



ENVIRONMENTAL

INSPECTION & CONSULTING

13321 Artesia Blvd
Cerritos, CA 90703

Single Story, Commercial Building

Project #JL-13072

Christopher Becerra (CSST #17-5937), under the guidance of Jonathan Massey (CAC #11-4813), conducted a limited asbestos survey at the above referenced address on 1/16/2019.

This report details the findings of that survey and gives recommendations for handling asbestos containing materials. This survey consisted of a visual inspection, sampling, and quantification of building materials. The purpose of the survey was to categorize and identify potential asbestos-containing materials (ACM) at the subject site during renovation activities. Sample locations and laboratory results are included as Tables 1 & 2.

JLM Environmental

Sincerely,

Jonathan Massey
Certified Asbestos Consultant License #11-4813
Contractor State License Board #949259
HCC Surety Group Bond #100128922
Certified Lead Inspector/Assessor #24143
OneBeacon Liability Insurance #CL1332001526
EPA RRP #R-1-21649-10-00075

ASBESTOS SURVEY

Introduction:

JLM Environmental conducted a limited asbestos inspection at the address referenced above. The building was visually inspected and suspected asbestos-containing materials were identified. These are classified in three ways: surfacing materials, thermal system insulation and miscellaneous materials. The materials are further classified as friable or non-friable. Friable is a term that refers to a materials propensity to be crushed into powder by hand pressure when dry.

Materials were then separated into homogeneous sampling areas. A homogeneous sampling area is one in which the materials exhibit the same characteristics of color, texture and type of material. Materials are then sampled, placed in a leak proof container and submitted to a laboratory that has been accredited by the National Voluntary Laboratory Accreditation Program. The samples are analyzed by Polarized Light Microscopy. The quantification limit for this method is 1.0%. If asbestos is detected at levels below 1% then the sample is reported as <1.0% and not quantified. If a lower limit is desired, then available methods include: Point Counting (400 points counted for a quantification limit of 0.25% or 1000 points counted for a quantification limit of 0.1%) and Transmission Electron Microscopy (TEM), (used for verification purposes only). Sample results are included as Table 1.

Samples were collected and analyzed by Polarized Light Microscopy (PLM) using EPA method (EPA/600 R-93/116) "Method for the Determination of Asbestos in Bulk Materials". The bulk samples were analyzed by JLM Environmental Laboratory located at 15200 Grevillea Avenue, Suite B, Lawndale, CA 90260. JLM Environmental Laboratory holds a NVLAP accreditation in Asbestos Fiber Analysis (NVLAP Lab Code 600117-0).

Procedures and methodologies used to survey the facility are based on the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (**AHERA**) requirements. Building materials not identified in this report may be present within hidden or concealed areas of the building. Asbestos building material identification was performed by entering each functional space, assessing all structural/mechanical components and architectural finishes. The physical condition, friability, accessibility, activity and damage of suspect building materials were also assessed and documented.

OSHA regulations require jobsite notification where asbestos will be removed, and that asbestos trained, certified personnel handle materials when those materials exceed 0.1% asbestos content by weight.

Asbestos waste must be disposed of in a NESHAPS compliant asbestos-accepting landfill. Non-friable asbestos can be hauled to the landfill as non-hazardous asbestos-containing waste whereas friable asbestos must be hauled as hazardous waste. Materials containing <1.0% asbestos are exempt from the OSHA asbestos labeling requirements.

The Air Pollution Control Districts, (APCD's) and most Air Quality Management District's (AQMD's) require pre-renovation and pre-demolition asbestos surveys and a 10 working day notification and regulated work practices when the amount of Regulated Asbestos Containing Materials (RACM) removal exceeds 160 square feet or 260 linear feet. The South Coast Air Quality Management District requires the same when removing RACM and non-friable asbestos and when the removal exceeds 100 square feet. Contact your local APCD or AQMD for location specific requirements.

Notice 1: 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.

Notice 2: If asbestos is detected at levels below 1% then the sample is reported as <1% and not quantified. If a lower detected limit is desired, then available methods to do so include 1000 Point count analysis. PLM samples determined to contain levels of less than 1% can be presumed to contain levels greater than 0.1% or can be submitted for 1000 Point Count Analysis to determine levels with a quantification limit of 0.1%. Cal-OSHA defines asbestos containing construction materials as materials containing asbestos in amounts greater than 0.1% by weight. The EPA defines asbestos containing materials as materials containing asbestos in amounts greater than 1% by weight. When materials are determined to be less than 1% and greater than 0.1%, only Cal-OSHA requirements will apply to removal procedures unless determined otherwise by a Certified Asbestos Consultant or the Local Air Quality Management District. Polarized Light Microscopy (PLM) analysis has a limit of quantification of 1%.

Disturbance of ACCM could generate airborne asbestos fibers and would be regulated by Cal/OSHA. Cal/OSHA worker health and safety regulations apply during any disturbance of ACCM by a person while in the employ of another. This is true regardless of friability or quantity disturbed. Disturbance/removal of materials identified as ACCM must be performed using properly trained workers and special work practices in accordance with the standards prescribed in 29 CFR Section 1926.1101 and 8 CCR Section 1529.

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

Material Conditions: Suspect ACMs were assessed to be in good, damaged, or significantly damaged condition based on how their condition at the time of the survey related to the following below:

Good Condition - No or very limited visible damage or deterioration was observed.

Damaged Condition - Crumbling, blistering, water damage, gouges, or other damage was observed to less than 25% of the materials (one-tenth if evenly distributed); or accumulation of suspect powder, dust or debris below the material was observed.

Significantly Damaged Condition - Crumbling, blistering, water damage, gouges, or other damage was observed to more than 25% of the materials (one-tenth if evenly distributed); or accumulation of suspect powder, dust or debris below the material was observed. Crumbling, blistering, water damage, gouges, or other damage was observed to greater than 25% of the material (one-tenth if evenly distributed); material is delaminating or showing adhesive failure; or accumulation of suspect powder, dust or debris below the material was observed

General Recommendations:

- 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 or demolition 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.

For compliance with Title 8, Section 341.9, the contractor must send written notice at least one day (24 hours) prior to start of any work which will impact any amount of asbestos to the local office for Cal/DOSH, and perform all work in accordance with Cal/OSHA requirements.

Inspection Notes:

- A limited survey of the subject property was performed during renovation activities.
- Single story, commercial building.
- Property was vacant at the time of the inspection.
- Renovations have begun at the subject property prior to inspection; renovations were not in progress during this survey.
- Vinyl tiles have been removed from throughout the subject property. Less than five square feet of vinyl tiles remain in a pile in the sales floor area; the remaining tiles appear to be intact with no broken debris present. No other suspect flooring remains at the subject property.
- Ceiling tiles throughout the property are in a drop T bar frame.
- The wall materials have not been affected by the extensive renovations.
- A full facility survey as recognized in SCAQMD Rule 1403 should be performed by a DOSH certified inspector prior to extensive renovations to determine suspect materials in a structure. Any materials that have not been identified in this report or collected for sample analysis can be assumed to be asbestos containing materials (ACM) and should be treated as such if disturbed during renovation work.

JLM Environmental
RESULTS

Please be advised that measurements are not to be used for bidding purposes. These are only estimates.

Positive Sample Results: CAL/OSHA, the SCAQMD, and the EPA regulate these materials. A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials. A licensed DOSH abatement contractor, using regulated work procedures and properly accredited personnel must remove these materials. The sampled materials that exceeded the EPA level of 1% and the Cal-OSHA level 0.1% for asbestos content were:

Table 1: Positive Sample Results

None - All materials collected for analysis at the time of the inspection were found to be negative for asbestos.

Negative Sample Results: The sampled materials that did not exceed the EPA level of 1% and the Cal-OSHA level of 0.1% for asbestos content were:

Table 2: Negative Sample Results

Sample #	Location	Material	Condition	Friable	Result
AS-01	Throughout Property	Ceiling Tiles Approx. 50,000 sq. ft.	Good	N	NAD*
AS-02	Throughout Property	Ceiling Tiles Approx. 50,000 sq. ft.	Good	N	NAD
AS-03	Throughout Property	Ceiling Tiles Approx. 50,000 sq. ft.	Good	N	NAD

AS-04	Sales Floor Remaining Flooring Debris Pile	Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-05	Sales Floor Remaining Flooring Debris Pile	Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-06	Sales Floor Remaining Flooring Debris Pile	Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-07	Sales Floor Remaining Flooring Debris Pile	Adhesive Mastic on Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-08	Sales Floor Remaining Flooring Debris Pile	Adhesive Mastic on Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-09	Sales Floor Remaining Flooring Debris Pile	Adhesive Mastic on Vinyl Tiles Approx. 2 sq. ft.	Damaged	Y	NAD
AS-10	Rear of Storefront Interior Walls	Drywall <5,000 sq. ft.	Good	N	NAD
AS-11	Front of Storefront Interior Walls	Drywall <5,000 sq. ft.	Good	N	NAD
AS-12	Side of Storefront Interior Walls	Drywall <5,000 sq. ft.	Good	N	NAD
AS-13	Storage Room Interior Walls	Drywall <5,000 sq. ft.	Good	N	NAD
AS-14	Storage Room Interior Walls	Drywall <5,000 sq. ft.	Good	N	NAD
*NAD = No Asbestos Detected **CH = Chrysotile Asbestos ***CR = Crocidolite Asbestos					

Submitted by.

Jonathan Massey

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

Jonathan Massey
NAME

Certification No. **11-4813**
Expires on **11/16/19**

This certification is issued by the Division of Occupational Safety and Health as authorized by Sections 7180 & 695 of the Business and Professions Code.



STATE OF CALIFORNIA
dca DEPARTMENT OF CONSUMER AFFAIRS
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE

License Number **949259** Class **INDIV**

Business Name **MASSEY CONSTRUCTION**

Classification(s) **B**

Expiration Date **06/30/2020** www.cslb.ca.gov




Health Science Associates

This certifies that
JONATHAN MASSEY
has successfully completed an intensive course of instruction in:
SAMPLING & EVALUATING AIRBORNE ASBESTOS DUST
Equivalent to **NIOSH 582**
provided by
Health Science Associates at
10771 Noel St., Los Alamitos, CA 90720 on
May 7-10, 2012.

Certificate No.: 120289LA-01
Kathy S. Jones
Kathy S. Jones, Training Director

www.healthscience.com

American Home Inspectors Training Institute, Ltd.
awards 300 Education Hours &
Certificate of Satisfactory Completion
To
Jonathan Massey
for the successful completion of
Home Study Home Inspection Course
Completed this 26th of January 2015

Patrick Sheehan *Patrick Sheehan* Director 01/26/2015




State of California Department of Public Health
Lead-Related Construction Certificate

Certificate Type	Expiration Date
Inspector Assessor	05/23/2019
Supervisor	05/23/2019

Jonathan L. Massey ID #: **24143**




LEAD SAFETY FOR RENOVATION, REPAIR & PAINTING REFRESHER - ENGLISH
Jonathan Massey

CERT #: R-R-19157-16-00399
Training Date: 08/14/2016
Exam Date: 08/14/2016
Expiration: 08/14/2019
Address: 15200 Grevillea Ave. Unit #B, Lawndale CA 90260

Michael W. Horner
Michael W. Horner, Training Director
This course meets or exceeds the requirements in 40 CFR Section 745.225

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IICRC Be it known that
JONATHAN L. MASSEY
is certified in these areas:
WATER DAMAGE RESTORATION
APPLIED MICROBIAL REMEDIATION

179334 238818 4/2019
Register Number Expiration Date




The National Radon Safety Board
National Radon Safety Board
NRSB
Certified Radon Professionals
Certifies that
Jonathan L. Massey
has successfully met the established and published requirements for Certification by
The National Radon Safety Board as a
RADON MEASUREMENT SPECIALIST
13SS057 **8/30/2019**
Certification Number *Nichelle Lundquist* Expiration Date
Executive Secretary

This certificate is the property of The National Radon Safety Board and is not official without the raised seal.

