



June 28, 2024

Stacey Priest | Director of Asset & Property Management  
Dunbar Real Estate Investment Management  
17151 Newhope Street, Suite 209  
Fountain Valley, CA 92708

Re: 660 Baker St – Structural Due Diligence Survey  
660 Baker Street, Costa Mesa, CA 92626  
Review of Existing Structure and Site  
RSG Job #24-1-070.00

Dear Stacey:

The purpose of this letter is to address the requirements for a *Structural Report* which the city of Costa Mesa is requiring as part of the Conditional Use Permit Application your team has submitted. The city has outlined five key elements that need to be included in this report:

- I. Date of original construction of all structures
- II. Any evidence of soils problems
- III. The condition of the building foundations, walls, ceilings, windows, doors, parking facilities, drainage facilities, refuse disposal facilities, and exterior lighting
- IV. Certification that all walls and floor/ceiling assemblies comply with current code requirements for sound transmission. Non-compliant walls and floor/ceiling assemblies shall be identified for replacement or other appropriate remediation
- V. Certification that the building's wood frames, sill plates, anchor bolts, connections, and foundation have been inspected and have a minimum life of twenty-five (25) years and that all substandard elements have been identified for replacement or other appropriate remediation.

The following outlines our review process, documents reviewed, existing structure information, and summarizes our findings relative to the key points outlined above. Note that the following elements were not part of our review at this time: mechanical equipment and its serviceability / lifespan; adequacy of the existing sprinkler system; any fire & life safety items; and/or ADA requirements.

#### **PROJECT INFORMATION AND INVESTIGATION BACKGROUND**

The project site is located at 660 Baker Street in Costa Mesa, CA and consists of three, 2-story structures (Buildings A, B, & C), and one, 1-story structure (Building D). Refer to Appendix A for a site plan identifying the four buildings. Prior to visiting the site, Regal was able to review the following documentation:

- A partial set of original plans prepared by Building Concepts Inc. dated April 1974
- A Tentative Parcel Map No. 2023-153 prepared DRC Engineering dated August 9, 2023
- Interior renovation plans for Building A prepared by Herdman Architecture + Design dated May 2019
- Interior renovation plans for Building B prepared by Herdman Architecture + Design dated May 2020
- Interior renovation plans for Building C prepared by Herdman Architecture + Design dated April 2021
- Interior renovation plans for Building D prepared by Herdman Architecture + Design dated October 2021

P: 949.292.1987  
3857 Birch Street #282  
Newport Beach, CA 92660

Regal conducted a non-destructive, visual observation of the entire site on June 24, 2024. Elements reviewed during our site investigation are as follows:

- **Exterior Sitework:** parking spaces and surface conditions; site lighting; site refuse and disposal facilities; site drainage; shade structures and common area structures
- **Building Exteriors:** soils around structures and exposed foundations; exterior structural walls; storefront systems including doors and windows; canopies and other shade structures
- **Building Interiors:** floor finishes; wall finishes; ceiling finishes/systems; window systems; exposed structural framing (where possible)

### **EXISTING BUILDING INFORMATION**

The existing structural systems for each building are summarized below:

- Building A (2-story) – Type IIIB with approximately 15,200 sf
  - Roof Systems – Consists of plywood sheathing that spans to 2x wood joists that are supported at each end by 4x wood purlins. The purlins span to glulam girders that run along each column grid line. The glulams are supported by steel columns on the interior and by the exterior concrete tilt-up walls at the exterior of the building.
  - 2<sup>nd</sup> Floor Systems – Consists of plywood sheathing that spans to wood floor joists that are supported at each end by glulam girders that run along each column grid line. The glulams are supported by steel columns on the interior and by the exterior concrete tilt-up walls at the exterior of the building.
  - Ground Floor and Foundation Systems – Consists of concrete slab-on-grade construction with conventional, shallow concrete pad footings at the interior column locations and conventional, shallow concrete grade beams below the exterior concrete tilt-up walls.
  - Lateral-Force-Resisting Systems – Consists of plywood diaphragms at each level and concrete shear walls around the perimeter of the building
- Building B (2-story) – Type IIIB with approximately 20,168 sf
  - Systems are the same as Building A outlined above
- Building C (2-story) – Type IIIB with approximately 19,552 sf
  - Systems are the same as Building A outlined above
- Building D (1-story) – Type IIIB with approximately 7,820 sf
  - Systems are the same as Building A outlined above except that there is not a 2<sup>nd</sup> floor

### **STRUCTURAL REPORT DOCUMENTATION**

#### **I. Date of Original Construction: April 8, 1974**

- a. Information pulled from original plans and referenced in the Renovation drawings dated May 2020

#### **II. Evidence of Soil Problems: None**

- a. Soil problems were not observed while on site. The upper floors and slabs-on-grade appeared to be generally level with no signs of cracking, which generally indicates issues of settlement or

other soil problems. In addition, there was no observed cracking in the exterior tilt-up walls or building finishes.

- b. According to California GIS liquefaction maps, the site is located within a liquefaction zone (see Appendix B). Should soil issues develop in the future, we recommend consulting a licensed geotechnical engineer to evaluate the potential for liquefaction. This is not a requirement currently.

### III. Building Conditions: No Issues to Note

- a. *Building Foundations* – The existing building foundations were not able to be visually observed but appear to be in good condition due to the lack of cracking observed at the base of the exterior walls and in the interior floor finishes. The floors appeared to be level with no signs of settlement or heaving.
- b. *Exterior Walls* – The exterior concrete tilt-up walls appear to be in good condition with no signs of cracking or other issues
- c. *Interior Non-Bearing Walls* – The interior, non-bearing metal stud walls appear to be in good condition with no signs of cracking in the finishes or bowing due to improper loading from the structure. The corridor walls and walls at the stairwells were full height to maintain the fire rating requirements.
- d. *Interior Ceilings* – The interior ceiling systems consisted of suspended ACT ceilings and hard-lid framing. Both systems appear to be in good condition with no signs of cracking or other issues bracing issues. The suspended systems appear to be in conformance with code requirements for light supports, compression bracing, and splay wire bracing.
- e. *Glass Windows and Doors* – The storefront systems, egress doors, and window systems appear to be in good condition with no issues to note. The windowpanes and mullions appeared to be true and plumb. We did not observe any defects in the glazing systems. The storefront systems for the building appeared to also be in good condition. The seals around the glazing panels were in good condition.
- f. *Non-Glass Doors* – The egress and interior doors appear to be in good condition and are operational. The egress doors also appear to have the proper fire rating and closure/panic hardware. The locking mechanism on all locking doors appears to be operational.
- g. *Parking Facilities* – Parking on site consisted of (191) standard parking stalls and (9) accessible parking spaces. The accessible parking spaces appeared to be appropriately sized and had proper striping and signage. There was one ADA stall on the south side of Building A, two ADA stalls between Buildings A & B on the west side, two ADA stalls between Buildings B & C on the north side, two ADA stalls between Buildings C & D on the east side, and two ADA stalls on the west side of Building D. Refer to Appendix C for the layout of the parking facilities.
- h. *Drainage Facilities* – Each building was observed to have a built-up roof that appeared to be in good condition. Each roof was sloped to roof drains in the four corners of building which also had overflow scuppers through the exterior concrete walls. The roof drains internally to the buildings and is assumed to tie into the wastewater systems. We did not observe any standing water or other staining on the roof that would indicate any ponding issues. The exterior site surface is sloped to drain to the south and to the east. No issues were observed with the site slopes and all areas appeared to have adequate slopes to sheet flow water to the intended locations. Refer to Appendix D for an overview of the drainage facilities.
- i. *Refuse Facilities* – The site has (1) refuse disposal facility located in the north-west corner of the site. The enclosure consisted of (2) 3-cubic yard dumpsters but appeared to be able to accommodate four total if needed. The trash enclosure was constructed of concrete masonry

- units on three sides and has a double steel gate on the east side for access. The walls and door appeared to be in good condition. Refer to Appendix D for the location of the trash enclosure.
- j. *Exterior Lighting* – The site was lite by exterior lighting mounted to the surface of the exterior concrete walls. Pathway lighting was also present in the landscaping as well as the site walls next to ramps and steps. Although our site visit was performed during daylight hours, all exterior lighting appeared to be in good condition and operational.

#### IV. Floor and Ceiling Sound Transmission – In Compliance

- a. The STC rating for interior partitions is 40. The STC rating for the floor assembly is 58. The minimum requirement for non-residential construction per the California Green Building Standards Code is 40. It appeared that all interior partitions and ceiling assemblies met these requirements so no additional measures are required.

#### V. Wood Frames, Sill Plates, and Anchor Bolts – In Compliance (N/A)

- a. Structural wood walls were not observed in any of the buildings at this site. The structural walls at this site consisted of concrete tilt-up walls at the perimeter of each building. Interior non-bearing walls primarily consisted of metal stud framing with gage metal tracks. Anchor bolts, holdowns, and foundation connections for wood sill plates are not applicable for this project as the structural walls are concrete tilt-up with steel embed plates and rebar doweling into the foundation.

### SUMMARY

The existing buildings appear to be in good condition and no issues need to be noted after our document review and our site investigation. In our opinion, the buildings are in good condition and have an expected service life more than 25 years.

The opinions and conclusions developed in this peer review are based on engineering judgment constrained by the limited scope of the review noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended.

Should you have any questions or need clarification regarding this review, please feel free to contact us.

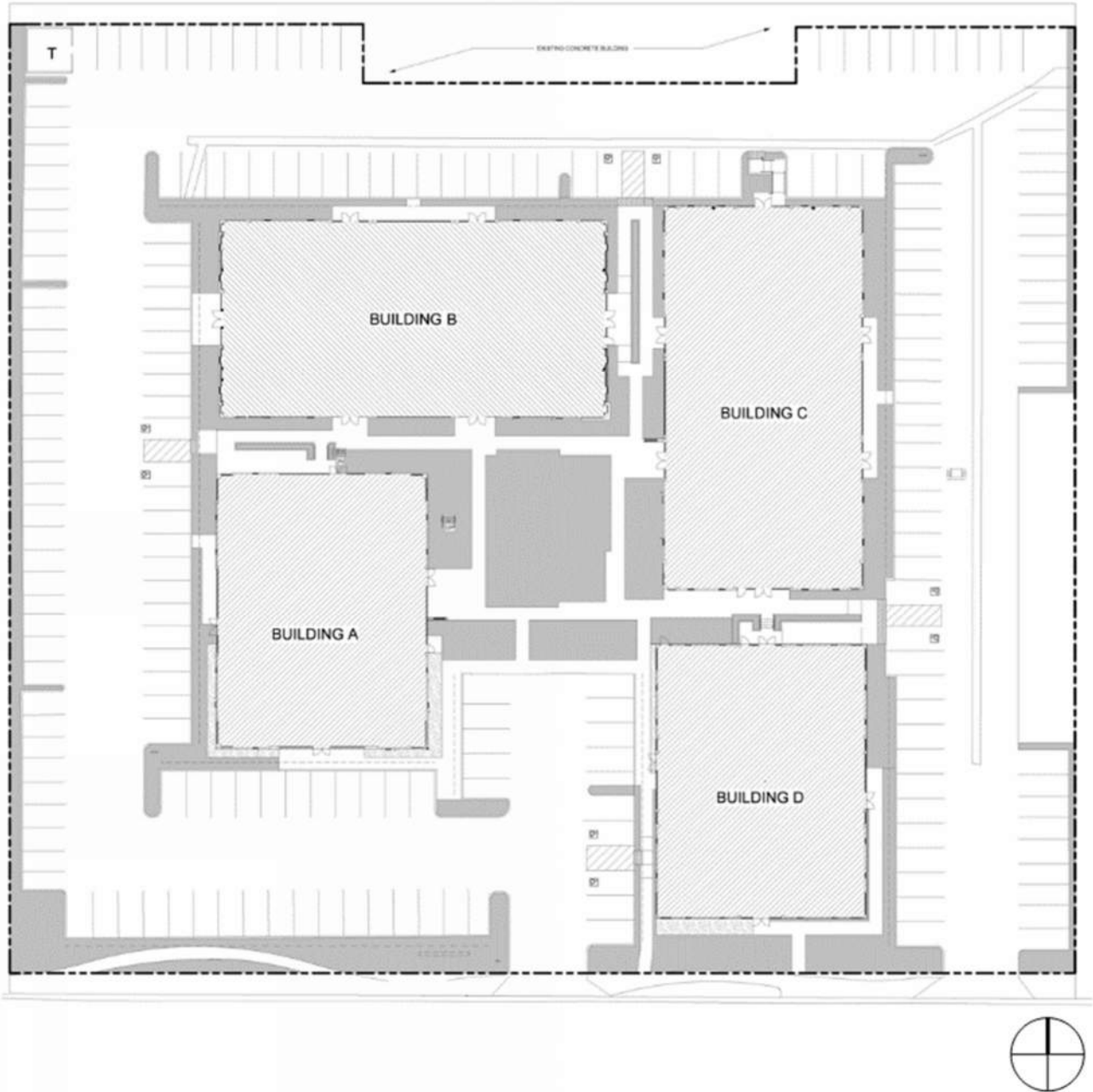
Sincerely,

  
Nick Murphy, PE  
Managing Principal

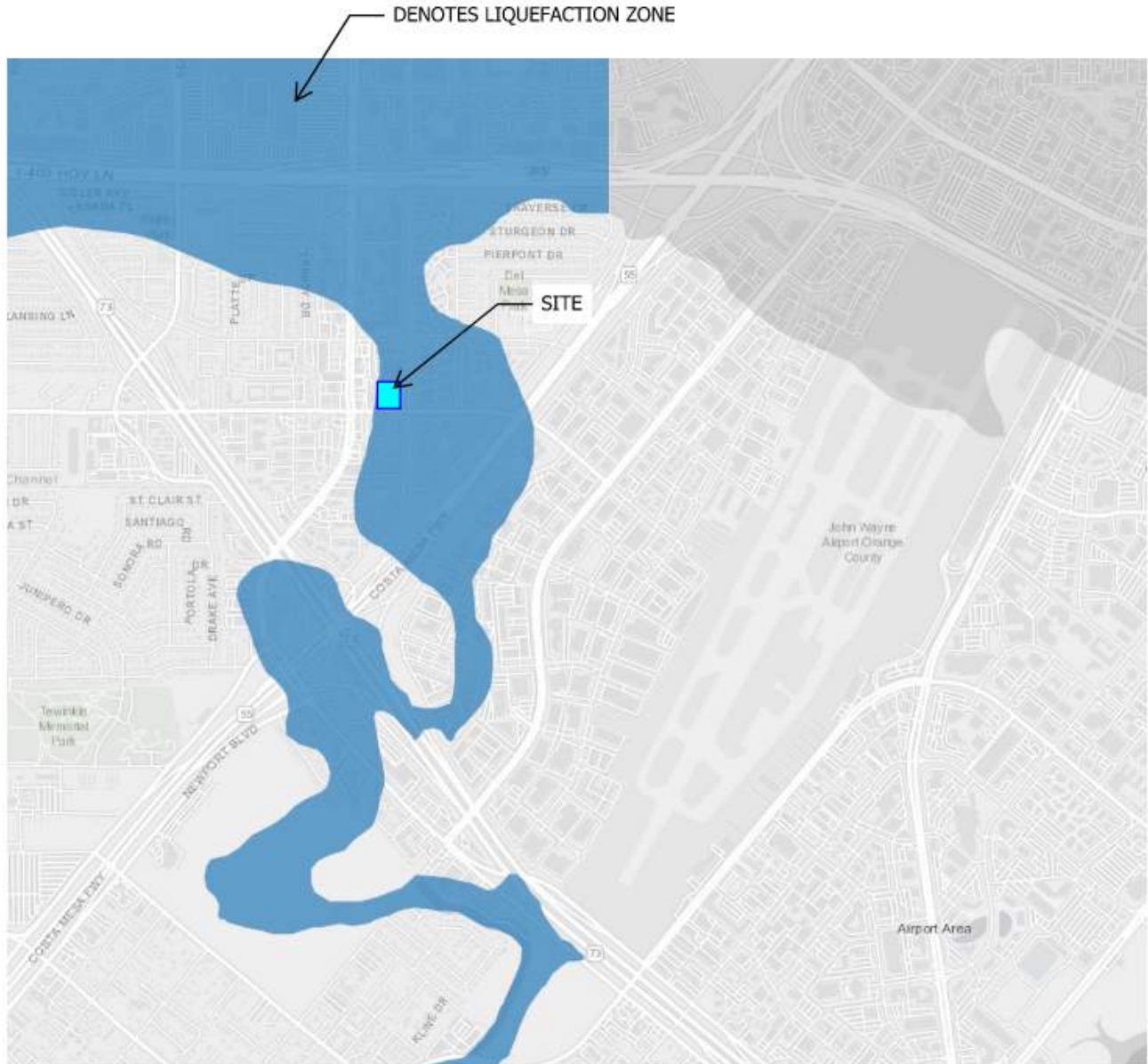


Attachments: Appendices A, B, C, D, & E

## APPENDIX A - SITE PLAN



## APPENDIX B - LIQUEFACTION MAP



## APPENDIX C - PARKING FACILITIES

**PARKING COUNT:**

- (9) ACCESSIBLE PARKING
- (191) STANDARD PARKING



**APPENDIX D - DRAINAGE AND REFUSE FACILITIES**







## **APPENDIX E – SITE PHOTOS**



*Image 1 - South Side of Building A*



*Image 2 - South Side of Buildings B, C, & D*



*Image 3 - South-West corner of Building D*



*Image 4 - Breezeway Between Bldg. B & C Looking North*



*Image 5 - Breezeway Between Bldg. A&B Looking West*



*Image 6 - Eastside of Buildings C & D Looking North*



*Image 7 - Breezeway Between Bldg. C&D Looking West*



*Image 8 - Parking on North Side of Buildings B&C Looking West*



*Image 9 - Breezeway Between Bldg. B&C Looking South*



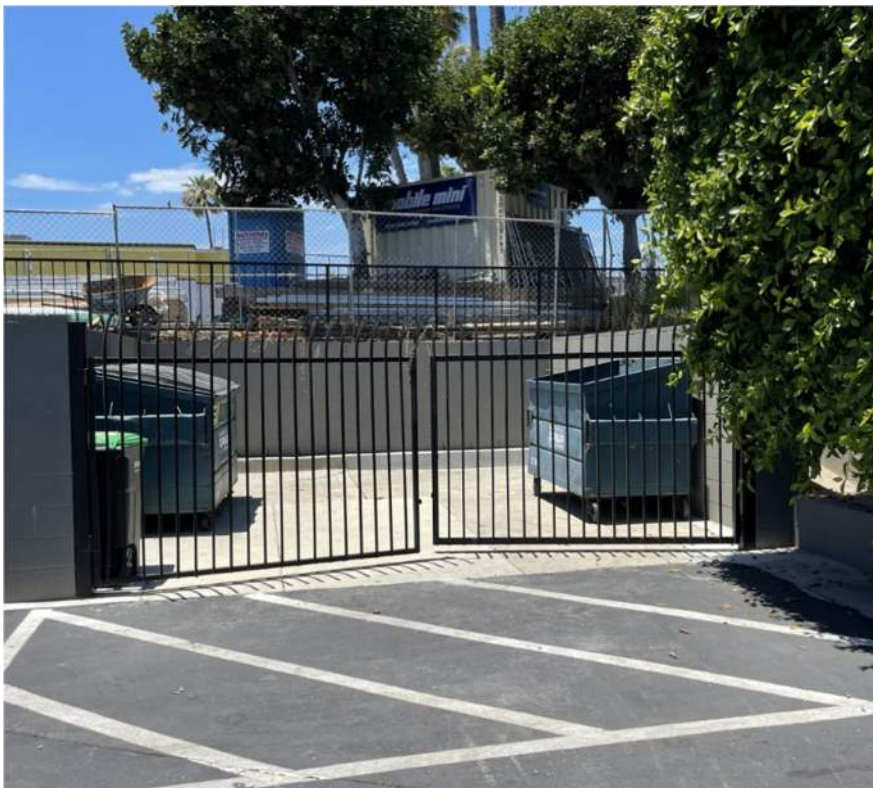
*Image 10 - Breezeway Between Bldg. A&B Looking East*



*Image 11 - View Looking South-East Toward Building D*



*Image 12 - Typical Roof Slope to Corner Drain and Scupper*



*Image 13 - Trash Enclosure in North-West Corner*



# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 660	Street Baker Street Bldg.. A,B,C & D	City Costa Mesa	ZIP 92626	Date of Inspection 12/05/2023	Number of Pages 3
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## ABZ Termite & Pest Control

17546 Studebaker Rd  
Cerritos CA 90703  
(562) 860-2508 (562) 762-9989  
zbrodericknall@abzpest.com  
Fax (562) 860-0636

Report # : 11491  
Registration # : PR7997  
Escrow # : N/A  
 CORRECTED REPORT

Ordered by: Stacey Priest Dunbar Real Estate Investment Management 17151 Newhope St. Suite 209 Fountain Valley CA 92708 United States	Property Owner and/or Party of Interest: Dunbar Real Estate Investment Management 660 Baker Street Bldg.. A,B,C & D Costa Mesa CA 92626 United States	Report sent to: Stacey Priest Dunbar Real Estate Investment Management 17151 Newhope St. Suite 209 Fountain Valley CA 92708 United States
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COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

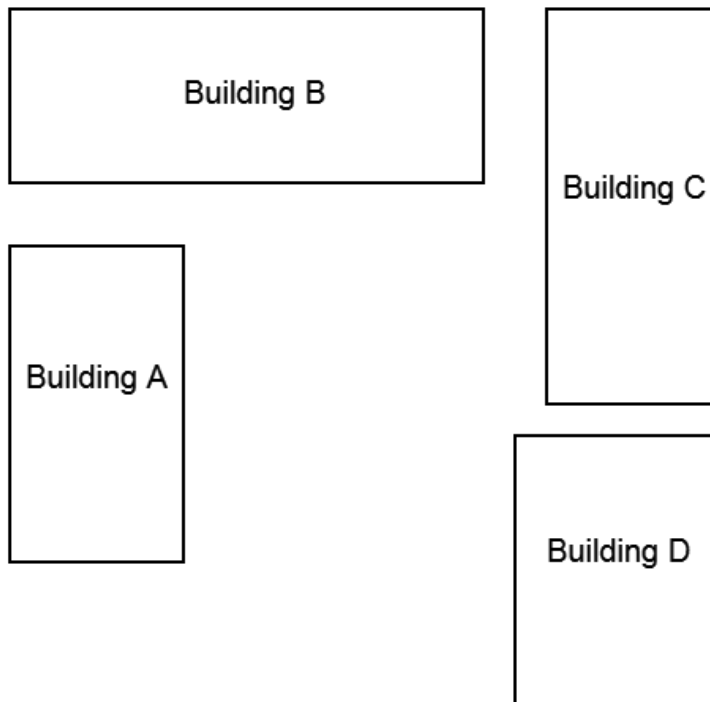
<b>GENERAL DESCRIPTION:</b> Four buildings on one lot: One and two story, commercial buildings, furnished and occupied, flat and metal roof, slab foundation.	Inspection Tag Posted: Meterbox Other Tags Posted: None noted
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites      
 Drywood Termites      
 Fungus / Dryrot      
 Other Findings      
 Further Inspection

**If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.**

### Diagram Not To Scale



Inspected By: Broderick Nall     
 State License No. OPR 13190     
 Signature: *Broderick Nall*

# ABZ TERMITE & PEST CONTROL

Page 2 of 3 inspection report

660	Baker Street Bldg.. A,B,C & D	Costa Mesa	CA	92626
Address of Property Inspected		City	State	ZIP
12/05/2023	11491		N/A	
Date of Inspection	Corresponding Report No.	Escrow No.		

## **WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.**

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

**The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.**

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

# ABZ TERMITE & PEST CONTROL

Page 3 of 3 inspection report

660	Baker Street Bldg.. A,B,C & D	Costa Mesa	CA	92626
Address of Property Inspected		City	State	ZIP
12/05/2023	11491		N/A	
Date of Inspection	Corresponding Report No.		Escrow No.	

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Please take a few moments to read and become familiar with the following content. State law requires that you be given the following information:

**CAUTION - PESTICIDES ARE TOXIC CHEMICALS.** Structural pest control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

If within 24 hours following application of pesticides, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(714) 955-0100
Health Department	(714) 834-8560
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

**This is to certify that the above property was inspected on 12/05/2023 in accordance with the Structural Pest Control Act and rules and regulations adopted pursuant thereto, and that no evidence of active infestation or infection was found in the visible and accessible areas.**

# INVOICE / STATEMENT

## ABZ Termite & Pest Control

17546 Studebaker Rd  
Cerritos CA 90703  
(562) 860-2508 (562) 762-9989  
zbrodericknall@abzpest.com  
Fax (562) 860-0636

Date: 12/08/2023

Report Number: 11491

Invoice Number: 11491-1

Escrow Number: N/A

Property 660 Baker Street Bldg.. A,B,C & D  
Inspected:Costa Mesa, CA 92626

Bill To: Stacey Priest  
Dunbar Real Estate Investment Management  
17151 Newhope St. Suite 209  
Fountain Valley, CA 92708  
United States

MOBILE: (562) 810-4710  
WORK: (424) 277-5994  
stacey@dunbarinvestments.com

	: \$	340.00
<b>Invoice Total: \$</b>		340.00
Payments: \$		0.00
<b>Total Due: \$</b>		<b>340.00</b>

### Description of Service

Complete Termite inspection and clearance.

RETAIN THIS COPY FOR YOUR RECORDS

**THANK YOU FOR YOUR BUSINESS**

CUT HERE

CUT HERE

CUT HERE

# INVOICE / STATEMENT

## ABZ Termite & Pest Control

17546 Studebaker Rd  
Cerritos CA 90703  
(562) 860-2508 (562) 762-9989  
zbrodericknall@abzpest.com  
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Bill To: Stacey Priest  
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Payments: \$		0.00
<b>Total Due: \$</b>		<b>340.00</b>

### Description of Service

Complete Termite inspection and clearance.

RETURN THIS COPY WITH REMITTANCE

**THANK YOU FOR YOUR BUSINESS**



1540 S Lewis St | Anaheim, CA 92805 | P(714)941-8880 | F(714)589-2665

# 660 Baker, Costa Mesa, CA



**For: 660 Baker, Costa Mesa, CA**

**Prepared By:**

**MB Coatings, Inc.**

Date- 10/13/2023

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### Minimum Recommended Surface Preparation

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### Coatings Systems

#### **Stucco Masonry Surfaces (Crack Repair)**

- Crack Repair
- Stucco, EIFS, Brick and Other Masonry Surfaces
- CMU (Concrete Block)
- Wood Siding
- Wood Trim
- Ferrous Metal Stairwells, Railings and Doors
- Metal Doors
- Aluminum Soffit Gutters and Downspouts

# Paint Report

\*\*Property Address: \*\* 660 Baker, Costa Mesa

\*\*Paint Condition Assessment: \*\*

The building at 660 Baker, Costa Mesa is currently in good overall condition, with the existing paint exhibiting durability that suggests an estimated 2-3 years remaining in its lifespan. The paint on this property has been well-maintained, and there are no significant signs of peeling, cracking, or excessive fading currently.

\*\*Wood Siding Maintenance: \*\*

It's essential to note that while the primary paint is in satisfactory condition, the wood siding requires more frequent attention. The wood siding, particularly on the south side of the building, is exposed to higher sun and weather exposure and, as a result, will necessitate annual resealing to maintain its integrity and appearance. For other areas, resealing every 1-1.5 years should suffice.

\*\*Recommended Painting System: \*\*

For the upcoming painting and maintenance work on this property, we recommend using the following system:

1. **\*\*Powerwashing:\*\*** It is advisable to powerwash the building a couple of times a year to address specific areas that may have accumulated dirt, grime, or mildew. Regular powerwashing will help maintain the overall cleanliness and appearance of the building.

\*\*Conclusion: \*\*

The property at 660 Baker, Costa Mesa, is currently in good condition, and the existing paint has a remaining lifespan of approximately 2-3 years. It is important to focus on annual resealing of the wood siding, especially on the south-facing side, to maintain its longevity and appearance. The recommended maintenance system, including powerwashing, will help preserve the overall quality and aesthetic appeal of the building.



# Building Elevations



# Building Elevations



# Building Elevations



## Problem Area Pictures/Substrate



1. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.

## Problem Area Pictures/Substrate



1. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).

# Project Scope

Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be more strict than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibited work practices, clean-up / clean-up verification / waste disposal / clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: [www.epa.gov/lead](http://www.epa.gov/lead).

**WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.**

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

## A. Scope of Work

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Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

## B. Materials

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1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or [www.paintdocs.com](http://www.paintdocs.com).
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

## C. Protection of Substrates Not to be Painted

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1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

## D. Minimum Specifications

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1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

## E. Resolution of Conflicts

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1. Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

## F. Coordination of Work

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1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

## G. Safety

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1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting [www.sherwin-williams.com](http://www.sherwin-williams.com).
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

## H. Jobsite Visitation

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1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative.

3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

## I. Surface Preparation

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2. Each surface shall be cleaned, scrapped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
3. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.
4. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).
5. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.
6. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE:** It is recommended to apply all primers first and then apply sealant before topcoat is applied. See specified sealants section.
7. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
8. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.
9. Brick must be free of dirt, loose or peeling paint, loose and excess mortar, delaminating layers of the brick, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner. Any areas of breakage shall be patched and dried using specified Sherwin-Williams patching compound in accordance with Product Data Sheet instructions before coatings are applied.



10. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
11. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be sanded or dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud Kutter, M-1 House Wash or Simple Green.
12. All vinyl siding should be clean thoroughly by scrubbing with a warm, soapy water solution. Rinse thoroughly. Do not paint vinyl siding with any color darker than the original color, unless the product and color are designed for such use. Painting with darker colors may cause siding to warp.
13. Cement Composition Siding/Panel/Fiber Cement Sidings : Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be 7 or less, unless the products are designed to be applied to high pH substrates..
14. EIFS: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Remove and replace any peeling or delaminating surfaces. Replace EIFS to manufactures recommendation.

## J. Moisture

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All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an undry substrate.
10. Uncaulked nail holes.

## K. Pressure Washing & Surface Preparation

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1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPCSP2 and sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
  - a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
  - b. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

## L. Application

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1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.
2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
6. All coats shall be dry to manufacturer's instructions before applying additional coats.
7. Any masonry surface with an elevated pH level or "hot spots" shall be sealed with a suitable primer/sealer prior to application of finish coat. High pH is considered at a level of 7 pH or greater.
8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a Pilot Wall.
9. Exterior doors with paintable tops, bottoms, and side edges should be painted or sealed using the Door Manufacturer's paint specification and recommendations.
10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
12. Elastomeric coatings shall not be applied directly over pre-existing elastomeric coatings.
13. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

## M. Workmanship & Application Conditions

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1. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.

3. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
9. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
11. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

## N. Weather

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1. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
2. Do not begin painting until surfaces are moisture free.

## O. Color Schedule

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1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

## P. Coating Maintenance Manual

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1. Upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

## Recommended Coatings Systems

Thank you for the submittal of Sherwin-Williams products on the above referenced project. The Sherwin-Williams Company certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

Surface preparation, application methods, spreading rates, and wet and dry film thicknesses will be determined by the attached specifications and our Material Safety Data Sheets, available at [www.sherwin-williams.com](http://www.sherwin-williams.com), except as noted below.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces, needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. Be sure to read and follow the Data Sheets before application.

### Minimum Recommended Surface Preparation

SSPC-SP1: Remove all oil, grease, chalk and other surface contamination  
SSPC-SP2: Remove all rotten wood, peeling paint and rust

Surface Cleaner: Krud Kutter Wash Cleaner or equivalent non-residue surface cleaner

Sealant: Concrete and Masonry Elastomeric Patching Material and Stampede Urethane Sealant

### Caulks and Sealants

#### Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify Architect of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

## Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Existing sealants intended to be painted should be tested to assure coatings will fully adhere. Silicone sealants cannot be painted unless tested and approved by Sherwin-Williams and Owner.
- D. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- E. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- F. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

## Installation

- A. Apply all caulks and sealants with manufacturer specifications in mind.
- B. Do not apply to wet or damp surfaces.
  - 1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
  - 2. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply sealants using methods recommended by manufacturer.
- D. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

## PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:

- 1. Exterior Acrylic Latex:  
SHER-MAX ULTRA Urethanized Elastomeric Sealant

## Concrete: Vertical Applications

- 1. Exterior Polyurethane:  
Sherwin-Williams STAMPEDE-1 One Component Smooth  
Alternate Acrylic Latex: SHER-MAX ULTRA Urethanized Elastomeric Sealant

## Concrete: Horizontal Applications

- 1. Exterior Polyurethane:  
Sherwin-Williams: STAMPEDE-1SL One Component Self Leveling for Horizontal Surfaces

## Gaps: Window & Door Frames

- 1. Interior/Exterior Insulating Foam:  
Sherwin-Williams STOP GAP! Minimal Expanding Insulating Foam

## Gaps: Large Areas

- 1. Interior/Exterior Insulating Foam:  
Sherwin-Williams STOP GAP! Triple Expanding Insulating Foam

### **Glass: Glazing**

1. Exterior Latex:  
Sherwin-Williams White Lightning Window & Door Siliconized Acrylic Latex Glazing Compound

### **Glass: Non-Structural Sealing**

1. Exterior:  
Sherwin-Williams White Lightning All Purpose Silicone Ultra

### **Metal: Ferrous and Non-Ferrous**

2. Exterior Polyurethane:  
Sherwin-Williams STAMPEDE-1 One Component Smooth

### **EIFS**

1. Exterior Polyurethane/Silicone Hybrid:  
Sherwin-Williams STAMPEDE-100 One Component Polyurethane/Silicone Hybrid

## **Paint and Coatings Systems**

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**\*\*Additional coats of paint may be required depending on the selection of colors, substrate conditions, and application procedures. Painters/GC must bid accordingly.\*\***

### **Stucco Masonry Surfaces (Crack Repair)**

#### **Crack Repair**

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A.** For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- B.** For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C.** For cracks deeper than 1/2 inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three point adhesions. See data sheet for additional information.

#### **Stucco, EIFS, Brick and Other Masonry Surfaces**

- A. Prime Coat:** Loxon Conditioner (A24 Series) (applied 200-200 sqf per gallon)

*Note: Stucco, brick or other masonry surfaces with a pH level above 9 should be primed with Loxon Concrete & Masonry Primer (A24 Series)*

- B. Finish Coat:** SuperPaint Exterior Acrylic Flat (A80 Series) (4 mils WFT or 1.5 mils DFT) or

*Note: If new block fill with Loxon Block Surfacer (A24 Series).*

#### **Wood Siding**

- A. Prime Coat:** Prime new or bare areas using Exterior Latex Wood Primer (B42W8041) (4 mils WFT or 1.2 mils DFT)

*Note: For wood that is considered a tannin bleeding wood, use Exterior Oil Based Primer (Y24W8020).*

- A. Finish Coat:** Resilience Acrylic Exterior Latex Flat (K42 Series) (4 mils WFT or 1.6 mils DFT) or Satin Finish (K43 Series) (4 mils WFT or 1.5 mils DFT)  
SuperPaint Exterior Acrylic Flat (A80 Series) (4 mils WFT or 1.6 mils DFT) or Satin Finish (A89 Series) (4 mils WFT or 1.5 mils DFT)

*Note: Rough sawn wood surfaces must be back-rolled to ensure proper adhesion and a smooth final appearance.*

#### Wood Trim

**A. Prime Coat:** Prime new or bare areas using Exterior Latex Wood Primer (B42W8041) (4 mils WFT or 1.2 mils DFT)

*Note: For wood that is considered a tannin bleeding wood, use Exterior Oil Based Primer (Y24W8020).*

**B. Finish Coat:** SuperPaint Exterior Acrylic Satin Finish (A89 Series) (4 mils WFT or 1.6 mils DFT) or Gloss Finish (A84 Series) (4 mils WFT or 1.6 mils DFT)

*Note: Rough sawn wood surfaces must be back-rolled to ensure proper adhesion and a smooth final appearance.*

#### Ferrous Metal Stairwells, Railings and Doors

**A. Spot Prime Coat:** Pro Industrial Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT)

**B. Finish Coat:** Pro Industrial Urethane Alkyd Enamel (B54-150 Series) (B54-150 Series) (3.5-7 mils WFT or 2-4 mils DFT)

#### Metal Doors

**A. Spot Prime Coat:** Pro Industrial Pro-Cryl Universal Metal Primer (B66 Series) (B66 Series) (5-10 mils WFT or 2-4 mils DFT)

**B. Finish Coat:** Pro Industrial Urethane Alkyd Enamel (B54-150 Series) (B54-150 Series) (3.5-7 mils WFT or 2-4 mils DFT)

#### Aluminum Soffit Gutters and Downspouts

*Note: Gutters should be cleaned inside and out and working prior to painting.*

**A. Spot Prime Coat:** Pro Industrial Pro-Cryl (B66-310 Series) (5-10 mils WFT or 2-4 mils DFT)

**B. Finish Coat:** SuperPaint Exterior Acrylic Satin Finish (A89 Series) (4 mils WFT or 1.6 mils DFT) or





# CONTRACTORS STATE LICENSE BOARD

## Contractor's License Detail for License # 965623

**DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.**

- ▶ CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click here for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed (B&P 7071.17).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 5/17/2024 9:52:15 AM

### Business Information

M B COATINGS INC  
 1540 SOUTH LEWIS STREET  
 ANAHEIM, CA 92805  
 Business Phone Number:(714) 941-8880

**Entity** Corporation  
**Issue Date** 09/15/2011  
**Reissue Date** 07/08/2013  
**Expire Date** 07/31/2025

### License Status

**This license is current and active.**

**All information below should be reviewed.**

### Classifications

- ▶ C-9 - DRYWALL
- ▶ C33 - PAINTING AND DECORATING
- ▶ C-61 / D50 - SUSPENDED CEILINGS
- ▶ C-61 / D29 - PAPERHANGING

### Bonding Information

#### Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.

**Bond Number:** 100211429

**Bond Amount:** \$25,000

**Effective Date:** 01/01/2023

[Contractor's Bond History](#)

#### Bond of Qualifying Individual

The qualifying individual MICHAEL VINCENT BARTLE certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

**Effective Date:** 10/30/2015

[BQI's Bond History](#)

### Workers' Compensation

This license has workers compensation insurance with the CYPRESS INSURANCE COMPANY

**Policy Number:** MBWC443856

**Effective Date:** 10/28/2023

**Expire Date:** 10/28/2024

[Workers' Compensation History](#)



# Limited Microbial Assessment and Asbestos Screening

660 Baker Street

Costa Mesa, California

EBI Project No. 6323001197

November 10, 2023



Prepared for:

Dunbar Real Estate Management  
841 Apollo Street, Suite 475  
El Segundo, California 90245

Prepared by:



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## **I.0 INTRODUCTION**

Envirobusiness, Inc. (dba EBI Consulting hereinafter “EBI”) of Burlington, Massachusetts was retained by Dunbar Real Estate Investment Management to perform a limited microbial assessment and asbestos screening for the 660 Baker Street located at 660 Baker Street in Costa Mesa, California (Subject Property). This Report has been completed in general conformance with EBI’s proposal entitled Proposal for Limited Asbestos Screen and Limited Microbial Assessment and dated October 23, 2023 between Dunbar Real Estate Investment Management and EnviroBusiness, Inc.

Accessible areas throughout Subject Property were inspected. No destructive or intrusive assessment methods were utilized as part of this survey.

The building(s) were occupied at the time of the survey. Access to building materials and structural details was limited to surficial observations of accessible materials. Only nominal surficial material disturbance was authorized to limit disturbance and damage to existing building finishing materials and disruption of tenant operations. Destructive investigation was not performed, and suspect ACBMs may have been obscured from inspection due to overlying material applications and limited access.

EBI’s scope of work did not include extensive exploratory demolition of building/structural components, physical or invasive testing, or dismantling of operating equipment or appliances to access potential hidden ACBM.

Field reconnaissance was conducted by California Certified Asbestos Consultant (29-6941) and Lead Inspector (LBP-I-1158356-2) James Wang on October 27 and 30, 2023.

### **Inaccessible Areas**

The following areas of the Subject Property buildings were not accessible for inspection at the time of EBI’s survey.

- Secured rooms / offices
- Above/behind/within fixed drywall/plaster/masonry/other ceiling and wall systems and fixed chases/runs (for mechanical, electrical, and plumbing)
- Roof areas
- Concrete slabs, decks and walls
- Within fire doors
- Electrical systems
- Components of operating equipment or appliances.
- Behind/below/within the first layer of fixed floor/wall/ceiling/TSI/surfacing material or other finished product, unless specifically set forth in our Scope of Work. Materials not exposed to the occupied space, those covered/hidden by other building materials, were not accessible.
- Any and all grounds and soil areas surrounding, associated with, or under the subject buildings; EBI’s inspection did not include any grounds or soil areas.

## **2.0 BACKGROUND**

The Subject Property is currently improved with three two-story buildings and one one-story building with various tenants, twelve in total.

### **3.0 ASBESTOS CONTAINING BUILDING MATERIALS (ACBM) SCREENING**

#### **3.1 METHODOLOGIES**

##### **Inspection, Identification of Homogeneous Areas and Sampling**

An inspector (accredited and certified/licensed in accordance with all applicable Federal, State and local requirements) performed the survey and sampling. Survey to identify ACBM began with locating and listing the “homogeneous areas” of materials that were suspected to contain asbestos. A “homogeneous area” is a material application that is uniform in color and texture. Typically, date and/or occasion of material application are also considered in determining homogeneous areas. Materials of similar color and texture, but installed in different buildings or during different construction events, are typically considered different homogeneous areas. Homogenous areas of building materials exist in the form of surfacing materials, thermal systems insulation (TSI), and miscellaneous materials.

**SURFACING MATERIALS** – Surfacing materials include sprayed or troweled-on applications of materials such as fireproofing, acoustical or decorative ceiling materials, or plaster.

**THERMAL SYSTEM INSULATION (TSI)** – TSI materials include materials applied to pipes, fittings, boilers, ducts, or other interior structural components to prevent heat loss or gain, water condensation, or other such purposes.

**MISCELLANEOUS MATERIALS** – Miscellaneous materials include any building material on structural components or fixtures such as floor and ceiling tiles, which do not include surfacing material or TSI.

Suspect ACBMs were sampled to obtain a representative analysis of the material type throughout each homogeneous area. Bulk samples, representing individual homogenous areas of suspect ACBM, were collected in a randomly distributed manner. Samples were collected with a retractable knife that was driven through the suspect material to the substrate to obtain a sample containing each discrete layer. The samples were then placed in sterilized tight-sealing plastic bags and assigned unique identifiers, which were recorded on the bags and the bulk sampling survey sheets.

Locations to collect bulk samples were determined based on the locations of observed suspect ACBMs identified during the assessment phase of the survey, and samples were randomly distributed throughout the area of ACBM application. The number of samples collected was based on the material classification and quantity of each homogeneous area observed during the survey. The following illustrates the sampling strategy employed by EBI:

- **Surfacing materials:**
  - A minimum of three (3) bulk samples are collected from each homogeneous area that was less than or equal to 1,000 ft<sup>2</sup>.
  - A minimum of five (5) bulk samples are collected from each homogeneous area that was greater than 1,000 ft<sup>2</sup>, but less than or equal to 5,000 ft<sup>2</sup>.
  - A minimum of seven (7) bulk samples are collected from each homogeneous area that was greater than 5,000 ft<sup>2</sup>.
- **Thermal systems insulation (TSI):**
  - A minimum of three (3) bulk samples were collected from each homogeneous area of TSI.

- A minimum of one (1) bulk sample was collected from each patch of TSI, providing the section of patch was less than six (6) linear or square feet.
  - A minimum of three (3) bulk samples were collected of each insulated mechanical system including, but not limited to: cementitious material used on pipe fittings such as tees, elbows, or valves. A sufficient number of samples were collected to determine whether each homogenous area was ACBM or non-ACBM.
  - Bulk samples were not required to be collected from materials that the accredited asbestos inspector has determined that the TSI is a non-suspect ACBM (i.e., fiberglass, foam glass, rubber, or any other non-ACBM).
- **Miscellaneous materials:**
    - A minimum of two (2) representative bulk samples were collected of each miscellaneous material. A sufficient number of samples were collected to determine whether each homogenous area was ACBM or non-ACBM.

### **ACBM Condition Assessment**

Once the inspector identifies the suspect ACBMs in the building(s), they performed a physical assessment of the suspect ACBMs. The physical assessment may have included the following considerations:

- Location and amount of the material
- Condition of the material, specifying:
  - Type of damage or significant damage
  - Severity of damage
  - Extent or spread of damage
- Whether the material was accessible;
- Materials potential for disturbance;
- Known or suspected causes of damage or significant damage; and,
- Preventive measures that might eliminate the reasonable likelihood of undamaged ACBM from becoming significantly damaged.

EBI classified the ACBMs as being in Good, Fair or Poor condition. The following are the general definitions of each category:

- **Good Condition** - Any material which is intact with no noticeable damage.
- **Fair Condition** - Any material with a small amount of damage (generally less than 10% of the entire area, or 25% localized).
- **Poor Condition** - Any material with a large amount of damage (generally greater than 10% of the entire surface area, or 25% localized).

### **NESHAP Categories of ACBMs**

ACBM, as defined by the United States Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA), are materials with an asbestos concentration of greater than one percent (> 1%). The EPA further defines friable and non-friable ACM as follows:

- **Friable ACBM** is defined by the EPA Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section I (i.e., the PLM method), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. The term includes non-friable ACM after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.
- **Non-friable ACBM** is any material containing more than one percent (1%) asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. The EPA further defines two categories of non-friable ACBM:
  - **Category I non-friable ACBM** is any asbestos-containing packing, gasket, resilient floor covering or asphalt roofing product, which contains more than one percent (1%) asbestos; and,
  - **Category II non-friable ACBM** is any material, excluding Category I non-friable ACBM, containing more than one percent (1%) asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Identified friable and non-friable ACBMs are categorized into the appropriate NESHAP Classification. If an ACBM is assessed as non-friable and does not meet the standards of one of the four (4) listed Regulated Asbestos-Containing Material (RACM) categories, it is considered a non-RACM.

- Regulated Asbestos-Containing Material (RACM)
  - **Friable ACM**
  - **Category I non-friable ACM** that has become friable;
  - **Category I non-friable ACM** that will be or has been subjected to sanding, grinding, cutting or abrading; or
  - **Category II non-friable ACM** that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

### **Analytical Procedures**

Environmental Hazards Services, L.L.C. (EHS) of Richmond, Virginia is an accredited laboratory by the EPA for "Interim Asbestos Bulk Sample Analysis Quality Assurance Program". EHS is also accredited by the U.S. Department of Commerce, National Institute of Standards and Technology through the National Voluntary Laboratory Accreditation Program (NVLAP) for Bulk Asbestos Analysis. The polarized light microscopy with dispersion staining (PLM/DS) analytical method is modeled after 40 CFR, Part 763, Subpart F, Appendix A: "Interim Method for the Determination of Asbestos in Bulk Insulation Samples". PLM/DS is an optical microscopic technique used to distinguish the different types of asbestos fibers by their shape and unique optical properties. The technique is based on the refraction of light from the various crystalline asbestos structures and observing the corresponding color changes through a microscope. By using the PLM/DS method, a trained microscopist is able to identify and distinguish between asbestos group minerals and other fibrous materials such as cellulose (paper), mineral (rock), wood, or glass fiber. The quantity of each of these substances is estimated on a weight basis and recorded as a percent.

Collected samples of the suspect ACBM were submitted, along with a chain of custody, to EHS and analyzed using the approved PLM/DS method.

The EPA considers various building materials, typically non-friable materials, to be very difficult to analyze by PLM/DS such as vinyl materials (i.e., floor tiles, sheetings), viscous matrix products (i.e., caulks/sealants, adhesives, coatings, joint compound/spackle), cementitious materials (i.e., pipes, sheetings), asphaltic roofing materials (i.e., shingles, roof rollings), and miscellaneous products (i.e., frictions plates, gaskets). Asbestos fibers can be too small to be seen by PLM/DS methods or may be obscured by binders or other matrix interference. The EPA recommends, but does not require, that these materials be analyzed by TEM. Upon client request, follow-up TEM analysis can be performed for these materials to verify the presence/absence of asbestos and/or asbestos concentration.

### **Interpretation of Analytical Results**

To determine asbestos content, EBI's laboratory performed the EPA-required PLM/DS visual estimation analytical method, which does not include the Point Count Method by PLM. Utilizing this method, non-friable materials containing >1.0% asbestos by weight were considered ACBM, and non-friable materials containing ≤1.0% by weight were considered non-ACBM. When the asbestos content of a friable suspect ACBM was determined to be <10% (including ≤1.0%) as determined by a method other than the Point Count Method by PLM, the material was assumed to be ACBM. As such, friable materials with an asbestos concentration of ≥10% were considered ACBM and <10% (including ≤1.0%) were considered assumed ACBM. Cal/OSHA further categorizes materials containing ≤1.0% but >0.1% asbestos as asbestos-containing construction material (ACCM), which is any manufactured construction material containing >0.1% asbestos. If a material contains greater than 0.10% asbestos, it is considered to be an asbestos-containing construction (ACCM) material by CAL OSHA standards. A 1,000 point count test (EPA 600/R-93/116) may be used, at the request of the Client, to determine a more precise asbestos content to within one thousandth of a percent. If 1,000 point count analysis determines that the asbestos content is ≤0.1%, the material was considered non-ACCM. If 1,000 point count analysis was not performed, and the initial EPA-required PLM/DS visual estimation analysis identified any concentration of asbestos (≥10%, <10%, or ≤1.0%), the material was considered ACBM as well as ACCM.

Federal OSHA, the California Occupational Safety and Health Administration (Cal/OSHA), and NESHAP define an ACBM as any material containing greater than one percent (>1.0%) asbestos. Handling, disturbance, removal and disposal of ACBM is required to be performed by licensed contractors utilizing protective work practices as prescribed by these regulatory agencies. Cal/OSHA also requires contractor registration and certification and protective work practices for ACCM (materials containing ≤1.0% but >0.1% asbestos).

If asbestos content of a material was “<1%”, the material is still regulated by OSHA as the airborne asbestos concentrations may exceed the OSHA Permissible Exposure Limit (PEL), depending on the work activity. Cal/OSHA states that employers performing construction activities on materials containing any detectable asbestos must comply with all applicable provisions of OSHA Asbestos Construction Standard 29 CFR, Part 1926.1101 and Title 8, California Code of Regulations (CCR), Section 1529 (8 CCR 1529). Cal/OSHA requires worker training, exposure monitoring/protection, safe work practices and engineering controls. Therefore, materials which contain any detectable asbestos are still regulated, and should be handled by qualified personnel.

Materials having all laboratory results of “No Asbestos Detected” or “NAD” are not subject to asbestos regulatory requirements.

### 3.2 SCOPE OF WORK

An Asbestos-Containing Building Material (ACBM) limited screening of the Subject Property building was performed. The survey involved locating and assessing the condition of accessible suspect ACBM using sampling and visual inspection techniques, to develop a report, which identifies the extent of the materials present within the areas surveyed.

EBI evaluated representative areas that were reasonably accessible at the time of the screening. Additional suspect ACBMs may exist in areas where access was limited during the screening. Inaccessible areas include, but are not limited to: enclosed mechanical chases, built-up floor systems and secured rooms/offices. EBI's screening scope of work did not include performing exploratory demolition of multiple layers of floor tiles, roofing systems, permanent ceilings, perimeter or interior walls, boilers, hardwood floors or enclosed pipe chase walls in bathrooms, or other areas to access potential hidden asbestos.

The representative areas visually surveyed and assessed under the scope of work for this screening do not constitute a full asbestos survey, in which all areas of the buildings would have been thoroughly surveyed and sampled. The possibility exists for ACBM to be present in areas of the buildings not accessed or sampled by EBI personnel. Based on the limited scope of this screening, additional suspect ACBM may also present in areas of the buildings that were accessed as part of this screening. The sampling conducted as part of this screening is not designed to comply with regulatory requirements for planned building material disturbances including, but not limited to, renovation or demolition activities. The screening results shall not be used for ACBM and non-ACBM determinations until further survey and/or sampling is performed in full compliance with all applicable federal, state and local regulatory requirements.

### 3.3 ASBESTOS-CONTAINING BUILDING MATERIAL FINDINGS

Seventy-five (75) representative samples of suspect ACBM were collected at the time of the survey and were submitted to EHS.

The following table lists identified suspect ACBM identified as non-ACBM:

Homogenous Area Number	Suspect Material Description	Material Location	No. of Samples Analyzed	Condition	Result (% Asbestos)
01	Joint Compound	Unit A-101	3	Good	NAD
02	Sheetrock	Unit A-101	3	Good	NAD
03	2'x4' Ceiling Tile	Unit A-101	3	Good	NAD
04	Joint Compound	Unit A-201	3	Good	NAD
05	Sheetrock	Unit A-201	3	Good	NAD
06	Joint Compound	Unit B-101	3	Good	NAD
07	Sheetrock	Unit B-101	3	Good	NAD
08	Joint Compound	Unit B-102	3	Good	NAD
09	Sheetrock	Unit B-102	3	Good	NAD
10	Joint Compound	Unit B-103	3	Good	NAD



Homogenous Area Number	Suspect Material Description	Material Location	No. of Samples Analyzed	Condition	Result (% Asbestos)
11	Sheetrock	Unit B-103	3	Good	NAD
12	Joint Compound	Unit B-210	3	Good	NAD
13	Sheetrock	Unit B-210	3	Good	NAD
14	Joint Compound	Unit B-220	3	Good	NAD
15	Sheetrock	Unit B-220	3	Good	NAD
16	Joint Compound	Unit B-250	3	Good	NAD
17	Sheetrock	Unit B-250	3	Good	NAD
18	Joint Compound	Unit C-101	3	Good	NAD
19	Sheetrock	Unit C-101	3	Good	NAD
20	Joint Compound	Unit C-102	3	Good	NAD
21	Sheetrock	Unit C-102	3	Good	NAD
22	Joint Compound	Unit C-200	3	Good	NAD
23	Sheetrock	Unit C-200	3	Good	NAD
24	Joint Compound	Unit D-101	3	Good	NAD
25	Sheetrock	Unit D-101	3	Good	NAD

NAD – No Asbestos Detected

Asbestos was not detected in the samples collected by EBI. These sampled homogeneous areas are considered non-ACBM. Photographs of the sampling locations are located in **Appendix A**. A tabulation of all suspect ACBM sampled as part of the inspection (Asbestos Sampling Table) are located in **Appendix B**. Laboratory results and Chain of Custody are located in **Appendix C**.

#### 4.0 LIMITED MICROBIAL ASSESSMENT

##### 4.1 SCOPE OF WORK

The limited microbial assessment was limited to readily accessible areas at the Subject Property that were available / accessible at the time of the site visit. Other areas of the Subject Property were not inspected as part of this assessment. The assessment included the following:

- Visual and Olfactory Assessment – The assessment included visual and olfactory observations of readily accessible interior building finishes to identify the possible presence of water-damaged interior building materials and/or suspected mold growth. No destructive or intrusive assessments were conducted.
- Limited Moisture Content Measurements - A hand-held moisture meter was utilized to evaluate for elevated moisture content measurements in selected building materials. The amount of moisture measurements was limited to any areas deemed appropriate/meaningful by the inspector.

## 4.2 OBSERVATIONS

The limited microbial assessment was conducted by Mr. James Wang on October 27 and 30, 2023. Below is a summary of observations from the limited microbial assessment. Please refer to the table in **Attachment D** for the locations where these conditions were observed.

- Suspected mold growth was not observed in accessible areas reviewed.
- Water stains & elevated moisture content measurements were observed on sheetrock near the rear door of Unit B101. Approximately 5 square feet of water staining was observed.
- Moisture content measurements collected from other areas of sheetrock, concrete, and wood walls were acceptable at the time of the site visit.
- Moldy/musty odors were not detected in accessible areas reviewed.

It is possible that areas of water damage and/or suspected mold growth may be present in inaccessible areas (in wall cavities, ceiling plenums, behind wall coverings, below floor coverings, etc.). If areas are encountered they should be evaluated by a qualified professional, to determine the appropriate response/remediation methods to be employed.

Photographs can be found in **Attachment A**.

## 5.0 RECOMMENDATIONS

### 5.1 ASBESTOS CONTAINING BUILDING MATERIALS

Laboratory analytical results indicate the samples collected at the Subject Property do not contain asbestos. No further action is recommended with regard to ACBMs at this time.

Additional suspect ACBMs may be present at the Subject Property in areas that were not inspected or due to access limitation within inspected areas. If additional suspect or assumed ACBMs are identified in the future (that were not sampled as part of this inspection), they must be treated as ACBMs unless future laboratory analytical results in conjunction with inspection by an appropriately accredited and/or licensed inspector identify the material(s) as non-ACBM. Based on the limitations of this inspection, EBI recommends that a supplemental asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance.

This report is not intended to be used for abatement bidding purposes. For planned renovation and demolition projects, EBI recommends that a qualified environmental consultant develop project-specific demolition and abatement bid specification for solicitation of demolition and abatement services.

## **5.2 MICROBIAL ASSESSMENT**

Based on the observations from this assessment areas of water staining were identified in various locations at the Subject Property. Suspected mold growth was not observed in accessible areas reviewed.

EBI offers the following recommendations:

1. Controlling water infiltration in buildings is necessary to controlling microbial problems. Confirm that all sources of water intrusion have been corrected to prevent further microbial growth.
2. The building materials with evidence of water staining should be remediated (clean, removal, disposal, etc.). This work can be conducted as part of routine maintenance activities.
3. It is possible, that additional areas of water damage and/or suspected mold growth could be encountered during renovation/remediation work (e.g., in wall cavities, behind vinyl wall coverings, above ceilings, etc.). Additional areas encountered during renovation/remediation work should be evaluated by a qualified professional, who is experienced in microbial remediation to determine appropriate remediation methods to be employed by the Contractor.

## **6.0 GENERAL LIMITATIONS**

Report information was obtained through sources deemed reliable (i.e., interviews with owners, agents, occupants or other appropriate persons involved with the subject property). Findings, conclusions and/or recommendations are based on our visual observations, the information provided to or obtained by EBI, or provided by the Client or property contact, and/or a review of readily available and supplied documents and drawings. EBI renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the subject property.

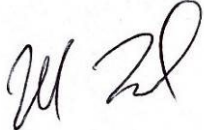
This Report presents the findings of a limited investigation but does not constitute a complete determination of whether past or present owners or occupants of the Subject Property have been in compliance with all applicable local, state, and federal environmental regulations. The information contained herein is based on on-site observations and on a limited investigation involving site observations. The investigative methods applied to this assessment are consistent with current industry standards for the performance of investigation within the limits of the scope of work, budget, and schedule. Survey evaluations are limited in the sense that conclusions and recommendations are developed from personal interviews and information obtained from limited research, site observations and secondary informational sources. Except as set forth in this report, EBI has made no independent investigations as to the accuracy or completeness of the information derived from the secondary sources and personal interviews and has assumed that such information was accurate and complete. It should be noted that no conclusions can be drawn regarding the existence of conditions that were not addressed by the scope of work.

This assessment and Report were prepared by EBI solely for the use of Dunbar Real Estate Investment Management. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user. Third party use of this Report is prohibited without the prior written consent of EBI and use thereof is at the risk of the user. The observations and results presented in this Report are believed to be representative of site conditions prevailing at the time of the assessment in the areas explored. Changes in site conditions or in the availability of information

regarding past or current site conditions should be brought to EBI's attention so that they can be addressed and EBI's conclusions verified or modified as appropriate. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

It has been a pleasure to prepare this Report for you. Please contact Jeff Leed at (657) 248-2127 or [jleed@ebiconsulting.com](mailto:jleed@ebiconsulting.com) if you should have any questions, comments, or if I can be of further assistance in any way.

Respectfully Submitted,



Jeff Leed  
Project Manager  
Building Sciences

# **APPENDIX A**

## **PHOTOGRAPHS**



1. View of the interior of Unit A-201 showing non-asbestos sheetrock and joint compound.



2. View showing dry moisture reading of sheetrock in Unit A-201.



3. View of the interior of Unit B-101 showing non-asbestos sheetrock and joint compound.



4. View showing elevated moisture reading of sheetrock near rear door of Unit-B101.

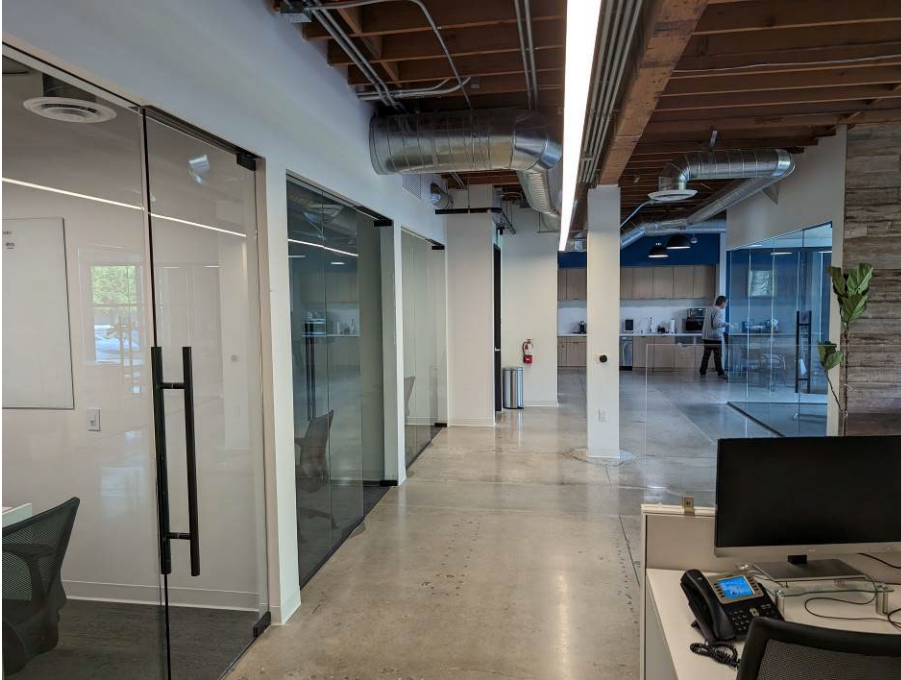


5. View of the interior of Unit B-102 showing non-asbestos sheetrock and joint compound.



6. View showing dry moisture reading of sheetrock in Unit B-102.





7. View of the interior of Unit B-103 showing non-asbestos sheetrock and joint compound.



8. View showing dry moisture reading of sheetrock in Unit B-103.



9. View of the interior of Unit B-210 showing non-asbestos sheetrock and joint compound.



10. View showing dry moisture reading of sheetrock in Unit B-210.



11. View of the interior of Unit B-250 showing non-asbestos sheetrock and joint compound.



12. View showing dry moisture reading of sheetrock in Unit B-250.



13. View of the interior of Unit C-102 showing non-asbestos sheetrock and joint compound.



14. View showing dry moisture reading of sheetrock in Unit C-102.



15. View of the interior of Unit D-101 showing non-asbestos sheetrock and joint compound.



16. View showing dry moisture reading of sheetrock in Unit D-101.



17. View of the interior of Unit C-200 showing non-asbestos sheetrock and joint compound.



18. View showing dry moisture reading of sheetrock in Unit C-200.



19. View of the interior of Unit A-101 showing non-asbestos sheetrock, joint compound, and ceiling tile.



20. View showing dry moisture reading of sheetrock in Unit A-101.



21. View of the interior of Unit C-101 showing non-asbestos sheetrock and joint compound.



22. View showing dry moisture reading of sheetrock in Unit C-101.





23. View of the interior of Unit B-220 showing non-asbestos sheetrock and joint compound.



24. View showing dry moisture reading of sheetrock in Unit B-220.

## **APPENDIX B**

### **ASBESTOS SAMPLING TABLE**

Asbestos Sampling Summary Table							
HA No.	Sample #	Suspect Material Description	Location	Condition	Result	Friability	Quantity
01	A	Joint Compound	Unit A-101	Good	NAD	Yes	---
	B		Unit A-101	Good	NAD	Yes	---
	C		Unit A-101	Good	NAD	Yes	---
02	A	Sheetrock	Unit A-101	Good	NAD	Yes	---
	B		Unit A-101	Good	NAD	Yes	---
	C		Unit A-101	Good	NAD	Yes	---
03	A	2'x4' Ceiling Tile	Unit A-101	Good	NAD	Yes	---
	B		Unit A-101	Good	NAD	Yes	---
	C		Unit A-101	Good	NAD	Yes	---
04	A	Joint Compound	Unit A-201	Good	NAD	Yes	---
	B		Unit A-201	Good	NAD	Yes	---
	C		Unit A-201	Good	NAD	Yes	---
05	A	Sheetrock	Unit A-201	Good	NAD	Yes	---
	B		Unit A-201	Good	NAD	Yes	---
	C		Unit A-201	Good	NAD	Yes	---
06	A	Joint Compound	Unit B-101	Good	NAD	Yes	---
	B		Unit B-101	Good	NAD	Yes	---
	C		Unit B-101	Good	NAD	Yes	---
07	A	Sheetrock	Unit B-101	Good	NAD	Yes	---
	B		Unit B-101	Good	NAD	Yes	---
	C		Unit B-101	Good	NAD	Yes	---
08	A	Joint Compound	Unit B-102	Good	NAD	Yes	---
	B		Unit B-102	Good	NAD	Yes	---
	C		Unit B-102	Good	NAD	Yes	---
09	A	Sheetrock	Unit B-102	Good	NAD	Yes	---
	B		Unit B-102	Good	NAD	Yes	---
	C		Unit B-102	Good	NAD	Yes	---
10	A	Joint Compound	Unit B-103	Good	NAD	Yes	---
	B		Unit B-103	Good	NAD	Yes	---
	C		Unit B-103	Good	NAD	Yes	---

Asbestos Sampling Summary Table							
HA No.	Sample #	Suspect Material Description	Location	Condition	Result	Friability	Quantity
11	A	Sheetrock	Unit B-103	Good	NAD	Yes	---
	B		Unit B-103	Good	NAD	Yes	---
	C		Unit B-103	Good	NAD	Yes	---
12	A	Joint Compound	Unit B-210	Good	NAD	Yes	---
	B		Unit B-210	Good	NAD	Yes	---
	C		Unit B-210	Good	NAD	Yes	---
13	A	Sheetrock	Unit B-210	Good	NAD	Yes	---
	B		Unit B-210	Good	NAD	Yes	---
	C		Unit B-210	Good	NAD	Yes	---
14	A	Joint Compound	Unit B-220	Good	NAD	Yes	---
	B		Unit B-220	Good	NAD	Yes	---
	C		Unit B-220	Good	NAD	Yes	---
15	A	Sheetrock	Unit B-220	Good	NAD	Yes	---
	B		Unit B-220	Good	NAD	Yes	---
	C		Unit B-220	Good	NAD	Yes	---
16	A	Joint Compound	Unit B-250	Good	NAD	Yes	---
	B		Unit B-250	Good	NAD	Yes	---
	C		Unit B-250	Good	NAD	Yes	---
17	A	Sheetrock	Unit B-250	Good	NAD	Yes	---
	B		Unit B-250	Good	NAD	Yes	---
	C		Unit B-250	Good	NAD	Yes	---
18	A	Joint Compound	Unit C-101	Good	NAD	Yes	---
	B		Unit C-101	Good	NAD	Yes	---
	C		Unit C-101	Good	NAD	Yes	---
19	A	Sheetrock	Unit C-101	Good	NAD	Yes	---
	B		Unit C-101	Good	NAD	Yes	---
	C		Unit C-101	Good	NAD	Yes	---
20	A	Joint Compound	Unit C-102	Good	NAD	Yes	---
	B		Unit C-102	Good	NAD	Yes	---
	C		Unit C-102	Good	NAD	Yes	---

<b>Asbestos Sampling Summary Table</b>							
<b>HA No.</b>	<b>Sample #</b>	<b>Suspect Material Description</b>	<b>Location</b>	<b>Condition</b>	<b>Result</b>	<b>Friability</b>	<b>Quantity</b>
21	A	Sheetrock	Unit C-102	Good	NAD	Yes	---
	B		Unit C-102	Good	NAD	Yes	---
	C		Unit C-102	Good	NAD	Yes	---
22	A	Joint Compound	Unit C-200	Good	NAD	Yes	---
	B		Unit C-200	Good	NAD	Yes	---
	C		Unit C-200	Good	NAD	Yes	---
23	A	Sheetrock	Unit C-200	Good	NAD	Yes	---
	B		Unit C-200	Good	NAD	Yes	---
	C		Unit C-200	Good	NAD	Yes	---
24	A	Joint Compound	Unit D-101	Good	NAD	Yes	---
	B		Unit D-101	Good	NAD	Yes	---
	C		Unit D-101	Good	NAD	Yes	---
25	A	Sheetrock	Unit D-101	Good	NAD	Yes	---
	B		Unit D-101	Good	NAD	Yes	---
	C		Unit D-101	Good	NAD	Yes	---

HA – Homogenous Area  
 NAD – No Asbestos Detected

## **APPENDIX C**

### **ASBESTOS LABORATORY RESULTS AND CHAIN OF CUSTODY**



Environmental Hazards Services, L.L.C.  
 7469 Whitepine Rd  
 Richmond, VA 23237  
 Telephone: 800.347.4010

## Asbestos Bulk Analysis Report

Report Number: 23-11-00282

Client: Enviro Business Inc.  
 21 B Street  
 Burlington, MA 01803

Received Date: 11/02/2023  
 Analyzed Date: 11/02/2023  
 Reported Date: 11/06/2023

Project/Test Address: 6323001213; ACM Survey; 660 Baker Street; Costa Mesa,  
 California

Client Number:  
 22-4564

Fax Number:  
 845-498-9075

# Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-001	1A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-002	1B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-003	1C		White Chalky; Homogenous	NAD	100% Non-Fibrous
23-11-00282-004	2A		White Powdery; Brown Fibrous; Inhomogenous	NAD	10% Cellulose 90% Non-Fibrous
23-11-00282-005	2B		White Powdery; Homogenous	NAD	4% Cellulose 3% Fibrous Glass 93% Non-Fibrous

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-006	2C		White Powdery; Homogenous	NAD	7% Cellulose 2% Fibrous Glass 91% Non-Fibrous
23-11-00282-007	3A		Beige Fibrous; White Paint; Homogenous	NAD	65% Cellulose 20% Fibrous Glass 15% Non-Fibrous
23-11-00282-008	3B		Beige Fibrous; White Paint; Homogenous	NAD	65% Cellulose 20% Fibrous Glass 15% Non-Fibrous
23-11-00282-009	3C		Beige Fibrous; White Paint; Homogenous	NAD	65% Cellulose 20% Fibrous Glass 15% Non-Fibrous
23-11-00282-010	4A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-011	4B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-012	4C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.



# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-013	5A		White Powdery; Homogenous	NAD	5% Cellulose 2% Fibrous Glass 93% Non-Fibrous
23-11-00282-014	5B		White Powdery; Homogenous	NAD	3% Cellulose 2% Fibrous Glass 95% Non-Fibrous
23-11-00282-015	5C		White Powdery; Homogenous	NAD	7% Cellulose 93% Non-Fibrous
23-11-00282-016	6A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-017	6B		White Chalky; Homogenous	NAD	100% Non-Fibrous
23-11-00282-018	6C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-019	7A		White Powdery; Homogenous	NAD	3% Cellulose 2% Fibrous Glass 95% Non-Fibrous
23-11-00282-020	7B		White Powdery; Homogenous	NAD	5% Cellulose 1% Fibrous Glass 94% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-021	7C		White Powdery; Homogenous	NAD	6% Cellulose 2% Fibrous Glass 92% Non-Fibrous
23-11-00282-022	8A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-023	8B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-024	8C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-025	9A		White Powdery; Homogenous	NAD	4% Cellulose 96% Non-Fibrous
23-11-00282-026	9B		White Powdery; Brown Fibrous; Inhomogenous	NAD	20% Cellulose 80% Non-Fibrous
23-11-00282-027	9C		White Powdery; Brown Fibrous; Inhomogenous	NAD	8% Cellulose 2% Fibrous Glass 90% Non-Fibrous
23-11-00282-028	10A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-029	10B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-030	10C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-031	11A		White Powdery; Brown Fibrous; Inhomogenous	NAD	15% Cellulose 85% Non-Fibrous
23-11-00282-032	11B		White Powdery; Homogenous	NAD	4% Cellulose 2% Fibrous Glass 94% Non-Fibrous
23-11-00282-033	11C		White Powdery; Homogenous	NAD	3% Cellulose 2% Fibrous Glass 95% Non-Fibrous
23-11-00282-034	12A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-035	12B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-036	12C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-037	13A		White Powdery; Homogenous	NAD	3% Cellulose 2% Fibrous Glass 95% Non-Fibrous
23-11-00282-038	13B		White Powdery; Brown Fibrous; Inhomogenous	NAD	20% Cellulose 80% Non-Fibrous
23-11-00282-039	13C		White Powdery; Homogenous	NAD	5% Cellulose 95% Non-Fibrous
23-11-00282-040	14A		White Chalky; Homogenous	NAD	100% Non-Fibrous
23-11-00282-041	14B		White Chalky; Homogenous	NAD	100% Non-Fibrous
23-11-00282-042	14C		White Chalky; Homogenous	NAD	100% Non-Fibrous
23-11-00282-043	15A		White Powdery; Homogenous	NAD	4% Cellulose 96% Non-Fibrous
23-11-00282-044	15B		White Powdery; Homogenous	NAD	7% Cellulose 93% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-045	15C		White Powdery; Homogenous	NAD	2% Cellulose 98% Non-Fibrous
23-11-00282-046	16A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-047	16B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-048	16C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-049	17A		White Powdery; Homogenous	NAD	3% Cellulose 97% Non-Fibrous
23-11-00282-050	17B		White Powdery; Brown Fibrous; Inhomogenous	NAD	15% Cellulose 85% Non-Fibrous
23-11-00282-051	17C		White Powdery; Homogenous	NAD	8% Cellulose 92% Non-Fibrous
23-11-00282-052	18A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-053	18B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-054	18C		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-055	19A		Gray Powdery; Homogenous	NAD	7% Cellulose 93% Non-Fibrous
23-11-00282-056	19B		Gray Powdery; Homogenous	NAD	5% Cellulose 95% Non-Fibrous
23-11-00282-057	19C		Gray Powdery; Brown Fibrous; Inhomogenous	NAD	17% Cellulose 83% Non-Fibrous
23-11-00282-058	20A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-059	20B		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-060	20C		White Chalky; Paint; Homogenous	NAD	5% Cellulose 1% Fibrous Glass 94% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
 Project/Test Address: 6323001213; ACM Survey; 660 Baker  
 Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-061	21A		Light Gray Powdery; Homogenous	NAD	6% Cellulose 2% Fibrous Glass 92% Non-Fibrous
23-11-00282-062	21B		Light Gray Powdery; Homogenous	NAD	5% Cellulose 95% Non-Fibrous
23-11-00282-063	21C		Light Gray Powdery; Homogenous	NAD	4% Cellulose 3% Fibrous Glass 93% Non-Fibrous
23-11-00282-064	22A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-065	22B		White Chalky; Paint; Homogenous	NAD	2% Cellulose 98% Non-Fibrous
23-11-00282-066	22C		White Chalky; Paint; Homogenous	NAD	2% Cellulose 98% Non-Fibrous
23-11-00282-067	23A		Pale Gray Powdery; Homogenous	NAD	8% Cellulose 2% Fibrous Glass 90% Non-Fibrous
23-11-00282-068	23B		Pale Gray Powdery; Homogenous	NAD	100% Non-Fibrous

Rev 1.0 (Revised On: 11/06/2023): Changed project address per client request.

# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
Project/Test Address: 6323001213; ACM Survey; 660 Baker  
Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
23-11-00282-069	23C		Pale Gray Powdery; Homogenous	NAD	100% Non-Fibrous
23-11-00282-070	24A		White Chalky; Paint; Homogenous	NAD	100% Non-Fibrous
23-11-00282-071	24B		White Chalky; Paint; Homogenous	NAD	1% Cellulose 99% Non-Fibrous
23-11-00282-072	24C		White Chalky; Paint; Homogenous	NAD	1% Cellulose 99% Non-Fibrous
23-11-00282-073	25A		Off-White Powdery; Homogenous	NAD	3% Cellulose 97% Non-Fibrous
23-11-00282-074	25B		Off-White Powdery; Homogenous	NAD	6% Cellulose 94% Non-Fibrous
23-11-00282-075	25C		Off-White Powdery; Homogenous	NAD	3% Cellulose 97% Non-Fibrous



# Environmental Hazards Services, L.L.C

Client Number: 22-4564  
Project/Test Address: 6323001213; ACM Survey; 660 Baker Street; Costa Mesa, California

Report Number: 23-11-00282

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 53-M22020-4  
QC Blank: SRM 1866 Fiberglass  
Reporting Limit: 1% Asbestos  
Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020  
Analyst: Kay Harris



Reviewed By Authorized Signatory:

Tasha Eaddy  
QA/QC Clerk

These results are based on a comparative visual estimate. The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

\* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



# Asbestos Chain-of-Custody

EBI Consulting  
21 B Street, Burlington, MA 01803  
(781) 273-2500

Environmental Hazards Services, LLC  
www.leadlab.com 7469 Whitepine Rd  
(800) 347-4010 Richmond, VA 23237  
(804) 275-4907 (fax)

~ For Lab Use Only ~

Acct #: 22-4564-A EBI Project #: 6323001213 EBI Service Type: ACM Survey Sample Collection Date: 10/27-30/23

Project Name/Address: 660 Baker Street City/State/Zip Costa Mesa, California

Email Report to: jleed@ebiconsulting.com Inspector Email: \_\_\_\_\_

Sampler: James Wang Cell: \_\_\_\_\_ HOLD SAMPLES PENDING APPROVAL FROM EBI

Turn Around Times: If no TAT is specified, samples will be processed and charged as 3-day TAT.  
 1 - Day  2 - Day  3 - Day  Same Day (Must Call Ahead)  Weekend (Must Call Ahead)  Positive Stop will be used unless marked. **Do Not Positive Stop**

No. (Lab Use)	Homogeneous Area Number (HA#)	Sample ID (e.g. HA-1A, HA-1B, HA-1C, HA-2A, HA-2B, HA-2C)	Material Description / Location	Comments
1	1	A,B,C	Joint Compound / Unit A-101	
2	2	A,B,C	Sheetrock / Unit A-101	
3	3	A,B,C	2'x4' Ceiling Tile / Unit A-101	
4	4	A,B,C	Joint Compound / Unit A-201	
5	5	A,B,C	Sheetrock / Unit A-201	
6	6	A,B,C	Joint Compound / Unit B-101	
7	7	A,B,C	Sheetrock / Unit B-101	
8	8	A,B,C	Joint Compound / Unit B-102	
9	9	A,B,C	Sheetrock / Unit B-102	
10	10	A,B,C	Joint Compound / Unit B-103	

Released by: James Wang Signature: \_\_\_\_\_ Date/Time: 11/1/23 Page 1 of 3

Received by: \_\_\_\_\_ Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_



# Asbestos Chain-of-Custody

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21 B Street, Burlington, MA 01803  
(781) 273-2500

Environmental Hazards Services, LLC  
www.leadlab.com 7469 Whitepine Rd  
(800)347-4010 Richmond, VA 23237  
(804)275-4907 (fax)

~ For Lab Use Only ~

Acct #: 22-4564-A EBI Project #: 6323001213 EBI Service Type: ACM Survey Sample Collection Date: 10/27-30/23

Project Name/Address: 660 Baker Street City/State/zip Costa Mesa, California

Email Report to: jlead@ebiconsulting.com Inspector Email:

Sampler: James Wang Cell:

HOLD SAMPLES PENDING APPROVAL FROM EBI

Turn Around Times:  1 - Day  2 - Day  3 - Day  Same Day (Must Call Ahead)  Weekend (Must Call Ahead)

Positive Stop will be used unless marked.  Do Not Positive Stop

No. (Lab Use)	Homogeneous Area Number (HA#)	Sample ID (e.g. HA-1A, HA-1B, HA-1C; HA-2A, HA-2B, HA-2C)	Material Description / Location	Comments
1	11	A,B,C	Sheetrock / Unit B-103	
2	12	A,B,C	Joint Compound / Unit B-210	
3	13	A,B,C	Sheetrock / Unit B-210	
4	14	A,B,C	Joint Compound / Unit B-220	
5	15	A,B,C	Sheetrock / Unit B-220	
6	16	A,B,C	Joint Compound / Unit B-250	
7	17	A,B,C	Sheetrock / Unit B-250	
8	18	A,B,C	Joint Compound / Unit C-101	
9	19	A,B,C	Sheetrock / Unit C-101	
10	20	A,B,C	Joint Compound / Unit C-102	

Released by: James Wang Signature: Date/Time: 11/1/23 Page 2 of 3

Received by: Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_



# Asbestos Chain-of-Custody

EBI Consulting  
21 B Street, Burlington, MA 01803  
(781) 273-2500

Environmental Hazards Services, LLC  
www.leadlab.com 7489 Whitepine Rd  
(800)347-4010 Richmond, VA 23237  
(804)275-4907 (fax)

~ For Lab Use Only ~

Acct #: 22-4564-A EBI Project #: 6323001213

EBI Service Type: ACM Survey

Sample Collection Date: 10/27-30/23

Project Name/Address: 660 Baker Street

City/State/Zip Costa Mesa, California

Email Report to: jlead@ebiconsulting.com

Inspector Email:

Sampler: James Wang

Cell:

HOLD SAMPLES PENDING APPROVAL FROM EBI

Turn Around Times: If no TAT is specified, samples will be processed and charged as 3-day TAT.  
 1 - Day  2 - Day  3 - Day  Same Day (Must Call Ahead)  Weekend (Must Call Ahead)

Positive Stop will be used unless marked.  
 Do Not Positive Stop

No. (Lab Use)	Homogeneous Area Number (HAM#)	Sample ID (e.g. HA-1A, HA-1B, HA-1C, HA-2A, HA-2B, HA-2C)	Material Description / Location	Comments
1	21	A,B,C	Sheetrock / Unit C-102	
2	22	A,B,C	Joint Compound / Unit C-200	
3	23	A,B,C	Sheetrock / Unit C-200	
4	24	A,B,C	Joint Compound / Unit D-101	
5	25	A,B,C	Sheetrock / Unit D-101	
6				
7				
8				
9				
10				

Released by: James Wang

Signature:

Date/Time: 11/1/23

Page 3 of 3

## **APPENDIX D**

### **MOLD ASSESSMENT TABLE**

Unit	Room / Area	Suspected Mold Growth	Water Damage / Staining	Moisture Content	Material Affected	Approximate Quantity	Comments
A-201	Hallway	No	No	Acceptable	Sheetrock Wall	---	---
A-201	Back Office	No	No	Acceptable	Sheetrock Wall	---	---
A-201	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
A-201	Conference Room	No	No	Acceptable	Sheetrock Wall	---	---
A-201	Lobby	No	No	Acceptable	Concrete Wall	---	---
A-201	Lobby	No	No	Acceptable	Sheetrock Wall	---	---
B-101	Rear Wall	No	No	Slightly Elevated	Sheetrock Wall	---	---
B-101	Wall at Rear Door	No	Yes	Slightly Elevated	Sheetrock Wall	5 SF	---
B-101	Column at Rear Door	No	Yes	Elevated	Sheetrock Wall		---
B-101	Lunch Room	No	No	Acceptable	Sheetrock Wall	---	---
B-101	Conference Roof	No	No	Acceptable	Sheetrock Wall	---	---
B-101	Closet	No	No	Acceptable	Sheetrock Wall	---	---
B-102	Rear Storage	No	No	Acceptable	Sheetrock Wall	---	---
B-102	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
B-102	Lab	No	No	Acceptable	Sheetrock Wall	---	---
B-102	Showroom	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Closet	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Exterior Wall	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Column	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Office	No	No	Acceptable	Sheetrock Wall	---	---
B-103	Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
B-210	Entry	No	No	Acceptable	Sheetrock Wall	---	---

B-210	Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
B-210	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
B-210	Conference Room	No	No	Acceptable	Sheetrock Wall	---	---
B-210	Rear Office	No	No	Acceptable	Sheetrock Wall	---	---
B-250	Electrical Room	No	No	Acceptable	Sheetrock Wall	---	---
B-250	Rear Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
B-250	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
B-250	Main Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
B-250	Entry	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Electrical Room	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Rear Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Rear Door	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Lobby	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-102	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
D-101	North Entry	No	No	Acceptable	Sheetrock Wall	---	---
D-101	Main Entry	No	No	Acceptable	Sheetrock Wall	---	---
D-101	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
D-101	Hallway	No	No	Acceptable	Sheetrock Wall	---	---
D-101	Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
D-101	South Entry	No	No	Acceptable	Sheetrock Wall	---	---
D-101	East Entry	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Electrical Room	No	No	Acceptable	Sheetrock Wall	---	---

C-200	Rear Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Rear Office	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Rear Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Front Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Front Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---
C-200	Main Entry	No	No	Acceptable	Sheetrock Wall	---	---
A-101	IT Closet	No	No	Acceptable	Sheetrock Wall	---	---
A-101	IT Closet	No	No	Acceptable	Wood Wall	---	---
A-101	Hallway by IT Closet	No	No	Acceptable	Sheetrock Wall	---	---
A-101	Near Doctor's Office	No	No	Acceptable	Sheetrock Wall	---	---
A-101	Exam Room 07	No	No	Acceptable	Sheetrock Wall	---	---
A-101	Lunch Room	No	No	Acceptable	Sheetrock Wall	---	---
A-101	Urgent Care Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-101	IT Room	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Main Entry	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Conference Room	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Front Cubicle Area	No	No	Acceptable	Sheetrock Wall	---	---



C-101	Front Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Kitchen	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Rear Hallway	No	No	Acceptable	Sheetrock Wall	---	---
C-101	Rear Exit	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Rear Wall	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Kitchen Area	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Rear Exit	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Corner Office	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Front Wall	No	No	Acceptable	Sheetrock Wall	---	---
B-220	Column	No	No	Acceptable	Sheetrock Wall	---	---

# **APPENDIX E**

## **CERTIFICATIONS**

State of California

Division of Occupational Safety and Health

**Certified Asbestos Consultant**

**James Wang**

Name

Certification No. 21-6941

Expires on 11/19/23

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



## **APPENDIX F**

### **GLOSSARY**

## GLOSSARY

Air Cell: Insulation normally used on pipes and ductwork that is comprised of corrugated cardboard which is frequently comprised of asbestos combined with cellulose or refractory binders.

Air Monitoring: The process of measuring the fiber content of a specific volume of air.

Amosite - An asbestiform mineral of the amphibole group. It is the second most commonly used form of asbestos in the U.S. (brown asbestos).

Amphibole - One of the two major groups of minerals from which the asbestiform minerals are derived; distinguished by their chain-like crystal structure and chemical composition. Amosite and crocidolite are examples of amphibole minerals.

Anthophyllite - One of six naturally-occurring asbestos minerals. It is of limited commercial value.

Asbestos: The asbestiform varieties of serpentinite (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite, amosite, anthophyllite, and actinolite-tremolite. For purposes of determining respiratory and worker protection both the asbestiform and non-asbestiform varieties of the above minerals and any of these materials that have been chemically treated and/or altered shall be considered as asbestos.

Asbestos-Containing Material (ACM): Any material containing more than 1% of asbestos of any type or mixture of types.

Asbestos-Containing Building Material (ACBM): Surfacing ACM, thermal system insulation ACM, or miscellaneous ACM that is found in or on interior structural members or other parts of a school building (AHERA definition).

Assumed Asbestos-Containing Material: Any suspect ACM that has not been appropriately tested to confirm whether or not it contains asbestos.

Bulk Samples - Samples of bulk material, in the case of asbestos, suspect material

Certified Industrial Hygienist (C.I.H.): An industrial hygienist certified in Comprehensive Practice by the American Board of Industrial Hygiene.

Class I Work (OSHA): Work activities, performed by an outside licensed abatement contractor, that involve the removal of boiler, pipe and duct insulation, and surfacing material such as spray-applied fireproofing.

Class II Work (OSHA): Work activities, performed by an outside licensed abatement contractor, that involve the removal of asbestos-containing materials other than boiler, pipe and duct insulation, and surfacing material such as spray-applied fireproofing.

Class III Work (OSHA): Work activities that involve the repair of minor amounts of damaged asbestos-containing materials.

Class IV Work (OSHA): Work activities that involve the maintenance and custodial activities during which tenants and employees contact but do not disturb asbestos-containing materials or presumed ACM. Class IV work may involve the clean-up of dusts, wastes and debris in areas where asbestos is, was or may be located.

Crocidolite - Strongest of asbestos minerals. An asbestiform mineral of the amphibole group. It is of minor commercial value in the U.S. (blue asbestos).

Chrysotile - The only asbestiform mineral of the serpentine group, it is the most common form of asbestos used in buildings (white asbestos).

Damaged Friable Surfacing (Miscellaneous) Material - Friable surfacing (miscellaneous) ACM which has deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate or, if applicable, which has delaminated such that the bond to the substrate (adhesion) is inadequate or which for any other reason lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from the substrate; flaking, blistering, or crumbling of ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM. Asbestos debris originating from the ACBM in question may also indicate damage (AHERA definition)

Damaged or Significantly Damaged Thermal System Insulation - Thermal system insulation on pipes, boilers, tanks, ducts, and other thermal system insulation equipment which the insulation has lost its structural integrity, or its covering, in whole or in part, is crushed, water-stained, gouged, punctured, missing, or not intact such that it is not able to contain fibers. Damage may be further illustrated by occasional punctures, gouges, or other signs of physical injury to ACM; occasional water damage on the protective coverings/jackets; or exposed ACM ends or joints. Asbestos debris, originating from the ACBM in question may also indicate damage (AHERA definition).

Demolition: The wrecking or taking out of any building component, system, finish or assembly of a facility together with any related handling operations.

Encapsulant: A material that surrounds or embeds asbestos fibers in an adhesive matrix, to prevent release of fibers.

Bridging encapsulant: an encapsulant that forms a discrete layer on the surface of an in situ asbestos matrix.

Penetrating encapsulant: an encapsulant that is absorbed by the in situ asbestos matrix without leaving a discrete surface layer.

Removal encapsulant: a penetrating encapsulant specifically designed for removal of asbestos-containing materials rather than for in situ encapsulation.

Encapsulation - The use of an agent to seal the surface (bridging encapsulant) or penetrate the bulk (penetrating encapsulant) of ACM.

Enclosure: The construction of an airtight, impermeable, permanent barrier around asbestos-containing material to control the release of asbestos fibers into the air.

Fiber Release: Any uncontrolled or unintentional disturbance of ACBM resulting in visible emission.

Fitting: Within any piping system, any valve, tee, elbow, 45°, flange, union, reducer, or other piping connector which may be insulated with asbestos.

Friable Asbestos Material: Material that contains more than 1.0% asbestos by weight, and that can be crumbled, pulverized, or reduced to powder by hand pressure when dry.

HEPA Filter: A High Efficiency Particulate Air (HEPA) filter capable of trapping and retaining 99.97% of asbestos fibers greater than 0.3 microns in length.

HEPA Filter Vacuum Collection Equipment (or vacuum cleaner): High efficiency particulate air filtered vacuum collection equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be 99.97% efficient for retaining fibers of 0.3 microns or larger.

High-Efficiency Particulate Air Filter (HEPA): A filter which removes from air 99.97% or more of monodisperse dioctyl phthalate (DOP) particles having a mean particle diameter of 0.3 micrometer.

Miscellaneous Material - Interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation (AHERA definition).

NESHAP: National Emission Standard for Hazardous Air Pollutants, 40 CFR Part 61 Subpart M.

Operations and Maintenance (O & M) Plan - A plan for an O & M program, which is designed to clean up asbestos contamination, minimize future fiber release, and maintain ACM in good condition.

Phase Contrast Microscopy (PCM) - A method of analyzing air samples for fibers using a light microscope.

Physical Assessment - Assessing suspect material to determine the current condition of the material and the potential for future disturbance.

Polarized Light Microscopy (PLM) - A method of analyzing bulk samples for asbestos in which the sample is illuminated with polarized light (light which vibrates in only one plane) and viewed under a light microscope.

Presumed Asbestos-Containing Material (PACM): Thermal systems insulation, surfacing material or miscellaneous materials found in buildings constructed prior to 1980 that has not been appropriately tested to confirm whether or not it contains asbestos.

Repair: Returning damaged ACM to an undamaged condition to prevent fiber release.

Response Actions - Actions specified in the management plan to control ACM; includes repair, O & M, and the various methods of abatement.

Serpentine - One of the two major groups of minerals from which the asbestiform minerals are derived; distinguished by their tubular structure and chemical composition. Chrysotile is a serpentine mineral.

Significantly Damaged Friable Surfacing (Miscellaneous) Material - Friable surfacing (miscellaneous) ACM in a functional space where damage is extensive and severe (AHERA definition).

Surfacing Material - Material in a school building that is sprayed on, troweled on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes (AHERA definition).

Suspect Asbestos-Containing Material (Suspect ACM): The term "suspect ACM" is used by the asbestos industry to refer to any building material that is suspected of being asbestos-containing (based on appearance, usage, age of building, etc.), but has not been proven conclusively to be ACM (based on sampling and analysis). Suspect material would include any material that a building owner suspects of containing asbestos and is found in a building of any age or construction date. Refer to section 2.1 for a list of typical suspect ACMs.

Thermal System Insulation (TSI) - Material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

Transmission Electron Microscopy - A method of analyzing air samples for asbestos fibers using a transmission electron microscope and, possibly, associated instruments for further identifying asbestos.

Tremolite - One of six naturally-occurring asbestos minerals. Tremolite has few commercial uses.

# RPM ENGINEERS, INC.

**Project**

660 Barber Interior Renovation  
660 Barber St Building A, B, C, and D  
Coast Mesa, CA 92626

RPM Project # 21-140, 20-097, 21-049, and 21-504

XX

To Whom, It May Concern,

The mechanical and plumbing design done in 2020 and 2021 for 660 Barber St Building A through D Core & Shell complies with 2022 California Mechanical Code, Plumbing Code, and Building Energy Efficiency Standards (Title 24)

Ethan Shin, PE  
RPM Engineers, Inc  
ethans@rpm.com  
949-880-2506



04/30/2024





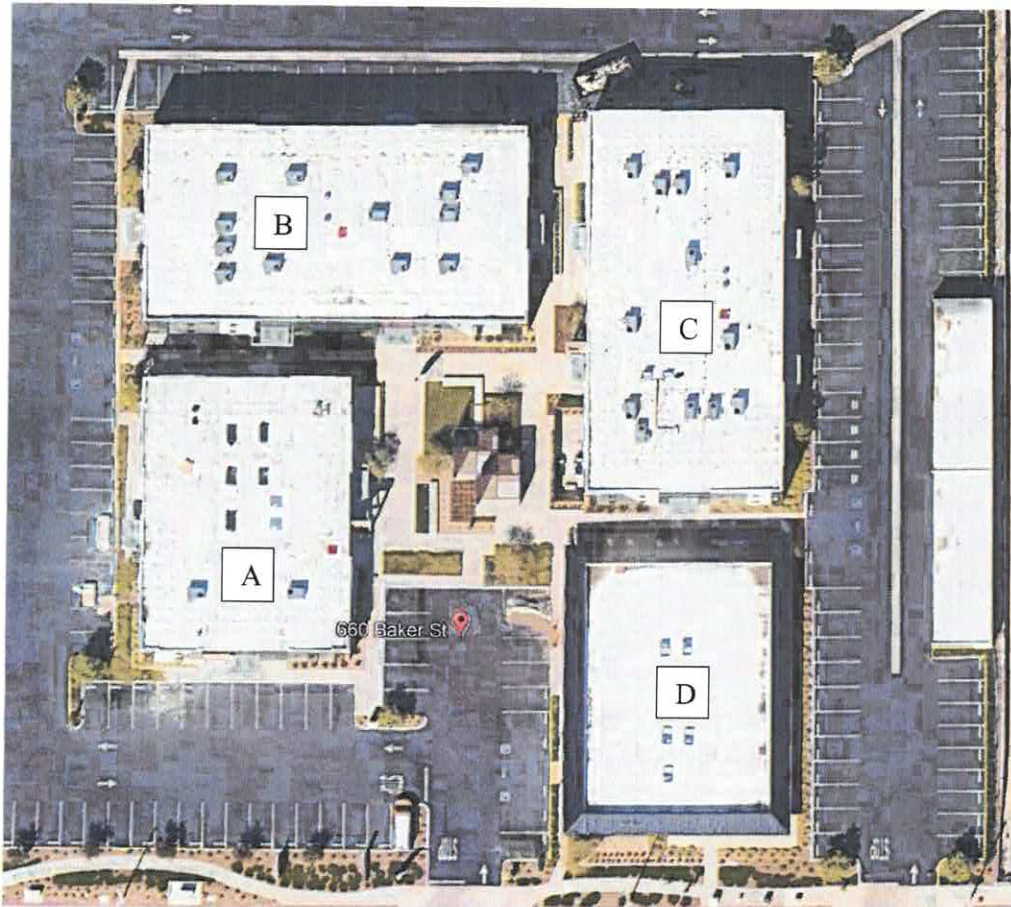


*The Industry Leader Since 1981*

December 5<sup>th</sup> 2023

Stacey Priest  
Dunbar Real Estate Investment Management  
841 Apollo Street, Suite 475  
El Segundo, CA 90245  
424-277-5994 Office  
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**Roof Inspection Report: 660 Baker St. Costa Mesa**



## BUILDING A, B and C

The A, B and C buildings are covered by SPF foam roofing installed over a preexisting BUR roof system. The foam is protected with a white acrylic coating. The roof membrane terminates at the top of the parapet wall. The roof system was resurfaced with an application of Western Colloid white acrylic in March of 2019. The system has been well maintained. This coating application has a manufacture warranty and life expectancy of 10 years from the time of application. At the end of the warranty period, the acrylic surfacing can be reapplied to extend the roof life and warranty. The roof deck is plywood.

### Views of Building A



Views of Building B



Views of Building C



## Building D

Building D is covered by a fully reinforced Western Colloid fluid applied roof restoration system installed over a preexisting BUR roof system. The fluid applied system is surfaced with white acrylic. The FARR system was installed in March of 2019. The system has been well maintained. This FARR system has a manufacture warranty and life expectancy of 10 years from the time of application. At the end of the warranty period, the acrylic surfacing can be reapplied to extend the roof life and warranty. The roof deck is plywood.

## Views of Building D





The fluid applied roof restoration systems on these buildings can be upgraded to 25-year systems with the installation of the Western Colloid SMAA-2P-8XE specification attached to this report.

Please let us know if you need any additional information, if you have any questions, or if we can be of further assistance.

Sincerely,

Mike Garcia  
**COMMERCIAL ROOF MANAGEMENT, INC.**  
15500 Rockfield Blvd., Suite C  
Irvine CA 92618  
(949) 859 9009







## “WESTERN COOL ROOF SYSTEMS”

*Sustainable - Energy Efficient*

### FLUID APPLIED REINFORCED ROOF SYSTEM

**SPECIFICATION NO. SMAA-2P-8xE**

UPGRADE SMOOTH SURFACE / CAP SHEET / SINGLE PLY

2 PLY POLYESTER REINFORCED – ACRYLIC SURFACE

All Acrylic

#### PART 1 - GENERAL

**1.1 APPLICABLE PUBLICATIONS:** The publications listed below form a part of this specification to the extent referenced. The publications are referred to in the text by the basic designation only. The latest publication of this specification shall be enforced. Refer to the latest publication of this specification via the manufacturer's web site or by contacting the manufacturer.

- 1.1.1 American Society for Testing and Materials Publication (ASTM)
- 1.1.2 Underwriters Laboratories Inc. (U.L.)
- 1.1.3 Factory Mutual (FM Global)
- 1.1.4 Western Colloid Details, Drawings and Notes
- 1.1.5 ENERGY STAR® guidelines for energy efficiency (Roof Coatings)
- 1.1.6 CRRC – Cool Roof Rating Council
- 1.1.7 California Building Standards Code - Title 24
- 1.1.8 LEED (USGBC)

#### 1.2 QUALITY CONTROL

**1.2.1 Pre-Roofing Conference:** Prior to starting the application of the roofing system, there will be a pre-roofing conference with the owner's representative to assure a clear understanding of the specifications. The conference shall be attended by the Contractor(s) and the Membrane Manufacturer's representative.

**1.2.2 Warranty:** The contractor shall warrant for 2 years, from the date of completion, that the roofing system is free of defective materials and workmanship. Repairs that become necessary because of defective materials and/or workmanship while this roofing is under warranty shall be performed by the contractor. The contractor is responsible for inspection of the installed system 1 to 6 months prior to 2 years from the date of completion. Contractor shall report any deficiencies to the manufacturer and make any repairs necessary. Any additional warranties shall be provided by the contractor to the owner.

**1.2.3** Manufacturer shall certify that materials submitted have been used in like application and that they have been actively engaged in the manufacture of these materials for a minimum period of 20 years prior to submittals, as required. The manufacturer shall certify that the contractor is authorized and approved for the application of their materials.

#### 1.3 SUBMITTALS:

**1.3.1 Descriptive literature:** Submit manufacturer's application instructions and technical data sheets or catalog cuts on materials.

**1.4 DELIVERY, STORAGE AND HANDLING:**

**1.4.1 Storage:** Prior to and during project, protect all materials from inclement weather conditions. Keep lids tightly closed on all containers when not in use. Locate materials temporarily stored on the roof in approved areas and distribute the load to stay within the live load limits of the roof construction.

**1.4.2 Handling:** Select and operate materials handling equipment so as not to damage existing construction and applied roofing. Handle roll materials in a manner to prevent damage to edges and ends.

**1.5 ENVIRONMENTAL CONDITIONS:** This Fluid Applied Reinforced Roof System is water based and should be applied when weather conditions permit proper application and drying. Application will not be permitted during inclement weather (wet, rain, snow, freeze). The temperature during application shall be a minimum of 55 degrees Fahrenheit (F) and rising. Do not attempt application when rain, inclement weather or temperatures below 40 degrees F are expected within 48 hours after application. The system should not be applied if there is ice or frost on the roof surface/deck. The preparation and repair portion of the system that does not include water based materials may be applied immediately prior to inclement weather if necessary.

**1.6 PROTECTION OF PROPERTY:**

**1.6.1 Protective Coverings:** Contractor shall take proper precautions to protect owners property against damage and overspray. The use of shield boards, maskings and protective coverings shall be used as necessary. Western Colloid Products is not responsible for damages caused by the overspray of any of its products.

**SYSTEM COMPONENTS AND WEIGHTS**

<u>No.</u>	<u>Component</u>	<u>Amount</u>	<u>Dry Weight Lb.**</u>
1	Base Coat ElastaHyde	3. Gallons	21.
2	Polyester Fabric	1 Ply	2.5
3	Interply Coat ElastaHyde	2. Gallons	14.
4	Polyester Fabric	1 Ply	2.5
5	Top Coat ElastaHyde	1.5 Gallons	10.5
6	Reflective Surface Coating - ElastaHyde White Acrylic	1.5 Gallons	10.5
Total System Dry Weight			61.0
Total System Dry Mills (approximate)		92	

\*\* weight approximate

## PART 2 - PRODUCTS

### 2.1 DESCRIPTION OF ROOF SYSTEM:

**2.1.1 Sustainable, Energy Efficient:** This specified assembly is a cold process method to upgrade existing roofing, including BUR, Mod Bit, and PVC Single Ply. The system is water based and environmentally friendly. It has very low odor. It is reinforced with tough, light weight polyester fabrics. It is intended to significantly extend the life of applicable existing roof membranes. This system eliminates or indefinitely delays the need to remove existing roof membranes which reduces land fill usage. The system is constructed of a high performance acrylic liquid reinforced with a tough polyester fabric and surfaced with a highly reflective elastomeric coating. This type of reflective surface has proven to significantly reduce temperatures and save energy on many types of commercial structures.

This specified assembly meets the following criteria:

- a. U.L. Class A
- b. Factory Mutual Standard 4470 Class 1
- c. California Title 24
- d. LEED (USGBC)
- e. Energy Star

**2.2 MATERIALS:** Shall conform to the respective specifications and to the requirements herein.

**2.2.1 Polyester Fabric:** Shall be Western Colloid's 2.75 ounce firm or 3.0 ounce soft, stitchbonded polyester fabric. To be used as a reinforcing fabric in asphalt emulsion, acrylic coating and flashing materials. Available in various widths.

**2.2.2 Seamless Walkway Coating #850 SWS:** A unique, water based coating designed to protect walking areas and paths on smooth roofing systems. It is formulated with extremely tough acrylic resins and binders, to form a long lasting walking surface on smooth and coated roofs. 850 SWS contains an aggregate to form a textured non-slip surface with very high abrasion resistance.

**2.2.3 All Weather Elastic Cement #8000 :** A solvent-based, white sealant. #8000 is designed for use on various roof membranes and surfaces, including asphalt BUR, modified bitumen, metal and single ply roofs. (Including EPDM, PVC, TPO and Hypalon). Used where wet conditions are present during repair and also to set metal flanges and sheets where water based sealant is not practical. #8000 may be used in place of #800 Elastic Cement when a more immediate resistance to water is required.

**2.2.4 Elastic Cement #800:** Elastomeric Flashing & Sealing Compound: A water base, highly concentrated acrylic resinous plastic emulsion with inert mineral pigments and fillers as manufactured by Western Colloid. For application to all exposed terminations, metal joints, drain sumps and any areas needing a tough, highly flexible sealing compound. Available in white or black.

**2.2.5 #970 A2A Bonding Primer:** (Acrylic to Asphalt) #970 AXP is a clear acrylic primer designed to improve adhesion of acrylic coatings to smooth BUR, emulsion and non-granulated modified bitumen. Not required for granulated surfaces or PVC membrane. Manufactured by Western Colloid.

**2.2.6 ElastaHyde #720 ARC:** Used as the base and finished coats of this all acrylic roof system. Meets and exceeds ASTM D6083/6083M-18 for 100% acrylic roof coating. A premium, elastomeric acrylic, white reflective coating. ElastaHyde is manufactured from premium resins, pigments and components producing an acrylic coating of the highest quality. ElastaHyde is a durable coating that will resist rigorous weather conditions while protecting roof surfaces and contributing to substantial energy savings. ElastaHyde #720 ARC meets the requirements of a "Cool Roof" and is listed by the "Cool Roof Rating Council" (CRRC). As an ENERGY STAR® Partner, Western Colloid has determined that ElastaHyde #720 ARC meets the ENERGY STAR® guidelines for energy efficiency (white, Platinum Gray and California Tan only). Manufactured by Western Colloid. (ElastaHyde can be produced in colors) (For application to smooth asphalt, emulsion or non-granulated modified bitumen surfaces use #970 A2A Primer prior to base coat.)

\*\* Refer to specific specifications for use over EPDM, Spray Polyurethane Foam or TPO membranes.

\*\* Refer to current Technical bulletins for complete product data and proper application methods.

\*\* Refer to SDS for proper handling procedures.

## PART 3 - EXECUTION

### 3.1 PREPARATION:

**3.1.1** Roof membrane shall be repaired and made sound and watertight prior to application of the fluid applied reinforced roofing membrane using one or more of the following steps. Be sure the existing membrane is properly fastened and or adhered per code requirements.

**3.1.2** Remove all loose gravel, dirt, dust and foreign debris by vacuum, sweeping or power blower. The entire roof surface shall be washed to insure a positive attachment of the system paying special attention to valleys and ponding areas.

**3.1.3** Repair and dress roof area as needed with special attention to penetrations, pipes, terminations and flashings.

Small splits and irregularities are to be repaired using a three course method with #800 Elastic Cement. To the area needing repair apply #800 at a rate of 5 gallons per 100 sq. ft.(aprox. 1/8 in. thick). Into the wet #800 embed 1 ply of polyester fabric. Brush the fabric into the #800 to insure full saturation having no wrinkles or voids. Over the fabric apply another coat of #800 at a rate of 4 gal. per 100 sq.ft.. Allow to dry.

**3.1.4** If application is over smooth BUR, asphalt emulsion or non-granulated modified bitumen apply #970 A2A primer at a rate of ½ gallon per 100 sq. ft. Not required over granulated surfaces or PVC membranes. Allow to completely dry.

### 3.2 APPLICATION

**3.2.1 Base and Wall Flashings:** Prior to the application of the membrane, install the base and wall flashings. First install the base flashing over the cant strip using one ply of 6" (or wider if needed) Polyester Fabric set into a full coat of 3 gallons per 100 sq.ft.(per ply) of ElastaHyde achieving full saturation and terminating at least 2" above the cant and extending onto the deck at least 2". Next install the wall flashing using one full ply of Polyester Fabric set into a full coat of 3 gallons per 100 sq.ft.(per ply) of ElastaHyde achieving full saturation. Polyester ply shall extend over cant onto deck and continue up wall to terminate as necessary, under counter flashing, reglet or wall cap flashing. Wall flashing shall extend out onto the deck at least 3" beyond the termination of the base flashing.

**3.2.2 Edge Flashings:** and replace gravel stops and metal edge where necessary. Where gravel stop is replaced, replace with low or no rise metal edge. Metal edge shall be nailed at 4" O.C.. Strip-in the metal with polyester fabric and #800 Elastic Cement making sure to cover all nails. Where edge flashing is left in place, cut back roofing 2 inches from rise and strip-in with polyester fabric and #800 Elastic Cement to provide for a positive attachment of the metal edge to the new membrane per Western Colloid details.

**3.2.3 Vent and Pipe Flashings:** If flange is removed and replaced or new flange is installed, set flange of metal "jack" in a bed of #8000 All Weather Elastic Cement and attach with nails. Strip-in the metal with polyester fabric and #800 Elastic Cement making sure to cover all nails. See section 3.2.7 for sealing of the cone and pipe after installation of the membrane. The new membrane shall terminate at base of the cone. **\*\*Do Not use #800 Elastic Cement to set the flange of a new flashing. Use only #8000 under the flange.\*\***

**3.2.4 Roof Drains:** Prior to the application of the roofing membrane, remove clamping ring and clean as necessary. Clean all existing build-up of mastics and repair compounds from around the drain and sump. Three course using #800 Elastic Cement or #8000 All Weather Elastic Cement the entire drain sump area and extend into the drain bowl and extending a minimum of 18" from center of drain onto the deck (or as necessary to extend beyond drain sump). Allow to dry. Replace clamping ring. The roofing membrane system shall be applied overlapping onto the reinforced Elastic Cement and cut around the clamping ring.

**3.2.5 Misc. Flashings:** Where sign anchors, equipment supports or other projections penetrate the roof membrane, seal with #800 Elastic Cement creating a "cone" shaped seal. Where large voids must be bridged use 1 ply of polyester fabric in the #800. Misc. flashings to be of #800 Elastic Cement and Polyester Fabric and to be constructed in a manner acceptable to the membrane manufacturer as necessary to meet the needs of each flashing detail.

*Refer to Western Colloid detail drawings and notes for additional details and application information.*

**3.2.6 Membrane – Acrylic – First Ply:** Over the properly prepared surface, apply a coat of ElastaHyde at a rate of 3 gallons per 100 sq.ft.. Immediately following and starting at the low edge of the roof, embed a 1/2 width of polyester felt continuing up the roof with full width sheets. Lightly broom each ply of polyester felt to achieve full saturation having no wrinkles or voids. Polyester shall terminate 2 inches above cant. Do not walk on polyester fabric during application causing displacement of the ElastaHyde. Allow to cure.

**3.2.7 Membrane – Acrylic – Second Ply:** Over the first ply, apply a coat of ElastaHyde at a rate of 2 gallons per 100 sq.ft.. Immediately following and starting at the low edge of the roof, embed a full width of polyester felt continuing up the roof with full width sheets. Lightly broom each ply of polyester felt to achieve full saturation having no wrinkles or voids. Polyester shall terminate 2 inches above cant. Do not walk on polyester fabric during application causing displacement of the ElastaHyde. Allow to cure.

**3.2.8 Pipe Flashings & Penetrations – Surface Treatment:** After the application of the membrane and before the reflective coating, apply #800 Elastic Cement and Polyester Fabric in a three course method to all pipe flashings, cones, exposed metal joints and flanges. Also apply #800 Elastic Cement to all corners at curbs and skylight flashings or any area that has been previously repaired with roofing mastic.

**3.2.9 Reflective Coating - ElastaHyde:** After the acrylic membrane has thoroughly dried apply reflective coating. Apply over the entire roof surface, a first coat of **ElastaHyde** elastomeric roof coating at a rate of 1½ gallons per 100 sq. ft. and allow to dry for 24 hours.

Over the first coat apply a second (final) coat of **ElastaHyde** reflective surface coating at a rate of 1½ gallons per 100 sq. ft.. This shall be done in a "cross hatch" manner (each coat shall be at a right angle to the previous). Before application, mix well and strain if spray applying. Do not thin or dilute.

**3.2.10 Seamless Walkway Coating:** Where protection of surface coating and/or non slip surface is desired, apply #850 SWS Seamless Walkway Coating. Using short nap or smooth roller, apply to the properly prepared surface at the rate of 2 gallons per 100 sq. ft.. After first coat has dried (at least 24 hrs.) apply a second coat and the rate of 2 gallons per 100 sq. Ft.. It may be desirable to apply at a right angle to the first application to achieve a more desirable surface pattern. In all areas where increased resistance to puncture and membrane damage may be required such as roof doors and hatches and equipment service doors add an additional application of #850 SWS with a ply of polyester fabric. Apply the reinforcing layer of polyester fabric into a 2 gallon coat of #850 SWS and broom well to embed fabric. Allow to dry at least 24 hours. Apply the reinforced layer prior to the application of the 2 finished coats of #850 SWS described above.

**3.2.11 Cleanup:** Each day, remove from the job site, debris, scraps, containers and any rubbish resulting from the installation of the roofing system.