analytical results of the Limited Asbestos Survey of specified materials and locations as requested and directed by the client that was performed at the subject property listed above by Envirocheck, Inc. If suspect asbestos materials are uncovered and/or discovered during the renovation and/or repair activities, suspend all activities, secure, stabilize the area until the newly discovered suspect materials are tested. Unless noted, this survey excludes sampling of the concrete slab/foundation, ceramic tile systems and masonry products.

Please read entire report prior to initiating any action.

The sampled materials that exceeded the EPA definition of Asbestos Containing Material (ACM) of >1% and/or the Cal-OSHA definition of Asbestos Containing Construction Material (ACCM) of >0.1% and/or found as Trace for asbestos content were:

- None

Positive Results:

#	Location	Material	Notes	Total % Asbestos	Types of Asbestos Present	Friable Condition	Sq. Ft.*
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No asbestos detected in the samples tested

Negative Results:

#	Location	Material	Notes
1	Roof Flat Section	Rolled Roofing Material	Top Layer
2	Roof Flat Section	Roofing Felt	Bottom Layer
3	Roof Flat Section	Rolled Roofing Material	Top Layer
4	Roof Flat Section	Roofing Felt	Bottom Layer
5	Roof Flat Section	Rolled Roofing Material	Top Layer
6	Roof Flat Section	Roofing Felt	Bottom Layer
7	Roof Wood Shake Section	Roofing Felt	N/A
8	Roof Wood Shake Section	Roofing Felt	N/A
9	Roof Wood Shake Section	Roofing Felt	N/A
10	Roof	Roof Penetration Mastic	N/A

11	Roof	Roof Penetration Mastic	N/A
12	Roof	Roof Penetration Mastic	N/A

2.0 Background, Sampling Protocol, and Test Methods

Testing by: Engaged by Representative:

Survey by:

Purpose of inspection:

Structure:

Exterior:

Roof:

Occupied?:

Exterior Condition:

Roof Condition:

Year Built:

Exterior Debris Pile(s):

No. of Stories:

Debris Pile Location(s):

Approx. SQ FT:

Debris Pile Size:

Foundation:

Debris Pile Contents:

Air Handling:

- Envirocheck personnel identified all accessible and recognizable types of suspect ACM and PACM that were anticipated to be impacted by the renovation and/or repair. Suspect materials which were not anticipated to be impacted were not sampled.
- The inspector performed an inspection for suspect asbestos containing materials listed above following the provisions of 40 CFR Part 763.86.
- The inspector is Cal/OSHA certified and conformed to procedures outlined in the EPA Building Inspector Course.
- Modified AHERA (Asbestos Hazard Emergency Response Act) sampling methods and protocols were used.
- The samples were submitted to Envirocheck's in-house laboratory, located at 2211 W. Orangewood Avenue, Orange, CA 92868, (800) 665-7586.
- Envirocheck, Inc. NVLAP Lab Code: 200548-0.
- Each asbestos sample collected was analyzed utilizing the methods specified in EPA – Appendix E to Subpart E of 40 CFR Part 763: "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" and EPA/600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials", by a NVLAP-accredited laboratory.
- When Non-Friable Asbestos Containing Material (ACM) has suffered Damage and/or Disturbance, the Debris that is the result of the damage and/or disturbed ACM will be considered to be Friable ACM and shall be disposed of as Asbestos Containing Waste Material (ACWM).
- Asbestos testing and inspection was performed by Jack B. Mann, CSST# 23-7376, of Envirocheck, on 8/15/2023, under the direction of Michael Powers, CAC# 11-4750.

3.0 Applicable Actions:

- Periodic surveillance for materials found in Good Condition
- As applicable, materials found to be in Good Condition can be left and managed in place under a proper Operations and Maintenance (O & M) Plan
- Repair or removal for materials found in Damaged Condition
- Removal for materials found in Significant Damage
- Removal prior to renovation activities that may cause disturbance
- Prior to any renovation or planned disturbance of any ACM, the contractor should be furnished with a copy of this survey report

Notice 1: According to AHERA, 40 CFR, 763.87 (c)(1),(2) - (1) A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and (2) a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits. According to AHERA, 40 CFR , 763.83 - A homogeneous area means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.

Notice 2: Cal-OSHA (DOSH) defines asbestos containing construction materials (ACCM) as manufactured materials containing asbestos in amounts greater than 0.1% by weight. Cal-OSHA requires that contractors be registered with DOSH when disturbing ACCM. Note that if "any level" of asbestos is detected, Cal-OSHA still requires applicable worker protections, training, communication, notification and engineering controls in accordance with CCR Title 8 Section 1529, even if it is determined to be less than or equal to 0.1% asbestos by weight, however the contractor would not be required to be "registered" with DOSH if the level is at or below 0.1% asbestos by weight. The EPA defines asbestos containing materials (ACM) as materials containing asbestos in amounts greater than 1%. Polarized Light Microscopy (PLM) analysis has a limit of quantification of <1%. PLM samples determined to contain levels of less than or equal to 1% can be presumed to contain levels greater than 1% or can be submitted for 400 point count for a more accurate result (Limited to a qualified <1%). In order to determine if materials are less than or equal to 0.1%, the 1000 point count method and/or Transmission Electron Microscopy (TEM) method will be needed to determine levels with quantification limits of a minimum of 0.1% in accordance with EPA/600/R-93/116. The 400 point counting method assists in determining proper waste handling and appropriate jurisdiction of regulatory agencies (such as: EPA, NESHAP, APCD, AQMD) and cannot be used to determine DOSH registration requirements (where a combination of 1000 point counting and/or TEM analysis will be required as per EPA 600/93-R/116 Method). Request for additional types of analysis must be made by the client and additional analytical costs will apply.

Notice 3: Asbestos NESHAP Requirement to Perform Point Counting (May 8, 1991) – This applies to all regulated asbestos containing materials (RACM) as defined in 40 CFR Section 61.141.

- “First, a sample in which no asbestos is detected by polarized light microscopy (PLM) does not have to be pointed counted. However, a minimum of three slide mounts should be prepared and examined in their entirety by PLM to determine if asbestos is present. This process should be carefully documented by the laboratory.”
- “Second, if the analyst detects asbestos in the sample and estimates the amount by visual estimation to be less than 10%, the owner or operator of the building may (1) elect to assume the amount be greater than 1% and treat the material as asbestos-containing material or (2) require verification of the amount by point counting.” If no election is made, then the materials shall be presumed to be ACM.
- “Third, if a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used.”
- It is the responsibility of the building owner, operator, and/or owner representative to determine the desired course of action and communicate the information to the relevant parties and request the laboratory to perform additional point count analysis as applicable. Point count laboratory analysis is not part of the standard procedure of PLM analysis and is considered an additional service.

Note: Interpretations of the regulatory language regarding wall system (i.e., drywall, gypsum board, wallboard, plaster and stucco) multi-layer composite sampling vary; therefore, it is important to be familiar with the local NESHAP (South Coast AQMD) enforcement and local OSHA enforcement agencies' individual interpretations of the standards to avoid citation and fines.

4.0 Asbestos-Related Terms

AHERA – Asbestos Hazard Emergency Response Act (Regulates school facilities)

ASHARA – Asbestos School Hazard Reauthorization Act (Includes public and commercial buildings under AHERA regulation)

ACM – Asbestos Containing Materials (Materials containing greater than one (1) percent by weight)

ACCM – Asbestos Containing Construction Materials (CAL-OSHA’s term for materials containing greater than one tenth of one (0.1) percent by weight)

PACM – Presumed Asbestos Containing Materials (Materials considered asbestos containing without laboratory analysis)

CAC – Certified Asbestos Consultant (State of California certified individual allowed to perform all aspects of asbestos related inspection, management, planning, and design work and to direct CSST(s) and review and execute asbestos reports under state law)

CSST – Certified Site Surveillance Technician (Allowed to perform all aspects of asbestos related inspection, management, and work under the direction of a CAC)

CAL-OSHA a.k.a. (**DOSH**) Division of Occupational Safety and Health (California governing body regulating worker protection)

OSHA – Occupational Health and Safety Administration

NIOSH – National Institute of Occupational Safety and Health

EPA – Environmental Protection Agency (Regulates environment and waste stream)

DOT – Department of Transportation

NESHAP – National Emissions Standards for Hazardous Air Pollutants

AQMD – Air Quality Management District (Local division of NESHAP)

NVLAP – National Voluntary Laboratory Accreditation Program

AIHA – American Industrial Hygiene Association

CFR – Code of Federal Regulations

CCR –California Code of Regulations

PLM – Polarized Light Microscopy (also known as “Bulk” sample)

PCM – Phase Contrast Microscopy

TEM – Transmission Electron Microscopy

APCD – Air Pollution Control District (Local division of NESHAP)

4.1 Laboratory Report Terms

ND – None Detected

A – Area Sample (Air monitoring)

AA – Area After (Clearance type sample)

P – Personal Sample (Employee monitoring type sample)

EX – Excursion (Employee monitoring type of sample during peak activities)

BK – Blank (Used for quality assurance)

Trace – Asbestos was detected in the PLM analysis, but not in the point count.

Negative – No asbestos detected, however it doesn't mean that there isn't any asbestos.

4.2 Laboratory Accreditation

NIST/NVLAP

National Institute of Standards and Technology

National Voluntary Laboratory Accreditation Program

NVLAP Lab Code: 200548-0



NVLAP Lab Code: 200548-0

California Water Boards ELAP
Certificate 2723

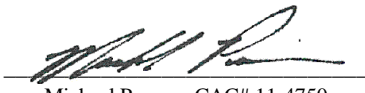
For a detailed explanation of our accreditations and quality assurance program, contact Envirocheck.

5.0 Limitations

The findings set forth in this report are strictly limited to the time, date and scope of the investigation. The results presented in this report are based on the analytical testing performed by the certified laboratory. The results from the sampled locations are representative of the entire homogeneous material/areas and not just the locations sampled. According to AHERA, 40 CFR, 763.87 (c)(1),(2) - A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits. This report does not guarantee that all inaccessible, hidden, or indistinguishable materials will be identified or sampled. Samples were limited to the materials and locations listed on the chain of custody. Materials/areas that were not sampled shall be presumed to be asbestos containing until proven otherwise by appropriate sampling procedures. Square footages are estimates only and should not be used for bidding purposes.

6.0 Certified Asbestos Consultant Signature

Any individual performing services as an asbestos consultant or site surveillance technician as referenced and defined in section 1529(b) of Title 8 of the California Code of Regulations must be certified by the State of California, Division of Occupational Safety and Health (DOSH). Asbestos consultant shall maintain copies of AHERA training certificates for management planner, abatement project designer, abatement contractor and supervisor, and all subsequent annual refresher courses. The complete abatement project designer course certificate is only required for certifications provided after July 1, 1994. Site surveillance technician applicants shall maintain copies of AHERA training completion certificates for inspector, and abatement contractor and supervisor, and all subsequent annual refresher courses. Certificates for abatement worker and abatement project designer may be utilized in lieu of the abatement contractor and supervisor certificate. Specific qualifications are required pursuant to section 1529(o) of Title 8 of the California Code of Regulations for certification. The educational qualifications, (diploma, official transcript, or other proof), and qualifying work experience as specified in Business and Professions Code sections 7184 and 7185 have been met by the individual(s) performing asbestos related consulting activities or activities. Qualifying work experience includes technical work associated with asbestos consulting activities. Written site surveillance technician references attesting to the applicant's qualifying work experience which are certified under the penalty of perjury as required.



Michael Powers, CAC# 11-4750

mike@envirocheck.com





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NVLAP Lab Code: 200548-0

Asbestos Laboratory Report, Page 1 of 2

California Water Boards ELAP Certificate 2723

Customer: City of Claremont
1616 Monte Vista Avenue
Claremont, CA 91711

Job Location: Garner House
840 North Indian Hill Boulevard
Claremont, CA 91711

	1123081112	1123081113	1123081114	1123081115	1123081116	1123081117	1123081118	1123081119	1123081120	1123081121
Sample #	1	2	3	4	5	6	7	8	9	10
Asbestos	No	No	No	No	No	No	No	No	No	No
Total	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.

1° Type										
2° Type										
3° Type										
Location	Roof Flat Section	Roof Flat Section	Roof Flat Section	Roof Flat Section	Roof Flat Section	Roof Flat Section	Roof Wood Shake Section	Roof Wood Shake Section	Roof Wood Shake Section	Roof Penetration Mastic

Material	Rolled Roofing Material	Roofing Felt	Rolled Roofing Material	Roofing Felt	Rolled Roofing Material	Roofing Felt	Roofing Felt	Roofing Felt	Roofing Felt	Roof Penetration Mastic
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Notes	Top Layer	Bottom Layer	Top Layer	Bottom Layer	Top Layer	Bottom Layer				
Color	Black	Black	Black	Black	Black	Black	Black	Black	Black	Black
Homogeneous	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Components:

Non-fibrous Material	x	x	x	x	x	x	x	x	x	x
Paint										
Tar	x	x	x	x	x	x	x	x	x	x
Cellulose	2%	<1%	2%	1%	3%	1%	8%	8%	8%	
Fiberglass		20%		25%		20%	3%	3%	3%	
Synthetic Fibers	15%		15%		15%					
Other 1										
Other 2										

Comments/Method	None	None	None	None	None	None	None	None	None	None
Departures										

Received: 8/15/2023

Analyzed: 08/15/2023, 8/16/2023

Report Date: 08/16/2023

Analysts:			Admin QC:	VG
	Arturo Valdez	Javier Osorio	Lab QC:	EE

Samples were analyzed in accordance with EPA - Appendix E to Subpart E of 40 CFR Part 763: "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" and EPA/600/R-93/116: "Test Method for the Determination of Asbestos in Bulk Building Materials". The limit of detection for asbestos is <1%, and the limit of quantification is 1.0% or greater. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos. All samples are disposed of after 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. Test results apply to the sample as received. Asbestos percentage obtained through calibrated visual estimate. Components of inhomogeneous samples not analyzed separately unless listed as a sub-sample.

Various sample locations combined for composite purposes. *Not covered by NVLAP accreditation. Standard Deviation is ± 1.5% for mean concentrations of 2-10% asbestos and ± 6.7% for mean concentrations of >10% asbestos (1 Standard Deviation).



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NVLAP Lab Code: 200548-0

Asbestos Laboratory Report, Page 2 of 2

California Water Boards ELAP Certificate 2723

Customer: City of Claremont
1616 Monte Vista Avenue
Claremont, CA 91711

Job Location: Garner House
840 North Indian Hill Boulevard
Claremont, CA 91711

	1123081122	1123081123
Sample #	11	12
Asbestos	No	No
Total	N.D.	N.D.

1° Type		
2° Type		
3° Type		

Location	Roof	Roof
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Material	Roof Penetration Mastic	Roof Penetration Mastic
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Notes		
Color	Beige, Black	Beige, Black
Homogeneous	Yes	Yes

Components:

Non-fibrous Material	x	x							
Paint									
Tar	x	x							
Cellulose	<1%	<1%							
Fiberglass									
Synthetic Fibers									
Other 1									
Other 2									

Comments/Method Departures	None	None
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Samples were analyzed in accordance with EPA - Appendix E to Subpart E of 40 CFR Part 763: "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" and EPA/600/R-93/116: "Test Method for the Determination of Asbestos in Bulk Building Materials". The limit of detection for asbestos is <1%, and the limit of quantification is 1.0% or greater. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos. All samples are disposed of after 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. Test results apply to the sample as received. Asbestos percentage obtained through calibrated visual estimate. Components of inhomogeneous samples not analyzed separately unless listed as a sub-sample.
 Various sample locations combined for composite purposes. *Not covered by NVLAP accreditation. Standard Deviation is ± 1.5% for mean concentrations of 2-10% asbestos and ± 6.7% for mean concentrations of >10% asbestos (1 Standard Deviation).



2211 West Orangewood Avenue
 Orange, CA 92668
 Tel: 800.665.7888 Fax: 714.937.0755 envirocheck.com

Chain of Custody - Asbestos & Lead

Date Sampled: 8/15/23
 Sampled By: Sarah M.
 Claim/P.O. #: _____
 Project Name: Summer House
 Contact: _____

Job Address: 840 North Indian Hill Boulevard
 City, State, Zip: Clermont, CA 91711

Inspection: Residential Commercial
 Type of Loss: Fine Water Renovation
 Possible PRO-57 YES (Consult with CAC) NO

ID	Lab ID	Location	Material	Friable	Condition	Sq/FT
1	112301, 1112	Roof Flap Section	Roof	YES	D SD	60
2	1113	Bottom	Roof	YES	D SD	
3	1114	TOP	Roof	YES	D SD	
4	1115	Bottom	Roof	YES	D SD	
5	1116	TOP	Roof	YES	D SD	
6	1117	Bottom	Roof	YES	D SD	
7	1118	Roof Wood Stake Section	Roof	YES	D SD	5100
8	1119		Roof	YES	D SD	
9	1120		Roof	YES	D SD	
10	1121	Roof	Roof	YES	D SD	10
11	1122		Roof	YES	D SD	
12	1123		Roof	YES	D SD	

Samples Relinquished By (Print) Sarah Mamm (Sign) [Signature]
 Date 8/15/23 Time 2:05 PM
 Retain Type (Circle) TS LS LLS
 Date 8/15/23 Time 14:07

Samples Received By (Print) Aurora Vance (Sign) [Signature]
 Date 8/15/23 Time 14:07

Relinquish Definition Key
 I = In Person
 L = Laboratory Secured Drop Box
 S = Ship

Asbestos Bulk
 NVLAP-accredited:
 • EPA - Appendix E to Subpart E of 40 CFR Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples
 • EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials
 NOT NVLAP-accredited:
 Not building materials, e.g. soil, debris, dust wipe, paint, etc.
 Asbestos by PCM
 NIOSH 7400
 Asbestos by TEM
 Method: _____

Procedure Requested
 Same Day
 2 Days
 Next Day
 3-5 Days
 6-10 Days
 Other: _____

Field Datasheet

Client: City of Claremont Job Site: 600 North Indian Hill Claremont, CA 91711 DATE: 8/15/23
 TIME: 9:30am
 Inspector: Jack M.

Purpose of Inspec. Fire Water Remo Demo Clearance Contam. Assess Other _____ Occupied? Yes No
 Children: Yes Yes Unknown

Structure: SFH Apt. Condo Commercial School Day Care Church Other _____

Year Built: 1926 Approx. SQ. FT.: 62,000 No. of Stories: 2 Foundation: Raised Slab

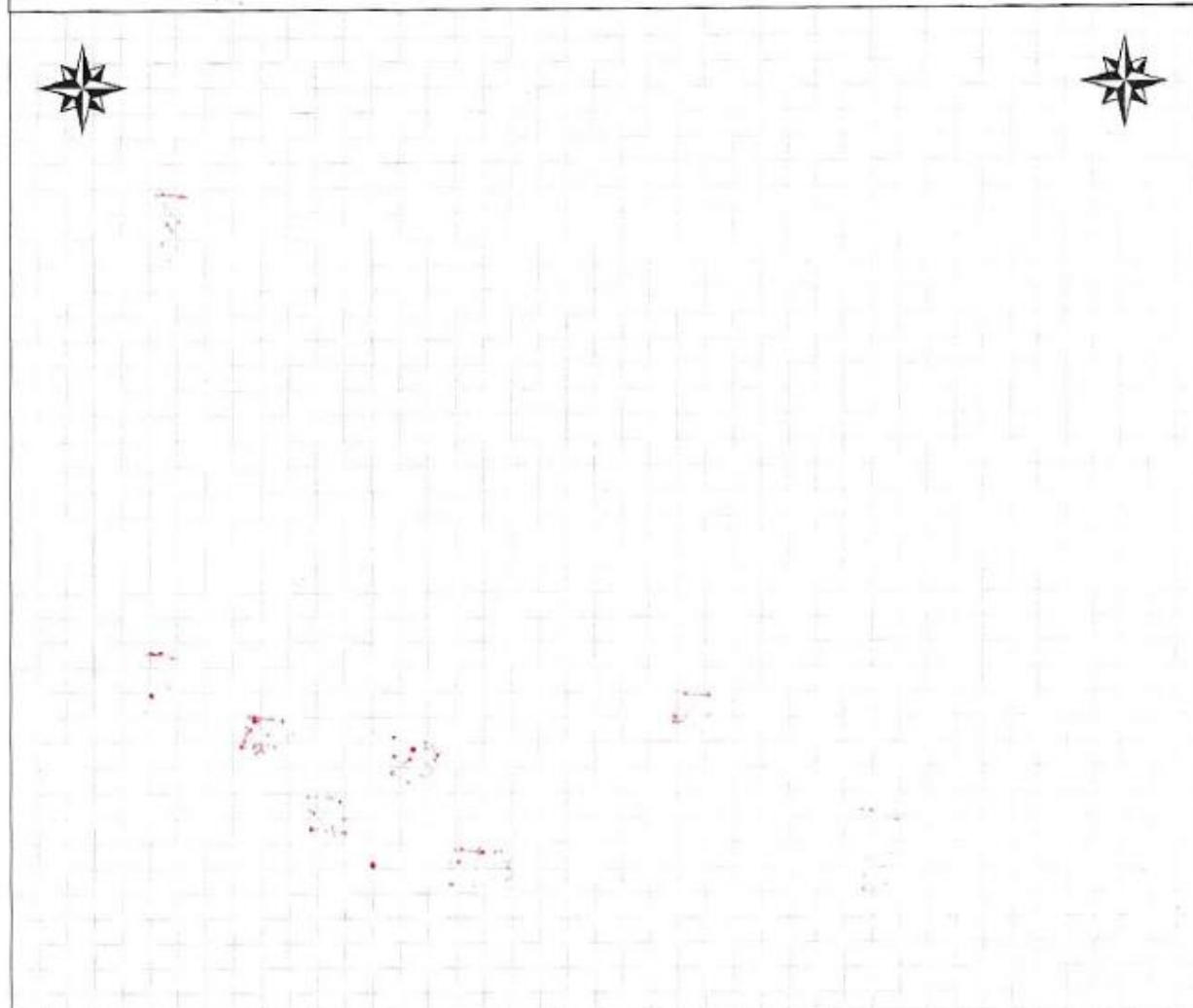
EXT: CD SD Type: STC Metal Concrete Tilt-up Concrete Block Brick Siding Wood/Transite Other: _____

ROOF: CD SD Type: Comp. Shingle Tile RRM Wood Shake Rock-Tar Transite Shingle Other: _____

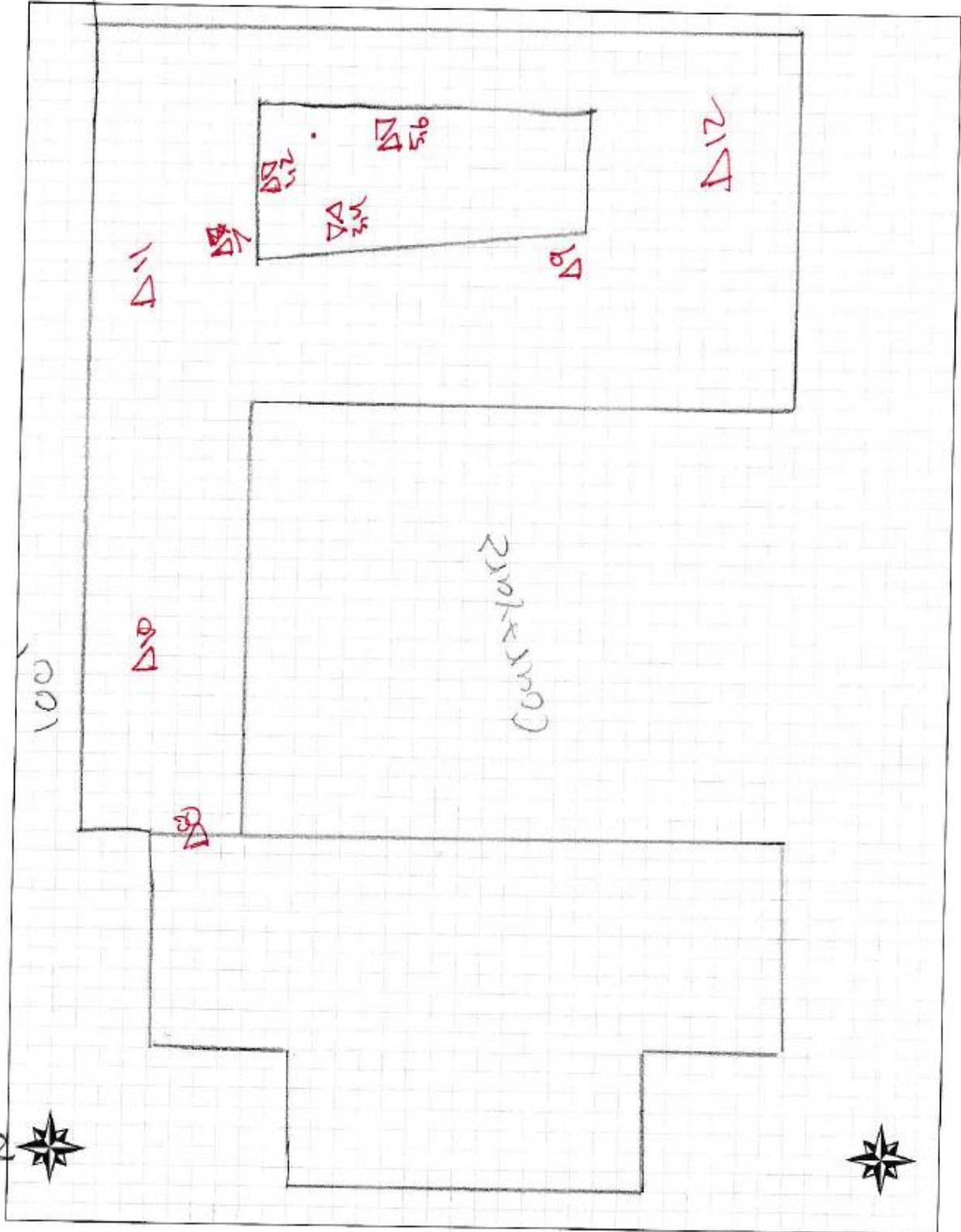
Exterior Debris Pile(s): Yes No (If Yes or Damage Submit Notes) Air Handling: HVAC Wall/Floor Frnce Wndw AC Other: _____

XRF: Heuresis, Viken, or NITON Cal Readings _____ End Cal Readings _____ A/L _____

Diagram Legend: Δ = Asbestos Bulk Samples \circ = Positive Lead Reading \square = Other _____



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DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov



304207376T

480

Envirocheck
Jack B. Mann
2211 West Oranewood Avenue
Orange CA 92686

July 27, 2023

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

Jack B. Mann

Name

Certification No. 23-7376

Expires on 06/16/24

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.



Renewal - Card Attached

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov



104224750C

352

Envirocheck, Inc
Michael P Powers
2211 W Orangewood Avenue
Orange CA 92868

May 17, 2023

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

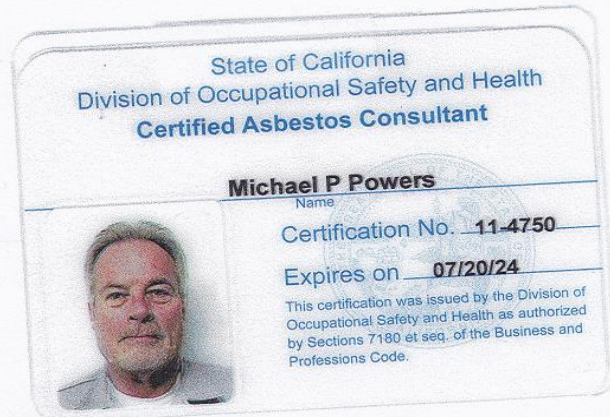
Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached