



January 22, 2013

Creed Bruce  
County of San Luis Obispo  
1087 Santa Rosa Street  
San Luis Obispo, CA 93408

**RE: Asbestos Building Inspection - 6555 Capistrano, Atascadero, California**

## INTRODUCTION

This report presents the findings of West Coast Safety Consultants inspection for asbestos containing building materials at a commercial structure located at 6555 Capistrano, Atascadero, California on January 17, 2013. 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)**

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:**

**No asbestos containing materials were identified.**

### **SUSPECT MATERIALS WHICH NO ASBESTOS WAS DETECTED:**

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

**Rolled Shingle and Felt** located on the roof was sampled and no asbestos was detected in any of the samples.

**Putty** located around the roof penetrations and patches was sampled and no asbestos was detected in any of the samples.

**Plaster** located on the exterior walls 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 11 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 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 11 samples that were analyzed for asbestos, none were found to contain asbestos. No other asbestos containing materials were identified.

## CONCLUSIONS AND RECOMMENDATIONS

No asbestos containing materials were identified on the inspection. If additional suspect materials are discovered during demolition or renovation activities, the material should be assumed to contain asbestos until sampling proves otherwise.

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 can not 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 are copies of my credentials and a laboratory report from Forensic Analytical Services. We 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,

A handwritten signature in black ink, appearing to read "M. Mc Guire", with a long horizontal flourish extending to the right.

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

## APPENDIX A

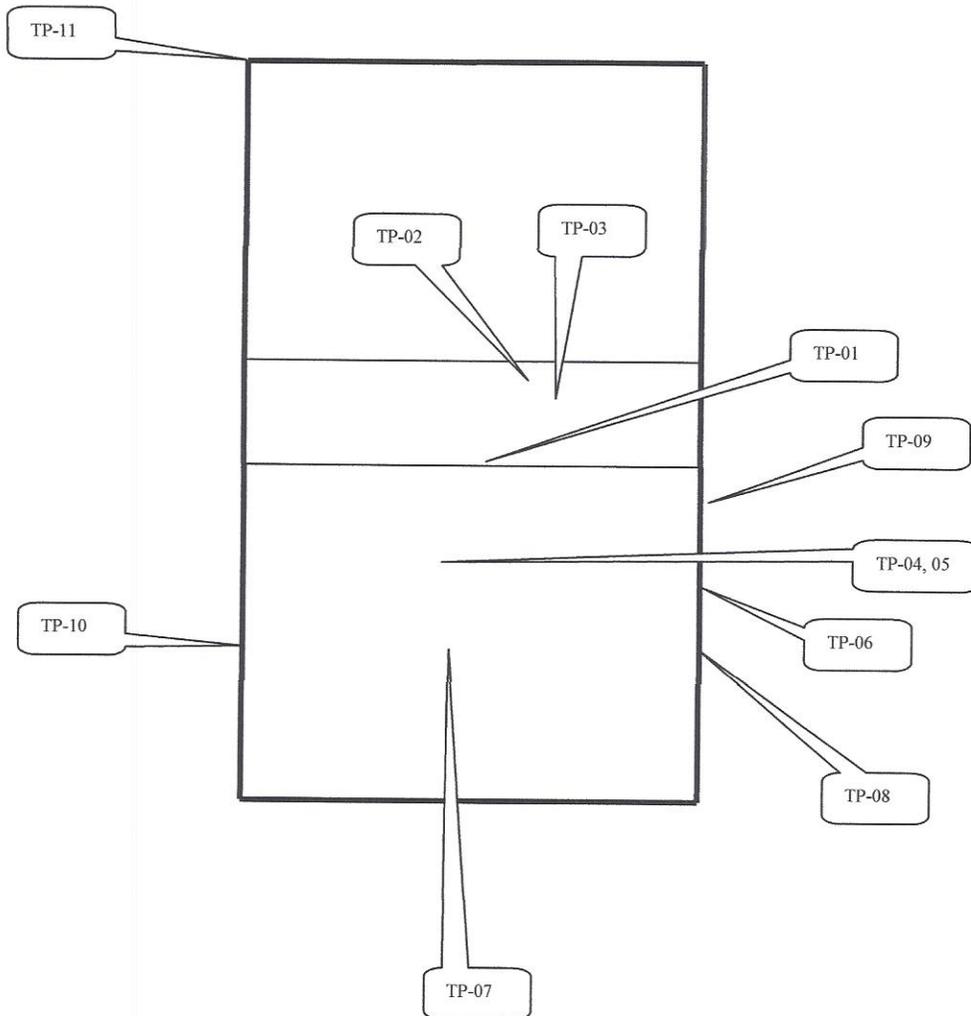
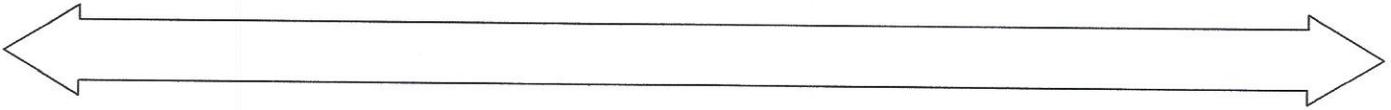
### ASBESTOS SAMPLE RESULT SUMMARY

<u>Sample #</u>	<u>Material</u>	<u>Location</u>	<u>Asbestos Content</u>
TP-01	Drywall	2 <sup>nd</sup> Floor Wall	None Detected
TP-02	Drywall/Joint Compound	2 <sup>nd</sup> Floor Ceiling	None Detected
TP-03	Drywall/Joint Compound	2 <sup>nd</sup> Floor Ceiling	None Detected
TP-04	Rolled Shingle	Roof (top layer)	None Detected
TP-05	Felt	Roof (bottom layer)	None Detected
TP-06	Rolled Shingle	Roof Parapet	None Detected
TP-07	Putty	Roof Penetration	None Detected
TP-08	Putty	Roof Parapet Cap	None Detected
TP-09	Plaster	Exterior Wall	None Detected
TP-10	Plaster	Exterior Wall	None Detected
TP-12	Plaster	Exterior Wall	None Detected

# APPENDIX B

## SAMPLE LOCATION DIAGRAM

6555 Capistrano  
Atascadero, California



# APPENDIX C

Forensic Analytical Laboratories, Inc.

Analysis Request Form (COC)

Client Name & Address: #5318 West Coast Safety Consultants 4581 Waverree San Luis Obispo, CA 93405		PO/Job#:	Date: 1/17/13					
		Turn Around Time: Same Day / <input checked="" type="checkbox"/> 1Day / 2Day / 3Day / 4Day / 5Day						
		<input type="checkbox"/> PCM: <input type="checkbox"/> NIOSH 7400A / <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> Rotometer						
		<input checked="" type="checkbox"/> PLM: <input checked="" type="checkbox"/> Standard / <input type="checkbox"/> Point Count 400 - 1000 / <input type="checkbox"/> CARB 435						
Contact: Michael McGuire		<input type="checkbox"/> TEM Air: <input type="checkbox"/> AHERA / <input type="checkbox"/> Yamate2 / <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> TEM Bulk: <input type="checkbox"/> Quantitative / <input type="checkbox"/> Qualitative / <input type="checkbox"/> Chatfield <input type="checkbox"/> TEM Water: <input type="checkbox"/> Potable / <input type="checkbox"/> Non-Potable / <input type="checkbox"/> Weight % <input type="checkbox"/> TEM Microvac: <input type="checkbox"/> Qualk(+/-) / <input type="checkbox"/> D5755(st/area) / <input type="checkbox"/> D5756(st/mass)						
Phone: (805) 544-5303	Fax: (805) 544-4623							
E-mail:		<input type="checkbox"/> IAQ Particle Identification (PLM LAB) <input type="checkbox"/> PLM Coques/Scot <input type="checkbox"/> Particle Identification (TEM LAB) <input type="checkbox"/> Special Project						
Site:		<input type="checkbox"/> Metals Analysis: Method: _____ Matrix: _____ Analytes: _____						
Site Location: 6555 CAPISTRANO, ATASCADERO		Report Via:			Sample Area / Air Volume			
Comments: CREED BRUCE - SLO COUNTY		<input type="checkbox"/> Fax <input type="checkbox"/> E-Mail <input type="checkbox"/> Verbal						
Sample ID	Date / Time	Sample Location / Description		FOR AIR SAMPLES ONLY				Sample Area / Air Volume
				Type	Time On/Off	Avg. LPM	Total Time	
TP-01	1/17/13	2ND FLOOR WALL	DRYWALL	A P C				
TP-02		2ND FLOOR CEILING	DRYWALL JOINT (COMPOUND)	A P C				
TP-03		"	"	A P C				
TP-04		ROOF	ROLLED SHINGLE	A P C				
TP-05		"	FELT	A P C				
TP-06		ROOF PARADET	ROLLED SHINGLE	A P C				
TP-07		ROOF PENETRATION	PUTTY	A P C				
TP-08		ROOF PARADET CAP	PUTTY	A P C				
TP-09		EXTERIOR WALL	PLASTER	A P C				
TP-10		"	"	A P C				
Sampled By: M.M. GUIRE		Date: 1/17/13		Time: 12:05 Pm				
Shipped Via: <input checked="" type="checkbox"/> Fed Ex <input type="checkbox"/> DHL <input type="checkbox"/> UPS <input type="checkbox"/> US Mail <input type="checkbox"/> Courier <input type="checkbox"/> Drop Off <input type="checkbox"/> Other:								
Relinquished By: M.M.G.		Relinquished By:		Relinquished By:				
Date / Time: 1/17/13 @ 12:55 Pm		Date / Time:		Date / Time:				
Received By: Sprandel		Received By:		Received By:				
Date / Time: 01/18/13 1030am		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				



Forensic Analytical Laboratories, Inc.

Analysis Request Form (COO)

Client Name & Address: #5318 West Coast Safety Consultants 4581 Wavertree San Luis Obispo, CA 93405		PO / Job#:	Date:
Contact: Michael McGuire		Turn Around Time: Same Day / 1Day / 2Day / 3Day / 4Day / 5Day	
Phone: (805) 544-5303 Fax: (805) 544-4623		<input type="checkbox"/> PCM: <input type="checkbox"/> NIOSH 7400A / <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> Rotometer	
E-mail:		<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 %	
		<input type="checkbox"/> TEM Microvac: <input type="checkbox"/> Qual(+/-) / <input type="checkbox"/> DS755(st/area) / <input type="checkbox"/> DS756(st/mass)	
		<input type="checkbox"/> IAQ Particle Identification (PLM LAB) <input type="checkbox"/> PLM Opaques/Scot	
		<input type="checkbox"/> Particle Identification (TEM LAB) <input type="checkbox"/> Special Project	
		<input type="checkbox"/> Metals Analysis: Method:	
		Matrix:	
		Analytes:	

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	
TP-11	1/17/13	EXTERIOR WALL / PLASTER	A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				
			A P C				

Sampled By:	Date:	Time:
Shipped Via: <input checked="" type="checkbox"/> Fed Ex <input type="checkbox"/> DHL <input type="checkbox"/> UPS <input type="checkbox"/> US Mail <input type="checkbox"/> Courier <input type="checkbox"/> Drop Off <input type="checkbox"/> Other:		
Relinquished By: <i>[Signature]</i>	Relinquished By:	Relinquished By:
Date / Time: 1/17/13 @ 12:55pm	Date / Time:	Date / Time:
Received By: <i>[Signature]</i>	Received By:	Received By:
Date / Time: 01/18/13 10:30am P10	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:** B172507  
**Date Received:** 01/18/13  
**Date Analyzed:** 01/21/13  
**Date Printed:** 01/21/13  
**First Reported:** 01/21/13

**Job ID/Site:** 6555 Capistrano, Atascadero

**FALI Job ID:** 5318

**Date(s) Collected:** 01/17/2013

**Total Samples Submitted:** 11

**Total Samples Analyzed:** 11

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>TP-01</b>	11336935						
Layer: White Drywall			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>TP-02</b>	11336936						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: White Tape			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>TP-03</b>	11336937						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: White Tape			ND				
Layer: White Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>TP-04</b>	11336938						
Layer: White Coating			ND				
Layer: White Roof Shingle			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Synthetic (40 %)							
<b>TP-05</b>	11336939						
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Fibrous Glass (80 %)							

Client Name: West Coast Safety Consultants

Report Number: B172507

Date Printed: 01/21/13

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>TP-06</b>	11336940						
Layer: Black Semi-Fibrous Tar			ND				
Layer: Stones			ND				
Layer: White Coating			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)	Synthetic (20 %)						
<b>TP-07</b>	11336941						
Layer: Grey Putty			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>TP-08</b>	11336942						
Layer: White Putty			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>TP-09</b>	11336943						
Layer: White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>TP-10</b>	11336944						
Layer: Grey Plaster			ND				
Layer: White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>TP-11</b>	11336945						
Layer: White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



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**  
**INSPECTORS CREDENTIALS**

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

**Michael L McGuire**



Name

Certification No. **92-0534**

Expires on **08/14/13**

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.