



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

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1. EXECUTIVE SUMMARY

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ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
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CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
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RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

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Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD - MOLD -
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



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Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com		SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - LEAD - MOLD -
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>		CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>		JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>

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WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

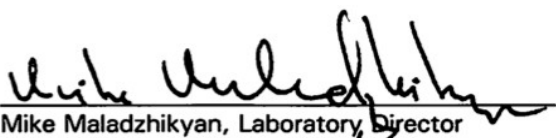
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



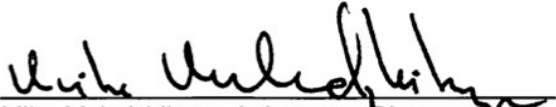
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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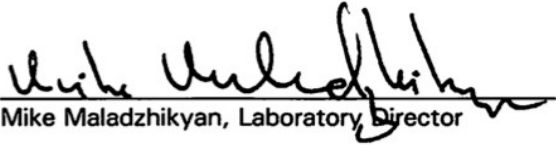
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



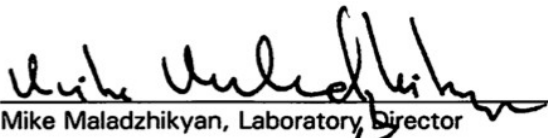
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



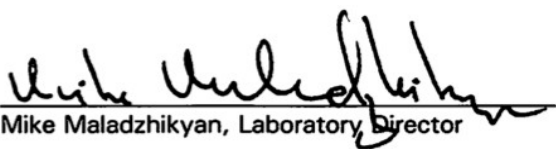
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



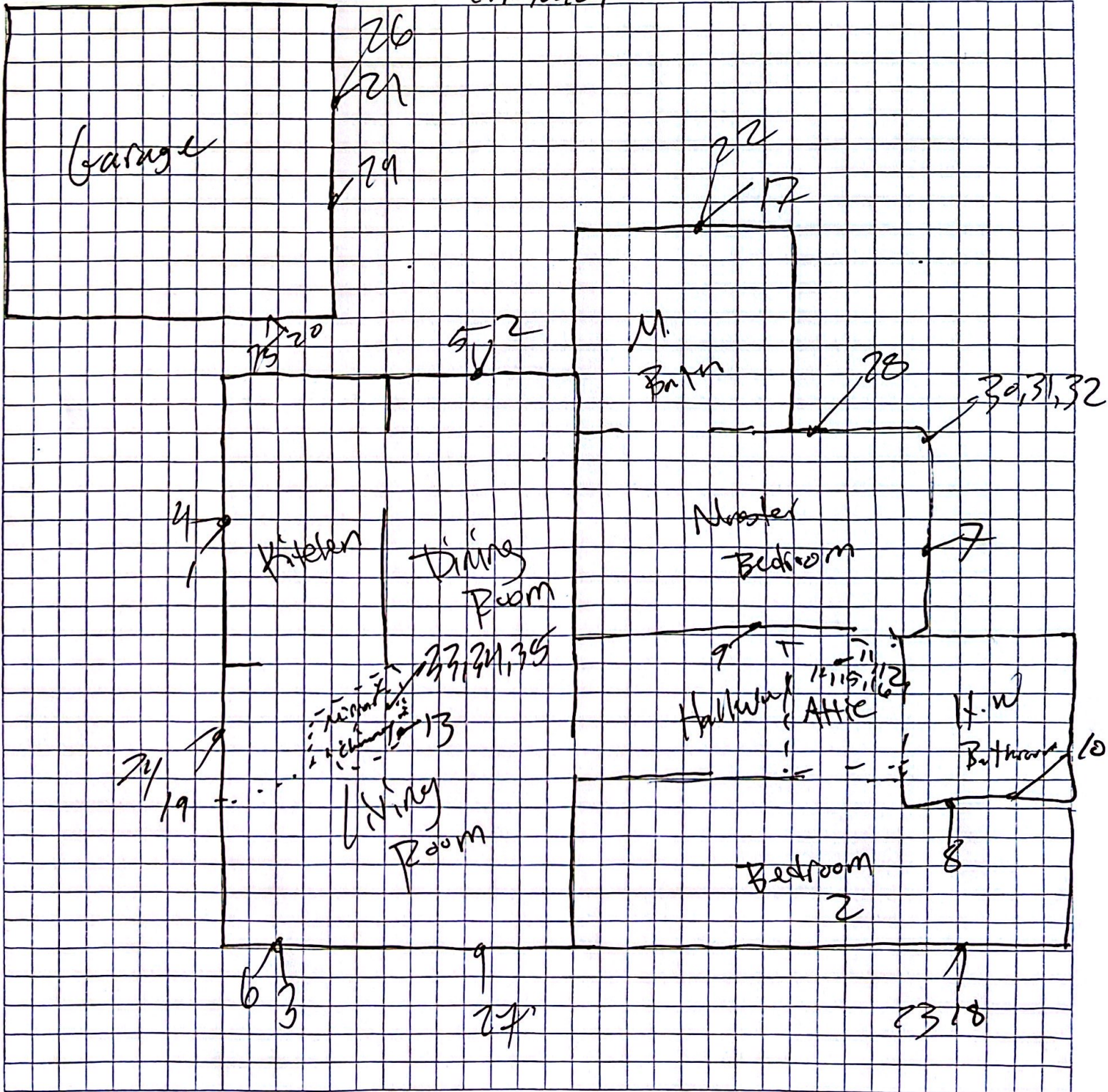
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





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11/04/25

APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



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11/04/25

APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name: Jay Burton Date: June 23, 2025

Signature: [Signature]

State Pest Control License No. 8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

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11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



- 25BLD-2706
11/04/25
- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

23BLD-2706

11/04/25

The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
25BLD-2706
11/04/25

POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
11/04/25
RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706

11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD: _____ MOLD: _____
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>6/23/25</u>	<u>Charbel Kassiss</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com		SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - LEAD - MOLD -
TURNAROUND: RUSH 6HR 24HR FLAME AA M001 M041 PCM ☒ PLN		CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>		JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassir</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassir</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

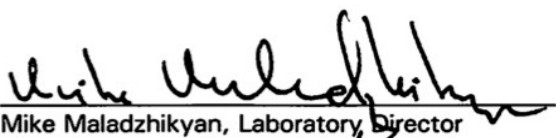
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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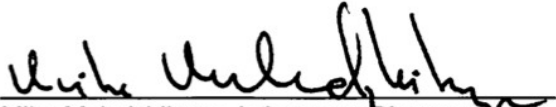
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


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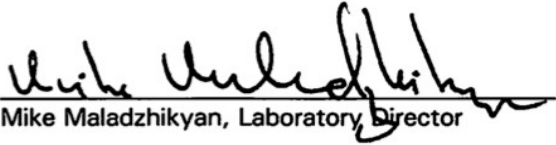
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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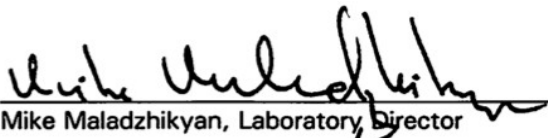
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



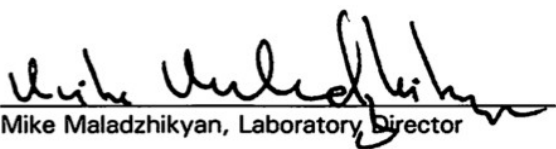
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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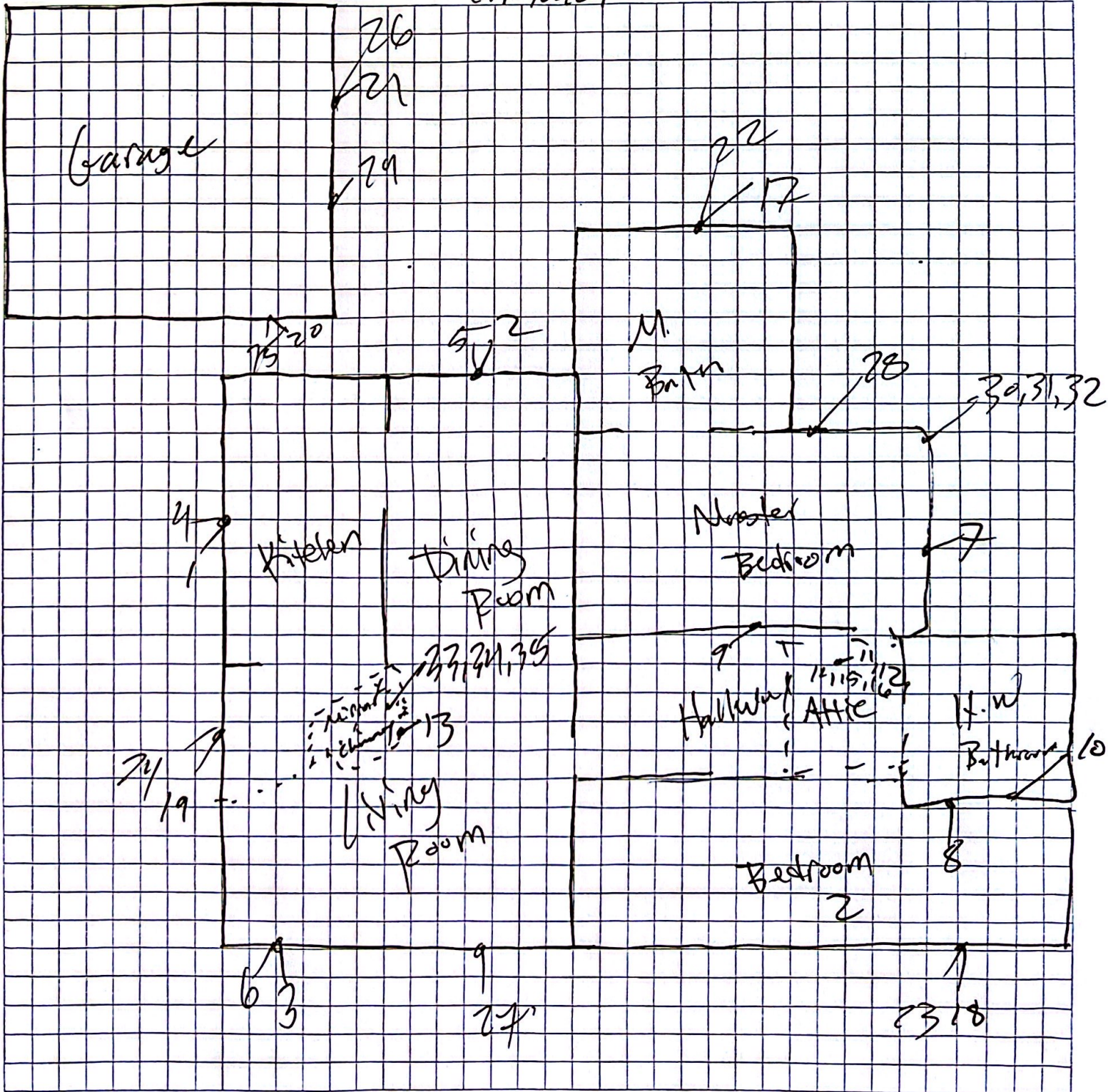
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





25BLD-2706
11/04/25

APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



25BLD-2706
11/04/25

APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name: Jay Burton Date June 23, 2025

Signature: [Signature]

State Pest Control License No. 8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
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- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

25BLD-2706

11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
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CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
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RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD: _____ MOLD: _____
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

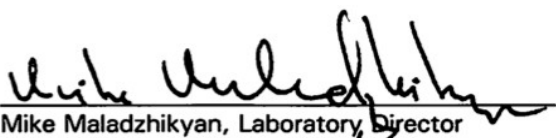
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

This report only applies to the sample(s) tested. This report must not be reproduced except in full, unless approved by Western Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Western Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



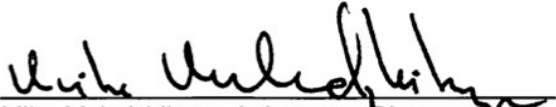
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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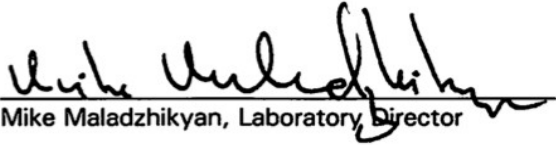
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



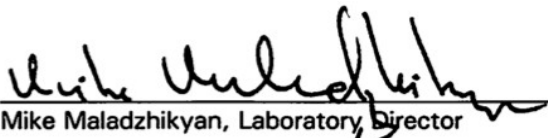
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



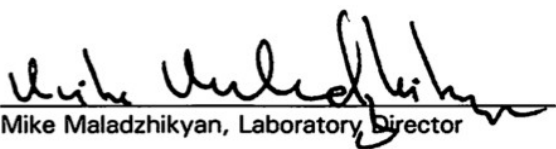
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



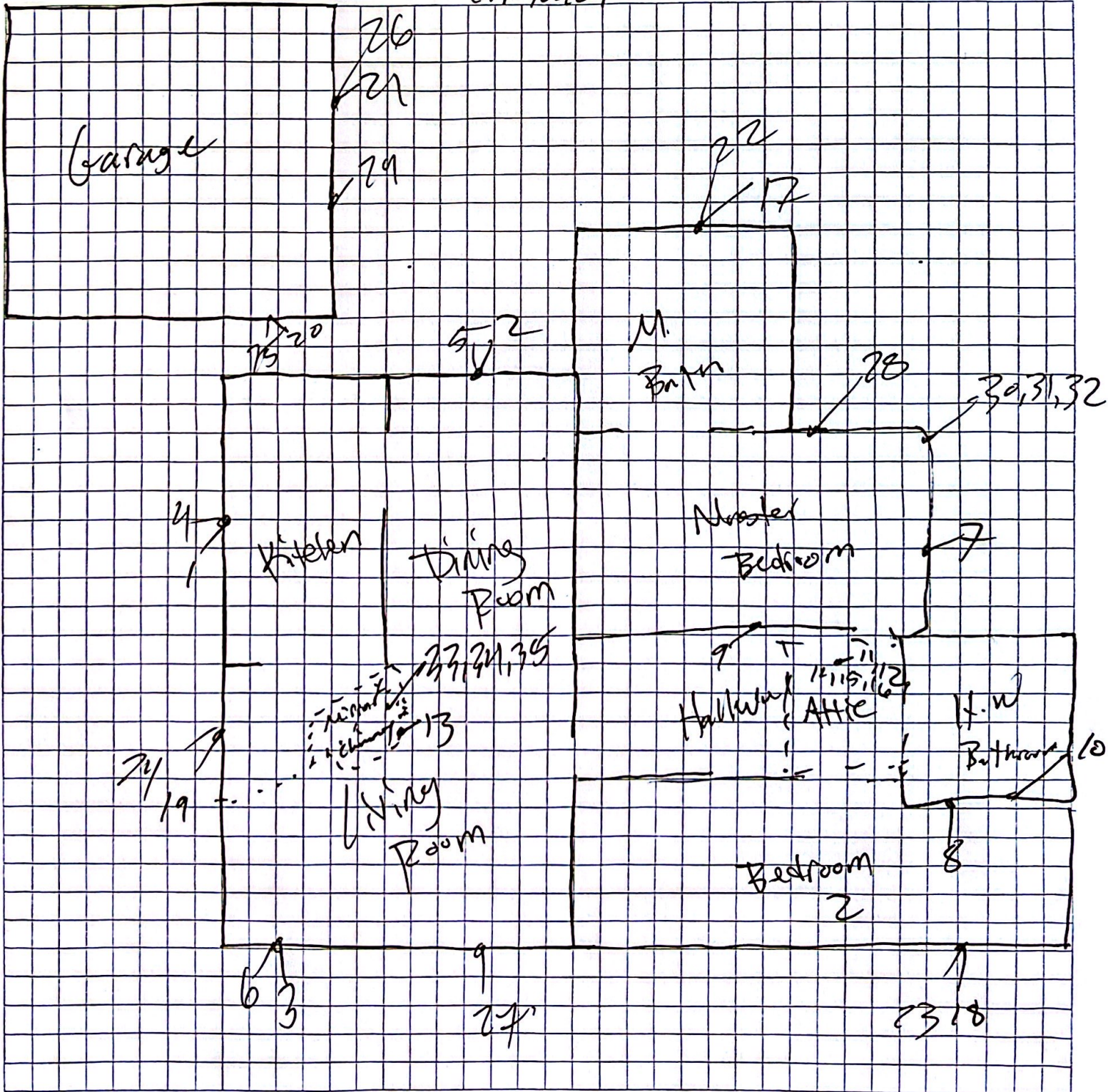
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





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APPENDIX D
PHOTOGRAPHS (IF REQUESTED)



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APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name: Jay Burton Date: June 23, 2025

Signature: [Signature]

State Pest Control License No. 8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

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11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



- 25BLD-2706
11/04/25
- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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11/04/25

The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
25BLD-2706
11/04/25

POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
11/04/25
RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

25BLD-2706

11/04/25

Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



25BLD-2706
11/04/25

APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706

11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>6/23/25</u>	<u>Charbel Kassiss</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey - 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown - 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown - 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

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25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

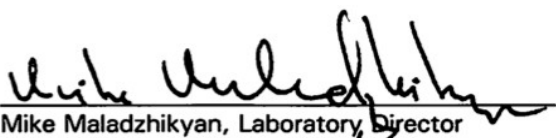
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



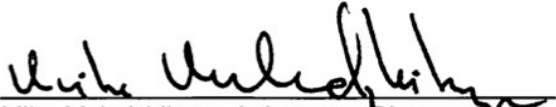
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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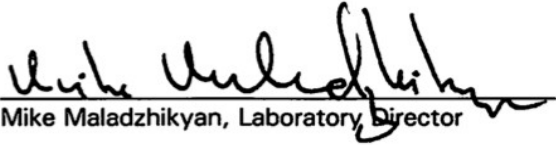
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

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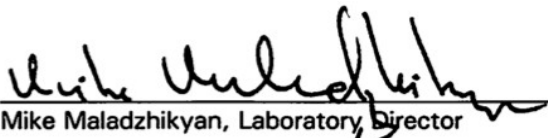
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



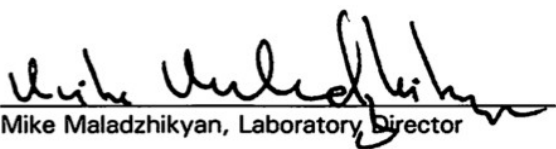
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



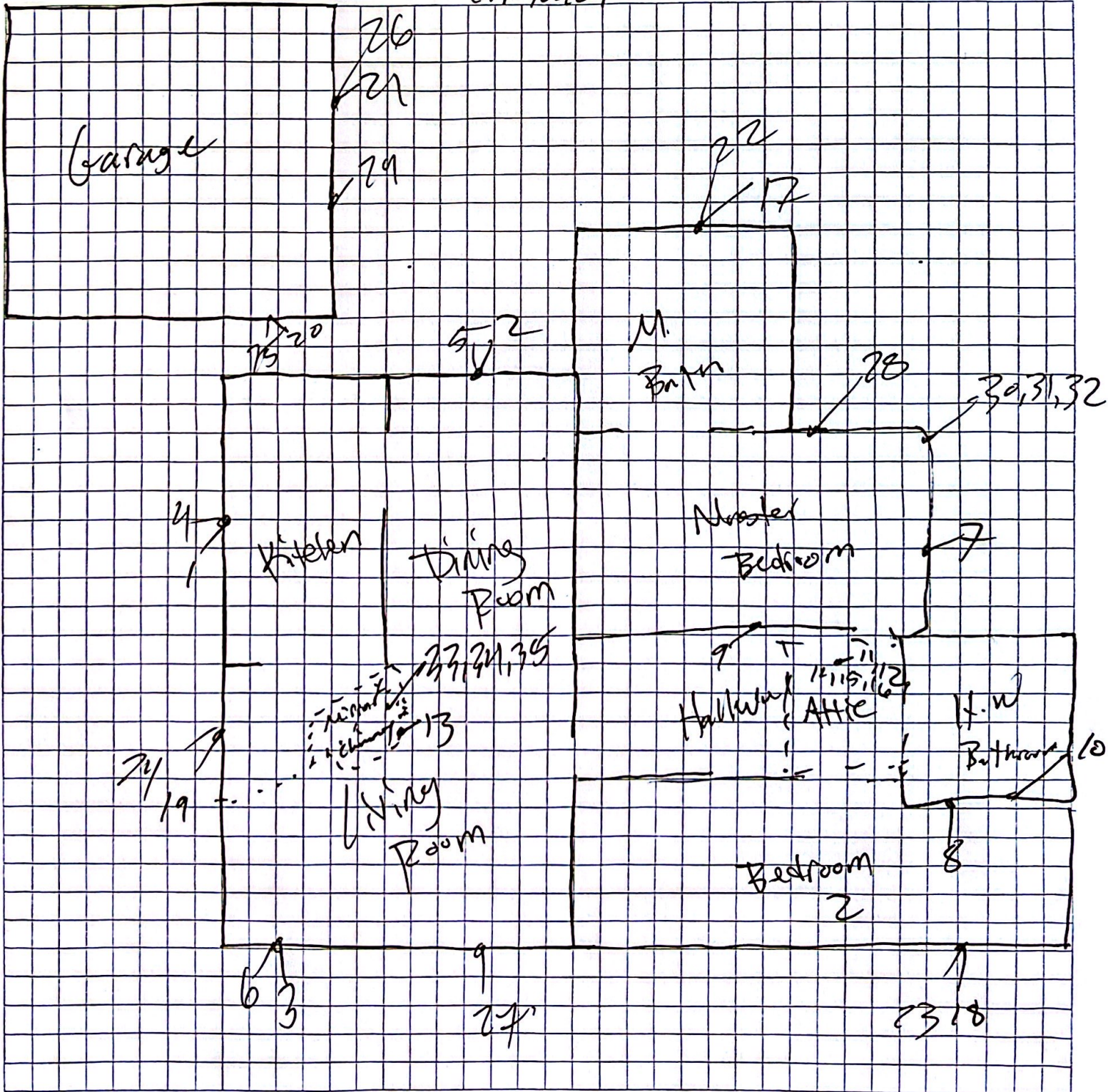
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





25BLD-2706
11/04/25

APPENDIX D
PHOTOGRAPHS (IF REQUESTED)



25BLD-2706
11/04/25

APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 1. EXECUTIVE SUMMARY**
- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

25BLD-2706

11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent ($>0.1\%$) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
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CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
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RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD: _____ MOLD: _____
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	
11	Attic	(yellow) Insulation ~ 400 SF
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

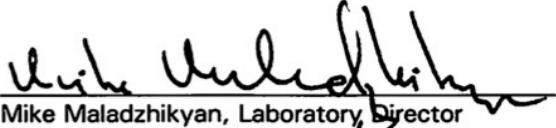
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

This report only applies to the sample(s) tested. This report must not be reproduced except in full, unless approved by Western Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Western Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



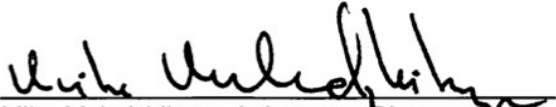
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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



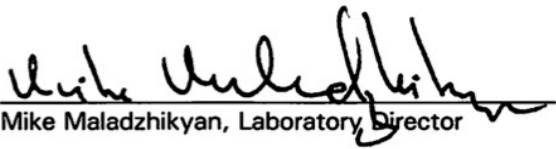
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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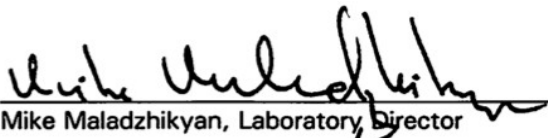
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



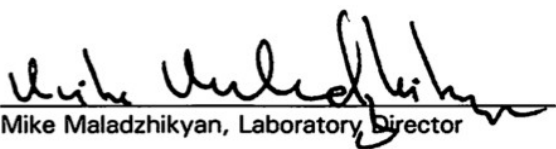
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



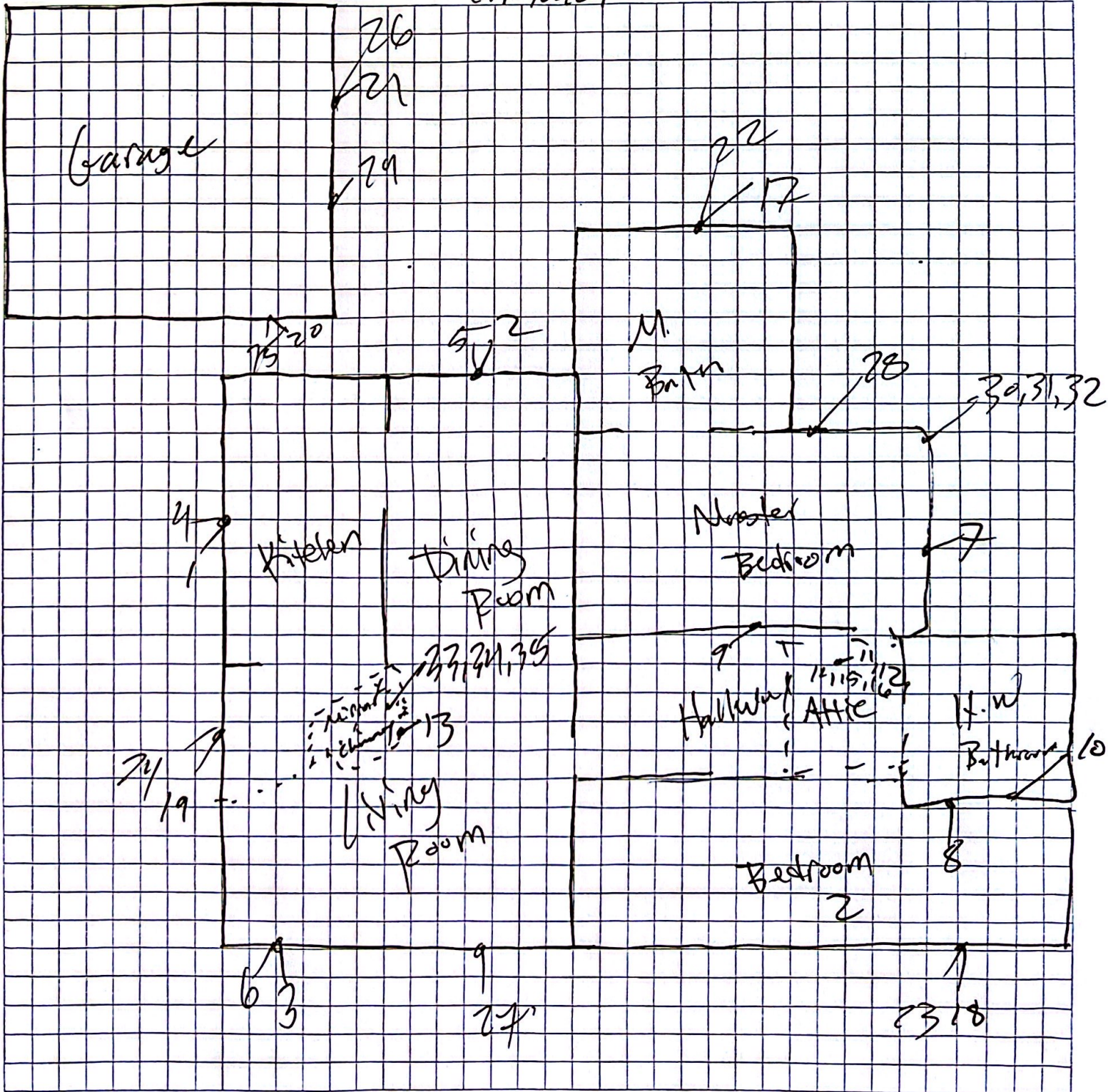
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





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APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



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APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

TABLE OF CONTENTS

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- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

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11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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11/04/25
- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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11/04/25

The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
25BLD-2706
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
25BLD-2706
11/04/25

POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
11/04/25
RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



25BLD-2706
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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706
11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Chabel Kassis</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD - MOLD -
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	
11	Attic	(yellow) Insulation ~ 400 SF
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Chabel Kassis Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassir</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP Accredited

Star @ 2/10
CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassir</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT:

ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

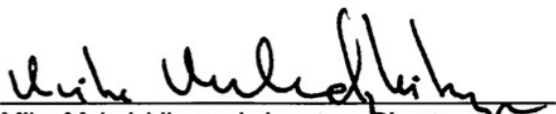
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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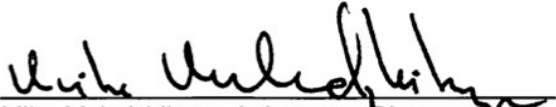
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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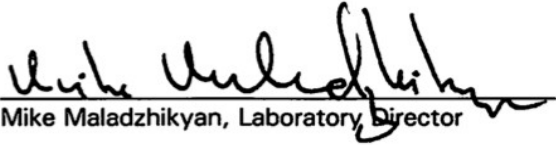
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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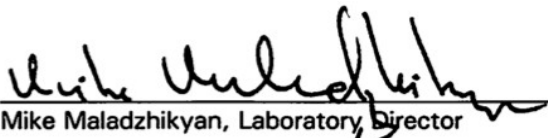
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



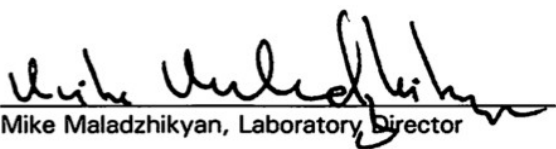
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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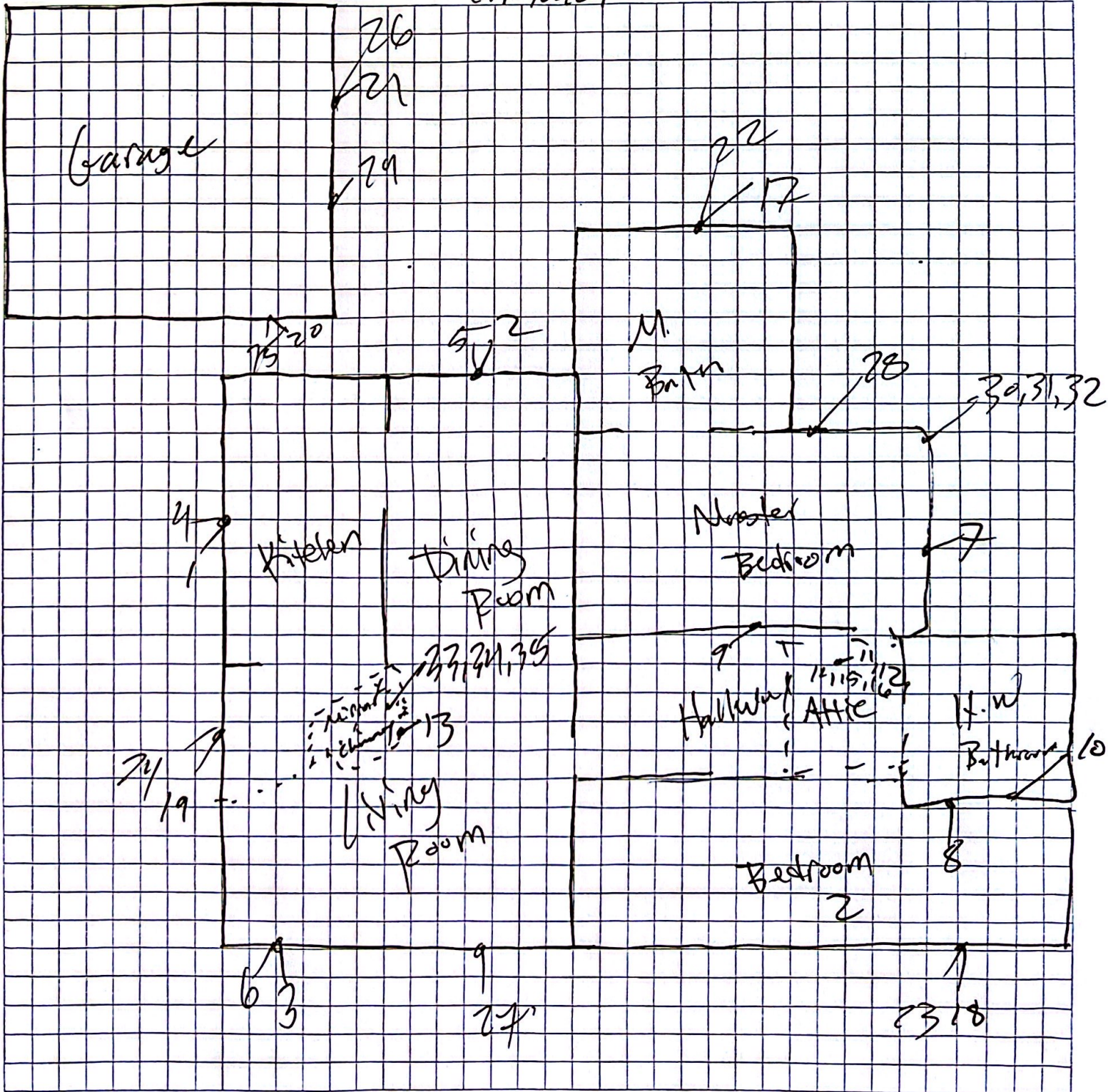
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





25BLD-2706
11/04/25

APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



25BLD-2706
11/04/25

APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 1. EXECUTIVE SUMMARY**
- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

25BLD-2706

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ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
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CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
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RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706
11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassir</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD: <u> </u> MOLD: <u> </u>
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Charbel Kassir Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

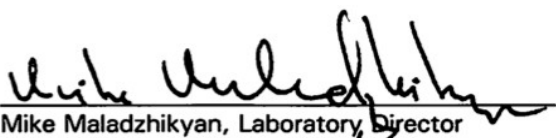
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



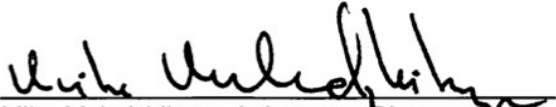
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



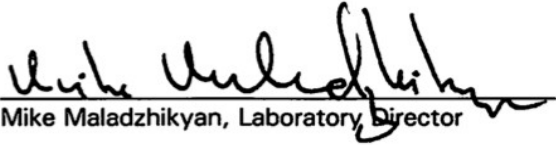
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



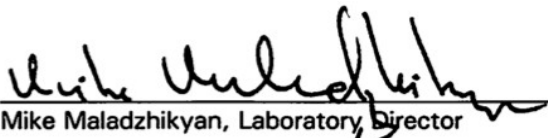
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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



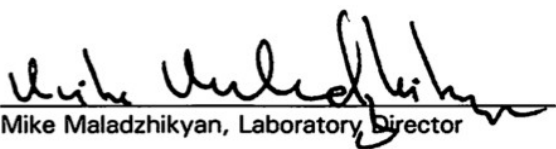
25BLD-2706

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SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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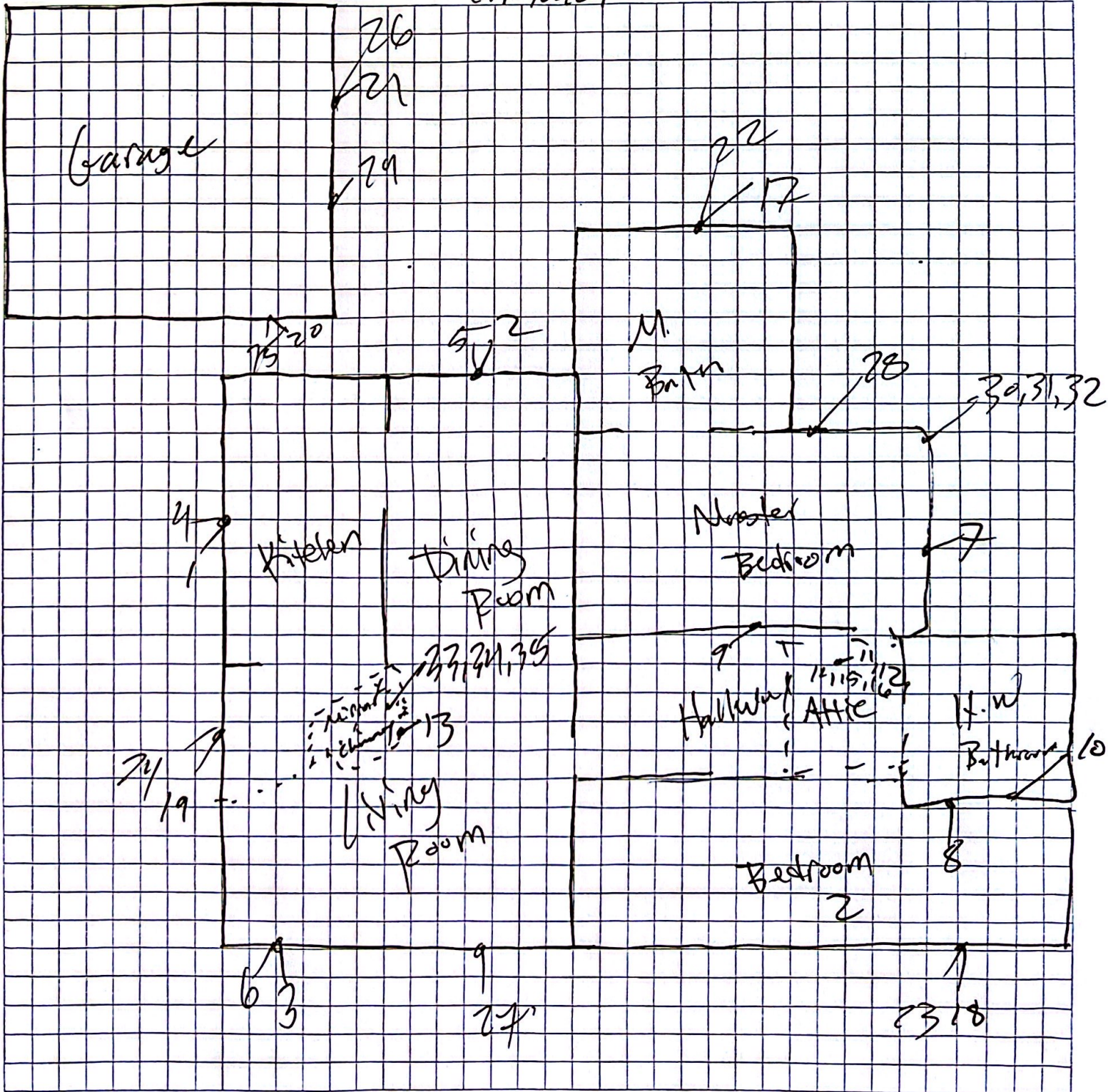
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





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APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



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APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

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11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



- 25BLD-2706
11/04/25
- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent (>0.1%) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
25BLD-2706
11/04/25

CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
25BLD-2706
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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11/04/25

POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
11/04/25
RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

25BLD-2706

11/04/25

Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



25BLD-2706
11/04/25

APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706
11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD - MOLD -
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	
11	Attic	(yellow) Insulation ~ 400 SF
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
6/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassis</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassis</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

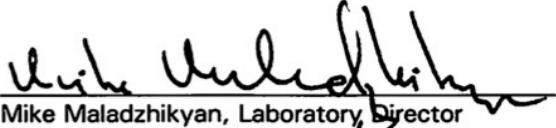
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

This report only applies to the sample(s) tested. This report must not be reproduced except in full, unless approved by Western Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Western Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



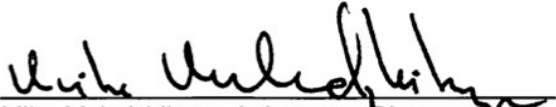
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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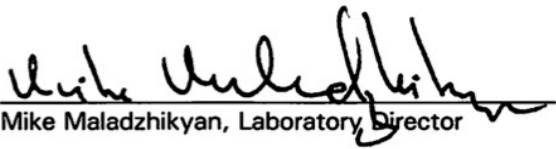
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

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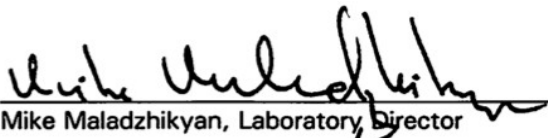
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



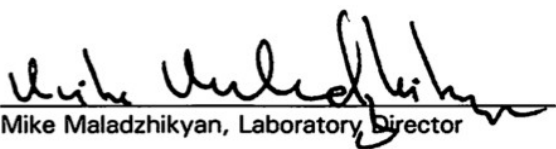
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



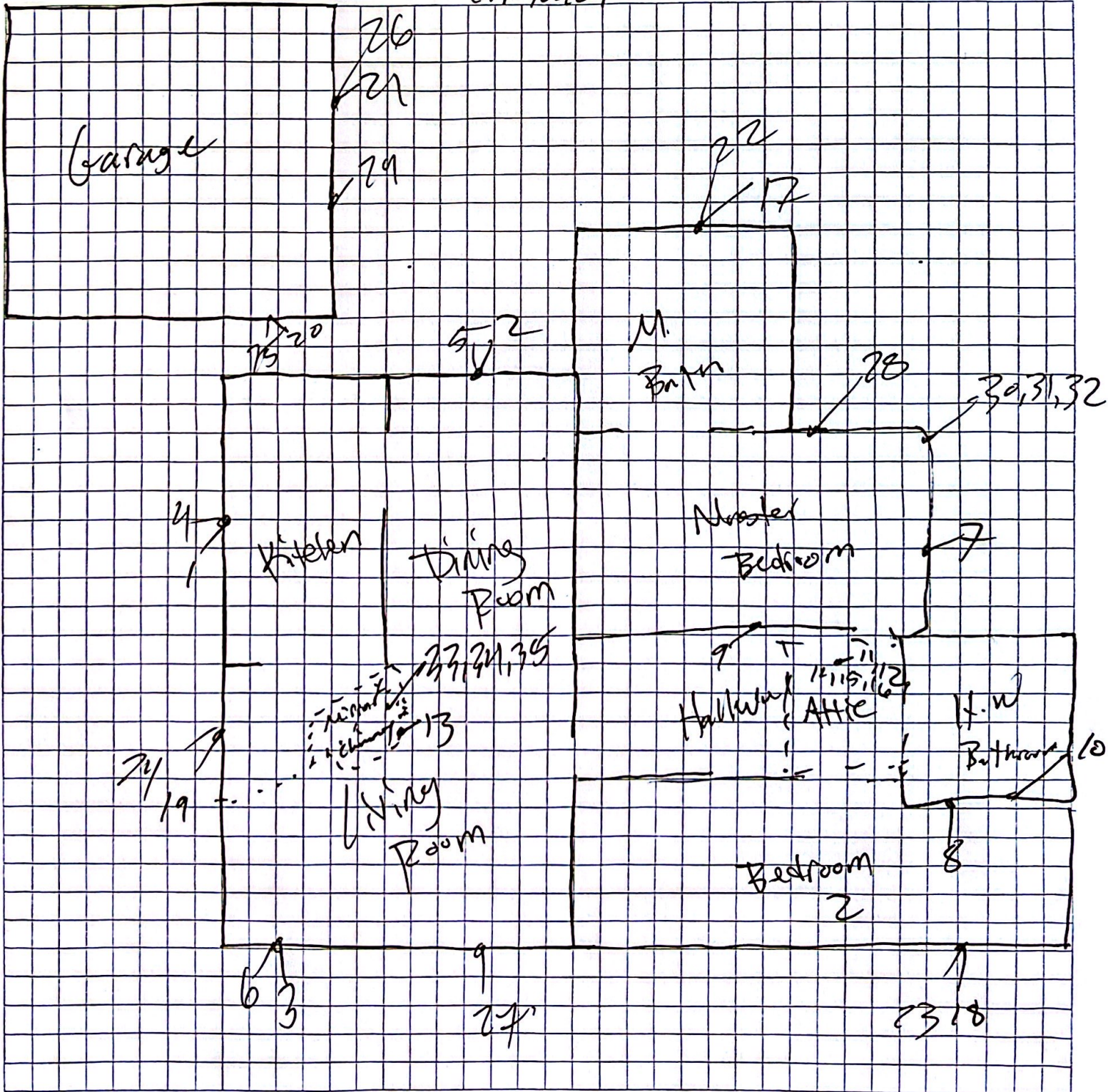
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





25BLD-2706
11/04/25

APPENDIX D
PHOTOGRAPHS (IF REQUESTED)



25BLD-2706
11/04/25

APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



25BLD-2706
11/04/25





The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562



LIMITED ~~ASBESTOS~~ SURVEY REPORT

11/04/25

Residential – Demolition Survey

**2958 Delaware Ave
Santa Monica, California 90404**

June 23, 2025

Submitted To:

**Stephen Anderson
2958 Delaware Ave
Santa Monica, California 90404**

Prepared By:

**ASAP Enviro Pros
11856 Balboa Boulevard, Suite 756
Granada Hills, California 91344
P: 818.441.4245 Office P: 818.488.9174
Email: sampling_asap@yahoo.com**

A handwritten signature in black ink, appearing to read "Todd Johnson".

**Todd Johnson, CAC #01-2976
Project Manager**

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. Reasonable effort with limited destructive sampling and was conducted by ASAP's personnel to locate and sample all suspect materials within the area(s) of concern. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. ASAP does not warrant, guarantee or profess to have the ability to locate or identify all suspect materials in a structure or area(s). If additional suspect materials are identified during abatement/renovation, please call ASAP @ 818.441.4245 or 818.488.9174 for further testing.



LIMITED ASBESTOS SURVEY REPORT

ASBL-2036
11/04/25

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- 1. EXECUTIVE SUMMARY**
- 2. SCOPE OF WORK**
- 3. BUILDING PROFILE**
- 4. FINDINGS AND RECOMMENDATIONS**
- 5. CONCLUSIONS**
- 6. LIMITATIONS**

APPENDICES

- A PROCEDURES AND METHODOLOGY**
- B LABORATORY ANALYSIS REPORTS**
- C SAMPLE LOCATION MAP (IF REQUESTED)**
- D PHOTOGRAPHS (IF REQUESTED)**
- E CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION**



1. EXECUTIVE SUMMARY

25BLD-2706

11/04/25

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the parking tuck ceiling and walls suspect materials only located at 2958 Delaware Ave in California 90404 ("the Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible renovations suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

FINDINGS

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of 35 samples were collected. All 35 samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #20000037, (818) 899-0949 for analysis.

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Friable or Non-Friable / Condition
NONE					

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room
Button-Board	Living Room
Joint Compound / drywall	Master Bedroom
Joint Compound / drywall	Bedroom 2
Joint Compound / drywall	Hallway



Joint Compound / drywall	Hallway Bathroom
Vermiculite Insulation	Attic
Vermiculite Insulation	Attic
Vermiculite Insulation	Chimney Floor
Pink Insulation	Attic
Pink Insulation	Attic
Pink Insulation	Attic
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Main House Exterior Wall
Stucco, Grey	Garage Exterior Wall
Stucco, Grey	Garage Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Main House Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Vapor Barrier, Brown	Garage Exterior Wall
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Shingles, Brown	Main House Roof
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent
Mastic, Grey	Main House Roof Vent



Mastic, Brownish	25BLD-2706 11/04/25	Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during demolition.

2. SCOPE OF WORK

Objective

ASAP Enviro Pros (ASAP) conducted a South Coast Air Quality Management District (SCAQMD), Rule 1403/Limited Asbestos Survey of the entire residence suspect materials located at 2958 Delaware Ave in California 90404 ("Site"). The owner granted access and information about the structure. The survey included visual observation for asbestos containing building materials (ACM's), sampling of accessible demolition suspect materials and laboratory analysis. Findings of the survey, recommendations and conclusions are summarized below.

Scope of Work

The scope of work is based on the provisions of ASAP's proposal to Client and in general is as follows:

- *Purpose* – Specific for the future bathroom ceiling renovations.
- *Survey* - Conduct a visual examination of the exterior / interior spaces of the referenced structure in the Scope of Work on the subject property, to identify, sample, quantify and assess the condition of suspect asbestos containing materials. Sampling methodology and procedures follow, in general, AHERA requirements and local quality management district regulations.

As per the request of the Client, Federal OSHA standards, 29 CFR 1926.1101, were and a minimum of three samples were collected from each homogeneous sampling area wherever possible. The laboratory was instructed to analyze samples from each homogeneous group.



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11/04/25

- *Sample Analysis* - Samples shall be retained for 60 days, after which they will be disposed of in accordance with EPA requirements. Asbestos bulk and air samples are analyzed by laboratories accredited by the National Institute of Standards and Technology's National Voluntary Accreditation Program (NIST/NVLAP), which are participating in the AIHA Proficiency in Analytical Testing (PAT) Program and the AIHA/National Institute for Occupational Safety and Health (NIOSH) PAT Program.
- *Reporting* - Prepare a report of findings including the locations, types, condition and quantities of asbestos containing building materials found at the site. if any, a summary report of the asbestos assessment, recommendations, management options.

3. BUILDING PROFILE

GENERAL

The subject property consists of one residential structure with a parking tuck. The survey was to address the sampling due to piping within the parking tuck of the property.

STRUCTURAL SYSTEM AND BUILDING ENVELOPE

- Stucco with wood framing.

INTERIOR CONSTRUCTION AND FINISHES

Interior construction consists primarily of:

- Open and stucco with wood framing.

Floor finishes include:

- Concrete.

Ceiling finishes include:

- Stucco materials with wood framing.

MECHANICAL SYSTEMS

- Mechanical insulated materials were not encountered.

4. FINDINGS AND RECOMMENDATIONS

The sampling of suspect Asbestos Containing Materials (ACM's) was conducted under the direction of Mr. Todd Johnson, a California Certified Asbestos Consultant #01-2976 by Charbel El-Kassis, a



EPA-AHERA Building Inspector (in training) on June 23, 2025 and following the provisions of 40 CFR Part 763.86. The analysis of suspect ACM's samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy, by Western Analytical Laboratory, Inc. in Arleta, California. The laboratory is a NVLAP accredited PLM laboratory. The following materials listed in Table 1.1 contain asbestos. A copy of ASAP's analytical results is included in Appendix B. The identified ACM(s) is included on the Site Map(s) (if requested) in Appendix C, and photographs are included in Appendix D (if requested). The materials listed in Table 1.2 do not contain asbestos.

Materials containing detectable quantities of asbestos legally defined in California as materials containing percentages of asbestos equal to or greater than one-tenth of one percent (0.1%) by area were not found at this structure.

A total of six (6) samples were analyzed by a third-party laboratory. The samples were submitted to Western Analytical Laboratory, Inc., 12734 Branford Street, Suite 19, Arleta, CA 91331, NVLAP #2000037, (818) 899-0949 for analysis.

TABLE NO.	DESCRIPTION
1.1	Asbestos Containing Building Materials
1.2	Materials In Which No Asbestos Was Detected

TABLE 1.1

Asbestos Containing Building Materials

Sample #'s	Material Description	Location	% Type	SF/LF/EA	Condition
NONE					

TABLE 1.2

Materials In Which No Asbestos Was Detected

Material Description	Location
Plaster	Kitchen
Plaster	Dining Room
Plaster	Living Room
Button-Board	Kitchen
Button-Board	Dining Room



Button-Board	25BLD-2706 11/04/25	Living Room
Joint Compound / drywall		Master Bedroom
Joint Compound / drywall		Bedroom 2
Joint Compound / drywall		Hallway
Joint Compound / drywall		Hallway Bathroom
Vermiculite Insulation		Attic
Vermiculite Insulation		Attic
Vermiculite Insulation		Chimney Floor
Pink Insulation		Attic
Pink Insulation		Attic
Pink Insulation		Attic
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Main House Exterior Wall
Stucco, Grey		Garage Exterior Wall
Stucco, Grey		Garage Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Main House Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Vapor Barrier, Brown		Garage Exterior Wall
Shingles, Brown		Main House Roof
Shingles, Brown		Main House Roof



Shingles, Brown	25BLD-2706 11/04/25	Main House Roof
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Grey		Main House Roof Vent
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror
Mastic, Brownish		Living Room Belend Mirror

Management – No management is warranted at this time.

CONCLUSIONS

No further sampling is warranted unless additional suspect materials are disturbed during pipe installation.

5. LIMITATIONS

ASAP is committed to providing quality consulting services. However, asbestos survey work is not an exact science. The possibility of field and general conditions, beyond ASAP's control, that affect our work or that present a concern for the safety of our employees, our consultants building occupants and the public at the site, and insurance constraints, requires that we qualify the services we provide with the following limitations:

- Reasonable effort is made by ASAP's personnel to locate and sample all suspect materials. However, for any facility the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints typically hinder the in litigation. ASAP does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by ASAP's personnel as unsafe to access, are excluded from the scope of work.
- ASAP does not employ professional cost estimators. Statements of probable construction cost or cost estimates prepared by ASAP represent ASAP's opinion of probable costs based upon current industry information. Actual costs may fluctuate due to several variables including, but not limited to, the time the work is performed, phasing, labor availability, quantity of work performed, product availability, specification requirements, and unforeseeable changes in the economy and asbestos regulations.
- ASAP is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous materials or waste found or identified as a result of ASAP's work.



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- ASAP does not guarantee or warrant that the facility or workplace is safe, nor does ASAP's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or workplace.
 - This report was based on those conditions observed on the day(s) the field evaluation was accomplished. If changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings and recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed, and the conclusion of this report is modified and verified in writing.



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APPENDIX A

PROCEDURES AND METHODOLOGY



PROCEDURES AND METHODOLOGY

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The objective of the survey is to locate and identify suspect asbestos-containing building materials (ACM's), and to determine their friability, condition, and potential for damage. Bulk sampling and laboratory analyses conforming to contract requirements are performed to confirm asbestos content of suspect materials. Samples were analyzed by Western Analytical Laboratory, Inc. located in Arleta, California. Based on the survey information and laboratory analysis, ASAP determines hazard ratings and recommendations to assist the Client in its environmental risk management program. The procedures and methodology followed for this project are summarized below:

Inspection and Sampling

Typical Suspect Materials - Suspect materials include, but are not limited to, the following: *surfacing materials* (sprayed or troweled on structural members, ceilings and walls, such as fireproofing, thermal insulation, acoustic or decorative materials); *thermal system insulation* (pipe, boiler, tank, equipment, duct or other HVAC insulation materials); and *miscellaneous materials* (construction materials for roofs, ceilings, floors and walls, such as tiles/panels, sheeting, wallboard/joint compound, paints, coatings and roofing materials).

Inspection and Sampling - ASAP typically surveys buildings in teams of two, one person documenting the proceedings of the survey, the other performing bulk sampling and other miscellaneous activities. Small facilities or portions of large facilities are often surveyed by one individual. The team performs a preliminary visual inspection of the facility to identify and quantify suspect ACM. A sampling strategy is then developed to provide representative sampling. Efforts are made to obtain the samples from inconspicuous areas. Each sample is placed in a plastic or metal container, the container is sealed, labeled and placed in a larger storage bag. Destructive inspection methods to find concealed asbestos are used only in those areas specified, and to the extent approved by, the Client.

Throughout the process, care is taken to prevent cross-contamination of the collected samples. Sampling equipment is cleaned after each sample is obtained. In addition, sample containers are placed directly beneath each sample location, when feasible, to collect any materials which may become dislodged during the sampling process. Any debris generated by the sampling is cleaned by wet-cleaning methods. Sample locations are appropriately repaired.

Field Documentation - Samples are documented by entering the sample data on a bulk log, including a description of the material, sample number, location, condition, accessibility, friability, potential for damage, and quantity.

Laboratory Procedures and Results

Upon completion of the survey, Chain-of Custody Forms are filled out and the samples are transferred to Western Analytical Laboratory, Inc. for analysis. Bulk sample analysis is conducted by Polarized Light Microscopy (PLM) with dispersion staining as described in the "Interim Method for the Determination of Asbestos in Bulk Insulation samples," Method EPA-600/M4-82-020 (Federal Register/Volume 47, No. 103, May 27, 1982). A suspect material is immersed in a solution of known refractive index and subjected to illumination by polarized light. The color displayed enables mineral identification.



Quality Control - Quality control samples at a rate of 10% or one per project, whichever is greater, are reanalyzed by a second, independent analyst. Samples estimated to contain asbestos in amounts of 1% or less are also reanalyzed. Once analyzed, results are delivered to ASAP for evaluation and inclusion in the report. **For this project, 10% of the collected samples were not reanalyzed.**

NOTE: The amended National Emission Standard for Hazardous Air Pollutants (NESHAP), November 20, 1990, included a requirement that when the asbestos content of a bulk sample material is determined using procedures outlined in the interim method and the asbestos content is estimated to be less than 10% by a method other than *point counting*, the parties legally responsible for a Building (owner/operator) may (1) elect to assume the amount to be greater than 1% and treat the material as a regulated asbestos-containing material, or (2) require verification of the amount by the point counting method.

The purpose of this procedure is to minimize *false negative* analysis (reporting the sample as containing less than 1% asbestos for asbestos-containing samples containing greater than 1%) and *false positive* (reporting the sample as containing greater than 1% asbestos). Point counting was included in NESHAP in response to an EPA study that found an unacceptable amount of false negative and false positive analyses by methods outlined in the interim method. Unless directed otherwise by the Client, ASAP will assume that PLM analysis is acceptable for this facility.

Reminder: in California the abatement of materials with detectable quantities of asbestos - legally defined as materials containing percentages of asbestos greater than one-tenth of one percent ($>0.1\%$) by area - are regulated by Cal/OSHA and therefore considered positive in this report.

Material Assessment

Friability - During the survey, materials are classified as either *friable* or *non-friable*. For most materials, friability is simple to determine. However, select materials require special consideration. For example, joint compound in generally good condition and covered by an impermeable finish (e.g., paint, coatings or wall covering) is usually considered by ASAP standards to be non-friable. The same material left unfurnished and exposed is classified as friable. Materials such as wallboard, joint compound, plaster, and stucco in their finished state and in generally good condition are classified as non-friable; however, these materials often may be rendered friable when they are involved in repair, renovation, or demolition activities. Some typically non-friable materials also may become friable due to aging or deterioration causing elements to separate from their binding agents. Visual inspection and physical handling is performed for all suspect materials to ensure proper friability classification.

Condition and Potential Damage - Materials are assessed for any damage by impact, water, aging, deterioration, or delaminating from their substrata. In addition, assessment is made of potential for damage by contact, vibration, or air erosion. Refer to the following Exhibits:

1. Condition Assessment Criteria for Surfacing and Miscellaneous Material.
2. Condition Assessment Criteria for Thermal System Insulation.
3. Potential for Damage Criteria.



Hazard Rating - Once all assessments are made, the material is assigned a hazard rating based on material condition and potential for damage. The hazard rating system utilized for this survey is derived from the federal Asbestos Hazard Emergency Response Act (AHERA) and consists of seven categories. Refer to Exhibit 4 - Response Action Options.

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EXHIBIT 1
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CONDITION ASSESSMENT CRITERIA FOR SURFACING AND MISCELLANEOUS MATERIAL

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • The surface is crumbling or blistered over at least one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Large areas of material hanging from the surface, delaminated, or showing adhesive failure. • Water stains, gouges, or mars over at least one-tenth of the surface if damage is evenly distributed, one-quarter if damage is localized • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the material.
Damaged	Materials with the following characteristics: • The surface is crumbling, blistered, water-stained, gouged, marred, or otherwise abraded over less than one-tenth of the surface if the damage is evenly distributed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material.
Good	Materials with no visible damage or deterioration or showing only very limited damage or deterioration.



EXHIBIT 2
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CONDITION ASSESSMENT CRITERIA FOR THERMAL SYSTEM INSULATION

Material Condition	Description
Significantly Damaged	Materials with one or more of the following characteristics: • Mostly missing jackets. • Crushed or heavily gouged or punctured insulation on at least one-tenth of pipe runs/risers if the damage is evenly disturbed, one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Damage	Materials with one or more of the following characteristics: • A few water stains, or sections of missing jackets. • Crushed insulation or water stains, gouges, punctures, or marks on up to one-tenth of the insulation if the damage is evenly distributed, or up to one-quarter if the damage is localized. • Accumulation of powder, dust, or debris similar in appearance to the suspect material on surfaces beneath the pipe, boiler, tank, etc.
Good	Material with no visible damage of deterioration or showing only very limited damage or deterioration.



EXHIBIT 3
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POTENTIAL FOR DAMAGE CRITERIA

Potential For Damage	Description
Low	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material less than once per month, or the material is visible but not within reach of building occupants, or the material is non-friable and difficult to render friable; and • <i>Vibration</i> - Low to none; and • <i>Air Erosion</i> - Low to none
Moderate	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material once per month to once per week, or the material is in a room or office and accessible to the occupants; or • <i>Vibration</i> - Motors or engines present but not obtrusive (e.g., ducts vibrating but no fan in the area), or occasional loud sounds (e.g., a music room); or • <i>Air Erosion</i> - Noticeable movement of air (e.g., air shaft, ventilator air stream)
High	• <i>Contact</i> - Service workers or tenants are in the vicinity of the material more than once per week, or the material is in a public area (e.g., hallway, corridor, auditorium) and accessible to building occupants; or • <i>Vibration</i> - Loud motors or engines present (e.g., some fan rooms), or intrusive noises or easily sensed vibrations (e.g., major airports, a major highway); or • <i>Air Erosion</i> - High velocity air (e.g., elevator shaft, fan room)

Response Action Options

Once the hazard ratings for materials are determined, the AHERA-based recommended response actions for asbestos abatement or management is applied. The following Exhibit 4, Response Action Options, illustrates the relationship of material condition, potential for damage, hazard rating, and response action options. *Note: Removal is an option for all conditions, even when not indicated.*



EXHIBIT 4
25BLD-2706
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RESPONSE ACTION OPTIONS

Material Condition	Potential for Damage	Hazard Rating	Response Action Options
Significantly	Any	7	Evacuation or isolation of the area if necessary. Immediate removal (or enclosure or encapsulation if sufficient to contain fibers). Repair of thermal system insulation optional if feasible, cost-effective and safe. O & M required for all ACM not removed.
Damaged	High potential	6	Evacuation or isolation of the area, if necessary. Immediate removal, enclosure, encapsulation, or repair to correct damage. Take steps to reduce potential for disturbance. O & M required for all ACM not removed.
Damaged	Moderate potential for further damage	5	Removal, enclosure, encapsulation, or repair to correct damage. O & M required for all ACM not removed.
Damaged	Low potential for further damage.	4	Removal, enclosure, encapsulation, or repair to correct the O & M required for all ACM not removed.
Good	High potential	3	Evacuation or isolation of the area if needed. Take significant steps to reduce potential for disturbance or damage. O&M is required to reduce potential for disturbance. O&M required for all ACM not removed.
Good	Moderate potential for damage	2	O & M required for all ACM not removed.
Good	Low potential for damage	1	O & M required for all ACM.



Inaccessible Areas and Suspect Materials

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Inaccessible Areas - Unless directed otherwise by the Client, the scope of the survey is confined to rooms and areas accessible on the day(s) of the survey. Rooms or areas that are not made available for inspection or are inaccessible for reasons of safety or inclement weather are identified in the report.

Inaccessible Suspect Materials - Inaccessible suspect materials fall into two categories: (1) materials which may contain asbestos but which are not sampled because of *physical barriers*; i.e., cores within fire-rated/insulated doors, file cabinets and safes; thermal insulation concealed in equipment (boilers, duct work and other HVAC equipment, etc.); and thermal insulation concealed in voids (wall, floor, ceiling and other cavities, etc.); and (2) material which are visible but which are not sampled due to *inaccessibility*; i.e., material that cannot be safely reached with available ladders/man-lifts, or material within confined spaces (as defined by Cal/OSHA) that cannot be safely accessed by survey personnel.

Recommendations - Potential ACM within inaccessible areas and suspect materials that are inaccessible can significantly affect the management and abatement cost for the facility. Areas that have not been accessed should be surveyed as soon as possible to complete the characterization of the facility. Inaccessible materials need not be sampled immediately, but must be sampled prior to any repair, renovation or demolition activity that may affect the material; access in some instances may require destructive sampling. Until sampling is performed, inaccessible suspect material should be assumed to contain asbestos. Inaccessible areas and suspect materials in this facility, if any, are identified under the Findings and Recommendations section of this report.

Sampling and Laboratory Analysis Constraints

Representative Sampling Constraints - This facility may have been constructed with materials that hinder representative sampling. These materials typically include, but are not limited to, plaster, stucco, joint compound, flooring mastic, roofing materials, plaster, door cores and wallboard. Such materials often are concealed, covered, coated, painted, or have undergone multiple applications which may not permit ASAP' personnel to determine with a high degree of certainty that the material sampled is representative of all suspect materials in the facility with the same characteristics, or in technical terms, that the material sampled is *homogeneous* (uniform in color, texture, construction/application date, and general appearance). These materials are classified as *possibly non-representative* and therefore will require scrutiny and potentially additional sampling to resolve questions or to improve the accuracy of their characterization, particularly if *mixed results* (positive and negative) are produced by the original laboratory analysis. However, regardless of whether or not mixed results are produced, or additional sampling is performed, the level of certainty in characterizing these obscured materials still may not be as high as with exposed materials where homogeneous characteristics can be visually confirmed.

Laboratory Analysis Constraints - Certain materials (generally non-friable types) such as roofing products, joint compound, floor tiles and mastics have a mix of components (a matrix) which can interfere with the polarized light method of analysis, and/or are composed of asbestos fibers of small diameter which are invisible to the PLM microscope. These types of material can yield false positive or false negative results. It sometimes is necessary to utilize Point Counting or Transmission Electron Microscopy (TEM) techniques, whichever is appropriate for the type of material involved, to better confirm the presence or absence of asbestos fibers in these materials. This type of analysis (initial or subsequent to the initial analysis by PLM) is not performed by ASAP unless otherwise directed by the Client.



Mixed Results - Bulk samples collected from an apparently homogeneous material and yielding mixed results may in fact have been taken from different homogeneous materials displaying similar visual characteristics but composed of different constituents. Although materials may appear to be homogeneous, they may have been produced in different batches or by different manufacturers. Material which appears to be homogeneous, but yields mixed results is typically assumed, in accordance with AHERA procedures, to be asbestos containing in all areas where the material is located. ASAP will only reclassify the material into separate homogeneous materials (one containing asbestos and one that does not) when both of the following conditions apply: there is strong evidence that the samples represent more than one homogeneous material (constituents of the materials do not match), and the locations or boundaries of the materials are unmistakably clear. In situations where the locations or boundaries are not clear, additional research and sampling may be recommended.

Further Actions - The above *sampling and laboratory analytical constraints* can individually or collectively affect the findings and recommendations of the survey. However, ASAP will not recommend further sampling or laboratory analysis to minimize their affects unless (1) the effort will be cost-effective (the benefits significantly outweigh the costs), and (2) the desired results are reasonably achievable from a technical standpoint. For example, it would not be cost-effective to conduct additional sampling of sprayed-on acoustical ceiling material in a 100 square foot room because of mixed sample results. However, this additional effort would be cost-effective if sample results for an acoustical ceiling material used abundantly throughout a facility reveal a pattern of positive material on one floor and negative material on another. Recommendations for further sampling or laboratory analysis, if any, are discussed in the Findings and Recommendations section of this report.



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APPENDIX B

LABORATORY ANALYSIS REPORT(S)



177-905



Environmental Consulting Company

25BLD-2706
11/04/25

Your health is our objective

CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 05-06	DATE COLLECTED: <u>6.23.25</u>	PROJECT # <u>2558</u> LEAD: _____ MOLD: _____
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>PLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delanore Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
1	Kitchen	Plaster ~ 450 SF
2	Dining Room	↓
3	Living Room	
4	Kitchen	Button-Board ~ 450 SF
5	Dining Room	↓
6	Living Room	
7	Master Bedroom	WBTC ~ 600 SF
8	Bedroom 2	↓
9	Hallway	
10	Hallway Bathroom	(yellow) insulation ~ 400 SF
11	Attic	
12	↓	↓
13	Chimney Floor	
14	Attic	Pink Insulation ~ 200 SF

NVLAP Accredited

STOP CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>6/23/25</u>	<u>Charbel Kassiss</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>

11856 Balboa Blvd, Suite 756 • Granada Hills, CA 91344 • Ph: 818.441.4245 Office 818.488.9174



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # N/A

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassiss</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # <u>2958</u> ASB - <u>2958</u> LEAD - <u> </u> MOLD - <u> </u>
TURNAROUND: <u>ROSI</u> 6HR 24HR FLAME AA M001 M041 PCM <u>PLN</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>N/A</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
15	Attic	Pink Insulation - 200 SF
16	↓	↓
17	Main House Exterior Wall	Stucco, Grey ~ 1500 SF
18	↓	↓
19	↓	↓
20	Garage Exterior Wall	↓
21	↓	↓
22	Main House Exterior Wall	Vapor Barrier, Brown ~ 1500 SF
23	↓	↓
24	↓	↓
25	Garage Exterior Wall	↓
26	↓	↓
27	Main House Roof	Shingles, Brown ~ 900 SF
28	↓	↓

NVLAP

Accredited

CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
06/23/25	Charbel Kassiss Dosh # CA-015-06	<u>[Signature]</u>	06.23.25



25BLD-2706
11/04/25



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CHAIN OF CUSTODY - SUBMITTAL FORM

Claim # NIA

FROM: ASAP ENVIRO PROS Ph: 818.441.4245 - Office 818.488.9174 Sampling_Asap@yahoo.com	SAMPLES COLLECTED BY: <u>Charbel Kassir</u> CAC# 01-2976 Dosh # 015-06	DATE COLLECTED: <u>06.23.25</u>	PROJECT # ASB- <u>2958</u> LEAD- MOLD-
TURNAROUND: <u>RUSH</u> 6HR 24 HR FLAME AA M001 M041 PCM <u>CLM</u>	CUSTOMER NAME: <u>Stephen Anderson</u>		
INSURANCE COMPANY / ADJUSTER: <u>NIA</u>	JOB SITE: <u>2958 Delaware Ave, Santa Monica CA 90404</u>		

SAMPLE NUMBER	SAMPLE LOCATION	SAMPLE DESCRIPTION
✓ 29	Garage Roof	Shingles, Brown ~ 900 SF
✓ 30	Main House Roof Vent	Mastic, Grey ~ 2 SF
✓ 31		
✓ 32		
✓ 33	Living Room <u>Behind Mirror</u>	Mastic, Brownish ~ 2 SF
✓ 34		
✓ 35		
✓ 36		
✓ 37		
✓ 38		
✓ 39		
✓ 40		
✓ 41		
✓ 42		

NVLAP Accredited

Star CHAIN OF CUSTODY

Date/Time	Relinquished By:	Received By:	Date/Time
<u>06/23/25</u>	<u>Charbel Kassir</u> Dosh # CA-015-06	<u>[Signature]</u>	<u>06.23.25</u>



WESTERN ANALYTICAL LABORATORY, Inc.
REPORT



NVLAP LAB CODE 200037

25BLD-2706

11/04/25

REPORT NO: 177-905

CLIENT: ASAP Enviro Pros

DATE COLLECTED: June 23, 2025

DATE RECEIVED: June 23, 2025

ATTENTION: Charbel El Kassis

DATE REQUIRED: June 23, 2025

REFERENCE: Stephen Anderson
2958 Delaware Ave
Santa Monica, CA 90404

SUBJECT: Polarized Light Microscopy Analysis for Asbestos; 35 samples

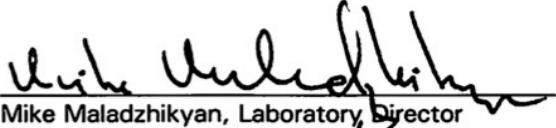
METHODOLOGY: "Method for the Determination of Asbestos in Bulk Building Materials" (EPA 600/R-93/116)*

ACCREDITED: National Institute of Standards and Technology (NVLAP) # 200037

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
01	Kitchen Plaster	Granular Minerals Organics	None Detected	None Detected
02	Dining Room Plaster	Granular Minerals Organics	None Detected	None Detected
03	Living Room Plaster	Granular Minerals Organics	None Detected	None Detected
04	Kitchen Button-Board	Granular Minerals Organics	None Detected	None Detected
05	Dining Room Button-Board	Granular Minerals Organics	None Detected	None Detected

t: Trace (>1% = greater than 1%, <1% = less than 1%)


Optical Microscopist


Mike Maladzhikyan, Laboratory Director

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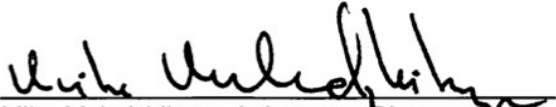
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
06	Living Room Button-Board	Granular Minerals Organics	None Detected	None Detected
07	Master Bedroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
08	Bedroom 2 Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
09	Hallway Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
10	Hallway Bathroom Joint Compound / drywall	Granular Minerals Organics	None Detected	None Detected
11	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
12	Attic Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected
13	Chimney Floor Vermiculite Insulation	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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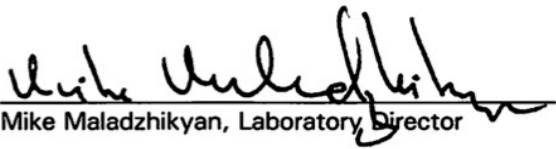
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
14	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
15	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
16	Attic Pink Insulation	Granular Minerals Organics	None Detected	None Detected
17	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
18	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
19	Main House Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
20	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected
21	Garage Exterior Wall Stucco, Grey	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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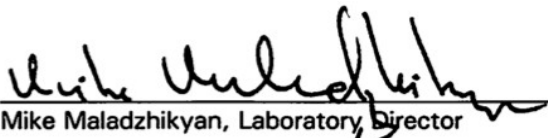
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
22	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
23	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
24	Main House Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
25	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
26	Garage Exterior Wall Vapor Barrier, Brown	Granular Minerals Organics	None Detected	None Detected
27	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
28	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director



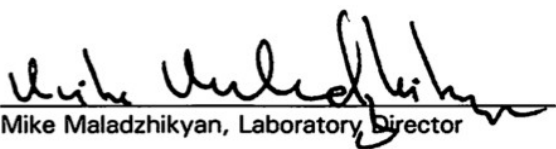
25BLD-2706

11/04/25

SAMPLE ID NUMBER	SAMPLE LOCATION AND DESCRIPTION	NON-FIBROUS MATERIALS	OTHER FIBROUS MATERIALS	ASBESTIFORM MINERALS
29	Main House Roof Shingles, Brown	Granular Minerals Organics	None Detected	None Detected
30	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
31	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
32	Main House Roof Vent Mastic, Grey	Granular Minerals Organics	None Detected	None Detected
33	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
34	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected
35	Living Room Belend Mirror Mastic, Brownish	Granular Minerals Organics	None Detected	None Detected

t: Trace >1% = greater than 1% <1 = less than 1%


 Optical Microscopist


 Mike Maladzhikyan, Laboratory Director

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WESTERN ANALYTICAL LABORATORY, Inc.

12734 Branford St. Suite #19, Arleta, CA 91331 • Tel: (818) 899-0949 • Email: WesternAnalytical@gmail.com



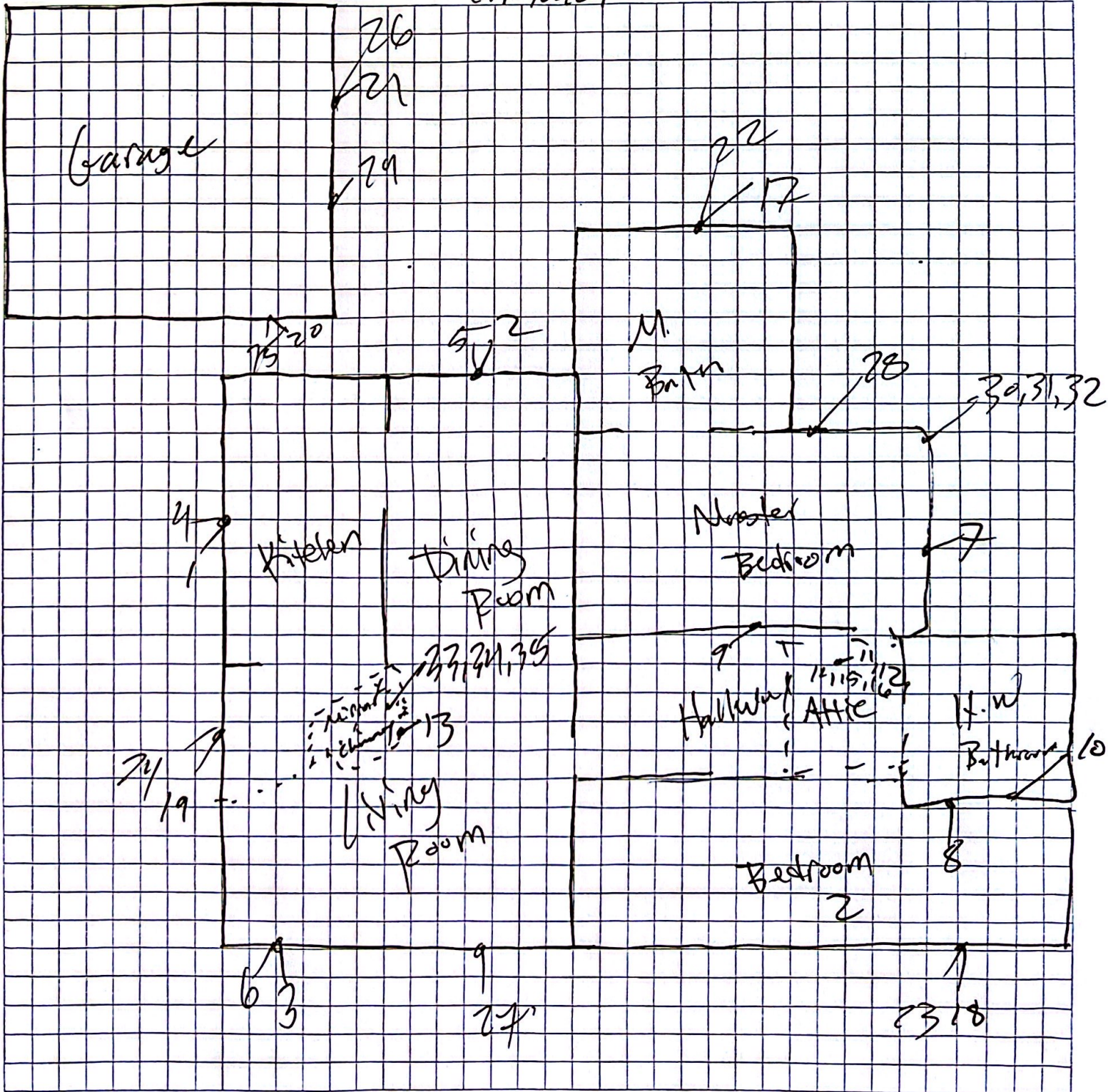
25BLD-2706
11/04/25

APPENDIX C

SAMPLE LOCATION MAP (IF REQUESTED)

Client: Stephen Anderson
Address: 2458 Delaware Ave, Santa Monica
CA 90404

Date: 6/23/25
Project No: ASD-2958





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APPENDIX D

PHOTOGRAPHS (IF REQUESTED)



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APPENDIX E

CA CERTIFIED ASBESTOS CONSULTANT CERTIFICATION



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The City of Santa Monica
Building and Safety Division
1685 Main Street

RODENT AND VERMIN CERTIFICATION FORM

Before a Demolition Permit can be issued the site must be inspected by a Licensed Pest Control Agency.



I hereby declare that the site does not show evidence of either rodent or any other vermin infestation that will be disturbed and migrate from the site during the demolition process.



I hereby declare that the site does contain rodent or vermin infestation and I have attached the proposed plan on how to abate the problem during or before demolition.

Name:

Jay Burton

Date

June 23, 2025

Signature:

[Signature]

State Pest Control License No.

8562