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1999 S. Bascom Ave., Suite 700 | Campbell, CA 95008
phone: 1.888.808.ALLBAY | cell: 408.425.5281 | email: Travis@allbayenvironmental.com

February 2, 2023

Name of Client: La Selva Beach Rec. District

Attn: Eden Serrano

Scope of Work: Limited Asbestos Inspection

Job Location: 314 Estrella Ave, Watsonville, CA 95076

Job Number: TH-2301-41AL

Asbestos Inspection Report

INTRODUCTION

All Bay Environmental was retained by Eden Serrano to perform a limited asbestos inspection for seismic retrofitting on the interior/exterior of the subject site, located at 314 Estrella Ave, Watsonville, CA 95076. On the date of January 30, 2023, a survey of the subject site was conducted to identify visibly accessible suspect asbestos materials. Following the initial visual inspection, physical samples were collected of suspected asbestos containing materials from each homogeneous sample area. Samples were collected by cutting or scraping material from the substrate with an appropriate sampling tool using wet sampling methods. When possible, samples were collected from areas previously damaged or deteriorating. Sample information was recorded on an All Bay Environmental chain-of-custody form. This form accompanied the samples to a certified NVLAP (**N**ational **V**oluntary **L**aboratory **A**ccreditation **P**rogram) facility to be analyzed using PLM (**P**olarized **L**ight **M**icroscopy). No building systems, components, or structures were demolished to obtain samples of potentially hidden **Asbestos Containing Material**.

SCOPE OF WORK

All Bay Environmental performed a limited asbestos inspection at 314 Estrella Ave, Watsonville, CA 95076. Inspection and testing performed on interior/exterior material impacted by seismic retrofitting scheduled at the subject site. Inspection performed by DOSH certified staff member, Travis Howell CAC# 14-5321.

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REPORT FINDINGS

Asbestos Containing Materials (ACM): >1% Asbestos

Sample #	Material Type	Material Location	Asbestos %
None	None	None	None

Asbestos Containing Construction Materials (ACCM): <1% Asbestos

Sample #	Material Type	Material Location	Asbestos %
None	None	None	None

Note: These materials may be subject to confirmation analysis and a point count to determine if the materials are considered ACCM/ACM. For more information regarding confirmation analysis please contact All Bay Environmental.



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EXPLANATIONS

Asbestos Containing Construction Material (ACCM): ACCM is a term Cal OSHA uses to describe materials containing less than 1% (but greater than 0.1%) asbestos. All Bay Environmental recommends that this material be removed prior to demolition. Additionally, these materials must be removed by a contractor who is “registered” under the Division of Occupational Health and Safety (DOSH) “Asbestos Registration” program and has an asbestos attachment to their appropriate contractor’s license. Cal OSHA requires that ACCM waste be contained and transported in leak tight containers or wrappings. Waste generated from ACCM may be disposed of as non-hazardous waste.

Presumed Asbestos Containing Materials (PACM): Materials that are presumed to contain Asbestos greater than 1%. These materials are generally visually identifiable by a certified inspector and require removal by an asbestos contractor.

Asbestos Containing Materials (ACM): Any building material that contains commercial asbestos in an amount greater than 1%. This material is classified as either friable or Non-Friable. Non-Friable materials fall into two different categories. These materials must be removed by a contractor who is “registered” under the Division of Occupational Health and Safety (DOSH) “Asbestos Registration” program and has an asbestos attachment to their appropriate contractor’s license (Certified Asbestos Contractor). ACM waste generated from demolition activities may subject the Department of Toxic Substance Control (DTSC) regulations as hazardous waste if the waste is greater than 1% asbestos and friable.

Friable: Materials that can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure.

Non-Friable: Materials that cannot be easily crumbled, pulverized, or reduced to powder, when dry, by hand pressure. Non-friable materials are categorized by EPA/AQMD.

A category I non-friable ACM is any asbestos-containing packet, gasket, resilient floor covering, mastic or asphalt roofing product that contains more than 1% asbestos. Category I ACM is pliable (not brittle), breaks by tearing rather than fracturing, and does not easily release asbestos fibers upon breaking. Category I materials must be removed from a structure before demolition if they have become friable through damage or are likely to during demolition.

A category II non-friable ACM is, generally, any kind of non-friable ACM that is not covered under Category I. This includes rigid exterior siding and boards known by the trade name “transite”. Category II ACM is not pliable, breaks by fracturing rather than tearing, and does release some asbestos fiber release upon breaking. Category II materials usually must be removed from a structure before demolition and they must be wetted to prevent dust and placed in covered containers (3).



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LIMITATIONS

All Bay Environmental has prepared this asbestos inspection report for the exclusive use of All Bay Environmental and its client, and not for use by any other party. The inspection and sampling in this report may not be appropriate for uses beyond its intended purpose and stated scope. The information contained in this report is limited to those areas and suspect asbestos materials found to be visually accessible through reasonable means. No demolition of building materials was conducted to determine the presence of asbestos in wall cavities, chases or other inaccessible areas. The inspection or testing performed maybe inherently limited in scope and nature. No guarantee is expressed or implied that all asbestos has been identified in the home or at the subject property. Inaccessible areas of the home were not subject to testing.

Reasonable efforts were made to examine below carpeted areas and resilient floor coverings to determine and quantify the presence of suspect asbestos materials. All Bay Environmental accepts no liability for additional materials or under-reporting of asbestos materials, which exist below other floor coverings. Glass fiber insulated mechanical systems were inspected as completely as possibly without destroying the integrity of the glass fiber insulation. The condition and presence or absence of asbestos associated with mechanical systems is assumed to be consistent with those areas exposed and examined during our inspection. However, All Bay Environmental does not guarantee that this is the case. All Bay Environmental cannot warrant that this building does not contain ACM in locations other than those noted in this report. If suspected asbestos materials are discovered during future repairs, demolition or renovation operations, all general work activities which could impact the discovered suspect ACM should cease until confirmation sampling and/or asbestos abatement options can be assessed. If you have any questions regarding the content of this report please call 1-888-808-2552.

CERTIFICATIONS



TRAVIS HOWELL, CAC#14-5312

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Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: All Bay Environmental (5030)
Address: 1999 S Bascom Ave #700
Campbell, CA 95008

Order #: 504110

Received 02/01/23
Analyzed 02/01/23
Reported 02/01/23

Attn:

Project: 314 Estrella Ave
Location: Watsonville, CA 95076
Number: TH-2301-41AL

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
504110-001	01/30/23	01	Interior Walls/Ceiling		
Layer 1:	Sheetrock			No Asbestos Detected	2% CELLULOSE FIBER
	White, Powdery				2% MINERAL/GLASS WOOL
					96% NON FIBROUS MATERIAL
Layer 2:	Tape			No Asbestos Detected	95% CELLULOSE FIBER
	Tan, Fibrous				5% NON FIBROUS MATERIAL
Layer 3:	Joint Compound			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
504110-002	01/30/23	02	Interior Walls/Ceiling		
Layer 1:	Sheetrock			No Asbestos Detected	2% CELLULOSE FIBER
	White, Powdery				2% MINERAL/GLASS WOOL
					96% NON FIBROUS MATERIAL
Layer 2:	Tape			No Asbestos Detected	95% CELLULOSE FIBER
	Tan, Fibrous				5% NON FIBROUS MATERIAL
Layer 3:	Joint Compound			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
504110-003	01/30/23	03	Interior Walls/Ceiling		
Layer 1:	Skim coat texture			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Cream, Granular				
Layer 2:	Sheetrock			No Asbestos Detected	5% CELLULOSE FIBER
	White, Powdery				95% NON FIBROUS MATERIAL

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

Project: 314 Estrella Ave
Location: Watsonville, CA 95076
Number: TH-2301-41AL

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
504110-004	01/30/23	04	Interior Walls/Ceiling		
Layer 1:	Skim coat texture			No Asbestos Detected	5% CELLULOSE FIBER
	White, Granular				95% NON FIBROUS MATERIAL
Layer 2:	Skim coat texture			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
504110-005	01/30/23	05	Interior Walls/Ceiling		
Layer 1:	Skim coat texture			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
Layer 2:	Skim Coat			No Asbestos Detected	100% NON FIBROUS MATERIAL
	White, Granular				
504110-006	01/30/23	06	Kitchen		
Layer 1:	Grout			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Granular				
504110-007	01/30/23	07	314 Estrella Ave		
Layer 1:	Grout			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Tan, Granular				
504110-008	01/30/23	08	Rear Office		
Layer 1:	Linoleum			No Asbestos Detected	5% CELLULOSE FIBER
	Beige, Organically Bound				95% NON FIBROUS MATERIAL
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Beige, Soft				
Layer 3:	Sheetrock			No Asbestos Detected	8% CELLULOSE FIBER
	White, Powdery				92% NON FIBROUS MATERIAL
504110-009	01/30/23	09	Rear Office		
Layer 1:	Linoleum			No Asbestos Detected	5% CELLULOSE FIBER
	Multi-Colored, Organically Bound				95% NON FIBROUS MATERIAL
Layer 2:	Mastic			No Asbestos Detected	100% NON FIBROUS MATERIAL
	Beige, Soft				

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Project: 314 Estrella Ave
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Number: TH-2301-41AL

Method: EPA 600/R-93/116 & 40 CFR App. E Sub. E Pt. 763

PLM Analysis

Sample ID	Collected	Cust. ID	Location	Asbestos Fibers	Other Materials
504110-010	01/30/23	10	Fire Place		
Layer 1: Brick Grout Gray, Hard/Granular				No Asbestos Detected	100% NON FIBROUS MATERIAL
504110-011	01/30/23	11	Fire Place		
Layer 1: Brick Grout Gray, Hard/Granular				No Asbestos Detected	100% NON FIBROUS MATERIAL
504110-012	01/30/23	12	Old Kitchen		
Layer 1: Floor Tile White, Organically Bound				No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2: Mastic Yellow, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL
504110-013	01/30/23	13	Old Kitchen		
Layer 1: Floor Tile White, Organically Bound				No Asbestos Detected	100% NON FIBROUS MATERIAL
Layer 2: Mastic Beige, Soft				No Asbestos Detected	100% NON FIBROUS MATERIAL

EPA Regulatory Limit: 1%

Total layers analyzed on order: 25



Analyst **Thoria Nadiem**

504110-02/01/23 05:26 PM



Reviewed By: **Mohammed Hashim**
Microscopy Supervisor/Analyst

Reporting Limit: 1% Gravimetrically Reduced Reporting Limit: 0.01% PLM analysis is based on Visual Estimation and NESHAP recommends that any friable sample with an asbestos content less than 10 percent be verified by Point Count or TEM Analysis. The EPA recommends that any attic loose fill vermiculite should be treated as asbestos containing material. This report must not be reproduced except in full with the approval of the laboratory. The test results apply to the sample as received.

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