



September 27, 2024

Limited Asbestos Survey

3558 Potomac Ave
Los Angeles, CA 90016

Prepared For:

Robinetta Campbell Mack

Prepared By:

James Spencer
Certified Asbestos Consultant
Certification 92-0577

Project # 322421373



TABLE OF CONTENTS

1.	Scope of Work	1
2.	Bulk Sample Report	1
3.	Investigative Methods	1
3.1	Sampling Protocol	2
3.2	Laboratory Analytical Method	2
4.	Results of Investigation	3
5.	Findings and Recommendations	3
6.	Limitations of Bulk Sampling of Suspect ACM	3

LIST OF APPENDICES

Appendix A – Chain of Custody

Appendix B – Laboratory Analytical Report

Appendix C- California Asbestos Certification

Appendix D - Laboratory NVLAP Certification



1. Scope of Work

Robinetta Campbell Mack retained Pro Environmental Testing to conduct a limited asbestos survey at 3558 Potomac Ave, Los Angeles, CA 90016. The limited asbestos survey was conducted on September 25, 2024, and encompassed the interior residence where renovation or demolition activity will occur. The reason for the limited asbestos survey was to identify suspect Asbestos Containing Material (ACM) due to water damage and to satisfy South Coast A.Q.M.D Rule 1403 relative to renovation or demolition activities.

Before sampling, James Spencer, a Certified California Asbestos Consultant – 92-0577, with 30 years of asbestos consulting experience, conducted a walkthrough inspection and visual observation to identify suspect Asbestos Containing Material (ACM) in the interior of the residence. Upon completion of this inspection samples of suspect ACM were collected. The material was described and physical condition was assessed. Samples were then submitted to LA Testing. The purpose of this survey was to ascertain the presence of ACM in the interior of the residence before renovation or demolition activities. This survey did not consider such materials inaccessible to the consultant. Material not sampled should be considered suspect until proven otherwise by proper sampling techniques.

2. Bulk Sampling Report

Suspect materials identified and sampled included acoustic.

3. Investigative Methods

A total of 3 samples were collected throughout the designated area. At least three samples were collected from each homogeneous area. Sample locations were selected to be true representations of most of the materials in each homogeneous area. A unique number was assigned to each sample for identification. Results are reported and may be found in Appendix B.

3.1 Sampling Protocol

This survey followed the Asbestos Hazard Emergency Response Act (AHERA) Guidelines to identify types of materials, sampling areas and to determine the appropriate number of samples to be collected per homogeneous area.

AHERA guidelines determine the minimum number of (3) samples to be collected for each



Homogeneous sampling area. The number of samples is based on the amount of square footage of the surfacing and thermal systems insulation material per homogeneous area in the residence.

3.2 Laboratory Analytical Method

The bulk samples were submitted to LA Testing located at 520 Mission Street, South Pasadena, CA 91030– (323)254-9960, to be analyzed for asbestos content by Polarized Light Microscopy (PLM) as described in the "Interim Method of Determination of Asbestos in Bulk Insulation Samples" (40 CFR CH. 1, PR. 763, appendix A to subpart F; F; July 1, 1987). LA Testing Laboratory is accredited by the National Institute for Standards and Technology (NIST) and adheres to the protocol for analyzing bulk samples as prescribed by the National Voluntary Laboratory Accreditation Program (NVLAP-500079-0).

The bulk samples were analyzed using the principles of PLM with dispersion staining following the EPA 600 Method. To ensure valid and reliable results and to monitor samples during the collection, shipment, testing and subsequent disposal phase of potential ACM, Environmental Detectives has established a quality assurance program for the collection and submission of bulk samples. This program consists of:

- A. Creation of a chain-of-custody form to keep track of the samples always by assigning responsibility for each phase of the data collection and analysis process to a specific person.
- B. Use of EPA-accredited laboratories that participate in the NVLAP sponsored by the National Institute of Standards and Technology for asbestos testing.

4. Summary of Results

Asbestos Containing Construction Materials: **Asbestos was not detected in samples of construction materials.** The following summary identifies these materials, their locations within the property, the condition in which they were observed at the time of inspection, the approximate quantity of material, and the percentage of asbestos contained in the material as reported by laboratory analysis.

Material	Sample #	Location	Friable/ Non Friable	Condition	Quantity	% Asbestos
Acoustic	1	Living Room	NF	Good	212 sq./ft.	None Detected



Acoustic	2	Hallway	NF	Good	65 sq./ft.	None Detected
Acoustic	3	Bedroom	NF	Good	145 sq./ft.	None Detected

5. Recommendations:

The residence is ready for renovation or demolition.

The analysis and recommendations submitted in this report are based in part on the data obtained from specific and discrete sampling locations; however, the nature and extent of variations between the sampling locations may not become evident until renovation or demolition procedures commence. If potential variations (i.e. different building materials) are identified during renovation or demolition activities, it will be necessary to conduct additional bulk sampling.

Procedures and methodologies used to survey the residence are based on the EPA AHERA requirements

III. LIMITATIONS OF BULK SAMPLING OF SUSPECT ACM

Every reasonable effort is made by Pro Environmental Testing to locate and sample suspect materials. However, for any facility, the existence of unique or concealed asbestos-containing materials and debris is a possibility. In addition, sampling and laboratory analysis constraints

Typically hinder the investigation. Pro Environmental Testing, does not warrant, guarantee or profess to have the ability to locate or identify all asbestos-containing materials in the subject residential property. This report is intended to be used in planning for construction demolition and restoration.

If you have any questions about this report, please call our office 818-428-8966.

Sincerely,

James Spencer
 Certified Asbestos Consultant No. 92-0577



PRO ENVIRONMENTAL TESTING
YOUR SAFETY IS OUR PRIORITY

Appendix A

Chain of Custody Asbestos

OrderID: 322421373

Asbestos Chain of Custody (Air, Bulk, Soil)

California Customers

EMSL Order Number / Lab Use Only

3 2 2 4 2 1 3 7 3

LA Testing
520 Mission Street

South Pasadena, CA 91030
PHONE 1-800-303-0047
EMAIL

If Bill To is not same as Report To leave this section blank. Third-party billing requires written authorization.

Customer Information Customer ID: [Blank] Company Name: Pro Environmental Testing Contact Name: Michael Azencot Street Address: 4600 Coldwater Canyon Ave. Unit 203 City, State, Zip: Studio City CA 91604 Country: US Phone: 818-428-8966 Email(s) for Report: Michaelpetla@gmail.com		Billing Information Billing ID: [Blank] Company Name: Pro Environmental Testing Billing Contact: Michael Azencot Street Address: 4600 Coldwater Canyon Ave. Unit 203 City, State, Zip: Studio City CA 91604 Country: US Phone: 818-428-8966 Email(s) for Invoice: [Blank]																	
Project Information Project Name/No: <u>RobiNeta Campbell Mack 3559 Botanic Ave, Los Angeles</u> EMSL LIMS Project ID: [Blank] Sampled By Name: [Blank] Sampled By, Signature: [Blank]		Purchase Order: [Blank] US State where samples collected: CA <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)																	
Turn-Around-Time (TAT) <input type="checkbox"/> 3 Hour <input type="checkbox"/> 4-6 Hour AHERA ONLY <input type="checkbox"/> 6 Hour <input checked="" type="checkbox"/> 24 Hour <input type="checkbox"/> 32 Hour <input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week <small>TEM Air 3-6 Hours please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.</small>																			
PCM Air <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> NIOSH 7400 w/ 8hr. TWA <input checked="" type="checkbox"/> PLM - Bulk (reporting limit) <input type="checkbox"/> PLM EPA 900/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) <input type="checkbox"/> POINT COUNT <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) <input type="checkbox"/> 1,200 (<0.08%) <input type="checkbox"/> POINT COUNT* w/ GRAVIMETRIC <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) <input type="checkbox"/> 1,200 (<0.08%)		Test Selection TEM - Air <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> CARB Modified AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312* TEM - Bulk <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> TEM EPA 600/R-93/116 w Milling Prep (0.1%) TEM - Settled Dust <input type="checkbox"/> Microvac - ASTM D5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Qualitative via Filtration Prep <input type="checkbox"/> Qualitative via Drop Mount Prep																	
<input type="checkbox"/> Positive Stop - Clearly Identified Homogeneous Areas (HA)		Filter Pore Size (Air Samples) <input type="checkbox"/> 0.8um <input type="checkbox"/> 0.45um																	
<table border="1"> <thead> <tr> <th>Sample Number</th> <th>Sample Location / Description</th> <th>Volume, Area or Homogeneous Area</th> <th>Date / Time Sampled (Air Monitoring Only)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Livingroom Acoustic ceiling</td> <td>212 ft²</td> <td></td> </tr> <tr> <td>2</td> <td>Hallway " "</td> <td>65 ft²</td> <td></td> </tr> <tr> <td>3</td> <td>Bedroom " "</td> <td>145 ft²</td> <td></td> </tr> </tbody> </table>		Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)	1	Livingroom Acoustic ceiling	212 ft ²		2	Hallway " "	65 ft ²		3	Bedroom " "	145 ft ²		Soil - Rock - Vermiculite (reporting limit)* <input type="checkbox"/> PLM CARB 435 - Level A (<0.25%) <input type="checkbox"/> PLM CARB 435 - Level B (<0.1%) <input type="checkbox"/> TEM CARB 435 - Level B (<0.1%) <input type="checkbox"/> TEM CARB 435 - Level C (<0.01%) <input type="checkbox"/> CARB Guidance Compliance Prep <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%)	
Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)																
1	Livingroom Acoustic ceiling	212 ft ²																	
2	Hallway " "	65 ft ²																	
3	Bedroom " "	145 ft ²																	
Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)																			
Method of Shipment: Reinsured by: [Signature]		Sample Condition Upon Receipt Date/Time: 9/25 Received by: Ray Garcia (VA) Date/Time: 9/25/24 3:40 Date/Time: [Blank] Received by: [Blank] Date/Time: [Blank]																	

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

4600 Coldwater Cyn Apt. 203,
Studio City, CA 91604
www.proenvironmentaltesting.com
818-428-8966



Appendix B

Laboratory Analytical Report Asbestos



LA Testing
 520 Mission Street South Pasadena, CA 91030
 Tel/Fax: (323) 254-9960 / (323) 254-9982
<http://www.LATesting.com> / pasadenalab@latestesting.com

LA Testing Order: 322421373
 Customer ID: PEVT75
 Customer PO:
 Project ID:


Attention: Michael Azencot
 Pro Environmental Testing
 4600 Coldwater Canyon Ave. Unit 203
 Studio City, CA 91604
 Project: Robinetta Campbell Mack 3558 Potomac Ave, Los Angeles

Phone: (818) 428-8966
 Fax:
 Received Date: 09/25/2024 3:40 PM
 Analysis Date: 09/26/2024
 Collected Date:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 322421373-0001	Living room acoustic ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 322421373-0002	Hallway acoustic ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3 322421373-0003	Bedroom acoustic ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)
 Joel Paruli (1)
 Tania Lopez (2)


 Jerry Drapala Ph.D, Laboratory Manager
 or Other Approved Signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore LA Testing recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.
 Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Initial report from: 09/26/2024 09:13:19




PRO ENVIRONMENTAL TESTING
YOUR SAFETY IS OUR PRIORITY

Appendix C

California Asbestos Certification

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

James Arlandus Spencer
Name

 Certification No. 92-0577

Expires on 09/17/25

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 D

Laboratory NVLAP Certification

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200232-0

LA Testing
South Pasadena, CA

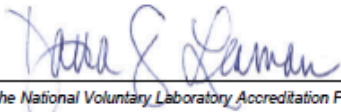
*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).*

2024-07-01 through 2025-06-30
Effective Dates




For the National Voluntary Laboratory Accreditation Program