Hazardous Building Materials Inspection Report

Municipal Water District of Orange County
Administration Building
18700 Ward Street
Fountain Valley, California 92708

Prepared for:

Municipal Water District of Orange County
18700 Ward Street
Fountain Valley, CA 92708

Prepared by:

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel, CA 92677

Project No. 20060

June 15, 2020

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Introduction

This report presents the results of our hazardous building materials inspection services to identify asbestos-containing materials and lead-containing paints that would require treatment in anticipation of renovations to the Municipal Water District of Orange County Administration Building located at 18700 Ward Street in Fountain Valley, California. We understand that there are plans to perform a seismic retrofit, ADA compliance upgrades and tenant improvements in the building.

The inspection was carried out on April 14 and June 5, 2020 by Thomas Gannon and Raed Sahawneh. Mr. Gannon is a Cal/OSHA Certified Site Surveillance Technician (CSST 00-2726) and Mr. Sahawneh is a CDPH Project Monitor and Cal/OSHA certified site surveillance technician (CSST 09-2692). The project was planned and coordinated by Mr. Michael Lyssy, a Cal/OSHA California Certified Asbestos Consultant (CAC-94-1311) and Registered Environmental Property Assessor.

Scope of Work

ASBESTOS: The asbestos survey was performed by identifying suspect ACMs (defined by U.S. EPA and Occupational Safety and Health Administration (OSHA) as any material containing more than 1% asbestos) and performing sampling in compliance with the regulations that specify the identification of ACM.

The suspect ACMs were grouped into Homogeneous Sampling Areas (HSAs). An HSA is a material that exhibits similar physical characteristics and that was installed at the same time as observed by the licensed inspector. Enclosed and/or encased materials were deemed inaccessible and as such, this investigation and all sampling was conducted only in generally accessible areas. Walls, ceiling, floors or soffits were not demolished to gain access.

Upon identifying the suspect ACMs, representative bulk samples were collected following OSHA and National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations. Bulk samples were collected using a variety of cutting and/or coring tools, each cleaned prior to and following the collection of each sample. Samples were generally collected through the entire strata of each material sampled, unless otherwise noted. To minimize the generation of dust, a liberal amount of water was applied during the

collection of each sample, particularly during the collection of friable materials. Samples were placed inside a clean (new) plastic container and labeled with a unique sampling number corresponding to a material description on bulk sample collection logs. The laboratory testing for the bulk samples was conducted in accordance with the recommended EPA Interim Method for Determination of Asbestos in Bulk Samples (EPA-600/R-93/116, July 1993).

The bulk samples collected were logged onto chain of custody sheets and forwarded to AQ Environmental Laboratories of Signal Hill, California for analysis by Polarized Light Microscopy (PLM). AQ participates in the National Voluntary Laboratory Accreditation Program (NVLAP). The bulk samples were analyzed in accordance with the U.S. EPA "Method for Determination of Asbestos in Bulk Building Materials" 600/R-93/116.

The National Emission Standard for Hazardous Air Pollutants (NESHAPS), EPA, OSHA and South Coast Air Quality Management District define an ACM as any material containing a concentration of asbestos greater than 1.0% by weight as determined by Polarized Light Microscopy. The National Emission Standard for Hazardous Air Pollutants (NESHAPS), EPA, OSHA and SCAQMD define an ACM as any material containing a concentration of asbestos greater than 1.0% by weight as determined by Polarized Light Microscopy. The SCAQMD further separates ACM into the following:

- **FRIABLE ASBESTOS-CONTAINING MATERIAL** is material containing more than one percent (1%) asbestos, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure
- **CLASS I NONFRIABLE ASBESTOS-CONTAINING MATERIAL** is material containing more than one percent (1%) asbestos, and that, when dry, can be broken, crumbled, pulverized, or reduced to powder in the course of demolition or renovation activities. Actions which may cause material to be broken, crumbled, pulverized, or reduced to powder include physical wear and disturbance by mechanical force, such as, but not limited to, sanding, sandblasting, cutting or abrading, improper handling or removal or leaching of matrix binders. Class I non-friable asbestos-containing material includes, but is not limited to, fractured or crushed asbestos cement products, transite materials, mastic, roofing felts, roofing tiles, cement water pipes and resilient floor covering.
- **CLASS II NONFRIABLE ASBESTOS-CONTAINING MATERIAL** is all other material containing more than one percent (1%), that is neither friable nor Class I non-friable.

The California Department of Occupational Safety and Health (Cal/OSHA) defines an asbestos-containing construction material (ACCM) as a material that contains greater than one-tenth of one percent (>0.10%) asbestos. It is this definition where the issue of "trace asbestos" arises. Material found to contain less than 1% asbestos (trace) does not meet the EPA or SCAQMD definition of ACM and therefore, does not require disposal as such. Cal/OSHA prohibits unrestricted demolition of materials containing any detectable asbestos.

LEAD-CONTAINING PAINT: Construction activities (renovation and demolition) that disturb materials or paints containing any amount of lead are subject to certain requirements of the Cal/OSHA lead standard contained in Title 8, CCR, Section 1532.1. Deteriorated paint is defined by Title 17, CCR, Division 1, Chapter 8, §35022 as a surface coating that is cracking, chalking, flaking, chipping, peeling, non-intact, failed, or otherwise separating from a component. Demolition of a deteriorated LCP component would require waste characterization and appropriate disposal. Intact LCP on a component is currently accepted by

most landfills and recycling facilities; however, contractors are responsible for segregating and characterizing waste streams prior to disposal.

Potential hazards exist to workers who remove or cut through LCP coatings during demolition. Dust containing hazardous concentrations of lead may be generated during scraping or cutting materials coated with lead-containing paint. Torching of these materials may produce lead oxide fumes. Guidelines regarding regulatory provisions for construction work where workers may be exposed to lead are presented in the Title 8, CCR, Section 1532.1.

The lead inspection included a visual inspection to identify and sample representative painted surfaces within the project area that would require treatment or removal prior to demolition or renovation activities.

Site Description

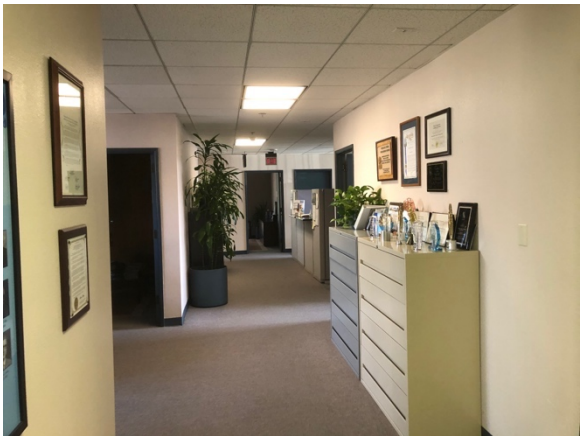
The subject property is a single-story, approximately 12,000 square foot administrative office building with a center courtyard. Interior finishes include drywall walls, suspended ceilings and concrete floors finished with carpet, porcelain, ceramic and vinyl floorings.

The exterior is masonry and the roof is a clay tile roof. Mechanical ducts and pipes are insulated with fiber-glass.

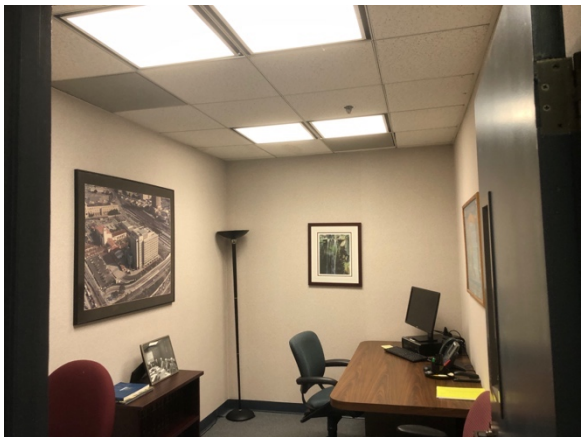
There are plans to perform a seismic retrofit, ADA compliance upgrades and tenant improvements in the building.

The following photographs illustrate the site conditions.

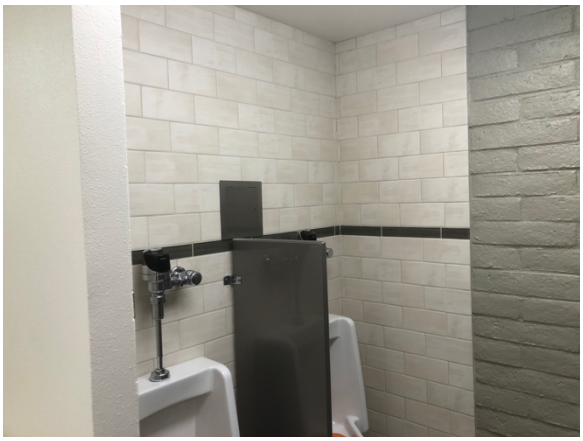
Exterior



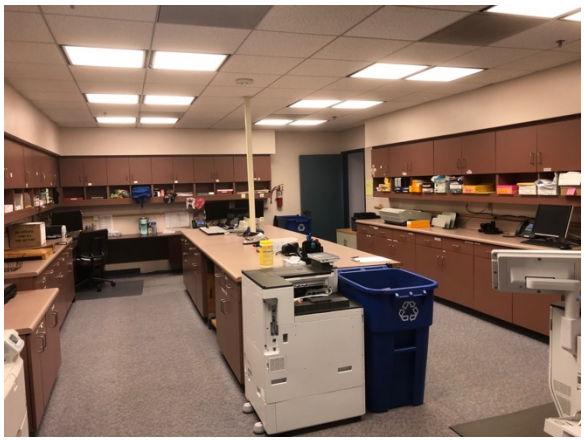
Typical Interior

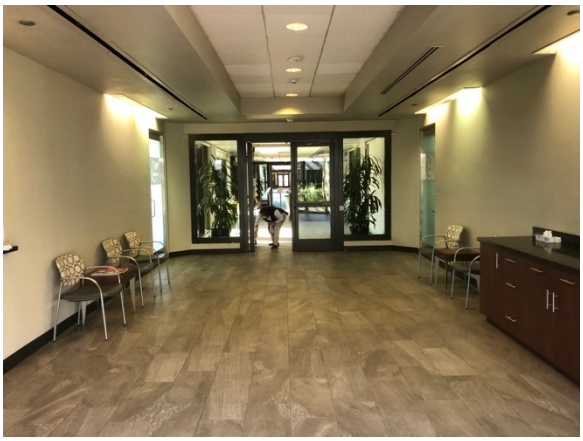


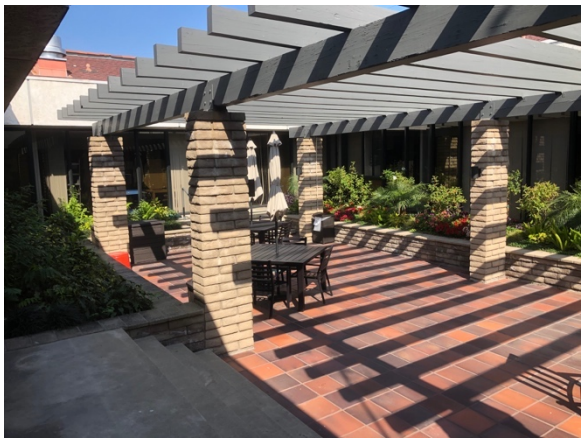
Typical Interior Office



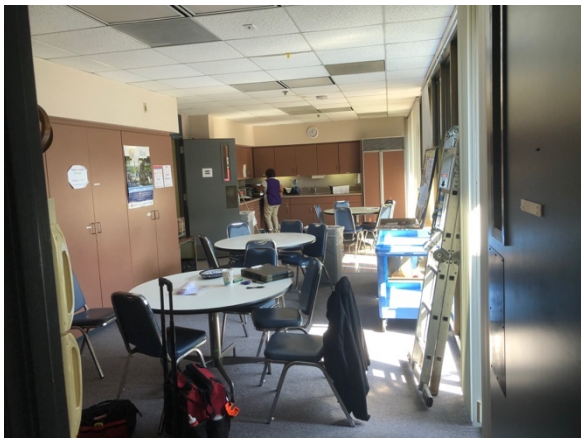
Restroom Wall Tile

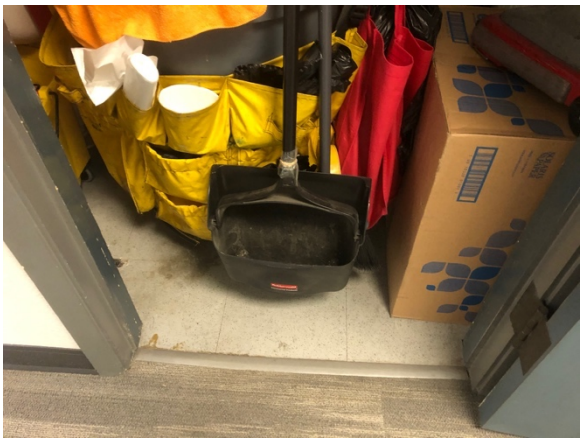

Interior

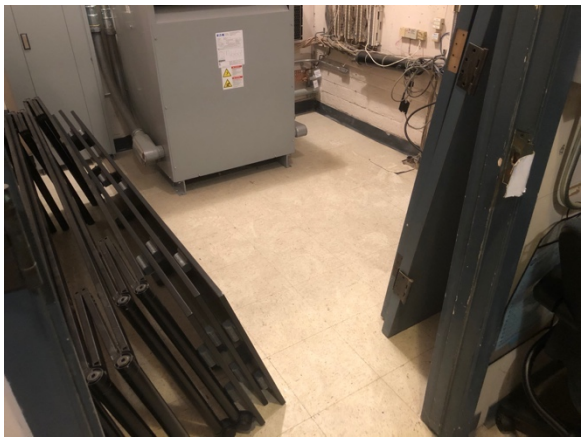

Entry


Courtyard

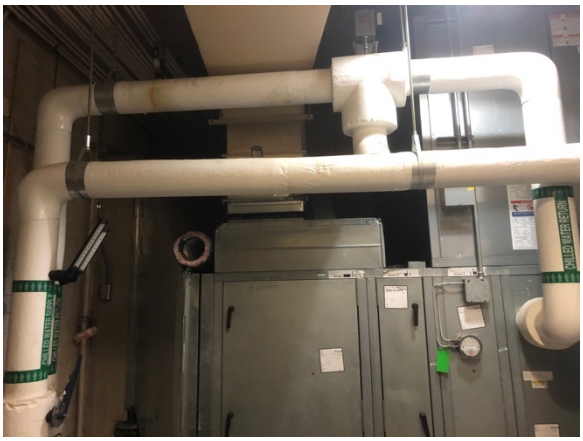

Conference Room


Interior

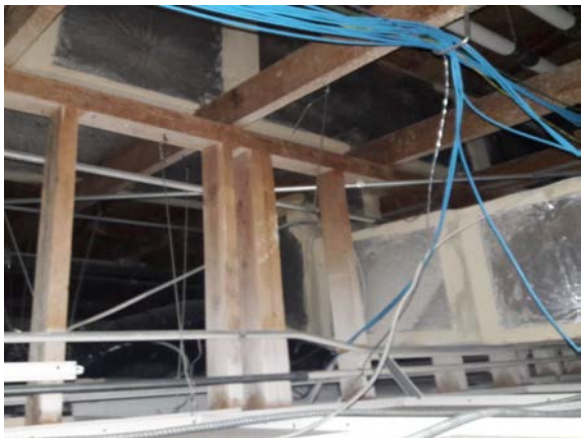

Tile (not ACM) in Janitorial Closet



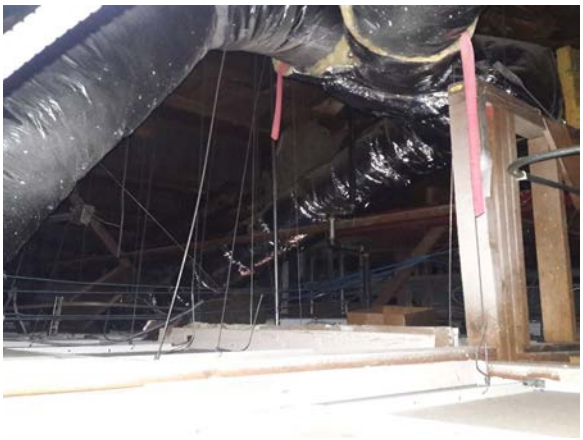
Tile and Mastic are ACM in the Electrical Room



Typical Fiberglass Insulation



Ducts above the ceiling with foil backed insulation



Above Ceiling, Fiberglass insulated ducts

Asbestos inspection Results

Representative samples of suspect materials were collected and submitted to an independent laboratory for analysis. The laboratory analyzed each layer by Polarized Light Microscopy with dispersion staining per EPA protocols.

Based on the results of our services, the following materials contain asbestos at this property.

Material Description	Material Location	Friability	Condition	Est. Qty.
Drywall Joint Compound	Walls and Hard Lid Ceilings	Non-Friable	Good	35,000 SF
Beige 12" Vinyl Floor Tile	Electrical Room	Non-Friable	Good	100 SF
Black Floor Tile Mastic	Electrical Room	Non-Friable	Good	100 SF

Pursuant to EPA survey protocols, multiple samples of each suspect material were collected and analyzed. With regards to the drywall joint compound, one of the samples tested positive for greater than one per-cent asbestos. Per the EPA protocols, the drywall joint compound throughout is classified as ACM. It is likely that there have been renovations in this facility since it was originally built and that the original walls were finished with asbestos-containing joint compound. Since there is no discernable difference from wall to wall, the material was classified as one homogeneous sampling area.

The following suspect materials that will be impacted by the work were determined to not contain asbestos:

- 2' x 2' Acoustic Ceiling Tile
- Carpet Adhesive
- Drywall (although cross-contaminated with ACM joint compound)
- Duct Seam Mastic on Mechanical Ducts
- White Speckled Pattern 12" Vinyl Floor Tile in Janitorial Closet
- Black Floor Tile Mastic in Janitorial Closet
- Vinyl Covebase and Adhesive

A summary table with all of the sample results in included after the text of the report. Sample location plans are included as Appendix A and the laboratory reports are located in Appendix B.

Lead Paint inspection Results

Lead-based paint is of concern both as a source of direct exposure through ingestion of paint chips, and as a contributor to lead interior dust. Lead was widely used as a major ingredient in most interior and exterior oil-based paints prior to 1950. Lead compounds continued to be used as corrosion inhibitors, pigments and drying agents beginning in the early 1950's. In 1972, the Consumer Products Safety Commission limited lead content in new paint to 0.5% (5000 ppm) and, in 1978, to 0.06% (600 ppm).

Based on the various action levels, we are reporting lead-based paint (LBP) and lead-containing paint (LCP) to ensure compliance during the renovation. LBP and LCP are defined below:

- **Lead-Based Paint:** Paint or other surface coating that contains lead in excess of 1.0 milligrams per centimeter squared (mg/cm2) or 5,000 parts per million (ppm).
- **Lead-Containing Paint**: painted material or surfaces containing lead levels between 600 to 5,000 ppm of lead.

The paint is intact throughout but it will be disturbed for the renovations. Representative paint chip samples were collected and submitted for analysis by Flame Atomic Absorption Spectrophotometry (Flame AAS) in accordance with EPA Method 3050B/6010B analytical protocols.

Sample Description/Location	Result	Classification
Interior Wall Paint on Drywall, North Corridor	<30 ppm	Negative, Below Regulatory Limit for LCP/LBP
Interior Wall Paint on Painted Brick, Northwest Corridor	32 ppm	Negative, Below Regulatory Limit for LCP/LBP
Interior Wall Paint on Drywall, Conference Room	<30 ppm	Negative, Below Regulatory Limit for LCP/LBP
Interior Wall Paint on Drywall, Copy Room	<30 ppm	Negative, Below Regulatory Limit for LCP/LBP

Ceramic finishes are often times glazed with lead. In order to determine if lead is present in the ceramic finishes at the site, representative samples of the glazed ceramic tile were collected and analyzed for total threshold limit concentration (TTLC) for lead for screening purposes in anticipation of the renovation of the restrooms. The TTLC results dictate whether or not lead-safe work practices are required for demolition of the tile surfaces. It also is the first step for characterizing waste disposal requirements. Representative samples of the ceramic finishes that will be impacted were analyzed for lead concentrations in anticipation of the renovations to the restrooms.

The results of the laboratory analysis are detailed below:

Component	Results	Comments
Restroom Off White Ceramic Wall Tile	<40 mg/kg	Not glazed with lead

The laboratory reports are located in Appendix C.

Summary and Recommendations

There are asbestos-containing materials at this property that will be impacted by the renovations. The identified asbestos-containing materials must be removed by a licensed and certified asbestos abatement contractor prior to the planned renovation work pursuant to Rule 1403 of the South Coast Air Quality Management District and Cal/OSHA Asbestos Regulations.

Future asbestos abatement activities must be conducted in compliance with all applicable regulations, standards and generally accepted environmental and safety practices, including Federal OSHA (29 CFR 1926.58), EPA NESHAPS (40 CFR Part 61), and Toxic Substances Control Act (TSCA) Title II AHERA/ASHARA (40 CFR Part 763) Asbestos Regulations, the Occupational Safety and Health Administration, Asbestos Construction Standard, 29 CFR 1926.1101, and Title 8, California Code of Regulations Section 1529, Cal-OSHA Construction Standard.

Every effort was made to sample all of the suspect building materials, however some materials may have been concealed and could not be exposed without demolition. If any additional suspect building materials are encountered during future renovation or demolition activities, we will arrange to sample and analyze them accordingly.

This report should be given to trade contractors who are involved in performing renovations to the property.

Limitations

The conclusions and recommendations presented herein are based upon the agreed scope of work outlined in this report and were necessarily limited to our observations and experience. Pacific Environmental Company makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. This report is not a legal opinion. The services performed by Pacific Environmental Company have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

The results reported and any opinions reached by Pacific Environmental Company are for the benefit of the client. The results and opinions set forth by Pacific Environmental Company in this report will be valid as of the date of the report. Pacific Environmental Company assumes no obligation to advise you of any changes that may later be brought to our attention.

Report Prepared By:

Michael J. Lyssy
President

Summary of Sampling Results

Summary of Sampling Results MWDOC Administrative Building Seismic Retrofit, ADA Compliance & TI Project Inspection Report						
Sample ID	**Sample Description**	**Sample/Material Location**	**Friability**	**Condition**	**Est. Qty.**	**PLM Result**
01	2' x 2' Acoustical Ceiling Tile	Ceilings Throughout	Friable	Good	NA	NAD
02	2' x 2' Acoustical Ceiling Tile	-"-	-"-	-"-	-"-	NAD
03	2' x 2' Acoustical Ceiling Tile	-"-	-"-	-"-	-"-	NAD
04	Carpet Glue	Adheres Carpet	Non-Friable	Good	NA	NAD
05	Carpet Glue	-"-	-"-	-"-	-"-	NAD
06	Carpet Glue	-"-	-"-	-"-	-"-	NAD
07	Drywall	Interior Walls and Hard Lid Ceilings	Non-Friable	Good	NA	NAD
08	Drywall	-"-	-"-	-"-	-"-	NAD
09	Drywall	-"-	-"-	-"-	-"-	NAD
10	Drywall	-"-	-"-	-"-	-"-	NAD
11	Drywall	-"-	-"-	-"-	-"-	NAD
12	**Drywall Joint Compound***	**Interior Walls and Hard Lid Ceilings**	**Non-Friable**	**Good**	**35,000 SF**	**NAD**
13	**Drywall Joint Compound***	**-"-**	**-"-**	**-"-**	**-"-**	**NAD**
14	**Drywall Joint Compound***	**-"-**	**-"-**	**-"-**	**-"-**	**2% Chrysotile**
15	**Drywall Joint Compound***	**-"-**	**-"-**	**-"-**	**-"-**	**NAD**
16	**Drywall Joint Compound***	**-"-**	**-"-**	**-"-**	**-"-**	**NAD**
17	Duct Seam Mastic	Mechanical Ducts	Non-Friable	Good	NA	NAD
18	Duct Seam Mastic	-"-	-"-	-"-	-"-	NAD
19	Duct Seam Mastic	-"-	-"-	-"-	-"-	NAD
20	White Speckled 12" Vinyl Floor Tile	Janitorial Closet	Non-Friable	Good	NA	NAD
21	White Speckled 12" Vinyl Floor Tile	-"-	-"-	-"-	-"-	NAD
22	White Speckled 12" Vinyl Floor Tile	-"-	-"-	-"-	-"-	NAD
20	Black Floor Tile Mastic	Janitorial Closet	Non-Friable	Good	NA	NAD
21	Black Floor Tile Mastic	-"-	-"-	-"-	-"-	NAD
22	Black Floor Tile Mastic	-"-	-"-	-"-	-"-	NAD
23	**Beige 12" Vinyl Floor Tile**	**Electrical Room**	**Non-Friable**	**Good**	**100 SF**	**3% Chrysotile**
24	**Beige 12" Vinyl Floor Tile**	**-"-**	**-"-**	**-"-**	**-"-**	**3% Chrysotile**
25	**Beige 12" Vinyl Floor Tile**	**-"-**	**-"-**	**-"-**	**-"-**	**3% Chrysotile**
23	**Black Floor Tile Mastic**	**Electrical Room**	**Non-Friable**	**Good**	**100 SF**	**5% Chrysotile**

Summary of Sampling Results MWDOC Administrative Building Seismic Retrofit, ADA Compliance & TI Project Inspection Report						
Sample ID	**Sample Description**	**Sample/Material Location**	**Friability**	**Condition**	**Est. Qty.**	**PLM Result**
24	**Black Floor Tile Mastic**	〃	〃	〃	〃	**5% Chrysotile**
25	**Black Floor Tile Mastic**	〃	〃	〃	〃	**5% Chrysotile**
26	Gray Vinyl Basecove	Baseboards	Non-Friable	Good	NA	NAD
27	Gray Vinyl Basecove	〃	〃	〃	〃	NAD
28	Gray Vinyl Basecove	〃	〃	〃	〃	NAD
26	Basecove Adhesive	Baseboards	Non-Friable	Good	NA	NAD
27	Basecove Adhesive	〃	〃	〃	〃	NAD
28	Basecove Adhesive	〃	〃	〃	〃	NAD

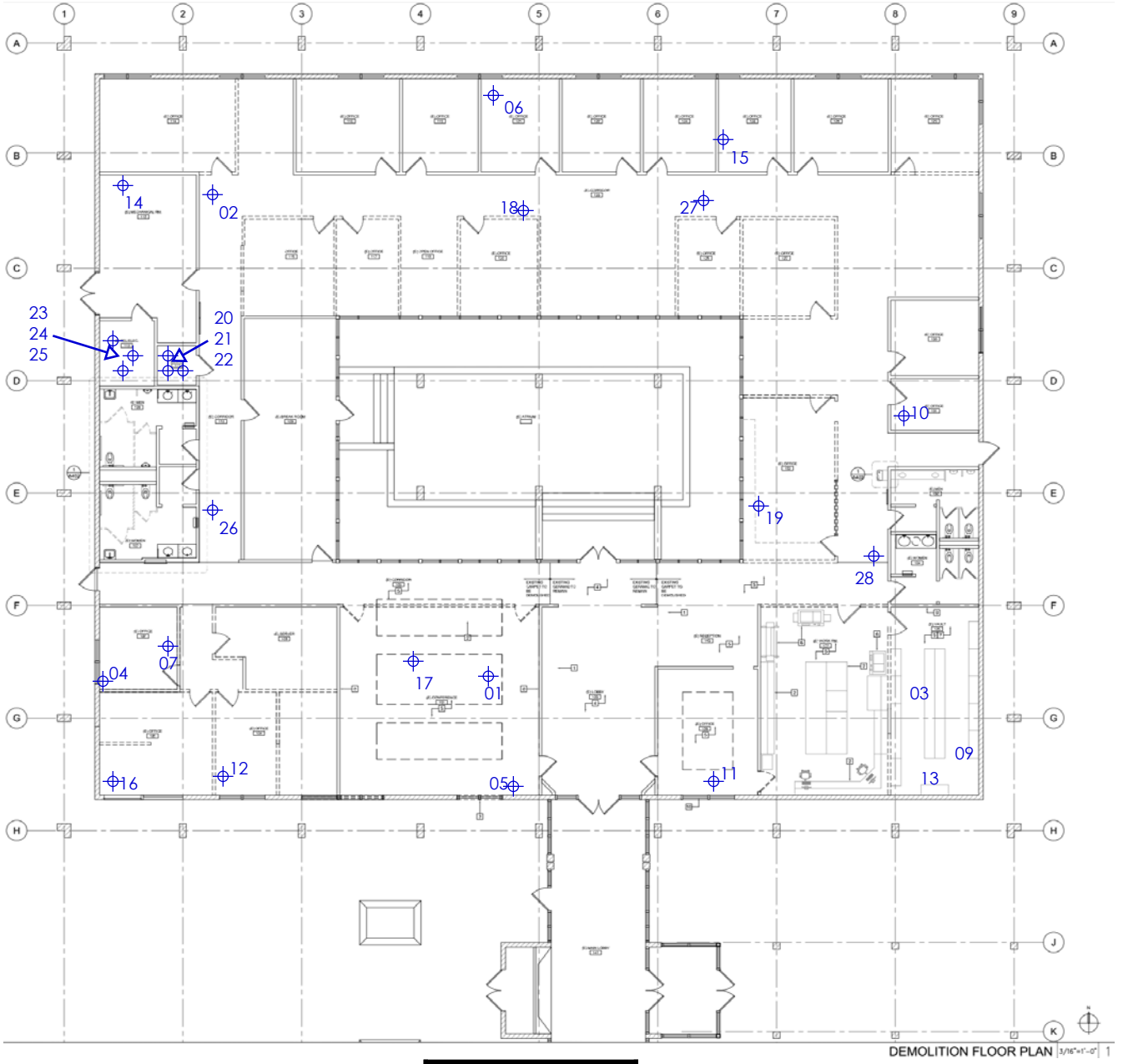
LEGEND

〃 = Continuation, same as above

NA = Not Applicable since not ACM or included in quantity otherwise
NAD = No Asbestos Detected
PACM – Presumed Asbestos Containing Material
* = Per EPA guidelines, if one sample of a homogeneous sampling area tests positive for greater than one percent asbestos then all of the material is classified as ACM.
Positive Results in Bold

Appendix A

Sample Location Plans



DEMOLITION FLOOR PLAN 3/16"=1'-0" 1

Indicates Approximate Sample Location

DATE PREPARED: 4/14/20	PREPARED BY: ML	
REVISION:	SOURCE: IDS	
PROJECT NO: 20060	APPROX. SCALE NTS	

PROJECT NAME: Inspection Report

DRAWING TITLE:

Site and Sample Location Plan
Adminstrative Building
Seismic Retro, ADA & TI Project

CLIENT: **Municipal Water District of Orange Co.**

FIGURE NO. 1

Appendix B

Asbestos Sample Analysis Reports and
Chain of Custody

ENVIRONMENTAL LABORATORIES LLC

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Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel CA 92677
Attn.: Mike Lyssy

Report Number 2039540

Project Number
Project Name MWDOC
Location Admin Bldg
PO Number
WO Number

Date Received 04/14/2020
Date Analyzed 04/21/2020
Date Reported 04/21/2020

Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-001	Conf Rm					
01	2x2 CT, White/Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber	30%	None Detected	
			Mineral Wool	10%		
			Perlite	50%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-002	Corridor NW					
02	2x2 CT, White/Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber	30%	None Detected	
			Mineral Wool	10%		
			Perlite	50%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-003	Storage Rm					
03	2x2 CT, White/Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber	30%	None Detected	
			Mineral Wool	10%		
			Perlite	50%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-004	Rm 104					
04	Carpet Glue, Yellow, Non-homogeneous	LAYER 1 100%	Synthetic Fiber	<1%	None Detected	
			Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-005	Conf Rm					
05	Carpet Glue, Yellow, Non-homogeneous	LAYER 1 100%	Synthetic Fiber	<1%	None Detected	
			Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-006	Rm 118					
06	Carpet Glue, Yellow, Non-homogeneous	LAYER 1 100%	Synthetic Fiber	2%	None Detected	
			Adhesive Binders/Filler	98%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

ENVIRONMENTAL LABORATORIES LLC

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28202 Cabot Road, Suite 300
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Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-007	Rm 104					
07	Carpet Glue, Yellow, Non-homogeneous	LAYER 1 100%	Synthetic Fiber Adhesive Binders/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-008	Corridor W					
08	Drywall, Beige/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	75% <1 25%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-009	Rm 108					
09	Drywall, Beige/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	25% <1 75%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-010	Rm 131					
10	Drywall, White/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	40% <1 60%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-011	Rm 138					
11	Drywall, White/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	25% <1 75%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-012	Rm 104					
12	Joint Compound, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Perlite Binder/Filler	80% 5% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

ENVIRONMENTAL LABORATORIES LLC

1508 East 33rd Street
Signal Hill, CA 90755
Toll: 888-207-2022
Tel: 562-206-2770
Fax: 562-206-2773

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel CA 92677
Attn.: Mike Lyssy

Report Number 2039540

Project Number
Project Name MWDOC
Location Admin Bldg
PO Number
WO Number

Date Received 04/14/2020
Date Analyzed 04/21/2020
Date Reported 04/21/2020

Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-013	Rm 108					
13	Joint Compound, White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Quartz Perlite Binder/Filler	50% 30% 10% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-014	Mech Rm					
14	Joint Compound, White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Mica Binder/Filler	68% 15% 15%	Chrysotile	2%
	Asbestos Present: Yes		Total % Non-Asbestos:	98.0%	**Total %Asbestos:**	**2.0%**
2039540-015	Rm 128					
15	Joint Compound, White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Perlite Binder/Filler	80% 5% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-016	Rm 105					
16	Joint Compound, White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Perlite Binder/Filler	80% 5% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-017	Conf Rm					
17	Duct Seam Mastic, Cream, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-018	Corridor N					
18	Duct Seam Mastic, Cream, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-019	Rm 132					
19	Duct Seam Mastic, Cream, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-020	Janitorial Closet					
20A	12x12 "Speckle", Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder/ Filler	60% 40%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-021	Janitorial Closet					
20B	Mastic, Black, Non-homogeneous	LAYER 1 100%	Adhesive Binders/Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-022	Janitorial Closet					
21A	12x12 "Speckle", Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder/ Filler	60% 40%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-023	Janitorial Closet					
21B	Mastic, Black, Homogeneous	LAYER 1 100%	Adhesive Binders/Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-024	Janitorial Closet					
22A	12x12 "Speckle", Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder/ Filler	60% 40%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2039540

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Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-025	Janitorial Closet					
22B	Mastic, Black, Non-homogeneous	LAYER 1	Cellulose Fiber	<1%	None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-026	Elec Rm					
23A	12x12 FT, Cream "Speckle", Homogeneous	LAYER 1			Chrysotile	3%
		100%	Calcium Carbonate	67%		
			Vinyl Binder/ Filler	30%		
	Asbestos Present: Yes		Total % Non-Asbestos:	97.0%	**Total %Asbestos:**	**3.0%**
2039540-027	Elec Rm					
23B	Mastic, Black, Homogeneous	LAYER 1			Chrysotile	5%
		100%	Bituminous Matrix	95%		
	Asbestos Present: Yes		Total % Non-Asbestos:	95.0%	**Total %Asbestos:**	**5.0%**
2039540-028	Elec Rm					
24A	12x12 FT, Cream "Speckle", Homogeneous	LAYER 1			Chrysotile	3%
		100%	Calcium Carbonate	67%		
			Vinyl Binder/ Filler	30%		
	Asbestos Present: Yes		Total % Non-Asbestos:	97.0%	**Total %Asbestos:**	**3.0%**
2039540-029	Elec Rm					
24B	Mastic, Black, Homogeneous	LAYER 1			Chrysotile	5%
		100%	Bituminous Matrix/Filler	95%		
	Asbestos Present: Yes		Total % Non-Asbestos:	95.0%	**Total %Asbestos:**	**5.0%**
2039540-030	Elec Rm					
25A	12x12 FT, Cream "Speckle", Homogeneous	LAYER 1			Chrysotile	3%
		100%	Calcium Carbonate	67%		
			Vinyl Binder/ Filler	30%		
	Asbestos Present: Yes		Total % Non-Asbestos:	97.0%	**Total %Asbestos:**	**3.0%**
2039540-031	Elec Rm					
25B	Mastic, Black, Homogeneous	LAYER 1			Chrysotile	5%
		100%	Bituminous Matrix/Filler	95%		
	Asbestos Present: Yes		Total % Non-Asbestos:	95.0%	**Total %Asbestos:**	**5.0%**

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Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel CA 92677
Attn.: Mike Lyssy

Report Number 2039540

Project Number
Project Name MWDOC
Location Admin Bldg
PO Number
WO Number

Date Received 04/14/2020
Date Analyzed 04/21/2020
Date Reported 04/21/2020

Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2039540-032	Corridor W					
26A	Basecove 4", Gray, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-033	Corridor W					
26B	Glue, Cream, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-034	Corridor N					
27A	Basecove 4", Gray, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-035	Corridor N					
27B	Glue, Cream, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-036	Corridor SE					
28A	Basecove 4", Gray, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2039540-037	Corridor SE					
28B	Glue, Cream, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2039540

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Date Sampled 04/14/2020
Sampled By Thom Gannon
Total Samples 37

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Fred Chappelear

Approved Signatory Cristina E. Tabatt

NVLAP TESTING
NVLAP Lab Code 500044-0

PACIFIC ENVIRONMENTAL

2039540

Date:	04/14/2020
Client:	MWDOC
Site:	Admin Bldg
Project No:	
Inspector(s):	Thom. Gannon

Page 1 of 2

ASBESTOS BULK SAMPLE FIELD LOG AND CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Condition
.01	2x2 CT	Conf Rm	
.02	" "	Corridor NW	
.03	" "	Storage Rm	
.04	Carpet Glue	Rm 104	
.05	" "	Conf Rm.	
.06	" "	Rm 118	
.07	Drywall	Rm 104	
.08	" "	Corridor W.	
.09	" "	Rm 108	
.10	" "	Rm 131	
.11	" "	Rm 138	
.12	Joint Compound	Rm. 104	
.13	"	Rm 108	
.14	"	Mech. Rm	
.15	"	Rm 128	
.16	"	Rm 105	
.17	Duct Seam Mastic	Conf Rm	≈150Lf
.18	" "	Corridor N.	/
.19	" "	Rm 132	/
.20	12x12 White "Speckle"	Janitorial Closet	≈30ϕ
.21	" "	" "	
.22	" "	" "	/
.23	12x12 Beige FT	Elec. Rm	≈100ϕ
.24	" "	" "	/

Any questions please call Thom. Gannon 949-289-3567

Analytical Method: PLM

Turn Around Time: 24 48 72 (STD) RUSH
Please email results to
mike@pacificenvironmental.com and
results@pacificenvironmental.com

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel, California 92677

CHAIN OF CUSTODY:

Name	Signature	Date/Time
Thomas Gannon		04/14/2020
Jackie Tayag		4/14/20 11:04

PACIFIC ENVIRONMENTAL

2039540

Date:	04/14/2020
Client:	MWDOC
Site:	ADMIN. BLDG.
Project No:	
Inspector(s):	Thom. Gannon

Page 2 of 2

ASBESTOS BULK SAMPLE FIELD LOG AND CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Condition
25	12x12 BEIGE FT	ELEC. ROOM	≈ 100 ft
26	BASECOVE 4" GRAY	CORRIDOR W	
27	" "	" N	
28	" "	" SE	

Any questions please call Thom. Gannon 949-289-3567

Analytical Method: PLM

Turn Around Time: 24 48 72 (STD) RUSH
Please email results to
mike@pacificenvironmental.com and
results@pacificenvironmental.com

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel, California 92677

CHAIN OF CUSTODY:

Name	Signature	Date/Time
Thomas Gannon		04/14/2020
Jackie Tayag		4/14/20 1108

Appendix C

Lead Sample Analysis Reports and
Chain of Custody

AmeriSci Los Angeles
24416 S Main St., Ste. 308
Carson, CA 90745
Phone: (310) 834-4868 Fax: (310) 834-4772

Laboratory Report

Report Date: 6/12/2020
Workorder No: **420061035**

Customer: **Pacific Environmental Company**
28202 Cabot Road, Suite 300
Laguna Niguel, CA 92677

Attention: Mike Lyssy

Subject: **Fountain Valley; MWDOC; Paint Chip Sampling**

Sample 1: **LP-01** Description: Administration A - N. Corridor / Drywall - White - Wood
Collection Date: 06/05/2020 Received Date: 06/05/2020 Time: 11:20
Matrix: Solid

Parameter	Method	Results	Unit	PQL	Tech	Analysis Date	Qual
Lead, Solid, ICP	EPA 3050B/6010B	<30	ppm	30	TN	6/12/2020	RL1

Sample 2: **LP-02** Description: Administration A - NW Corridor / Brick - White - Wood
Collection Date: 06/05/2020 Received Date: 06/05/2020 Time: 11:20
Matrix: Solid

Parameter	Method	Results	Unit	PQL	Tech	Analysis Date	Qual
Lead, Solid, ICP	EPA 3050B/6010B	32	ppm	10	TN	6/6/2020	

Sample 3: **LP-03** Description: Administration A - Conference Rm / Drywall - White - Wood
Collection Date: 06/05/2020 Received Date: 06/05/2020 Time: 11:20
Matrix: Solid

Parameter	Method	Results	Unit	PQL	Tech	Analysis Date	Qual
Lead, Solid, ICP	EPA 3050B/6010B	<30	ppm	30	TN	6/12/2020	RL1

Sample 4: **LP-04** Description: Administration A - Copy Room / Drywall - Beige - Wood
Collection Date: 06/05/2020 Received Date: 06/05/2020 Time: 11:20
Matrix: Solid

Parameter	Method	Results	Unit	PQL	Tech	Analysis Date	Qual
Lead, Solid, ICP	EPA 3050B/6010B	<30	ppm	30	TN	6/12/2020	RL1

AmeriSci Los Angeles
24416 S Main St., Ste. 308
Carson, CA 90745
Phone: (310) 834-4868 Fax: (310) 834-4772

Workorder No: **420061035**

RL1: Sample was diluted due to the nature of the sample matrix. Elevated reporting limit are provided.

AmeriSci Reporting Limit is represented by the PQL. The analytical results within this report relate only to the specific compounds and samples investigated, and may not necessarily reflect other apparently similar material from a similar location. This report shall not be reproduced, except in full, without the written approval of AmeriSci Los Angeles. All analytical Batch data met quality control criteria unless other wise noted.

To the best of my knowledge this report is true and accurate.

Authorized by/Title: _____ Date: 6/12/2020

Taylor Ngan / Chemist

AMERISCI
www.amerisci.com

Asbestos, Lead Analysis Chain of Custody

AMERISCI JOB #: 4200161035

AMERISCI LOS ANGELES
24416 S Main St. Suite 308
Carson, CA 90745
Phone (310) 834-4868
Fax (310) 834-4772

COMPANY:	ADDRESS:	P.O.#:
Pacific Environmental	28202 Cabot Rd. / Suite 300 Laguna Niguel, CA. 92677	

PROJECT INFORMATION	ANALYSIS TYPE	TURNAROUND TIME					AIR FILTER INFORMATION:	
		RUSH	24 HR	48 HR	72 HR	5 DAY		
JOB NAME: MWDOC	ASBESTOS TEM AHERA						MCE	
	ASBESTOS PLM BULK						PC	
JOB NUMBER: Fountain Valley	ASBESTOS PCM AIR						25 mm	
	ASBESTOS PLM 1000 P.C.						37 mm	
JOB MANAGER: Raed Sahawneh	LEAD AIR						0.45 um	
	LEAD WIPE						0.80 um	
JOB DESCRIPTION: Paint Chips Sampling	LEAD PAINT / SOLID					✓	TEMP:	
	OTHER:						OTHER:	

INITIAL RESULTS DELIVERY: ☐ FAX ☒ EMAIL ☐ VERBAL ☐ MAIL ONLY

RETURN SAMPLES YES_____

REPORTS TO: Mike Lyssy – Pacific Env.

PHONE: (949) 289-3565

INVOICE TO: Mike Lyssy – Pacific Env.

FAX:

COMMENTS:

EMAIL: mikelyssy@gmail.com

PAGER/CELL:

SAMPLE ID	SAMPLE LOCATION	START TIME	STOP TIME	TOTAL TIME	X	LITERS /MIN.	=	TOTAL VOLUME	AREA SQUARE FT
LP-01	Administration A – N. Corridor / Drywall – White – wall								
LP-02	– NW corridor / Brick – White – wall								
LP-03	– Conference Rm / Drywall – White – wall								
LP-04	– Copy room / Drywall – Beige – wall								

SAMPLED BY:	DATE/TIME:	RECEIVED BY:	DATE/TIME:
Raed Sahawneh	6/5/20 1030		
RELINQUISHED BY:	DATE/TIME:	RECEIVED BY:	DATE/TIME:
Raed Sahawneh	6/5/20		
RELINQUISHED BY:	DATE/TIME:	RECEIVED IN LAB BY:	DATE/TIME:
		[signature]	6/5/20 C 11:20

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel, CA 92677
Attn: Mike Lyssy

Project Number:
Project Name: MWDOC
Location: Admin Bldg.

Report Number: **2039541**

Date Received: 4/14/2020
Date Analyzed: 4/21/2020
Date Reported: 4/21/2020

Date Sampled: 4/14/2020
Sampled By: Thom Gannon
Total Samples: 1

Analytical Method: **EPA 7420/3050**
Reporting Limit: **20 µg**

TTLC - Lead (Pb) in Solids by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2039541-001 Pb-01	Off-white wall tile- Men's RR	0.5022	< 40

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have not been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

PACIFIC
ENVIRONMENTAL

2039541

Date:	04/14/2020
Client:	MWDOC
Site:	Admin Bldg.
Project No:	
Inspector(s):	Thom. Gannon

"All 4 Restrooms have the same ceramic tile"

Page 1 of 1

SUSPECT Pb

SAMPLE FIELD LOG AND CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Condition
Pb-01	Off White Wall Tile	Mens RR	

Any questions please call Thom. Gannon 949-289-3567

Analytical Method:

Turn Around Time: 24 48 72 (STD) RUSH
Please email results to
mike@pacificenvironmental.com and
results@pacificenvironmental.com

Pacific Environmental Company
28202 Cabot Road, Suite 300
Laguna Niguel, California 92677

CHAIN OF CUSTODY:

Name	Signature	Date/Time
Thomas Gannon		04/14/2020
Jackie Tang		4/14/20 1108