



October 8, 2015

Jackie Crabb
Coastal San Luis Resource Conservation District
1203 Main Street
Morro Bay, CA 93442

RE: Asbestos Building Inspection – 1951 Turri Road, Los Osos, California

INTRODUCTION

This report presents the findings of West Coast Safety Consultants inspection for asbestos containing building materials at a single family residence and associated barn and shed located at 1951 Turri Road, Los Osos, California on October 3, 2015. All accessible areas were visibly inspected and samples of suspect material were obtained and analyzed.

Our survey involved sampling and analyzing suspect materials to test for the presence of asbestos. A detailed description of the work is outlined below.

1. Inspected all accessible areas of the building for Category I Non-friable, Category II Non-friable, and other Regulated Asbestos Containing Materials. Samples were collected recording:
 - a. Sample location
 - b. Sample description
 - c. Friability
 - d. Condition of the material
 - e. Potential for disturbance

2. Submitted samples to an EPA accredited laboratory which will provide a report containing the following:
 - a. West Coast Safety Consultants sample identification number
 - b. Laboratory sample identification number
 - c. Analytical technique
 - d. Quality control procedures
 - e. Type and percentage of asbestos in each material

3. Analyzed the sample results and generated this report which includes:
 - a. Definitions
 - b. Executive Summary
 - c. Findings
 - d. Conclusions and Recommendations
 - e. Sample Result Summary (Appendix A)
 - f. Sample Location Diagram (Appendix B)
 - g. Laboratory Report (Appendix C)
 - h. Inspectors Credentials (Appendix D)

DEFINITIONS

Asbestos

Types of asbestos include chrysotile, amosite, crocidolite, tremolite, anthophyllite, actinolite and any of these minerals that have been chemically treated and/or altered.

Asbestos Containing Material (ACM)

Means any material containing more than one percent asbestos.

Category I Non-friable ACM

Asbestos containing packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM).

Category II Non-friable ACM

Any non-friable material, excluding Category I Non-friable ACM, containing more than 1% asbestos as determined using PLM.

Friable ACM

Any material containing more than 1% asbestos as determined using PLM that when dry can be crumbled, pulverized, or reduced to powder by hand pressure.

NESHAPS

The National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61).

Regulated Asbestos Containing Material (RACM)

Any material containing more than 1% asbestos which is:

- a. Friable or;
- b. Category I Non-friable ACM that has become friable or;
- c. Category I Non-friable ACM that will be or has been subjected to sanding, grinding, cutting, abrading or;
- d. Category II ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to a powder by the forces expected to act on the material in the course of demolition.

EXECUTIVE SUMMARY

MATERIALS WHICH CONTAIN ASBESTOS:

Texture located on the front entryway room walls contains 2% chrysotile asbestos.

Rolled Shingle (top layer) located on the roof contains 25% chrysotile asbestos.

SUSPECT MATERIALS WHICH NO ASBESTOS WAS DETECTED:

Sheet Flooring located in a back room was sampled and no asbestos was detected.

Drywall/Joint Compound located on the interior walls was sampled and no asbestos was detected in any of the samples.

Floor Tile and Mastic located in a front room was sampled and no asbestos was detected.

Felt located on the exterior walls (under wood panel) was sampled and no asbestos was detected in any of the samples.

Rolled Shingle (bottom layers) located on the roof were sampled and no asbestos was detected in any of the samples.

Stucco located on the shed interior walls was sampled and no asbestos was detected.

Rolled Shingle/Felt Debris located between the barn and shed was sampled and no asbestos was detected in any of the samples.

FINDINGS

West Coast Safety Consultants collected samples of each suspect asbestos containing building material (ACBM) encountered at the specific site location. The Environmental Protection Agency (EPA) sampling protocol was utilized which requires multiple samples of suspect asbestos containing materials which are applied by spraying or troweling. A total of 14 samples were submitted to Forensic Analytical Services, Inc., an EPA accredited laboratory for analytical testing. Laboratory results are found in appendix C of this report. The asbestos samples were analyzed for the presence of asbestos by Polarized Light Microscopy (PLM) with dispersion staining in accordance with the EPA Method 600/R-93-116, Visual Area Estimation.

Of the 14 samples that were analyzed for asbestos, two (2) were found to contain asbestos. The location of these samples, their description, and our recommended solution to mitigate any potential hazards emanating from contact with these materials is as follows:

Sample Number: TR-06

Sample Description: Texture

Location of Material: Front Entryway Room Walls

Quantity of Material: Approximately 200 Square Feet

Type and % Asbestos: 2% Chrysotile

NESHAP Classification: Regulated Asbestos Containing Material

Overall Condition: The material is significantly damaged from contact. A significant amount of debris was located throughout the room.

Disturbance Potential: High because the material is damaged and debris is scattered throughout the room.

Recommended Response: Access to the residence should be restricted to appropriately trained personnel until the material is removed by an asbestos abatement contractor that is licensed by the State of California. Do not sand, cut, saw or abrade the material.

Inspectors Note: The textured walls appeared to be located only in the front entryway room. The sample was collected from the pink painted wall directly to the left of the front entryway.

Sample Number: TR-09

Sample Description: Rolled Shingle

Location of Material: Roof (top layer)

Quantity of Material: Approximately 800 Square Feet

Type and % Asbestos: 25% Chrysotile

NESHAP Classification: Category I Non-Friable Asbestos Containing Material

Overall Condition: The material was generally intact, however a section of the roof has been torn off and is located on the ground.

Disturbance Potential: Slight, because the material is very resilient.

Recommended Response: The material should be removed prior to demolition, renovation, or any other activity which would disturb the material by an asbestos abatement contractor that is licensed by the State of California. Do not sand, saw, or abrade the material.

CONCLUSIONS AND RECOMMENDATIONS

Access to the residence should be restricted to appropriately trained personnel until the damaged asbestos containing material and debris is properly removed by a licensed asbestos abatement contractor. If additional suspect materials are discovered during demolition or renovation activities, the material should be assumed to contain asbestos until sampling proves otherwise.

Estimated quantities of asbestos containing material identified in this report are intended as estimates only. Prior to removal of asbestos containing materials, West Coast Safety Consultants recommends the contractor make a thorough site investigation to independently ascertain the actual quantities prior to submitting a price quote.

These conclusions and recommendations are based on the requirements set forth in 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP), and Title 8, Chapter 4, Paragraph 1529, the Asbestos Standard of the California Occupational Safety and Health Administration.

CLOSURE

The findings and conclusions rendered in this report are opinions based on the scope of work authorized by the client and laboratory analysis of building material samples collected during this inspection. This report does not reflect variations which may exist between sampling points. These variations cannot be anticipated, nor could they be entirely accounted for, in spite of exhaustive additional testing. Our work has been performed in accordance with generally accepted practices in the field of asbestos consultation. No other warranty, either expressed or implied is made.

Although every effort is made to identify all the asbestos containing materials in a building, it is possible for asbestos containing materials which are located under sub-floors, behind walls or otherwise hidden from view to go undetected until demolition or renovation activities uncover the material. If additional suspect materials are discovered, West Coast Safety Consultants will collect samples and provide a report for no additional cost other than the laboratory fee for sample analysis.

Enclosed with this report is a sample result summary, sample location diagram, laboratory report from Forensic Analytical Services and a copy of my asbestos certification. I appreciate this opportunity to be of service. Should you have any questions or comments regarding this report, please contact this office at your convenience.

West Coast Safety Consultants,



Michael Mc Guire, CSP
Certified Asbestos Consultant (#92-0534)

APPENDIX A

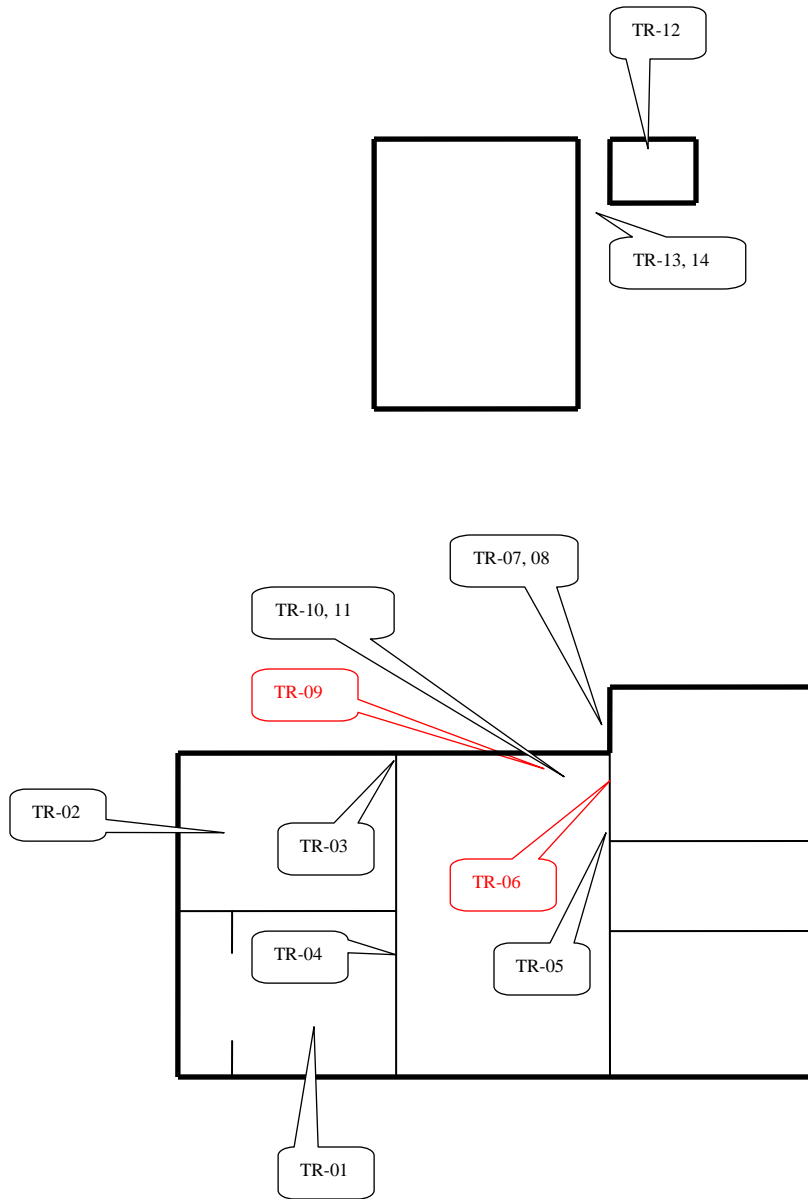
ASBESTOS SAMPLE RESULT SUMMARY

<u>Sample #</u>	<u>Material</u>	<u>Location</u>	<u>Asbestos Content</u>
TR-01	Sheet Flooring	Room	None Detected
TR-02	Floor Tile and Mastic	Room	None Detected
TR-03	Drywall/Joint Compound	Interior Wall	None Detected
TR-04	Drywall/Joint Compound	Interior Wall	None Detected
TR-05	Drywall/Joint Compound	Interior Wall	None Detected
TR-06	Texture	Front Room Interior Pink Wall	2% Chrysotile
TR-07	Felt (gray)	Exterior Wall (behind wood)	None Detected
TR-08	Felt (black)	Exterior Wall (behind wood)	None Detected
TR-09	Rolled Shingle	Roof (top layer)	25% Chrysotile
TR-10	Rolled Shingle	Roof (2 nd layer)	None Detected
TR-11	Rolled Shingle	Roof (bottom 2 layers)	None Detected
TR-12	Stucco	Shed Interior Wall	None Detected
TR-13	Rolled Shingle	Shed Exterior Debris	None Detected
TR-14	Felt	Shed Exterior Debris	None Detected

APPENDIX B

SAMPLE LOCATION DIAGRAM

1951 Turri Road
Los Osos, California



APPENDIX C
LABORATORY REPORTS



Client Name & Address: WEST COAST SAFETY CONSULTANTS (ACCT # 5318) 4581 WAVERTREE SAN LUIS OBISPO, CA 93401

PO / Job#: Date: 10/3/15

Turn Around Time: Same Day / 1 Day / 2Day / 3Day / 4Day / 5Day

PCM: NIOSH 7400A / NIOSH 7400B Rotometer

PLM: Standard / Point Count 400 / 1000 / CARB 435

Contact: MICHAEL MCGUIRE

Phone: (805) 746-8832 Fax:

E-mail: SLOSAFETYMAN@YAHOO.COM

Site:

Site Location: 1951 TURRI RD., LOS OSOS

Matrix:

Analytes:

Comments: JACKIE CRABB

Report Via: Fax E-Mail Verbal

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY				Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
TR-01	10/3/15	ROOM SHEET FLOORING	IA P TC				
TR-02		" FLOOR TILE	IA P TC				
TR-03		INTERIOR WALL DRYWALL JOINT compound	IA P TC				
TR-04		" "	IA P TC				
TR-05		" "	IA P TC				
TR-06		" TEXTURE	IA P TC				
TR-07		EXTERIOR WALL GRAY FELT	IA P TC				
TR-08		" BLACK FELT	IA P TC				
TR-09		ROOF ROLLED SHINGLE	IA P TC				
TR-10		" "	IA P TC				

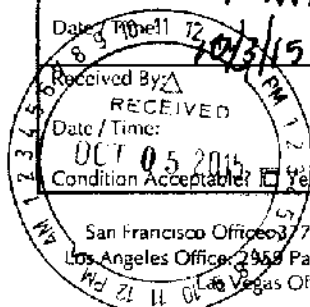
Sampled By: MICHAEL MCGUIRE Date: 10/3/15 Time: 8:30 AM

Shipped Via: Fed Ex DHL UPS US Mail Courier Drop Off Other:

Relinquished By: M.M.G. Date / Time: 10/3/15 @ 10:15 AM

Received By: RECEIVED Date / Time: OCT 05 2014

Condition Acceptable? Yes No





Client Name & Address: WEST COAST SAFETY CONSULTANTS (ACCT # 5318) 4581 WAVERTREE SAN LUIS OBISPO, CA 93401		PO / Job#:	Date:
Contact: MICHAEL MCGUIRE		Turn Around Time: <input type="checkbox"/> Same Day / <input type="checkbox"/> 1 Day / <input type="checkbox"/> 2 Day / <input type="checkbox"/> 3 Day / <input type="checkbox"/> 4 Day / <input type="checkbox"/> 5 Day	
Phone: (805) 748-8832 Fax:		<input type="checkbox"/> PCM: <input type="checkbox"/> NIOSH 7400A / <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> Rotometer	
E-mail: SLOSAFETYMAN@YAHOO.COM		<input type="checkbox"/> PLM: <input type="checkbox"/> Standard / <input type="checkbox"/> Point Count 400 / 1000 / <input type="checkbox"/> CARB 435	
Site:		<input type="checkbox"/> TEM Air: <input type="checkbox"/> AHERA / <input type="checkbox"/> Yamate2 / <input type="checkbox"/> NIOSH 7402	
Site Location:		<input type="checkbox"/> TEM Bulk: <input type="checkbox"/> Quantitative / <input type="checkbox"/> Qualitative / <input type="checkbox"/> Chatfield	
Comments:		<input type="checkbox"/> TEM Water: <input type="checkbox"/> Potable / <input type="checkbox"/> Non-Potable / <input type="checkbox"/> Weight %	
Report Via: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Verbal		<input type="checkbox"/> TEM Microvac: <input type="checkbox"/> Qual(+/-) / <input type="checkbox"/> D5755(str/area) / <input type="checkbox"/> D5756(str/mass)	
Matrix:		<input type="checkbox"/> IAQ Particle Identification (PLM LAB) <input type="checkbox"/> PLM Opaques/Soot	
Analytes:		<input type="checkbox"/> Particle Identification (TEM LAB) <input type="checkbox"/> Special Project	
Metals Analysis: Method:			

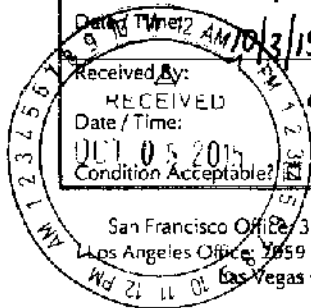
Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY			Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time

Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY			Sample Area / Air Volume
			Type	Time On/Off	Avg. LPM	Total Time
TR-11	10/3/15	ROOF / ROLLED SHINGLE	IA P TC			
TR-12		SMALL SHED WALL / STUCCO	IA P TC			
TR-13		SMALL SHED ROOF / ROLLED SHINGLE	IA P TC			
TR-14		1 / FELT	IA P TC			
			IA P TC			
			IA P TC			
			IA P TC			
			IA P TC			
			IA P TC			

Sampled By: MICHAEL MCGUIRE	Date:	Time:
-----------------------------	-------	-------

Shipped Via: Fed Ex DHL UPS US Mail Courier Drop Off Other:

Relinquished By: M.M.G.	Relinquished By:	Relinquished By:
Date / Time: 10/3/15 10:15 AM	Date / Time:	Date / Time:
Received By: [Signature]	Received By:	Received By:
Date / Time: OCT 05 2015	Date / Time:	Date / Time:
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No





Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

West Coast Safety Consultants
Michael McGuire

4581 Wavertree
San Luis Obispo, CA 93405

Client ID: 5318
Report Number: B211485
Date Received: 10/05/15
Date Analyzed: 10/05/15
Date Printed: 10/06/15
First Reported: 10/06/15

Job ID/Site: 1951 Turri Rd., Los Osos

Date(s) Collected: 10/03/2015

FALI Job ID: 5318
Total Samples Submitted: 14
Total Samples Analyzed: 14

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
TR-01	11689991						
Layer: Multi-Color Sheet Flooring			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)	Fibrous Glass (10 %)						
TR-02	11689992						
Layer: Beige Tile			ND				
Layer: Tan Mastic			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
TR-03	11689993						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
TR-04	11689994						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
TR-05	11689995						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Off-White Tape			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)	Fibrous Glass (10 %)						
TR-06	11689996						
Layer: White Texture		Chrysotile	2 %				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (2%)					
Cellulose (Trace)							

Client Name: West Coast Safety Consultants

Report Number: B211485

Date Printed: 10/06/15

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
TR-07	11689997						
Layer: Brown Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (75 %)							
TR-08	11689998						
Layer: Brown Fibrous Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (75 %)							
TR-09	11689999						
Layer: Tan Roof Shingle		Chrysotile	25 %				
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (23%)					
TR-10	11690000						
Layer: Grey Roof Shingle			ND				
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (20 %)							
TR-11	11690001						
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %)							
TR-12	11690002						
Layer: Grey Cementitious Material			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
TR-13	11690003						
Layer: Green Roof Shingle			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (55 %)							
TR-14	11690004						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (50 %) Synthetic (15 %)							

Client Name: West Coast Safety Consultants

Report Number: B211485

Date Printed: 10/06/15

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
-----------	------------	---------------	------------------	---------------	------------------	---------------	------------------

Tad Thrower

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

APPENDIX D
ASBESTOS CERTIFICATION

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

Michael L McGuire

Name

Certification No. **92-0534**

Expires on **08/14/16**



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.