



# HAZARDOUS MATERIALS SURVEY

**2200, 2208, 2210, 2224 S. ESCONDIDO BOULEVARD  
ESCONDIDO, CALIFORNIA 92025**

**Prepared For:**

Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

**Hillmann Project Number: C3-7419**

March 13, 2019



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March 13, 2019

Mr. William Inghram  
Warmington Residential  
3090 Pullman Street  
Costa Mesa, CA 92626

RE: **Hazardous Material Inspection Report**  
2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, California 92025  
Hillmann Project Number: C3-7419

Dear Mr. Inghram:

Hillmann Consulting, LLC, is pleased to provide the results of our Hazardous Material Inspection of the above referenced property. The survey was performed in accordance with Environmental Protection Agency/AHERA recommended procedures.

This report is for the exclusive use of the entities named on the front cover, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental consulting services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at 714-634-9500.

Very Truly Yours,  
Hillmann Consulting, LLC

Stephen Bartlett, Environmental Technician  
CLST #29973, CSST #17-6112

Ryan Terwilliger, Operations Manager  
CLIA #22479, CAC #11-4776

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## 1.0 EXECUTIVE SUMMARY

On March 5 and 6, 2019, Hillmann Consulting (Hillmann) conducted a Hazardous Materials Survey at 2200, 2208, 2210, and 2224 S. Escondido Boulevard in Escondido, California. The purpose of the Survey was to identify potentially hazardous materials that may be impacted by the planned upcoming work at the Property.

The Survey was performed in general accordance with the scope of work as prepared by Hillmann and accepted by Mr. William Inghram. Site survey work included an inspection of interior and exterior for Asbestos-Containing Building Materials (ACBM), Lead-Based Paint (LBP) and Polychlorinated Biphenyls (PCBs).

The survey was performed by Mr. Stephen Bartlett, a California State Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (#17-6112) and a California Department of Public Health (CDPH) Sampling Technician (#29973) and Mr. Davis Tang, a California State Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (#15-5430) and a California Department of Public Health (CDPH) Sampling Technician (#25538) under the direct supervision of Mr. Ryan Terwilliger a California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (#11-4776) and a California Department of Public Health (CDPH) Inspector/Risk Assessor (#22479).

A summary of hazardous materials found to be present upon investigation at 2200, 2208, 2210, 2224 S. Escondido Boulevard, Escondido, California included:

- Asbestos containing building materials (ACBM)

Sample & Location	Description	Quantity (Approximately)	Asbestos Content by PLM
7-9 / 2224 S. Escondido, Office Floor	9"x9" Vinyl Floor Tile, Peach	100 SF	2% Chrysotile
80-82 / 2210 S. Escondido, Roof	Penetration Mastic	10 SF	5% Chrysotile
122-124 / 2200 S. Escondido, Light Grey Roll-on Roof	Penetration Mastic	20 SF	5% Chrysotile
125-127 / 2200 S. Escondido, Dark Grey Roll-on Roof	Penetration Mastic	20 SF	7% Chrysotile

- Lead Based Paint (LBP)

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading (mg/cm <sup>2</sup> )
4	Weld Shop	Exterior	A	Wood	White	Poor	Door	Exterior	5
9	Weld Shop	Exterior	A	Wood	White	Poor	Door frame	Exterior	5
11	Weld Shop	Office	D	Wood	White	I	Door	Interior	3
12	Weld Shop	Office	D	Wood	White	I	Door frame	Interior	3
21	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Door	Exterior	5
22	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Door frame	Exterior	5
23	2210 Escondido Boulevard	Garage	C	Wood	White	I	Door	Interior	5
24	2210 Escondido Boulevard	Garage	C	Wood	White	I	Door frame	Interior	5
25	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Window	Exterior	5
26	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Window frame	Exterior	5
27	2210 Escondido Boulevard	Exterior	C	Wood	Teal	I	Window frame	Exterior	5
32	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Door	Interior	5
33	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Door frame	Interior	5
152	Old Cooler	Exterior	A	Brick	Yellow	I	Wall	Exterior	3.5
53	2210 Escondido Boulevard	Bathroom	A	Ceramic	Teal	I	Counter	Interior	22
54	2210 Escondido Boulevard	Bathroom	A	Ceramic	Yellow	I	Counter	Interior	22
56	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Sink	Interior	5

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading (mg/cm <sup>2</sup> )
57	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Bathtub	Interior	5
63	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Door	Exterior	5
64	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Door frame	Exterior	5
115	2208 Escondido Boulevard	Exterior	B	Wood	White	I	Eave	Exterior	5
126	2200 Escondido Boulevard	Main	D	Wood	Beige	I	Door	Interior	5.1
132	2200 Escondido Boulevard	Main	A	Wood	Red	I	Window frame	Interior	4.3
133	2200 Escondido Boulevard	Main	B	Wood	Blue	I	Window	Interior	4.2

- Fluorescent light fixtures containing “Ballasts”
- Bulk Hazardous Chemical Containers
- Mercury containing light bulbs

A summary of hazardous materials that were **not** found upon investigation at 2200, 2208, 2210, 2224 S. Escondido Boulevard, Escondido, California included:

- Tritium Exit Signs

## 2.0 ASBESTOS SURVEY

On March 5 and 6, 2019, Mr. Stephen Bartlett and Mr. Davis Tang of Hillmann, performed an asbestos inspection of the Property located at 2200, 2208, 2210, 2224 S. Escondido Boulevard, Escondido, California.

The purpose of the Survey was to identify accessible asbestos-containing building materials (ACBM). The inspection included the following: visual survey of the construction impacted materials, sampling plan development, material sampling and laboratory analysis of suspect asbestos-containing building materials (ACBMs).

A summary of the findings and conclusions of the asbestos inspection are provided below. This summary alone does not constitute the complete inspection. The report is intended to be read in its entirety.

### 2.1 Findings

The sampling of suspect ACBM was conducted on March 5 and 6, 2019 following the provisions of 40 CFR Part 763.86. The analysis of suspect ACBM samples for asbestos was performed per EPA/600/M4-82-020 per 40CFR via Polarized Light Microscopy (PLM) by Hillmann Consulting Laboratory Services located in Union, New Jersey. Hillmann Consulting is an AIHA, EMLAP, and NVLAP accredited laboratory.

The following is a summary of the building materials that were tested for asbestos during the survey. **ACBMs** were detected during the site assessment.

<b>Sample &amp; Location</b>	<b>Description</b>	<b>Asbestos Content by PLM</b>
1-6 / 2224 S. Escondido, Office	12"x12" Vinyl Floor Tile, Beige and Mastic	ND
<b>7-12 / 2224 S. Escondido, Office</b>	<b>9"x9" Vinyl Floor Tile, Peach and Mastic</b>	<b>2% Chrysotile</b>
13-14, 89-90 / 2224 S. Escondido, Floor/2200 S. Escondido, Floor	Concrete Slab, Homogeneous	ND
15-19, 67-71, 99-103 / 2224 S. Escondido, Exterior Wall/2210 S. Escondido Interior Wall/2200 S. Escondido Interior Wall	Plaster, White	ND
20-22 / 2224 S. Escondido, Office	12"x12" Ceiling Tile, Pinhole	ND

<b>Sample &amp; Location</b>	<b>Description</b>	<b>Asbestos Content by PLM</b>
23-25, 64-66, 91-93 / 2210 S. Escondido Garage and House/ 2200 S. Escondido	Window Putty, Homogeneous	ND
26-30, 72-76, 145-149 / 2210 S. Escondido Exterior Walls/2208 S. Escondido Exterior Walls	Stucco, Homogeneous	ND
31-33, 77-79 / 2210 S. Escondido Roof	Roof Composition, Homogeneous	ND
34-36 / 2210 S. Escondido Garage Roof	Penetration Mastic, Homogeneous	ND
37-39 / 2210 S. Escondido Garage Walls	Brick Mortar, Homogeneous	ND
40-41, 139-141 / 2210 S. Escondido Kitchen/2208 S. Escondido Garage	Vapor Barrier, Homogeneous	ND
42-44 / 2210 S. Escondido Exterior	Floor Mastic, Beige	ND
45-50 / 2210 S. Escondido Kitchen	12"x12" Vinyl Floor Tile, Grey and Mastic, 1 <sup>st</sup> Layer	ND
51-56 / 2210 S. Escondido Kitchen	12"x12" Vinyl Floor Tile, White and Mastic, 2 <sup>nd</sup> Layer	ND
57-62 / 2210 S. Escondido Bathroom	12"x12" Vinyl Floor Tile, Tan, and Mastic	ND
63 / 2210 S. Escondido Bathroom	Sink Undercoat Mastic, Homogeneous	ND
<b>80-82 / 2210 S. Escondido Main Roof</b>	<b>Penetration Mastic, Homogeneous</b>	<b>5% Chrysotile</b>
83-88 / 2200 S. Escondido Bathroom	12"x12" Vinyl Floor Tile, White and Mastic	ND
94-95 / 2200 S. Escondido Exterior Wall	Concrete Wall, Homogeneous	ND
96-98, 142-144 / 2200 S. Escondido Exterior Wall/2208 S. Escondido Exterior Wall	Concrete Masonry Unit Mortar, Homogeneous	ND

<b>Sample &amp; Location</b>	<b>Description</b>	<b>Asbestos Content by PLM</b>
104-109, 131-138, 159-164 / 2200 S. Escondido Interior Walls/2208 S. Escondido Interior Walls/2208 S. Escondido Laundry Room	Drywall and Joint Compound, White	ND
110-112, 150-155 / 2200 S. Escondido Roof/2208 S. Escondido Main and Shed Roof	Roof Shingle Composition, Homogeneous	ND
113-118 / 2200 S. Escondido Light and Dark Grey Roof	Roll-on Roof Composition, Homogeneous	ND
119-121 / 2200 S. Escondido Sheet Metal Roof	Penetration Mastic, Homogeneous	ND
<b>122-124/ 2200 S. Escondido Light Grey Roll-on Roof</b>	<b>Penetration Mastic, Homogeneous</b>	<b>5% Chrysotile</b>
<b>125-127/ 2200 S. Escondido Dark Grey Roll-on Roof</b>	<b>Penetration Mastic, Homogeneous</b>	<b>5% Chrysotile</b>
128-130 / 2208 S. Escondido	Tile Grout, Homogeneous	ND
<b>156-158 / 2208 S. Escondido Roof</b>	<b>Penetration Mastic, Homogeneous</b>	<b>7% Chrysotile</b>

ND = Non-detect

## 2.2 Recommendations

Based on the analytical results shown above, asbestos **was** detected.

The ACBM listed in Section 2.1 is friable and non-friable and in fair to good condition. Before any renovation can take place, the removal of asbestos-containing materials must include consulting services (design and monitoring), and the removal should be performed by a California licensed asbestos abatement contractor and according to all federal, state and local laws governing asbestos.

If additional impacted suspect ACBMs or ACCMs are discovered during the removal, relocation or demolition for which there are no sample results from similar materials, Hillmann recommends pursuing one of the following alternatives: sample and analyze the discovered suspect material(s) to determine whether they contain asbestos; or assume the material(s) to be asbestos-containing materials, quantify and remove on a unit cost basis.

### **2.3 Purpose/Scope of Work**

An asbestos-containing building material (ACBM) survey of the Property was completed at the request of Mr. William Inghram of Warmington Residential. The purpose of the survey was to locate and identify accessible asbestos-containing materials on the interior and exterior of the buildings that may be disturbed by potential renovations. The survey was also intended to report an estimate of the quantity of identified ACM, the existing condition of the ACM, and to make recommendations based upon the findings of the inspection.

### **2.4 Area Description**

The Subject Property consists of two residences, a weld shop, and a small commercial building located at 2200, 2208, 2210, 2224 S. Escondido Boulevard. The buildings consisted of plaster walls, drywall walls, ceiling/wall tiles, vinyl floor tiles, vinyl sheet floor, stucco, and ceramic tiles.

### **2.5 Inspection Personnel**

The Asbestos Inspection was conducted by Mr. Stephen Bartlett, a California State Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (#17-6112) and Mr. Davis Tang, a California State Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (#15-5430) under the direct supervision of Mr. Ryan Terwilliger a California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (#11-4776).

### **2.6 Inspection Protocol**

The survey and assessment were conducted by California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultants (CAC) qualified by experience, education and training in the recognition of suspect ACM and approved bulk sampling techniques. The work was performed in general accordance with recommended procedures found in the U. S. Environmental Protection Agency's NESHAP Regulation 40 CFR Part 61 Subpart M, and AHERA Regulation 40 CFR Part 763.85 through Part 763.88. These procedures identify visual inspection procedures for suspect asbestos building materials and identify procedures for the collection and analysis of representative samples of suspect material. These sections of the regulation also identify analysis methods and assessment methods for the identified suspect materials.

One-hundred sixty-four (164) samples of suspect material were collected. It is Hillmann's opinion that an acceptable number of critical areas were sampled in keeping with the homogeneous nature of the materials that were observed.

The samples were delivered to Hillmann Consulting Laboratory Services an AIHA, EMLAP, and NVLAP accredited laboratory following the provisions of 40 CFR Part 763.86. The analysis of suspect ACBM samples for asbestos was performed per EPA/600/M4-82-020 per 40CFR via Polarized Light Microscopy (PLM).

## 2.7 Inaccessible Areas

Intrusive methods were utilized during the survey of the premises for suspect ACBM. Suspect materials may exist within the inspected areas of the building that were not accessible during the survey. Such areas typically include, but may not necessarily be limited to, enclosed wall cavities, ceiling plenums, sealed pipe chases and risers, the interior of HVAC equipment and ductwork.

## 2.8 Limitations and Exceptions

Hillmann has conducted this asbestos survey using reasonable efforts according to industry standards, and in accordance with the agreed upon scope of services. Unless otherwise specified in Section 2.1, this report is not definitive and should not be assumed to be an exhaustive survey of all asbestos containing materials that exist at the project site. Unless otherwise specified in Section 2.1, information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes without field verification by the construction/demolition contractor.

Report findings, conclusions and recommendations of this report are based, in part, on information and/or documents provided by the Client or project site representative. Hillmann relies on such information and/or documents and assumes that information to be true and correct. Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed.

Identification of asbestos materials is also advised for ACM that is to remain in place. Building occupants who have been informed of asbestos hazard locations are less likely to disturb the material and cause fibers to be released into the air.

## 2.9 Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	Asbestos Containing Material
ACBM	Asbestos Containing Building Material
ASHERA	Asbestos Hazard Emergency Response Act
ELAP	Environmental Laboratory Approval Program
EPDM	Ethylene Polymer Diene Monomer
HVAC	Heating Ventilation Air Conditioning
LF	Linear Feet
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NOB	Non-friable Organically Bound
NVLAP	National Voluntary Laboratory Accreditation Program
PLM	Polarized Light Microscopy
SF	Square Feet
TEM	Transmission Electron Microscopy
TSI	Thermal Systems Insulation
USEPA	United States Environmental Protection Agency



### **3.0 LEAD BASED PAINT SURVEY**

Hillmann was authorized by Mr. William Inghram to conduct a Lead Based Paint (LBP) screening of the Property located at 2200, 2208, 2210, 2224 S. Escondido Boulevard, Escondido, California. The location inspected consisted of two residences, a weld shop, and a small commercial building. This work was conducted in accordance with modified HUD protocols as well as accepted industry standards.

The screening was conducted on March 5 and 6, 2019, performed by Mr. Stephen Bartlett, a California Department of Public Health (CDPH) Sampling Technician (#29973) and Mr. Davis Tang, a California Department of Public Health (CDPH) Sampling Technician (#25538) under the direct supervision of Mr. Ryan Terwilliger a California Department of Public Health (CDPH) Inspector/Risk Assessor (#22479).

The sample locations are presented in Appendix A.

Currently, the State of California, HUD, and the Environmental Protection Agency (EPA) define lead-based paint as paint or other surface coating with lead content equal to or greater than 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ) of surface area (via XRF instrumentation) or greater than or equal to 0.5% by weight, however the city of San Diego defines lead-based paint as paint or other surface coating with lead content equal to or greater than 0.5 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ) of surface area (via XRF instrumentation). A summary of the findings and recommendations of this report are included below. This summary alone does not constitute the complete screening report. The report must be read in its entirety.

#### **3.1 Findings**

The objective of this screening was to determine and report the existence and location of lead-based paint containing components. A total of one-hundred-forty-seven (147) XRF readings were taken. Several readings were identified as lead-based paints (or ceramic tiles with lead paint and/or glazing) which contain lead greater than or equal to  $1.0 \text{ mg}/\text{cm}^2$ .

#### **3.2 Test Results**

Surface coatings tested included all painted, glazed, sprayed and varnished surfaces and materials. The laboratory analytical concentrations for the presence of lead in surface coatings (paints and primers) were all less than the limit of detection. OSHA considers any detectable amount of lead in paint as lead containing.

A copy of the lead analytical results and chain of custody are included as an attachment.

## Positive XRF Results

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading (mg/cm2)
4	Weld Shop	Exterior	A	Wood	White	Poor	Door	Exterior	5
9	Weld Shop	Exterior	A	Wood	White	Poor	Door frame	Exterior	5
11	Weld Shop	Office	D	Wood	White	I	Door	Interior	3
12	Weld Shop	Office	D	Wood	White	I	Door frame	Interior	3
21	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Door	Exterior	5
22	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Door frame	Exterior	5
23	2210 Escondido Boulevard	Garage	C	Wood	White	I	Door	Interior	5
24	2210 Escondido Boulevard	Garage	C	Wood	White	I	Door frame	Interior	5
25	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Window	Exterior	5
26	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Window frame	Exterior	5
27	2210 Escondido Boulevard	Exterior	C	Wood	Teal	I	Window frame	Exterior	5
32	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Door	Interior	5
33	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Door frame	Interior	5
152	Old Cooler	Exterior	A	Brick	Yellow	I	Wall	Exterior	3.5
53	2210 Escondido Boulevard	Bathroom	A	Ceramic	Teal	I	Counter	Interior	22
54	2210 Escondido Boulevard	Bathroom	A	Ceramic	Yellow	I	Counter	Interior	22
56	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Sink	Interior	5

57	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Bathtub	Interior	5
63	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Door	Exterior	5
64	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Door frame	Exterior	5
115	2208 Escondido Boulevard	Exterior	B	Wood	White	I	Eave	Exterior	5
126	2200 Escondido Boulevard	Main	D	Wood	Beige	I	Door	Interior	5.1
132	2200 Escondido Boulevard	Main	A	Wood	Red	I	Window frame	Interior	4.3
133	2200 Escondido Boulevard	Main	B	Wood	Blue	I	Window	Interior	4.2

### 3.3 Discussion of Test Results

Based on the analytical results, there is a lead based paint component in the affected areas of the building. Any disturbance to the lead-based materials referenced above should only be performed by lead trained personnel in accordance with federal, state and local regulatory requirements governing lead in construction.

A copy of the lead analytical results and chain of custody are included as an attachment.

### 3.4 Recommendations

Based on the findings of this Lead-Based Paint Survey Report screening, Hillmann offers the following recommendations:

- Although there are no present state or federal laws dealing with mandatory abatement following the identification of lead-containing materials prior to disturbance of said materials, the Occupational Safety and Health Administration has promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled “Lead Exposure in the Construction Industry”, which deals with worker exposure to lead. This legislation requires that any task that may potentially expose workers to any concentration of lead, be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Further, prior to initiation of activities that may generate a lead exposure, such workers must have appropriate medical surveillance, hazard communication training and be properly fitted with respiratory protection and protective clothing until TWA results reveal exposures below the Action Level.

- At this time, there are two forms of controls: 1) One control method is abatement, a “permanent” means of treatment that has an expected life of at least 20 years; 2) the other control method is interim controls, a short-term plan to control the lead hazards. Abatement measures include building component replacement, enclosure, paint removal (by heat gun, chemical, or contained abrasive), encapsulation (with patch tests and 20 year warranty), permanent soil covering (paving); and soil replacement. Interim controls measures include, paint film stabilization, friction and impact reduction treatments, dust removal, general cleanup of contaminated areas, and soil covering using non-permanent means (grass, mulch, gravel).
- All work involving potential and identified LBP/LCSC surfaces should be conducted in accordance with Title 8, California Code of Regulations, Section 1532.1, 29 CFR 1926.62 and AB 2784.
- Any cutting and/or heating of interior metal surfaces, containing toxic lead should be conducted in accordance with 29 CFR 1926.354. This regulation requires surfaces covered with toxic preservative, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.
- Contractor must perform all work in compliance with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of lead-containing/contaminated materials.
- When performing lead-related construction activities, workers must be protected when exposed to levels above the current permissible exposure limit (PEL) of 50ug/cm<sup>2</sup>, regardless of the content of lead in paint.

### **3.5 Purpose/Scope of Work**

The objective of this screening was to determine and report the existence and location of lead-based paint. As part of this screening, samples of suspect paint were collected from various surfaces throughout the interior of the spaces using an XRF reader.

Sampling locations were chosen by a Department of California Department of Public Health (CDPH) Certified Lead Inspector/Risk Assessor. Testing followed modified HUD/EPA Methodology. The modifications included not testing every wall but to perform a representative survey of the painted components.

### **3.6 Abbreviations/Acronyms**

Hillmann may use the following abbreviations and acronyms for common terminology described in our report:

EPA – United States Environmental Protection Agency

HEPA	– High Efficiency Particulate Air (filters)
HVAC	– Heating Ventilation & Air Conditioning
HUD	– United States Department of Housing and Urban Development
LBP	– Lead-based Paint
OSHA	– Occupational Safety and Health Administration
XRF	– X-Ray Fluorescence

### **3.7 Screening Methodology**

The building was evaluated using several factors, first, the age, and second, the painted materials and their susceptibility to being disturbed by the pending renovations.

In compliance with Title 17, CCR, Division 1, Chapter 8 and 24 CFR Subtitle A, Part 35.55, Hillmann filed the 8552 form as required to notify the California Department of Public Health (CDPH) the findings of the LBP Inspection conducted on the site.

Currently, the State of California, HUD, and the Environmental Protection Agency (EPA) define lead-based paint as paint or other surface coating with lead content equal to or greater than 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ) of surface area or greater than or equal to 0.5% by weight or 5000 ppm. Regulation in the County of San Diego are more stringent and considers anything above or equal to  $0.7 \text{ mg}/\text{cm}^2$  to be considered LBP.

### **3.8 Limitations and Exceptions:**

It is understood and agreed upon that Hillmann Consulting, LLC is not an insurer and the Survey and Report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address, all of which guaranties and warranties are expressly disclaimed. The client and anyone claiming by or through the Client, hereby releases and holds harmless the Hillmann Consulting, LLC and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that the Hillmann Consulting, LLC and its agents or employees are found liable due to breach of contract, breach of warranty negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the Hillmann Consulting, LLC and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the Client for the survey and report. Acceptance and understanding of this agreement are hereby acknowledged upon receipt of this report.

### **3.9 Disclosure Requirements**

This report should be retained for the life of the building and disclosed as required.

#### **3.9.1 Disclosure Responsibility**

A copy of this summary must be provided to new lessees (tenants) and purchasers of this Property under Federal Law and Regulations (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. For residential properties, landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

### 3.9.2 Disclaimer

This is our report of a visual survey and sample analysis of the readily accessible areas of this building and tested component, in accordance with the terms and conditions contained in the proposal. The presence or absence of lead-based paint or lead-based paint hazards applies only to tested or assessed surfaces on the date of the field visit and those conditions may change due to deterioration or maintenance. Ongoing monitoring by the owner is usually necessary on a continuing basis. See the Recommendations Section for information about an Operations and Maintenance Program.

This document is provided for informational purposes only. The information contained in this document and these references represents the current view of the Hillmann Consulting, LLC on the issues discussed as of the date of publication. Information provided in this document is provided ‘as is’ without warranty of any kind, either expressed or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose and freedom from infringement. The user assumes the entire risk as to the accuracy and the use of this document.

Please review this report fully; including any remarks printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

### 3.10 Components Tested

The components tested during this screening included the following (without regard to substrate):

Components Table		
Walls	Floor	Door
Door Frame	Toilet	Counter
Sink	Stairs	Column
Railing	Window	Window Frame
Fascia	Siding	

### 3.11 Identification of Location of Samples

Sample locations can be identified on the site drawings.

### 3.12 Exceptions

No exceptions are made.

### 3.13 References

The EPA requires we distribute the booklet *Renovate Right* with all lead screening reports and a copy is attached to this report. This booklet can also be downloaded from <http://w/ww.epa.gov/lead/pubs/renovaterightbrochure.pdf>.

Additional reference materials can be found on the EPA's Lead website at: <http://w/ww.epa.gov/lead/pubs/leadinfo.htm#resources>

A copy of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* can be downloaded from <http://w/ww.hud.gov/offices/lead/lbp/hudguidelines/index.cfm>

A copy of EPA's Lead Debris memo of July 31, 2000 can be found at <http://w/ww.epa.gov/oppt/lead/pubs/hhwmemo-july00fnl.pdf>.

## 4.0 HAZARDOUS MATERIALS

This section describes the location and description of hazardous materials present in 2200, 2208, 2210, 2224 S. Escondido Boulevard, Escondido, California.

### 4.1 Mercury Containing Bulbs and Thermostats

Hillmann's inspectors identified (10) ten mercury containing light bulbs throughout the Property.

### 4.2 Hazardous Materials-PCBs

Hillmann inspected fluorescent light ballasts as part of the hazardous materials survey. Hillmann's inspector identified approximately five (5) ballasts at 2200 and 2224 S. Escondido Boulevard. Hillmann did not observe the ballasts to be labeled "no PCBs". All fixtures must be checked prior to disposal to verify that they do not contain Polychlorinated Biphenyls ("PCBs"). There were no transformers within the spaces.

Fluorescent light ballasts that contain Polychlorinated Biphenyls (PCBs) are regulated by the Environmental Protection Agency (Toxic Substances Control Act of 1976). Ballasts manufactured prior to 1978 and are not labeled "No PCBs" must be considered to contain PCBs unless testing indicates non-detect. Compliance with all applicable local state and regional rules and regulations regarding PCBs is recommended with regard to the handling and disposal of ballasts from fluorescent light fixtures. Approximate quantities are listed in Table 1 below.

**Table 1: PCB Light ballasts, Mercury Light Bulbs and Thermostats**

Location	PCB Light Ballasts (Approximate)	Mercury Light Bulbs (Approximate)	Mercury Thermostats (Approximate)	Tritium & Radium Exit Signs
2200 S. Escondido	3	6	0	0
2224 S. Escondido	2	4	0	0

### 4.3 Hazardous Materials-Tritium & Radium

No tritium or radium EXIT signs were observed at the time of the site visit.

### 4.4 Hazardous Chemical Containers

An approximate list of hazardous materials is as follows:

1 5-gallon bucket of oil

### 4.5 Miscellaneous Materials

No miscellaneous materials were observed at the time of the site visit.

## 5.0 RECOMMENDATIONS

Based on the findings of the asbestos survey, Hillmann offers the following recommendations:

- The **ACBM & ACCM listed in Section 2.1** is friable and non-friable and in fair to good condition. Before any renovation can take place, the removal of asbestos-containing materials must include consulting services (design and monitoring), and the removal should be performed by a California licensed asbestos abatement contractor and according to all federal, state and local laws governing asbestos.
- If additional impacted suspect **ACBM** or **ACCM** are discovered during renovations, servicing or maintenance related work for which there are no sample documentation/results, Hillmann recommends pursuing one of the following alternatives: Sample and analyze the discovered suspect material(s) to determine whether it contains asbestos; or assume the material(s) to be asbestos-containing materials, quantify and remove on a unit cost basis.
- A copy of this report must be present on-site during any renovation or demolition activities affecting the sampled materials.

Based on the findings of the Lead Based Paint screening, Hillmann offers the following recommendations:

- Although there are no present state or federal laws dealing with mandatory abatement following the identification of lead-containing materials prior to disturbance of said materials, the Occupational Safety and Health Administration has promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled “Lead Exposure in the Construction Industry”, which deals with worker exposure to lead. This legislation requires that any task that may potentially expose workers to any concentration of lead, be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Further, prior to initiation of activities that may generate a lead exposure, such workers must have appropriate medical surveillance, hazard communication training and be properly fitted with respiratory protection and protective clothing until TWA results reveal exposures below the Action Level.
- At this time, there are two forms of controls: 1) One control method is abatement, a “permanent” means of treatment that has an expected life of at least 20 years; 2) the other control method is interim controls, a short-term plan to control the lead hazards. Abatement measures include building component replacement, enclosure, paint removal (by heat gun, chemical, or contained abrasive), encapsulation (with patch tests and 20 year warranty), permanent soil covering (paving); and soil replacement. Interim controls measures include, paint film stabilization, friction and impact reduction treatments, dust removal, general cleanup of contaminated areas, and soil covering using non-permanent means (grass, mulch, gravel).

- All work involving potential and identified LBP/LCSC surfaces should be conducted in accordance with Title 8, California Code of Regulations, Section 1532.1, 29 CFR 1926.62 and AB 2784.
- Any cutting and/or heating of interior metal surfaces, containing toxic lead should be conducted in accordance with 29 CFR 1926.354. This regulation requires surfaces covered with toxic preservative, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.
- Contractor must perform all work in compliance with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of lead-containing/contaminated materials.
- When performing lead-related construction activities, workers must be protected when exposed to levels above the current permissible exposure limit (PEL) of 50ug/cm<sup>2</sup>, regardless of the content of lead in paint.

Based on the findings of the hazardous material survey, Hillmann offers the following recommendations:

- Prior to disposal, the hazardous materials identified in Section 4.0 should be properly profiled and disposed of in accordance with state and federal regulations.

**If any additional hazardous materials are found during renovations, Hillmann recommends identifying the material, and disposing of it in accordance with applicable laws and regulations**

**APPENDIX A**

**MAPS**

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

NOTES

Legend

- X = Sample Location
- = Non-ACM
- = Non Friable ACM
- = Friable ACM

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE: 2224 S. Escondido Boulevard  
Asbestos Sampling Map

DATE ISSUED: DRAWING SCALE: NTS

Drawing Number:

**A-1**

Sheet: of

14-19

13, 14

20-22

01-06

07-09

10-12





**HILLMANN**  
CONSULTING

1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7410

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

### NOTES

#### Legend

X = Sample Location

 = Non-ACM

 = Non Friable ACM

 = Friable ACM

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE: 2210 S. Escondido Boulevard  
Asbestos Sampling Map

DATE ISSUED:

DRAWING SCALE: NTS

Drawing Number:

**A-2**

Sheet: of

67-71

72-76

40,41

37-39

31-36

45-56

63

57-62

80-82

42-44

26-30

23-25

77-79

64-66

1  
A-2 FLOOR PLAN  
SCALE: NTS





1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7419

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

### NOTES

#### Legend

- X = Sample Location
- = Non-ACM
- = Non Friable ACM
- = Friable ACM

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE:

2208 S. Escondido  
Asbestos Sampling Map

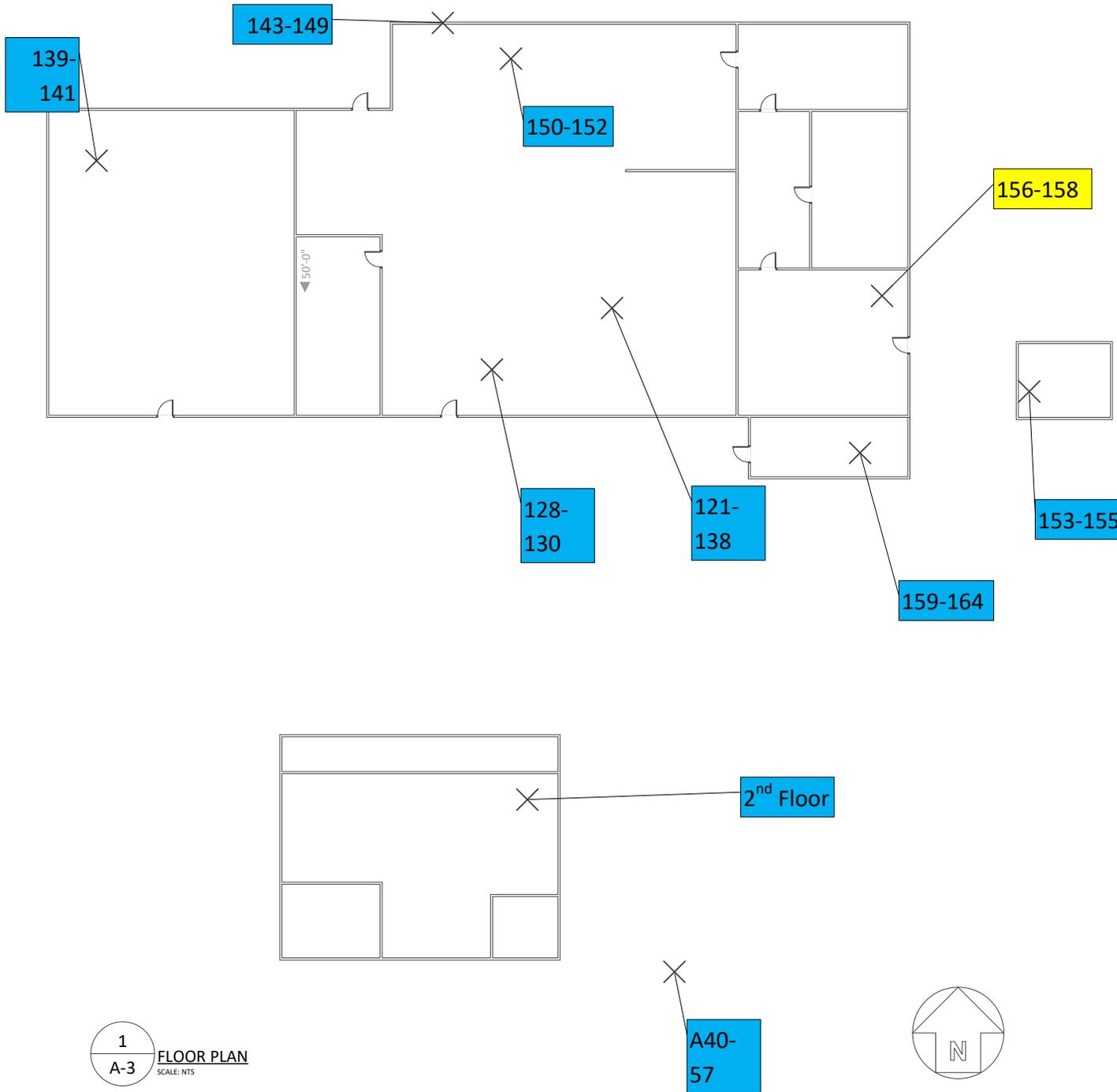
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DRAWING SCALE: NTS

Drawing Number:

A-3

Sheet: of



1  
A-3 FLOOR PLAN  
SCALE: NTS



1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7419

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

### NOTES

#### Legend

X = Sample Location

 = Non-ACM

 = Non Friable ACM

 = Friable ACM

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE:  
2200 S. Escondido Boulevard  
Asbestos Sampling Map

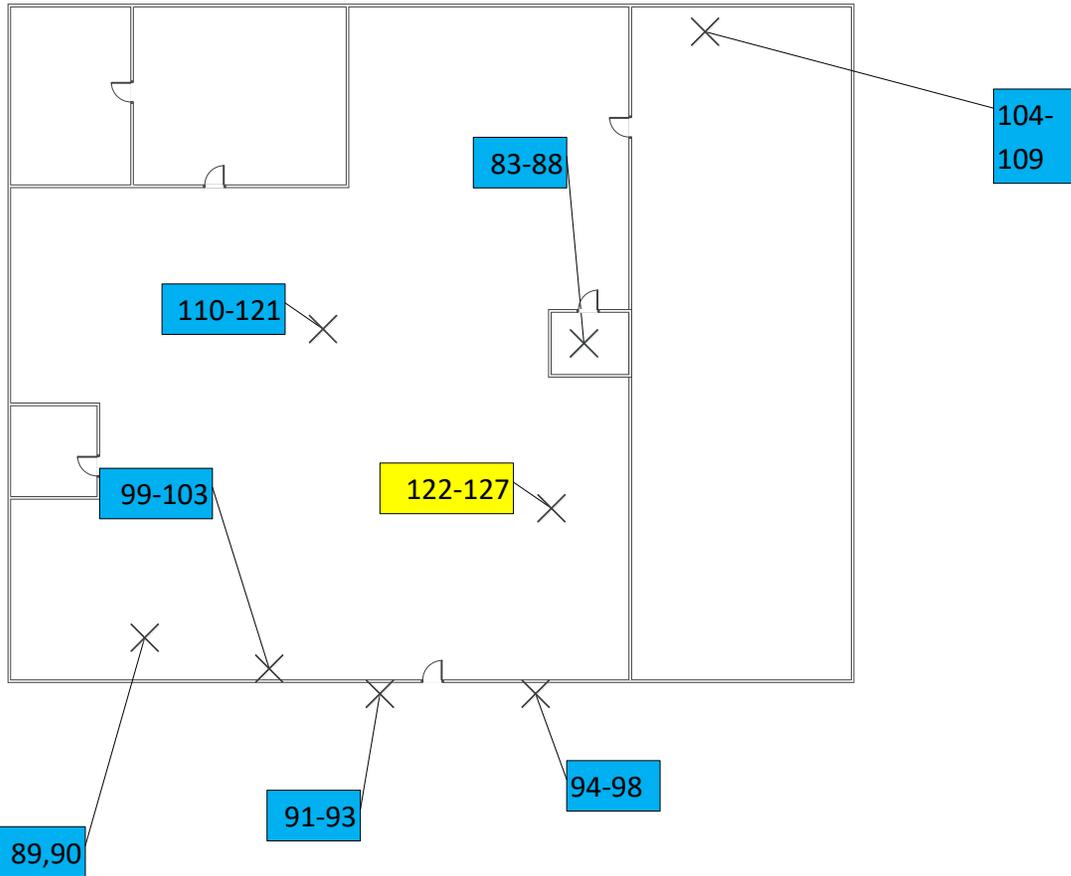
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DRAWING SCALE: NTS

Drawing Number:

A-4

Sheet: of



1  
A-4 FLOOR PLAN  
SCALE: NTS





1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7419

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

### NOTES

#### Legend

- X = Sample Location
- = Non-LBP
- = Lead Based Paint

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE: 2224 S. Escondido Boulevard  
Lead Sampling Map

DATE ISSUED:

DRAWING SCALE: NTS

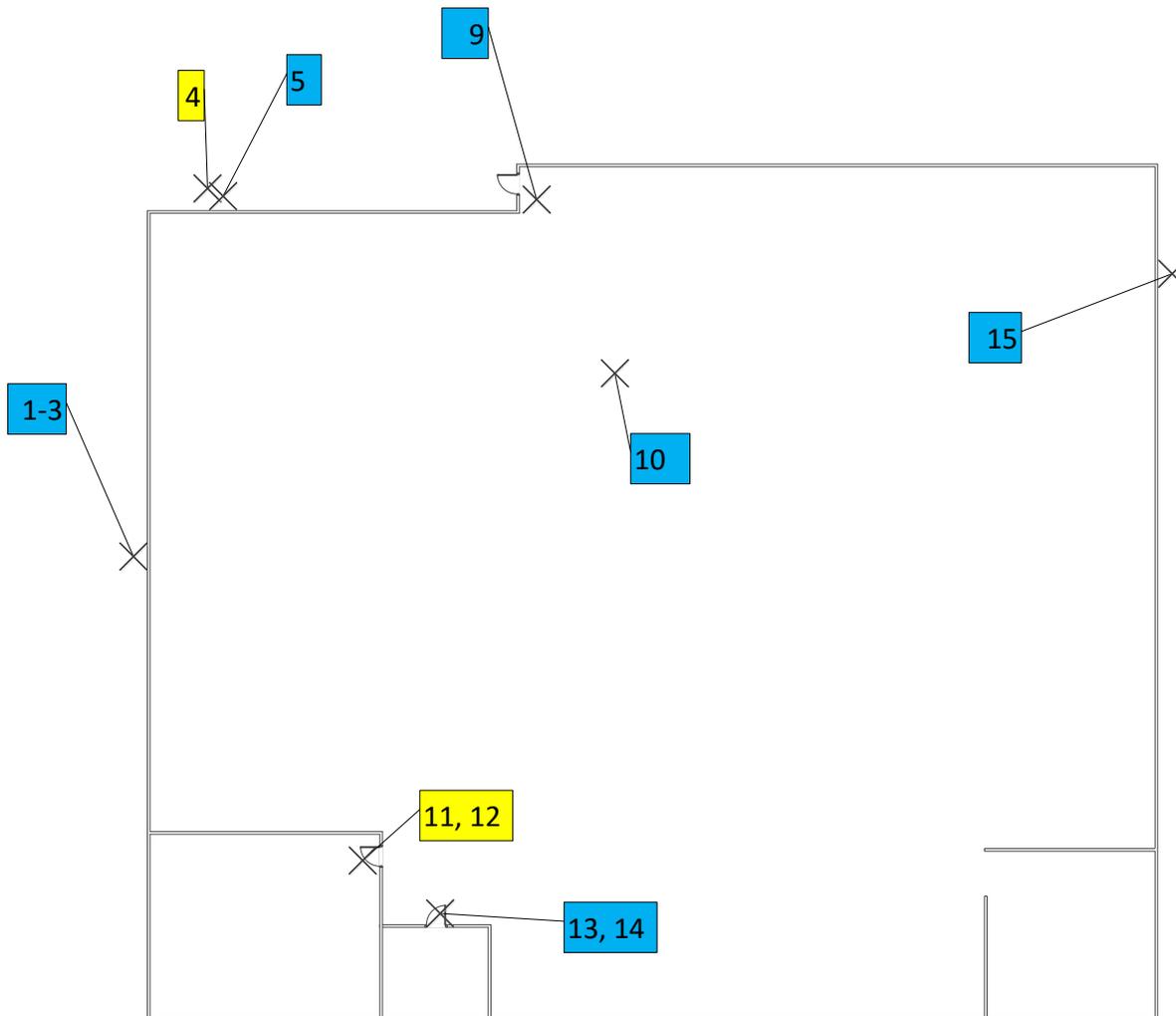
Drawing Number:

A-1

Sheet: of

1  
A-1 FLOOR PLAN  
SCALE: NTS

6-8





HILLMANN  
CONSULTING

1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7419

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

### NOTES

#### Legend

X = Sample Location  
= Non-LBP  
= Lead Based Paint

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE:  
2210 S. Escondido Boulevard  
Lead Sampling Map

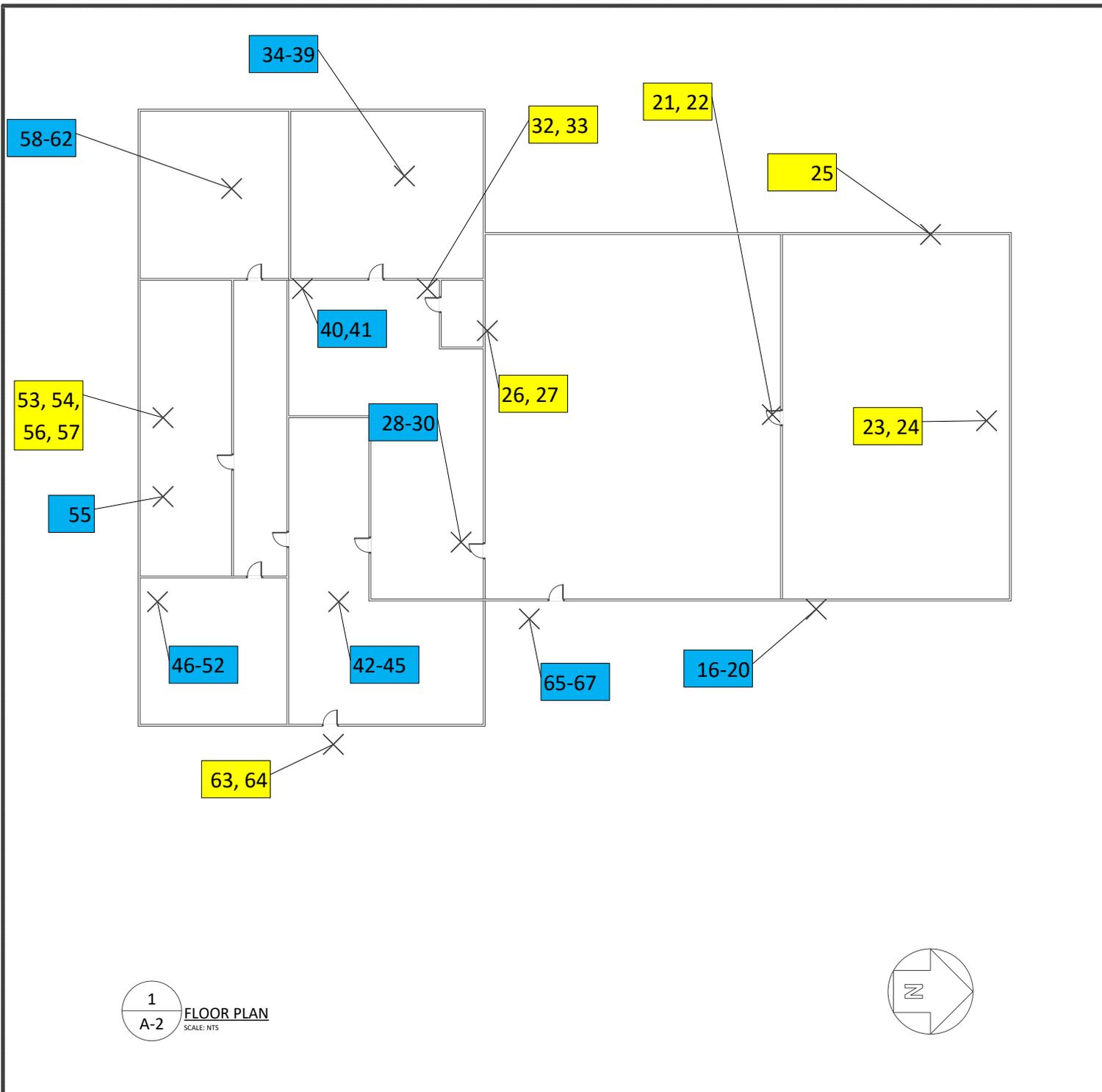
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Drawing Number:

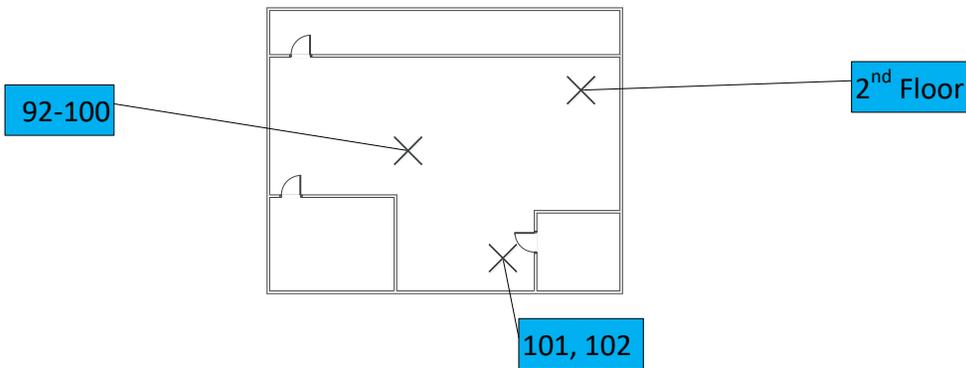
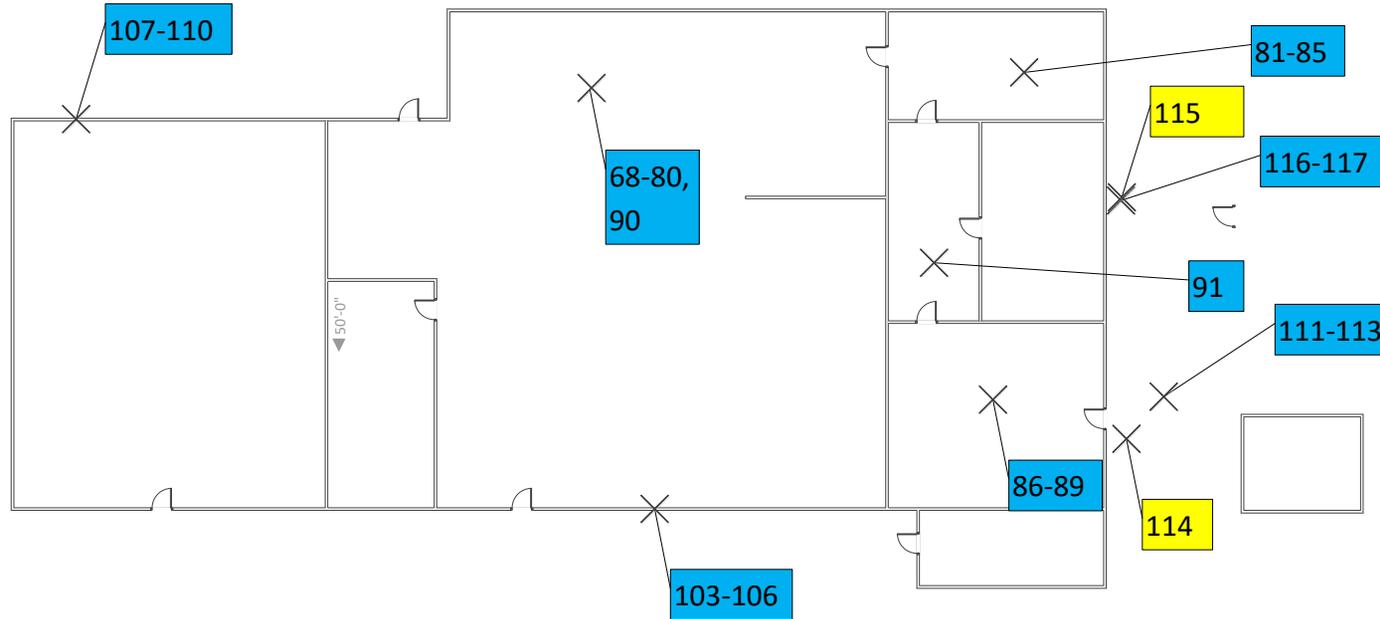
A-2

Sheet: of



1  
A-2 FLOOR PLAN  
SCALE: NTS





1  
A-3 FLOOR PLAN  
SCALE: NTS



1745 Orangewood Avenue, Suite 110  
Orange, California 92868

Tel. 714-634-9500

Hillmann Project No: C3-7419

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

NOTES

- Legend
- X = Sample Location
  - = Non-LBP
  - = Lead Based Paint

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

TITLE:

2208 S. Escondido  
Lead Sampling Map

DATE ISSUED:

DRAWING SCALE: NTS

Drawing Number:

A-3

Sheet: of

PROJECT TITLE:

2200, 2208, 2210, 2224 S. Escondido Boulevard  
Escondido, CA 92025

Client:

Warmington Residential

3090 Pullman Street  
Costa Mesa, CA 92626

NOTES

Legend

- X = Sample Location
- = Non-LBP
- = Lead Based Paint

\*\*\*CONTRACTOR MUST VERIFY ALL QUANTITIES BEFORE BIDDING\*\*\*

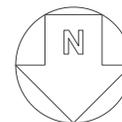
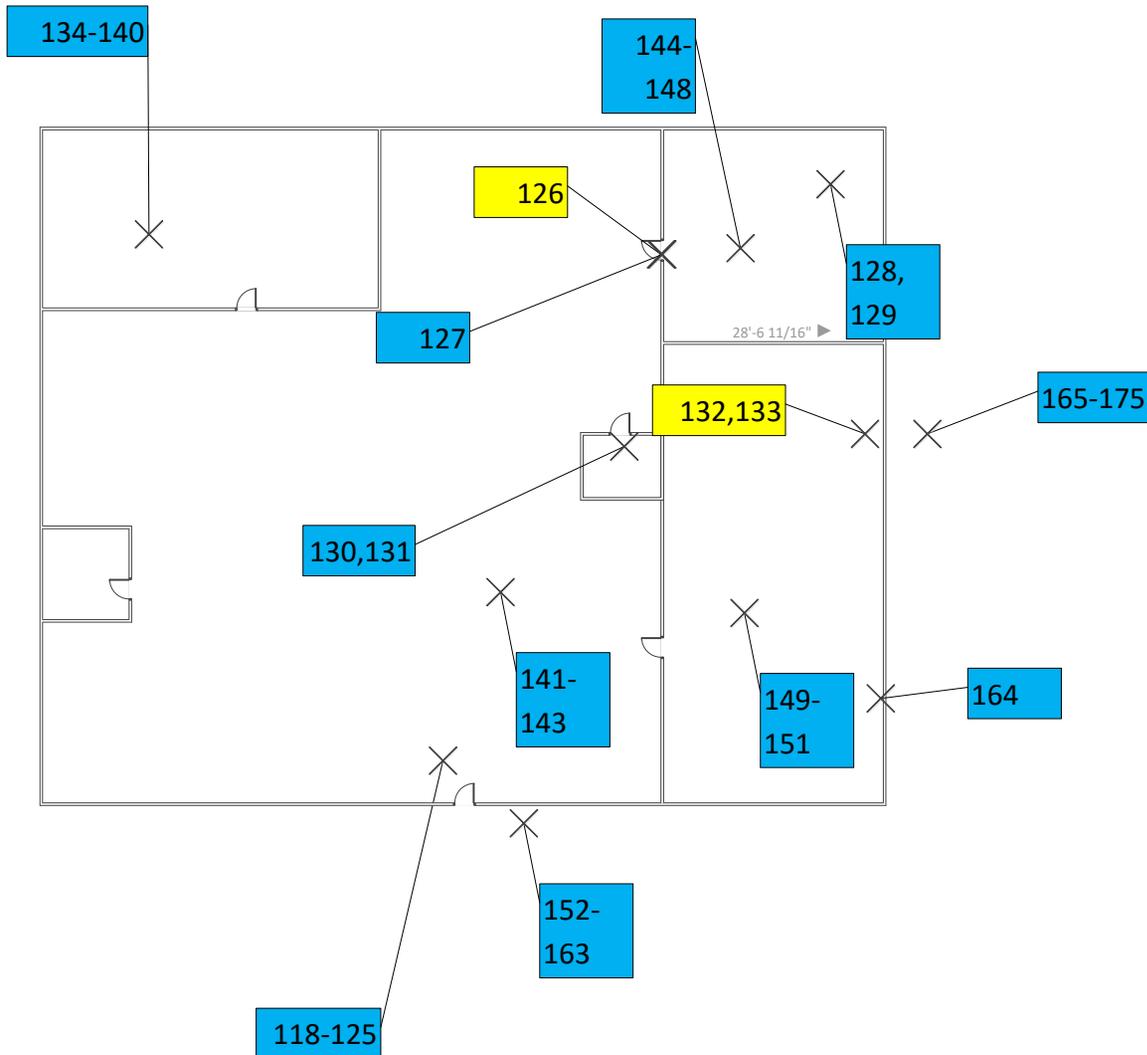
TITLE:  
**2200 S. Escondido Boulevard  
Lead Sampling Map**

DATE ISSUED: \_\_\_\_\_ DRAWING SCALE: NTS

Drawing Number:

**A-4**

Sheet: of



**APPENDIX B**

**ANALYTICAL DOCUMENTATION**

**Date of Sampling:** 03/05/2019  
**Date of Sample Receipt:** 03/07/2019  
**Client:** WARMINGTON RESIDENTIAL CA  
 3090 PULLMAN STREET  
 COSTA MESA, CA 92626

**Job #:** C3-7419  
**Order#:** 0319124  
**#Received:** 164



HILLMANN CONSULTING, L.L.C.  
 ENVIRONMENTAL CONSULTING, LAB SERVICES  
 1600 ROUTE 22 EAST  
 P.O. BOX 1597  
 UNION, NEW JERSEY 07083-1597  
 PHONE: (908) 688-7800 FAX: (908) 686-2636  
 www.hillmannconsulting.com

Attn: WILLIAM INGRAM

**Location:** 2222/ 2224/ 2210/ 2200/ 2208 SOUTH ESCONDIDO  
 BOULEVARD/ ESCONDIDO/ CA/ 92025

**Field Technician:** Davis Tang  
**Date of Analysis:** 03/08/2019  
**Date of Issue:** 03/08/2019

**BULK SAMPLE CERTIFICATE OF ANALYSIS**

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272167	01/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Floor Tile, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272168	02/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Floor Tile, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272169	03/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Floor Tile, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272170	04/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272171	05/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272172	06/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272173	07/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	9x9 Floor Tile, Peach, Homogeneous	Yes	Chrysotile 2%	Non-Fibrous Material 98%
W272174	08/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	9x9 Floor Tile, Peach, Homogeneous	Yes	Chrysotile 2%	Non-Fibrous Material 98%
W272175	09/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	9x9 Floor Tile, Peach, Homogeneous	Yes	Chrysotile 2%	Non-Fibrous Material 98%
W272176	10/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%

Signature: Rocco Rapuano  
 Rocco Rapuano Senior Analyst #Analyzed: 164



Date of Sampling: 03/05/2019  
Date of Sample Receipt: 03/07/2019  
Client: WARMINGTON RESIDENTIAL CA  
3090 PULLMAN STREET  
COSTA MESA, CA 92626

Job #: C3-7419  
Order#: 0319124  
#Received: 164



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Attn: WILLIAM INGRAM

Location: 2222/ 2224/ 2210/ 2200/ 2208 SOUTH ESCONDIDO  
BOULEVARD/ ESCONDIDO/ CA/ 92025

Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
Date of Issue: 03/08/2019

### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272177	11/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%
W272178	12/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 2	Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%
W272179	13/ 1st Floor/ 2222/ 2224/ Weld Shop/ Shop Area	Concrete Slab, Homogeneous	No		Non-Fibrous Material 100%
W272180	14/ 1st Floor/ 2222/ 2224/ Weld Shop/ Shop Area	Concrete Slab, Homogeneous	No		Non-Fibrous Material 100%
W272181	15/ 1st Floor/ 2222/ 2224/ Weld Shop/ Ext	Plaster Wall, Homogeneous	No		Non-Fibrous Material 100%
W272182	16/ 1st Floor/ 2222/ 2224/ Weld Shop/ Ext	Plaster Wall, Homogeneous	No		Non-Fibrous Material 100%
W272183	17/ 1st Floor/ 2222/ 2224/ Weld Shop/ Ext	Plaster Wall, Homogeneous	No		Non-Fibrous Material 100%
W272184	18/ 1st Floor/ 2222/ 2224/ Weld Shop/ Ext	Plaster Wall, Homogeneous	No		Non-Fibrous Material 100%
W272185	19/ 1st Floor/ 2222/ 2224/ Weld Shop/ Ext	Plaster Wall, Homogeneous	No		Non-Fibrous Material 100%
W272186	20/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Pin Hole Ceiling Tile, Homogeneous	No		Cellulose Fiber 80% Non-Fibrous Material 20%

Signature: \_\_\_\_\_

*Rocco Rapuano*  
Rocco Rapuano Senior Analyst

#Analyzed: 164



Date of Sampling: 03/05/2019  
Date of Sample Receipt: 03/07/2019  
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3090 PULLMAN STREET  
COSTA MESA, CA 92626

Job #: C3-7419  
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Location: 2222/ 2224/ 2210/ 2200/ 2208 SOUTH ESCONDIDO  
BOULEVARD/ ESCONDIDO/ CA/ 92025

Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
Date of Issue: 03/08/2019

### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272187	21/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Pin Hole Ceiling Tile, Homogeneous	No		Cellulose Fiber 80% Non-Fibrous Material 20%
W272188	22/ 1st Floor/ 2222/ 2224/ Weld Shop/ Office 1	12x12 Pin Hole Ceiling Tile, Homogeneous	No		Cellulose Fiber 80% Non-Fibrous Material 20%
W272189	23/ 1st Floor/ 2210 Garage/ Exterior	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272190	24/ 1st Floor/ 2210 Garage/ Exterior	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272191	25/ 1st Floor/ 2210 Garage/ Exterior	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272192	26/ 1st Floor/ 2210 Garage/ Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272193	27/ 1st Floor/ 2210 Garage/ Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272194	28/ 1st Floor/ 2210 Garage/ Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272195	29/ 1st Floor/ 2210 Garage/ Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272196	30/ 1st Floor/ 2210 Garage/ Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272197	31/ Roof/ 2210 Garage/ Exterior	Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%

Signature: \_\_\_\_\_

*Rocco Rapuano*

Rocco Rapuano Senior Analyst

#Analyzed: 164



Date of Sampling: 03/05/2019  
Date of Sample Receipt: 03/07/2019  
Client: WARMINGTON RESIDENTIAL CA  
3090 PULLMAN STREET  
COSTA MESA, CA 92626

Job #: C3-7419  
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BOULEVARD/ ESCONDIDO/ CA/ 92025

Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
Date of Issue: 03/08/2019

### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272198	32/ Roof/ 2210 Garage/ Exterior	Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272199	33/ Roof/ 2210 Garage/ Exterior	Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272200	34/ Roof/ 2210 Garage/ Exterior	Penetration Mastic, Homogeneous	No		Cellulose Fiber 5% Non-Fibrous Material 95%
W272201	35/ Roof/ 2210 Garage/ Exterior	Penetration Mastic, Homogeneous	No		Cellulose Fiber 15% Non-Fibrous Material 85%
W272202	36/ Roof/ 2210 Garage/ Exterior	Penetration Mastic, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272203	37/ Roof/ 2210 Garage/ Exterior	Brick Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272204	38/ Roof/ 2210 Garage/ Exterior	Brick Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272205	39/ Roof/ 2210 Garage/ Exterior	Brick Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272206	40/ 1st Floor/ 2210 Kitchen Floor	Vapor Barrier, Homogeneous	No		Cellulose Fiber 30% Non-Fibrous Material 70%
W272207	41/ 1st Floor/ 2210 Kitchen Floor	Vapor Barrier, Homogeneous	No		Non-Fibrous Material 100%

Signature: \_\_\_\_\_

*Rocco Rapuano*

Rocco Rapuano Senior Analyst

#Analyzed: 164



Date of Sampling: 03/05/2019  
Date of Sample Receipt: 03/07/2019  
Client: WARMINGTON RESIDENTIAL CA  
3090 PULLMAN STREET  
COSTA MESA, CA 92626

Job #: C3-7419  
Order#: 0319124  
#Received: 164



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PHONE: (908) 688-7800 FAX: (908) 686-2636  
www.hillmannconsulting.com

Attn: WILLIAM INGRAM

Location: 2222/ 2224/ 2210/ 2200/ 2208 SOUTH ESCONDIDO  
BOULEVARD/ ESCONDIDO/ CA/ 92025

Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
Date of Issue: 03/08/2019

### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272208	42/ 1st Floor/ 2210 Exterior Storage	Floor Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272209	43/ 1st Floor/ 2210 Exterior Storage	Floor Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272210	44/ 1st Floor/ 2210 Exterior Storage	Floor Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272211	45/ 1st Floor/ 2220 Kitchen Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272212	46 1st Floor/ 2220 Kitchen Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272213	47/ 1st Floor/ 2220 Kitchen Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272214	48/ 1st Floor/ 2220 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272215	49/ 1st Floor/ 2220 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272216	50/ 1st Floor/ 2220 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272217	51/ 1st Floor/ 2210 Kitchen Floor	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%
W272218	52/ 1st Floor/ 2210 Kitchen Floor	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%

Signature: \_\_\_\_\_

*Rocco Rapuano*

Rocco Rapuano Senior Analyst #Analyzed: 164



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Field Technician: Davis Tang  
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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272219	53/ 1st Floor/ 2210 Kitchen Floor	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%
W272220	54/ 1st Floor/ 2210 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272221	55/ 1st Floor/ 2210 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272222	56/ 1st Floor/ 2210 Kitchen Floor	Vinyl Floor Tile Mastic, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272223	57/ 1st Floor/ 2210 Bathroom	12x12 Vinyl Floor Tile, Tan, Homogeneous	No		Non-Fibrous Material 100%
W272224	58/ 1st Floor/ 2210 Bathroom	12x12 Vinyl Floor Tile, Tan, Homogeneous	No		Non-Fibrous Material 100%
W272225	59/ 1st Floor/ 2210 Bathroom	12x12 Vinyl Floor Tile, Tan, Homogeneous	No		Non-Fibrous Material 100%
W272226	60/ 1st Floor/ 2210 Bathroom	Vinyl Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%
W272227	61/ 1st Floor/ 2210 Bathroom	Vinyl Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%
W272228	62/ 1st Floor/ 2210 Bathroom	Vinyl Floor Tile Mastic, Black, Homogeneous	No		Non-Fibrous Material 100%
W272229	63/ 1st Floor/ 2210 Kitchen	Sink Undercoat Mastic, Homogeneous	No		Non-Fibrous Material 100%

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*Rocco Rapuano*

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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272230	64/ 1st Floor/ 2210 Exterior Main House	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272231	65/ 1st Floor/ 2210 Exterior Main House	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272232	66/ 1st Floor/ 2210 Exterior Main House	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272233	67/ 1st Floor/ 2210 Interior Wall	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272234	68/ 1st Floor/ 2210 Interior Wall	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272235	69/ 1st Floor/ 2210 Interior Wall	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272236	70/ 1st Floor/ 2210 Interior Wall	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272237	71/ 1st Floor/ 2210 Interior Wall	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272238	72/ 1st Floor/ 2210 Main Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272239	73/ 1st Floor/ 2210 Main Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272240	74/ 1st Floor/ 2210 Main Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%

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*Rocco Rapuano*  
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**BULK SAMPLE CERTIFICATE OF ANALYSIS**

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272241	75/ 1st Floor/ 2210 Main Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272242	76/ 1st Floor/ 2210 Main Exterior	Stucco, Beige, Homogeneous	No		Non-Fibrous Material 100%
W272243	77/ Roof/ 2210 Main Roof	Roof Composition, Homogeneous	No		Fibrous Glass 20% Non-Fibrous Material 80%
W272244	78/ Roof/ 2210 Main Roof	Roof Composition, Homogeneous	No		Fibrous Glass 20% Non-Fibrous Material 80%
W272245	79/ Roof/ 2210 Main Roof	Roof Composition, Homogeneous	No		Fibrous Glass 20% Non-Fibrous Material 80%
W272246	80/ Roof/ 2210 Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 3%	Non-Fibrous Material 97%
W272247	81/ Roof/ 2210 Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272248	82/ Roof/ 2210 Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272249	83/ 2200/ Bathroom	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%
W272250	84/ 2200/ Bathroom	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%
W272251	85/ 2200/ Bathroom	12x12 Vinyl Floor Tile, White, Homogeneous	No		Non-Fibrous Material 100%

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*Rocco Rapuano*  
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Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272252	86/ 2200/ Bathroom	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272253	87/ 2200/ Bathroom	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272254	88/ 2200/ Bathroom	Vinyl Floor Tile Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272255	89/ 2200/ Main Floor	Concrete Slab Floor, Homogeneous	No		Non-Fibrous Material 100%
W272256	90/ 2200/ Main Floor	Concrete Slab Floor, Homogeneous	No		Non-Fibrous Material 100%
W272257	91/ 2200/ Exterior Windows	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272258	92/ 2200/ Exterior Windows	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272259	93/ 2200/ Exterior Windows	Window Putty, Homogeneous	No		Non-Fibrous Material 100%
W272260	94/ 2200/ Exterior Wall	Concrete Wall, Homogeneous	No		Non-Fibrous Material 100%
W272261	95/ 2200/ Exterior Wall	Concrete Wall, Homogeneous	No		Non-Fibrous Material 100%
W272262	96/ 2200/ Exterior Wall	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%

Signature: \_\_\_\_\_

*Rocco Rapuano*  
Rocco Rapuano Senior Analyst

#Analyzed: 164



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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272263	97/ 2200/ Exterior Wall	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272264	98/ 2200/ Exterior Wall	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272265	99/ 2200/ Interior Walls	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272266	100/ 2200/ Interior Walls	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272267	101/ 2200/ Interior Walls	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272268	102/ 2200/ Interior Walls	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272269	103/ 2200/ Interior Walls	Plaster, White, Homogeneous	No		Non-Fibrous Material 100%
W272270	104/ 2200/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272271	105/ 2200/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272272	106/ 2200/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272273	107/ 2200/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%

Signature: \_\_\_\_\_

*Rocco Rapuano*  
Rocco Rapuano Senior Analyst

#Analyzed: 164



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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272274	108/ 2200/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272275	109/ 2200/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272276	110/ 2200/ Exterior Roof	Roof Shingle Composition, Homogeneous	No		Non-Fibrous Material 100%
W272277	111/ 2200/ Exterior Roof	Roof Shingle Composition, Homogeneous	No		Fibrous Glass 20% Non-Fibrous Material 80%
W272278	112/ 2200/ Exterior Roof	Roof Shingle Composition, Homogeneous	No		Non-Fibrous Material 100%
W272279	113/ 2200/ Exterior Roof	Roll on Roof, Light Gray, Homogeneous	No		Cellulose Fiber 20% Non-Fibrous Material 80%
W272280	114/ 2200/ Exterior Roof	Roll on Roof, Light Gray, Homogeneous	No		Cellulose Fiber 30% Non-Fibrous Material 70%
W272281	115/ 2200/ Exterior Roof	Roll on Roof, Light Gray, Homogeneous	No		Fibrous Glass 20% Non-Fibrous Material 80%
W272282	116/ 2200/ Exterior Roof	Roll on Roof, Dark Gray, Homogeneous	No		Fibrous Glass 30% Non-Fibrous Material 70%
W272283	117/ 2200/ Exterior Roof	Roll on Roof, Dark Gray, Homogeneous	No		Fibrous Glass 30% Non-Fibrous Material 70%

Signature:

Rocco Rapuano Senior Analyst

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 BOULEVARD/ ESCONDIDO/ CA/ 92025

**Field Technician:** Davis Tang  
**Date of Analysis:** 03/08/2019  
**Date of Issue:** 03/08/2019

**BULK SAMPLE CERTIFICATE OF ANALYSIS**

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272284	118/ 2200/ Exterior Roof	Roll on Roof, Dark Gray, Homogeneous	No		Fibrous Glass 30% Non-Fibrous Material 70%
W272285	119/ 2200/ Exterior Roof	Sheet Metal Penetration Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272286	120/ 2200/ Exterior Roof	Sheet Metal Penetration Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272287	121/ 2200/ Exterior Roof	Sheet Metal Penetration Mastic, Homogeneous	No		Non-Fibrous Material 100%
W272288	122/ 2200/ Exterior Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272289	123/ 2200/ Light Gray Roll on Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272290	124/ 2200/ Light Gray Roll on Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272291	125/ 2200/ Dark Gray Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272292	126/ 2200/ Dark Gray Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272293	127/ 2200/ Dark Gray Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 5%	Non-Fibrous Material 95%
W272294	128/ 2200/ Kitchen	Tile Grout, Homogeneous	No		Non-Fibrous Material 100%

Signature: Rocco Rapuano  
 Rocco Rapuano Senior Analyst #Analyzed: 164



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### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272295	129/ 2200/ Hallway	Tile Grout, Homogeneous	No		Non-Fibrous Material 100%
W272296	130/ 2200/ Upstairs Bathroom	Tile Grout, Homogeneous	No		Non-Fibrous Material 100%
W272297	131/ 2208/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272298	132/ 2208/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272299	133/ 2208/ Interior Walls	Drywall, White, Non-homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272300	134/ 2208/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272301	135/ 2208/ Interior Walls 2208/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272302	136/ 2208/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272303	137/ 2208/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272304	138/ 2208/ Interior Walls	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272305	139/ 2208/ Garage	Vapor Barrier, Black, Homogeneous	No		Non-Fibrous Material 100%

Signature: \_\_\_\_\_

*Rocco Rapuano*  
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**BULK SAMPLE CERTIFICATE OF ANALYSIS**

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272306	140/ 2208/ Garage	Vapor Barrier, Black, Homogeneous	No		Fibrous Glass 25% Non-Fibrous Material 75%
W272307	141/ 2208/ Garage	Vapor Barrier, Black, Homogeneous	No		Non-Fibrous Material 100%
W272308	142/ 2208/ Exterior Walls	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272309	143/ 2208/ Exterior Walls	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272310	144/ 2208/ Exterior Walls	CMU Mortar, Homogeneous	No		Non-Fibrous Material 100%
W272311	145/ 2208/ Exterior Walls	Stucco, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272312	146/ 2208/ Exterior Walls	Stucco, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272313	147/ 2208/ Exterior Walls	Stucco, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272314	148/ 2208/ Exterior Walls	Stucco, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272315	149/ 2208/ Exterior Walls	Stucco, Gray, Homogeneous	No		Non-Fibrous Material 100%
W272316	150/ 2208/ Main Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%

Signature: Rocco Rapuano  
 Rocco Rapuano Senior Analyst #Analyzed: 164



**Date of Sampling:** 03/05/2019  
**Date of Sample Receipt:** 03/07/2019  
**Client:** WARMINGTON RESIDENTIAL CA  
 3090 PULLMAN STREET  
 COSTA MESA, CA 92626

**Job #:** C3-7419  
**Order#:** 0319124  
**#Received:** 164



HILLMANN CONSULTING, L.L.C.  
 ENVIRONMENTAL CONSULTING, LAB SERVICES  
 1600 ROUTE 22 EAST  
 P.O. BOX 1597  
 UNION, NEW JERSEY 07083-1597  
 PHONE: (908) 688-7800 FAX: (908) 686-2636  
 www.hillmannconsulting.com

Attn: WILLIAM INGRAM

**Location:** 2222/ 2224/ 2210/ 2200/ 2208 SOUTH ESCONDIDO  
 BOULEVARD/ ESCONDIDO/ CA/ 92025

**Field Technician:** Davis Tang  
**Date of Analysis:** 03/08/2019  
**Date of Issue:** 03/08/2019

**BULK SAMPLE CERTIFICATE OF ANALYSIS**

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272317	151/ 2208/ Main Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272318	152/ 2208/ Main Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272319	153/ 2208/ Shed Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272320	154/ 2208/ Shed Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272321	155/ 2208/ Shed Roof	Shingle Roof Composition, Homogeneous	No		Fibrous Glass 10% Non-Fibrous Material 90%
W272322	156/ 2208/ Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 7%	Non-Fibrous Material 93%
W272323	157/ 2208/ Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 7%	Non-Fibrous Material 93%
W272324	158/ 2208/ Main Roof	Penetration Mastic, Homogeneous	Yes	Chrysotile 7%	Non-Fibrous Material 93%
W272325	159/ 2208/ Laundry Room	Drywall, White, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%

Signature: \_\_\_\_\_

*Rocco Rapuano*  
 Rocco Rapuano Senior Analyst

#Analyzed: 164



Date of Sampling: 03/05/2019  
Date of Sample Receipt: 03/07/2019  
Client: WARMINGTON RESIDENTIAL CA  
3090 PULLMAN STREET  
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BOULEVARD/ ESCONDIDO/ CA/ 92025

Field Technician: Davis Tang  
Date of Analysis: 03/08/2019  
Date of Issue: 03/08/2019

### BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)
W272326	160/ 2208/ Laundry Room	Drywall, White, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272327	161/ 2208/ Laundry Room	Drywall, White, Homogeneous	No		Cellulose Fiber 10% Non-Fibrous Material 90%
W272328	162/ 2208/ Laundry Room	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272329	163/ 2208/ Laundry Room	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%
W272330	164/ 2208/ Laundry Room	Joint Compound, White, Homogeneous	No		Non-Fibrous Material 100%

This report relates only to the materials tested and may not be duplicated in part without written permission by Hillmann Consulting. Samples are analyzed according to the EPA Test Method and are subject to the inherent limitations of Polarized Light Microscopy and interference of matrix components. This report must not be used to claim product endorsement by NVLAP or any agency of the US government.

This report is not complete without the chain of custody, which contains the time of sample collection. The laboratory is not responsible for time of sample collection, which is dependent on non-laboratory personnel, if it is not provided.

Signature: \_\_\_\_\_

*Rocco Rapuano*  
Rocco Rapuano Senior Analyst

#Analyzed: 164



## BULK SAMPLE RESULTS

Enclosed please find the Certificates of Analysis for bulk samples analyzed for asbestos content by Hillmann Consulting, LLC. All fibrous components including type and percentage of asbestos, of present, are reported. Percentages given are visual estimates under microscopical observation, unless otherwise indicated by codes. This test report only relates to items tested.

The method of analysis used is Polarized Light Microscopy (PLM) with dispersion staining. Hillmann follows the EPA and the National Voluntary Laboratory Accreditation Program (NVLAP) recommended method of analysis EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples and EPA 600/R-93/116 published July 1993 is also used for guidance.

Non-friable organically bound (NOB) sample results reported as negative (less than 1% asbestos) must be considered Inconclusive (ELAP Item 198.6, 01/02/09).

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing (ELAP Item 198.6, 01/02/09).

All analysis and certificates of analysis shall meet all requirements of the most current NELAC Standards, NYELAP Regulations, and NVLAP-NIST Handbook 150, most current version.

This report cannot be used to claim product endorsement by NVLAP or any agency of the U.S. Government. The National Institute of Standards and Technology Accreditation requirements, mandates that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP, ELAP, or NELAC accreditations respectively, if so identified in the notes.

NY ELAP Item 198.6 does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

Listed below are explanations of notes and or sample descriptions contained within certificates of analysis.

- Homogeneous- Sample is composed of a uniformed material, and analyzed as such.
- Non-homogenous- All components were analyzed as discreet layers. The results reported indicated the contents of the sample as a whole. Results of each layer are available upon request by the client.
- Recommended TEM- Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. (NY ELAP Regulation Item 198.6, 1/11/05).
- 400 Point Counting- Sample was determined less than 10% positive by visual estimation. Sample was point counted as specified in NESHAPS regulations Federal Registration Vol. 55, No. 224, November 20, 1990, EPA to verify asbestos content quantification.
- Stratified Point Counting - Point Counting Criteria for friable bulk sample as dictated by NY ELAP Regulation Item 198.1, 1/11/05.
- Gravimetric Reduction- Sample has been heated, and undergone acid digestion to reduce interfering substances before analysis. (Item 198.6 of NY ELAP Manual (NOB by PLM))
- Final % Inorganic < 1- The percentage of Inorganic material is less than 1, resulting in the sample being Non-ACM. (NY ELAP Regulation Item 198.6, 1/11/05).

### Hillmann's Laboratory Accreditations:

ELAP # 10926  
NJ NELAC # 20037  
NVLAP # 101421-0  
VA # 3333 000203  
MA # AA000183  
TX # 300405  
WV # LT000427  
PA # 68-00774  
CA # 2924  
RI # AAL-128  
CT # PH-0797  
ME # LB-0084  
Philadelphia # ALL 15-000003

Signature: \_\_\_\_\_

*Rocco Rapuano*

Rocco Rapuano Senior Analyst

#Analyzed: 164





**HILLMANN  
CONSULTING**

BULK SAMPLE IDENTIFICATION FORM  
PLM COC, Version 3.3

0319124

DATE: 3/5-6/19

Environmental Consulting & Lab Services, 1600 Route 22 East, Union, NJ 07083  
(908) 688-7800 Fax (908) 686-2636 email: dtang@hillmanngroup.com

JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Warmington Residential

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for SOF-V - 1wk 2wk

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

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Homg. ID	Sample #	Floor/Room	Location Description	Material Description Color	Quantity	Cond	NOB	Time-Sample Collected	Lab Results		
	Lab #				in SOW?	Friable?					
	1 W272109	1ST	2222/2224 - WELD SHOP OFFICE 1	12"X12" BEIGE FT	100SF				NF100		
	2										NF100
	3 68										NF100
	4 69										NF100
	5 70						FT MASTIC	100SF			NF100
	6 71										NF100
	7 72										NF100
	8 73					2222/2224 WELD SHOP - OFFICE 2	9"X9" PEACH FT.				AS100 CA:2 M:3Y
	9 74									RL	3/1/100 CA:2 M:3Y
	10 75										NF100 CA:2 M:3Y
	11 76			BLACK FT MASTIC				NF100			

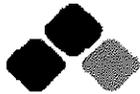
CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			
Sign <i>D/T</i>		<i>[Signature]</i>	<i>[Signature]</i>
Date 3/5-6/19		0910 3/7/19	3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT



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CONSULTING**

BULK SAMPLE IDENTIFICATION FORM  
PLM COC, Version 3.3

0319124

DATE: 3/5-6/19

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JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

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TAT for SOF-V - 1wk 2wk

CLIENT: Warmington Residential

LOCATION: 2222, 2224, 2210, 2200 S. Escondido Blvd, Escondido, CA 92025

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	8 W372177	19T	2222 1224 WBLD SHOP - OFFICE 2	Black Mastic					NF100
	12 92								NF100
	13 93		SHOP AREA	CONCRETE SLAB					NF100
	14 82								NF100
	15 81		EXT	PLASTER WALL					NF100
	16 82								NF100
	17 83								NF100
	18 84								NF100
	19 85								NF100
	20 86		OFFICE 1	2"X12" PIN HOLE CT					CEN 80 NF20

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			RR
Sign <i>D/T</i>			
Date 3/5-6/19			3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

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BULK SAMPLE IDENTIFICATION FORM  
PLM COC, Version 3.3

039174

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JOB#: C3-7419

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LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	21 W2701B1	117	2222/2224 WOODSHOP - OFFICE	CT					CEN 80 NR 20
	22								CEN 80 NR 20
	23		2210 Garage	EXTERIOR Window Duff	25 SP				NR 100
	24								NR 100
	25								NR 100
	26			Stucco, Beige	3, 010				NR 100
	27								NR 100
	28								NR 100
	29								NR 100
	30								NR 100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang				Spaces Operating?
Sign <i>Dt</i>			<i>KK</i>	Access Issues?
Date 3/5-6/19			3-8-19	

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BULK SAMPLE IDENTIFICATION FORM  
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0319124

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JOB#: C3-7419

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results		
	31 W21177	Roof	2210 Garage Ext	Roof Composition	600 SF				FC 10 NF 90		
	32 20										FC 10 NF 90
	33 99										FC 10 NF 90
	34 200						Penetration mastic	20 SF			CEN 5 NF 95
	35 91										CEN 15 NF 85
	36 02										CEN 10 NF 90
	37 07						Brick mortar	400 SF			NF 100
	38 04										NF 100
	39 95										NF 100
	40 06				1st	2210 Kitchen Floor	Vapor barrier	350 SF			

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			
Sign <i>D/T</i>			<i>[Signature]</i>
Date 3/5-6/19			3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	41 W292209	1st	2210 Kitchen Floor	Vapor Barrier					CE N 30 NF 70
	42 06		2210 ext. stairs	Floor mastic	15 SF				NF 100
	43 09								NF 100
	44 10								NF 100
	45 11		2220 Kitchen Floor	12" x 12" VPT	350 SF				NF 100
	46 12								NF 100
	47 13								NF 100
	48 14			VPTM - Top Layer					NF 100
	49 15								NF 100
	50 16								NF 100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			
Sign <i>D. Tang</i>			<i>[Signature]</i>
Date 3/5-6/19			3-8-19

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•ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS

Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity	Cond	NOB	Time Sample Collected	Lab Results
					in SOW?	Friable?			
	51 17	6st	2210 kitchen floor	12" x 12" VFT, white	350 ST				NF100
	52 18	↓	↓	↓					NF100
	53 19	↓	↓	↓					NF100
	54 20	↓	↓	VFT M, bottom layer					CEN 10 NF90
	55 21	↓	↓	↓					CEN 10 NF90
	56 22	↓	↓	↓					CEN 10 NF90
	57 23	↓	2210 Bathroom	12" x 12" VFT, tan	350 ST				NF100
	58 24	↓	↓	↓					NF100
	59 25	↓	↓	↓					NF100
	60 26	↓	↓	VFT M, black					NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang			RL	Spaces Operating?
Sign				Access Issues?
Date 3/5-6/19			3-8-19	

Material Codes

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**HILLMANN  
CONSULTING**

BULK SAMPLE IDENTIFICATION FORM  
PLM COC, Version 3.3

0319124

DATE: 3/5-6/19

Environmental Consulting & Lab Services, 1600 Route 22 East, Union, NJ 07083  
(908) 688-7800 Fax (908) 686-2636 email: dtang@hillmanngroup.com

JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Warmington Residential

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs (72hrs) 5-7day  
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for SOF-V - 1wk 2wk

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY (circle with slash) " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY •ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS									
Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	G1 623327	1st	2200 Bathroom	URTM, black					NF100
	G2 76		↓	↓					NF100
	G3 87		2210 kitchen	pink undercoat mastic	10 SP				NF100
	G4 30		2200 Exterior <sup>main</sup> window	putty	20 SP				NF100
	G5 31		↓	↓					NF100
	G6 32		↓	↓					NF100
	G7 33		2210 Interior walls	plaster, white	9 add SP				NF100
	G8 34		↓	↓					NF100
	G9 35		↓	↓					NF100
	G10 36		↓	↓					NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang			RL	Spaces Operating?
Sign <i>Davis Tang</i>				Access Issues?
Date 3/5-6/19			3-8-19	

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TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for SOF-V - 1wk 2wk

CLIENT: Warmington Residential

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

LAB Instructions:		•ANALYZE ALL NOBS AS INDICATED BY <input checked="" type="radio"/> " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY •ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS							
Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	71 37	1st	2200 Interior walls	Plaster white					NF100
	72 38		2200 main exterior	stucco, beige	3,500	SP			NF100
	73 39								NF100
	74 40								NF100
	75 41								NF100
	76 42								NF100
	77 43	ROOF	2200 main roof	ROOF composition	1,500	SP			FG 20 NF80
	78 44								FG 20 NF80
	79 45								FG 20 NF80
	80 46			penetration mastic	10	SP			CA 3 NF97

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print <u>Davis Tang</u>			<u>RT</u>	Spaces Operating?
Sign <u>Davis Tang</u>				Access Issues?
Date <u>3/5-6/19</u>			<u>3-8-19</u>	

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	81 W222219	Floor	2200 main foot	Penetration mastic					CA5 NF95
	82 42	↓	↓	↓					CA5 NF95
	83 43	2200 <sup>By</sup> <sub>PLM</sub>	Bathroom	12" x 12" VFT, white					NF100
	84 50	2200	↓	↓					NF100
	85 51	↓	↓	↓					NF100
	86 52	↓	↓	VFTM					NF100
	87 53	↓	↓	↓					NF100
	88 54	↓	↓	↓					NF100
	89 55	↓	main Floor	Concrete slab Floor	600/50				NF100
	90 56	↓	↓	↓					NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			RR
Sign <i>Davis Tang</i>			
Date 3/5-6/19			3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

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(908) 688-7800 Fax (908) 686-2636 email: dtang @hillmanngroup.com

JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Warrington Residential

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs **72hrs** 5-7day  
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs **72hrs** 5-7day  
TAT for SOF-V - 1wk 2wk

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results						
	41 W317057	2200 ESCONDIDO BLVD	Ext. Windows	Window putty	25 SF				NF100						
	42 56	↓	↓	↓					NF100						
	43 57								NF100						
	44 60								Ext. wall	Concrete wall	1000 SF				NF100
	45 61														NF100
	46 62									CMU, Mortar	4000 SF				NF100
	47 63														NF100
	48 64														NF100
	49 65								Interior walls	Plaster, white	2,000 P				NF100
	50 66														NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang			R	Spaces Operating?
Sign <i>D. Tang</i>				Access Issues?
Date 3/5-6/19			3-5-19	

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PLM COC, Version 3.3

DATE: 3/5-6/19

JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

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Homg. ID	Sample #	Floor/Room	Location Description	Material Description Color	Quantity	Cond	NOB	Time Sample Collected	Lab Results
	Lab #				in SOW?	Friable?			
	101 W2000	2200 Escondido Blvd	Exterior Walls	Plaster white					NF100
	102								NF100
	103								NF100
	104 (2) 70			Drywall, white	400 SF				CEN10 NF90
	105 (2) 71								CEN10 NF90
	106 (2) 72								CEN10 NF90
	107 73			JL white	400 SF				NF100
	108 74								NF100
	109 75								NF100
	110 76		Exterior roof	Roof composition	400 SF				NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang				Spaces Operating?
Sign <i>Davis Tang</i>			<i>RT</i>	Access Issues?
Date 3/5-6/19			3-8-19	

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CLIENT: Warmington Residential

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	111 W272277	2200U Escondido Blvd	Exterior roof	single coat composition	6				FG 20 NF 80
	112 76	↓	↓	↓					NF 100
	113 77	↓	↓	Roll on GDA light grey	6000 CF				CEN 20 NF 80
	114 80	↓	↓	↓					CEN 30 NF 90
	115 81	↓	↓	↓					FG 20 NF 80
	116 82	↓	↓	Roll on GDA dark grey	5000 CF				FG 30 NF 90
	117 83	↓	↓	↓					FG 30 NF 90
	118 84	↓	↓	↓					FG 30 NF 90
	119 85	↓	↓	Sheet metal penetration mark	1200 CF				NF 100
	120 86	↓	↓	↓					NF 100

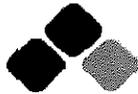
**CHAIN OF CUSTODY**

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print <u>Davis Tang</u>			<u>RK</u>
Sign <u>Davis Tang</u>			
Date <u>3/5-6/19</u>			<u>3-8-19</u>

Spaces Occupied?  
Spaces Operating?  
Access Issues?

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Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity	Cond	NOB	Time Sample Collected	Lab Results
					in SOW?	Friable?			
	121 1213267	2200 Escondido Ave	Exterior roof	Sheet metal penetration mastic					NF100
	122 60		light grey color roof	<del>penetration mastic</del> penetration mastic	20%				CAS NF95
	123 69								CAS NF95
	124 70								CAS NF95
	125 71		Dark grey roof	penetration mastic	20%				CAS NF95
	126 72								CAS NF95
	127 73								CAS NF95
	128 74	2208 Escondido Ave	Kitchen	Tile grout	200%				NF100
	129 75		Hallway						NF100
	130 76		Upstairs bathroom						NF100

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang				Spaces Operating?
Sign <i>Davis Tang</i>			<i>RT</i>	Access Issues?
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(2)	131 132	2208 Escondido Blvd	Int. Walls	DW, white	1,000 SF				CEN 10 NF 90
(2)	132 96								CEN 10 NF 90
(2)	133 97								CEN 10 NF 90
	134 98			JC, white	5,000 SF				NF 100
	135 99								NF 100
	136 01								NF 100
	136 02								NF 100
	137 03								NF 100
	138 04								NF 100
	139 05		Garage	Vapor barrier, black	700 SF				NF 100
	140 06								FG- 25 NF 75

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print Davis Tang				Spaces Operating?
Sign <i>D/T</i>			<i>RT</i>	Access Issues?
Date 3/5-6/19			3-8-19	

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LAB Instructions: •ANALYZE ALL NOBS AS INDICATED BY <input checked="" type="checkbox"/> " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY •ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS									
Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	141 W2223-7	209 Escondido BLU2	Garage	Vapor barrier, black					NF100
	142 06		Ext. Walls	CMU Mortar	2000 SF				NF100
	143 09								NF100
	144 10								NF100
	145 11			Stucco, grey	5000 SF				NF100
	146 12								NF100
	147 13								NF100
	148 14								NF100
	149 15								NF100
	150 16		Main roof	Shingle roof cap.	2,000 SF				FG 10 NF 90

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			
Sign <i>D/T</i>			<i>DL</i>
Date 3/5-6/19			3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT



**HILLMANN  
CONSULTING**

**BULK SAMPLE IDENTIFICATION FORM  
PLM COC, Version 3.3**

0319124

DATE: 3/5-6/19

Environmental Consulting & Lab Services, 1600 Route 22 East, Union, NJ 07083  
(908) 688-7800 Fax (908) 686-2636 email: dtang @hillmanngroup.com

JOB#: C3-7419

POSITIVE STOP ON ALL HOMOG. SAMPLES

CLIENT: Warmington Residential

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for SOF-V - 1wk 2wk

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

LAB Instructions:		•ANALYZE ALL NOBS AS INDICATED BY "X" VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY •ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" – IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS							
Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	151 W0773311	2204 Escondido Blvd	Main roof	Shingle roof corr.					FG 10 NF 90
	152 18		↓	↓					FG 10 NF 90
	153 19		Shed roof	Shingle roof corr.	100 SF				FG 10 NF 90
	154 20		↓	↓					FG 10 NF 90
	155 21		↓	↓					FG 10 NF 90
	156 22		Main roof	Penetration repair	20 SF				CA 7 NF 93
	157 23		↓	↓					CA 7 NF 93
	158 24		↓	↓					CA 7 NF 93
	159 25		Laundry room	DW, white	800 SF				CE 10 NF 90
	160 26		↓	↓					CE 10 NF 90

CHAIN OF CUSTODY

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print Davis Tang			RL
Sign <i>Dt</i>			
Date 3/5-6/19			3-8-19

Spaces Occupied?  
Spaces Operating?  
Access Issues?

Material Codes

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT



**HILLMANN  
CONSULTING**

**BULK SAMPLE IDENTIFICATION FORM**  
PLM COC, Version 3.3

DATE: 3/5-6/19

Environmental Consulting & Lab Services, 1600 Route 22 East, Union, NJ 07083  
(908) 688-7800 Fax (908) 686-2636 email: dtang @hillmanngroup.com

JOB#: C3-7419

**POSITIVE STOP ON ALL HOMOG. SAMPLES**

TAT for PLM - 3-6hrs 8-12hrs 24hrs 48hrs **72hrs** 5-7day  
TAT for TEM - 3-6hrs 8-12hrs 24hrs 48hrs 72hrs 5-7day  
TAT for SOF-V - 1wk 2wk

CLIENT: Warmington Residential

LOCATION: 2222, 2224, 2210, 2200, 2208 S. Escondido Blvd, Escondido, CA 92025

LAB Instructions: <b>ANALYZE ALL NOBS AS INDICATED BY (1) " VIA TEM IF NEGATIVE VIA PLM. POSITIVE STOP ON TEM ONLY</b> <b>ANALYZE BOTTOM / INNER LAYERS FIRST AS INDICATED BY "BL" - IF POSITIVE THEN STOP ANALYSIS OF OTHER LAYERS</b>									
Homg. ID	Sample # Lab #	Floor/Room	Location Description	Material Description Color	Quantity in SOW?	Cond Friable?	NOB	Time Sample Collected	Lab Results
	161 W272307	2208 Escondido Blvd	Laundry room	DW, white					CE 10 NF 90
	162 26			TT, white	4000 SF				NF 100
	163 28								NF 100
	164 30								NF 100
	<del>165</del>	<del>AS 3/16/19</del>							
	166								
	167								
	168								
	169								
	170								

**CHAIN OF CUSTODY**

SAMPLED BY:	TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:	Spaces Occupied?
Print <u>Davis Tang</u>			<u>RR</u>	Spaces Operating?
Sign <u>Davis Tang</u>				Access Issues?
Date <u>3/5-6/19</u>			<u>3-8-19</u>	

**Material Codes**

AP=acoustical plaster, BC=brown coat, BF=base flashing, BUR=built-up roofing, CB=cove base, CBM=cove base mastic, CF=curb flashing, CFT=ceramic floor tile, CM=carpet mastic, CPM=carpet padding mastic, CPT=carpet tile mastic, CT=ceiling tile, CTM=CT mastic, CWT=ceramic wall tile, FP=fireproofing, JC=joint compound, JT=joint tape, LC=leveling compound, PL=plaster, PP=pitch pocket, PPW=parapet wall flashing, RFP=re-inforced fiberglass panel, SP=soundproofing, TP=tar paper, VB=vapor barrier, VCT=vinyl floor tile, VCTM=VCT mastic, VSF=vinyl sheet flooring, WB=wallboard, WPA=wall paper adhesive, PI = pipe insulation, PFI = pipe fitting insulation, FG = fiberglass line ALL OTHER DESCRIPTIONS MUST BE WRITTEN OUT

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading
	Blank								0.00
	Cal 1								1.00
	Cal 2								1.00
	Cal 3								1.00
1	Weld Shop	Exterior	A	Plaster	White	Poor	Wall	Exterior	ND
2	Weld Shop	Exterior	C	Plaster	White	Poor	Wall	Exterior	ND
3	Weld Shop	Exterior	D	Plaster	White	Poor	Wall	Exterior	ND
4	Weld Shop	Exterior	A	Wood	White	Poor	Door	Exterior	5
5	Weld Shop	Exterior	A	Metal	White	Poor	Window Bars	Exterior	ND
6	Weld Shop	Exterior	A	Metal	White	I	Wall	Exterior	ND
7	Weld Shop	Exterior	C	Metal	White	I	Wall	Exterior	ND
8	Weld Shop	Exterior	D	Metal	White	I	Wall	Exterior	ND
9	Weld Shop	Exterior	A	Wood	White	Poor	Doorframe	Exterior	5
10	Weld Shop	Main	Floor	Concrete	Yellow	I	Lines	Interior	ND
11	Weld Shop	Office	D	Wood	White	I	Door	Interior	3
12	Weld Shop	Office	D	Wood	White	I	Doorframe	Interior	3
13	Weld Shop	Office	D	Wood	Brown	I	Door	Interior	ND
14	Weld Shop	Office	D	Wood	Brown	I	Doorframe	Interior	ND
15	Weld Shop	Bathroom	D	Wood	Brown	I	Toilet	Interior	ND
16	2210 Escondido Boulevard	Exterior	A	Plaster	White	I	Wall	Exterior	ND
17	2210 Escondido Boulevard	Exterior	B	Plaster	White	I	Wall	Exterior	ND
18	2210 Escondido Boulevard	Exterior	C	Plaster	White	I	Wall	Exterior	ND
19	2210 Escondido Boulevard	Exterior	D	Plaster	White	I	Wall	Exterior	ND
20	2210 Escondido Boulevard	Exterior	D	Wood	Red	I	Garage Door	Exterior	ND
21	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Door	Exterior	5
22	2210 Escondido Boulevard	Exterior	A	Wood	White	I	Doorframe	Exterior	5
23	2210 Escondido Boulevard	Garage	C	Wood	White	I	Door	Interior	5
24	2210 Escondido Boulevard	Garage	C	Wood	White	I	Doorframe	Interior	5
25	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Window	Exterior	5
26	2210 Escondido Boulevard	Exterior	C	Wood	White	I	Windowframe	Exterior	5
27	2210 Escondido Boulevard	Exterior	C	Wood	Teal	I	Windowframe	Exterior	5

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading
28	2210 Escondido Boulevard	Kitchen	A	Wood	White	I	Door	Interior	ND
29	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Doorframe	Interior	ND
30	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Rub Rail	Interior	ND
31	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Cabinet	Interior	ND
32	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Door	Interior	5
33	2210 Escondido Boulevard	Kitchen	B	Wood	White	I	Pantry Doorframe	Interior	5
34	2210 Escondido Boulevard	Bedroom	A	Plaster	Teal	I	Wall	Interior	ND
35	2210 Escondido Boulevard	Bedroom	B	Plaster	Teal	I	Wall	Interior	ND
36	2210 Escondido Boulevard	Bedroom	C	Plaster	Teal	I	Wall	Interior	ND
37	2210 Escondido Boulevard	Bedroom	D	Plaster	Purple	I	Wall	Interior	ND
38	2210 Escondido Boulevard	Bedroom	D	Plaster	Purple	I	Window	Interior	ND
39	2210 Escondido Boulevard	Bedroom	D	Plaster	Purple	I	Windowframe	Interior	ND
40	2210 Escondido Boulevard	Kitchen	A	Plaster	Grey	I	Wall	Interior	ND
41	2210 Escondido Boulevard	Kitchen	B	Plaster	Dark Grey	I	Wall	Interior	ND
42	2210 Escondido Boulevard	Living Room	A	Plaster	Red	I	Wall	Interior	ND
43	2210 Escondido Boulevard	Living Room	B	Plaster	Red	I	Wall	Interior	ND
44	2210 Escondido Boulevard	Living Room	C	Plaster	White	I	Wall	Interior	ND
45	2210 Escondido Boulevard	Living Room	D	Plaster	White	I	Wall	Interior	ND
46	2210 Escondido Boulevard	Bedroom	A	Plaster	Red	I	Wall	Interior	ND

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading
47	2210 Escondido Boulevard	Bedroom	B	Plaster	Red	I	Wall	Interior	ND
48	2210 Escondido Boulevard	Bedroom	C	Plaster	Red	I	Wall	Interior	ND
49	2210 Escondido Boulevard	Bedroom	D	Plaster	Red	I	Wall	Interior	ND
50	2210 Escondido Boulevard	Bedroom	A	Wood	White	I	Closet	Interior	ND
51	2210 Escondido Boulevard	Hall	A	Wood	White	I	Door	Interior	ND
52	2210 Escondido Boulevard	Hall	A	Wood	White	I	Doorframe	Interior	ND
53	2210 Escondido Boulevard	Bathroom	A	Ceramic	Teal	I	Counter	Interior	22
54	2210 Escondido Boulevard	Bathroom	A	Ceramic	Yellow	I	Counter	Interior	22
55	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Toilet	Interior	ND
56	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Sink	Interior	5
57	2210 Escondido Boulevard	Bathroom	A	Ceramic	White	I	Bathtub	Interior	5
58	2210 Escondido Boulevard	Bedroom	A	Plaster	Blue	I	Wall	Interior	ND
59	2210 Escondido Boulevard	Bedroom	B	Plaster	Blue	I	Wall	Interior	ND
60	2210 Escondido Boulevard	Bedroom	C	Plaster	Blue	I	Wall	Interior	ND
61	2210 Escondido Boulevard	Bedroom	D	Plaster	Blue	I	Wall	Interior	ND
62	2210 Escondido Boulevard	Bedroom	D	Wood	White	I	Closet	Interior	ND
63	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Door	Exterior	5
64	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Doorframe	Exterior	5
65	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Eave	Exterior	ND

Sample Number	Building Description	Room	Wall	Substrate	Color	Paint Condition	Component	Interior/ Exterior	XRF Reading
66	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Fascia	Exterior	ND
67	2210 Escondido Boulevard	Exterior	D	Wood	White	I	Underhang	Exterior	ND
68	2208 Escondido Boulevard	Living Room	A	Drywall	White	I	Wall	Interior	ND
69	2208 Escondido Boulevard	Living Room	B	Drywall	White	I	Wall	Interior	ND
70	2208 Escondido Boulevard	Living Room	C	Drywall	White	I	Wall	Interior	ND
71	2208 Escondido Boulevard	Living Room	D	Drywall	White	I	Wall	Interior	ND
72	2208 Escondido Boulevard	Living Room	D	Wood	White	I	Baseboard	Interior	ND
73	2208 Escondido Boulevard	Living Room	D	Ceramic	Beige	I	Tile	Interior	ND
74	2208 Escondido Boulevard	Living Room	D	Wood	White	I	Door	Interior	ND
75	2208 Escondido Boulevard	Living Room	D	Wood	White	I	Doorframe	Interior	ND

**APPENDIX C**

**GUIDE TO ACM CATEGORIES, FRIABILITY,  
DISTURBANCE & CONDITION**

## **GUIDE TO ACM CATEGORIES, FRIABILITY, DISTURBANCE & CONDITION**

### **Categories**

The USEPA categorizes ACM as either 1) surfacing material, 2) thermal system insulation, or 3) miscellaneous materials.

#### **Surfacing Material**

Surfacing ACM is defined by the USEPA as "materials which are sprayed-on, troweled-on, or otherwise applied to surfaces. Examples included wallboard primer, sealer, paint and stucco, acoustical plaster on ceilings, fireproofing on structural components, or other materials applied to surfaces for acoustical, fireproofing, or other purposes."

#### **Thermal Systems Insulation**

Thermal system insulation ACM is defined as defined by the USEPA as "materials in a building or distribution system applied to pipes, fittings, boilers, breaching, tanks, ducts, or other system components to prevent heat loss or gain, water condensation, or for other purposes."

#### **Miscellaneous Materials**

Miscellaneous ACM is defined by the USEPA as "interior or exterior material components such as wallboard, linoleum, floor and ceiling tiles, fire doors, roofing, siding; and materials not an integral component of the building such as stage curtains, protective clothing, laboratory apparatus and equipment, and other materials considered to be part of the real estate."

### **Friability**

#### **Friable ACM**

Friability is a mechanical classification defined by the most recent EPA AHERA regulations as "...those materials, which when dry, which may be crumbled, pulverized, or reduced to powder by hand pressure." This includes previously non-friable material after such materials become damaged to the extent that when dry they may be crumbled, pulverized, or reduced to powder by hand pressure.

#### **Non-Friable ACM**

Category I non-friable ACM is defined by NESHAP as, "asbestos containing packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than one percent asbestos" as determined by Polarized Light Microscopy (PLM).

Category II non-friable ACM includes any other non-friable material, excluding Category I ACM.

## **Disturbance**

Several factors are used to determine the potential for disturbance. Planned renovation, construction and maintenance activities may affect building materials, and rate a high potential. Maintenance work that occurs regularly and/or accessible material in an occupied room may constitute moderate physical disturbance. The influence of vibration i.e., loud motors, vicinity to major airports or highways, music rooms, etc., is rated. Potential air erosion from a variety of sources is also considered.

## **Damage**

Damage can be classified as: 1-Deterioration or Delamination; 2-Physical Damage; 3-Water Damage.

### **Deterioration**

Deterioration may occur as a result of either the quality of the installation or environmental factors that affect the cohesive strength of the material. Delamination, a form of deterioration, is a result of loss of adhesive or adhesive strength. This causes the material to separate into layers or separate from its substrate.

### **Physical Damage**

Physical damage is the result of accidental or deliberate contact with the material. This is evidenced by punctures, missing pieces, scrape marks, etc. Physical damage can cause materials that were once in good condition to have exposed friable surfaces. Exposed surfaces may release fibers if subjected to an air stream or vibrations, or if damaged further. Additionally, the act of damaging or inadvertently disturbing the material will cause fibers to be released, posing a potential hazard to occupants.

### **Water Damage**

Water can dislodge, delaminate, or disturb friable ACM that are otherwise in good condition and can increase the potential for fiber release by dissolving and leaching out the material's binder. Materials considered non-friable may thus become friable. Water can also carry fibers to other areas where evaporation will leave a collection of fibers that may become suspended in the air.

## **Overall Condition**

Ratings of "Good", "Fair", and "Poor" are meant to indicate the overall condition of the material as a combination of these types of damage.

### **Good Condition**

A material in good condition has an intact jacket or a covering of paint, has very few gaps between insulation sections, and little or no evidence of physical damage. However, it is

cautioned that materials in good condition have the potential for damage in the future.

### **Fair Condition**

A material in fair condition may show evidence of physical damage, have gaps between many insulation sections, or have a ripped jacket or loose insulation sections. The material in fair condition should remain in place only after it is properly repaired and returned to good condition. Work should be scheduled as soon as possible to prevent further disturbance and accidental fiber release. Removal is always preferable - existing damage is a good indicator of future damage.

### **Poor Condition**

A material in poor condition usually shows extensive physical damage, may have a loose or missing jacket, and often appears as dislocated insulation sections or sections on the ground. The material in poor condition should be abated as soon as possible. Repair is not an option. Precautions should be taken to inform persons of the potentially hazardous nature of the area if the material is highly accessible or in a frequently used area. Limiting access to the area or room is advised until such time as the material has been properly removed.

**APPENDIX D**

**CERTIFICATIONS**

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

**John R Terwilliger**

Name

Certification No. **11-4776**

Expires on **07/20/19**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7130 et seq. of the Business and Professions Code.



State of California Department of Public Health

Lead-Related  
Construction  
Certificate

Certificate  
Type

Expiration  
Date

Inspector/Assessor	04/05/2019
Project Monitor	04/05/2019



John R. Terwilliger

ID #: 22479

State of California  
Division of Occupational Safety and Health  
**Certified Site Surveillance Technician**



**Davis Tang**

Name

Certification No. **15-5430**

Expires on **07/14/19**

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.

State of California Department of Public Health

Lead-Related  
Construction  
Certificate

Certificate  
Type

Expiration  
Date

Sampling Technician 05/06/2019



Davis Tang

ID #: 25538

State of California  
Division of Occupational Safety and Health  
**Certified Site Surveillance Technician**

**Stephen R Bartlett**

Name

Certification No. 17-6112

Expires on 02/14/20



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.

Lead-Related  
Construction  
Certificate

Certificate  
Type

Expiration  
Date

Sampling Technician 11/13/2019



Stephen R. Bartlett

ID #: 29973