BID # V24251172B - 2025 Summer Roofing Repairs (Part 2) ADDENDUM No. 1: *The following is issued to supplement or revise the Contract Documents. The revisions to the documents are described below. Unless specifically changed by this addendum, the remainder of the drawings, documents, specifications, and bid date/time shall remain in effect as originally issued.*

Q1: Can we reuse the drip edge on the project?

A1: The drip edge should be replaced.

Attached are Asbestos Reports:

Hannalei

- No asbestos

Temple Heights

- No asbestos

California * Arizona * Nevada * Colorado

Limited Asbestos Survey

Property:
Hannalei Elementary - Admin Roof
120 Hannalei Drive
Vista, CA 92083
760.822.0599

Conducted on:
March 25, 2025

Prepared by:

Western Environmental Services, LLC
4614 Mataro Drive
San Diego, California 92115
Phone: 619.287.3986

Prepared for:

Vista Unified School District
1234 Arcadia Avenue
Vista, CA 92084
Attn: Ben Williams

WES PROJECT NO. A251344

Executive Summary

On March 25, 2025, Western Environmental Services, LLC (WES) conducted a limited asbestos survey and bulk sample collection at the Hannalei Elementary, Admin Roof located at 120 Hannalei Drive in Vista, California. Samples of suspect asbestos containing materials were analyzed for asbestos content by were analyzed by Eurofins Built Environment Testing West, LLC, a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory (NVLAP #200855-0) in San Diego, California.

As directed, the sampling was limited to the materials that are scheduled to be disturbed and/or removed during upcoming demolition and renovation activities. WES collected bulk samples of the homogeneous materials in a random and representative manner, as determined by the inspector. Sampling locations were based on the areas/materials that will be disturbed during the demolition and/or renovation activities. Identification of suspect materials was conducted during the survey and an appropriate number of samples were collected of each suspect material.

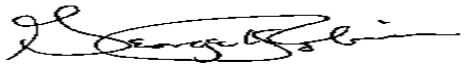
Sample results are attached and indicate no asbestos was identified in any of the samples collected.

Any suspect building material that was not accessible, not identified, or not sampled during this survey and is not listed in this report should be sampled and analyzed for asbestos content prior to disturbance. The sample location represents where a particular sample was collected. The sampled material may be present in other areas of the structure. Appropriate federal, state, and local rules and regulations must be followed when disturbing asbestos containing material. If you have any questions regarding this report or need additional information, please do not hesitate to contact us at (619) 287-3986.

Respectfully submitted,



Anthony Terrell
Council-Certified Microbial Consultant (CMC) Exp. 7/31/26
DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25
CDPH – Certified Lead Inspector/Assessor #LRC-00005771 Exp 2/6/26



George H. Robinson, BS, MS, CIAQC, CIEC
Senior Partner / Principal Industrial Hygienist
Council-certified Indoor Air Quality Consultant
Council-certified Indoor Environmental Consultant
(American Council for Accredited Certification)
DOSH – Certified Asbestos Consultant #18-6044 Exp. 10/18/25
CDPH – Certified Lead Inspector/Assessor #LRC-00006144 Exp 4/21/26

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Section 1 Executive Summary

Section 2 Asbestos Survey Report

Section 3 Certification

Section 5 Laboratory Reports

Section 2 Asbestos Survey Report

Scope & Methodology

Survey Scope

The limited survey included a visual inspection of suspect asbestos containing materials scheduled for demolition and/or renovation at Hannali Elementary, Admin Roof located at 120 Hannalei Drive in Vista, California. The visual inspection included searching for the presence of both friable and non-friable suspect asbestos building material. The term friable is applied to a material that can be readily reduces to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed. Most regulatory authorities distinguish between friable and non-friable materials when assigning appropriate work practices.

Within the building, the inspector surveyed the general presence, type, and general condition of any suspect asbestos-containing materials (ACM) encountered on a system-by system basis. The survey included a search for both friable and non-friable suspect material at the VAVPA, 300 & 500 Wing Roofs at 600 N. Santa Fe Avenue in Vista, California.

Survey Methodology

The fieldwork undertaken as part of this survey was completed on March 25, 2025. The successful completion of this task was further advanced through the cooperation of the client, who took the time to assist with entry to the areas of the property.

The inspector proceeded with the survey, which included a walk-through review of the service area present throughout the building wherever access was both practical and possible. The survey as completed did not include demolition or dismantlement of any equipment, flooring materials, drywall, or plaster surfaces (ceilings or walls) or other demolition required to check on conditions behind or within concealed areas. The inspector proceeded to complete a visual inspection of the surrounding surfaces and building components.

Sampling Strategy

The collection of bulk samples was performed in sufficient frequency/quantity to obtain only a basic pattern as to the use of asbestos containing building materials (ACBM) within the buildings. It is known however, that inconsistencies within construction or later repair or renovation may result in deviation from this general pattern. Identification of suspect asbestos containing material was based on the inspector's own experience and knowledge of the use of asbestos in buildings and the general appearance of the materials encountered.

As a general pattern, bulk samples were collected of the following materials:

- Roof Tile
- Roof Mortar
- Roof Moisture Paper

Sampling Method

Bulk Asbestos Sampling Methods

Wherever the collection of a bulk sample became necessary, samples were collected using general hand tools and placed in plastic zip bags, which were individually labelled with a sample number and description of the sampling location. This information was recorded on a chain of custody form. One copy of this form remained with the samples when transported to the laboratory. The second copy was retained by the inspector. Care was used by the inspector (wherever possible) to collect samples at a location which produced the least visual impact or would be least objectionable to building occupants.

Bulk Asbestos Sample Analysis

Each of the bulk samples collected were analyzed by Eurofins EPK Built Environment Testing, LLC, an accredited laboratory in San Diego, California, using a combination of dispersion staining and polarized light microscopy. Sample preparation and analytical procedures follow the protocol outlined for NIOSH Method 9002 for bulk asbestos analysis, and the US EPA Method 600/R-93/116 dated July 1993. Each of these methods is recognized by both federal and provincial authorities.

For quality control purposes, the laboratory used for the asbestos analysis is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.

Limitations of Survey

The survey as completed was of sufficient depth to provide a screening of potential asbestos containing material. In addition, due to the nature of building construction some limitations exist as to the possible extent and accuracy of this survey. Such limitations include any inconsistencies in the use of materials during construction or later repairs or renovations that result in deviations from the general pattern. However, without sampling every square foot of wall, concrete floor, roof, etc., it is not possible to rule out such limitations.

As this is not a practical approach, the survey was completed based on the collection of a sufficient number of samples representing all suspect building materials visually encountered that are scheduled to be disturbed. Every effort was made to collect these samples from typical or representative materials.

The collection of data, quantification of any damage, and confirmation of existing conditions is limited by the inspector's ability to access and visually inspect conditions at each survey location. The collection of data from within concealed cavities or shafts is therefore limited by the availability and location of access points, hatches, etc.

The survey, as completed, did not include demolition or dismantlement of equipment, flooring materials, drywall or other demolition required to check on conditions behind or within concealed areas.

The field observations and analysis are considered sufficient in detail and scope to form a reasonable basis for asbestos containing building material overview of this property.

These evaluation methods have been developed to provide the client with information regarding apparent indications of existing or potentially hazardous conditions relating to the property and are necessarily limited to the conditions observed and information available at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be reasonably identified within the scope of the assessment, or which were not apparent during the site visit. WES believes that the information collected during the survey period concerning this property is reliable. However, WES cannot warrant or guarantee that the information provided is complete or accurate beyond the current asbestos consulting industry standards.

The conclusions presented in this report are based upon reasonable visual survey, site investigation, and bulk sampling of the property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visits and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

Western Environmental Services, LLC, is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Deviations in Sample Results

Due to the replacement of individual building materials over the course of a building's life or due to the installation of visually similar texture coats, wall, or ceiling plasters (for example) it is possible that individual building surfaces will not be characteristic of the samples collected. Every effort was made to collect samples from typical materials such as these.

Findings:
Sample results are attached and indicate that no asbestos was identified in any of the samples collected.

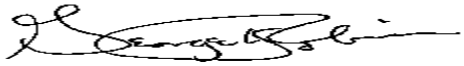
If any building material is discovered to be suspected of containing asbestos, and it was not accessible or identified in this building survey report, additional samples should be collected and analyzed, and the building inspection report and data should subsequently be updated. The sample locations represent where a particular sample was collected. The sampled material may be present in other areas of the structure. All sprayed on acoustic ceiling material should be presumed to contain asbestos and treated as such if the materials will be disturbed. Any suspect building material that was not accessible, identified or not sampled during this survey and is not identified in this report should be sampled and analyzed for asbestos content prior to disturbance.

Appropriate federal, state, and local rules and regulations must be followed when disturbing and disposing of asbestos containing materials.

Respectfully submitted,



Anthony Terrell
Council-Certified Microbial Consultant (CMC) Exp. 7/31/26
DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25
CDPH – Certified Lead Inspector/Assessor #LCR-00005771 Exp 2/6/26



George H. Robinson, BS, MS, CIAQC, CIEC
Senior Partner / Principal Industrial Hygienist
Council-certified Indoor Air Quality Consultant
Council-certified Indoor Environmental Consultant
(American Council for Accredited Certification)
DOSH – Certified Asbestos Consultant #18-6044 Exp. 10/18/25
CDPH – Certified Lead Inspector/Assessor #LCR-00006144 Exp 4/21/26

Section 3 Certification

(2 pages**)**

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

708286044C 427

Western Environmental Services, LLC
George H Robinson
4614 Mataro Drive
San Diego CA 92115

July 23, 2024

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

704275952T 422 425

Western Environmental Services
Anthony Q Terrell
4614 Mataro Drive
San Diego CA 92115

June 13, 2024

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

Section 4 Laboratory Report
(7 Pages**)**

eurofins | Built Environment Testing

WES western environmental services, LLC environmental consulting

Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251344; Hannalei Admin roof
EML ID: 4001263

Approved by:



Approved Signatory
Carlos Rivadeneyra

Dates of Analysis:
Asbestos PLM: 03-27-2025 and 03-28-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

eurofins | EMLab P&K

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Mr. Anthony Terrell, CMC

CLIENT PROJECT: A251344; Hannalei Admin roof

EMLab ID#: 4001263

TEST METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

REPORT DATE: 03-28-2025

TOTAL SAMPLES ANALYZED: 7

SAMPLES >1% ASBESTOS: 0

eurofins | EMLab P&K

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: A251344; Hannalei Admin roof

EMLab #ID: 4001263

METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1	1	19906373	Red	Tile	None Detected
2	1	19906374	Red	Tile	None Detected
3	1	19906375	Red	Tile	None Detected
4	1	19906376	Gray	Mortar	None Detected
5	1	19906377	Gray	Mortar	None Detected
6	1	19906378	Gray	Mortar	None Detected
7	1	19927090	Black	Paper	None Detected

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251344; Hannalei Admin roof

Date of Sampling: 03-25-2025
Date of Receipt: 03-25-2025
Date of Report: 03-28-2025

ASBESTOS PLM REPORT

Total Samples Submitted:	7
Total Samples Analyzed:	7
Total Samples with Layer Asbestos Content > 1%:	0

Location: 1, roof west clay tile Lab ID-Version‡: 19906373-1

Sample Layers	Asbestos Content
Red Tile	ND
Sample Composite Homogeneity:	Good

Location: 2, roof middle clay tile Lab ID-Version‡: 19906374-1

Sample Layers	Asbestos Content
Red Tile	ND
Sample Composite Homogeneity:	Good

Location: 3, roof east clay tile Lab ID-Version‡: 19906375-1

Sample Layers	Asbestos Content
Red Tile	ND
Sample Composite Homogeneity:	Good

Location: 4, roof west mortar Lab ID-Version‡: 19906376-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company 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 components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251344; Hannalei Admin roof

Date of Sampling: 03-25-2025
Date of Receipt: 03-25-2025
Date of Report: 03-28-2025

ASBESTOS PLM REPORT

Location: 5, roof middle mortar

Lab ID-Version‡: 19906377-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 6, roof east mortar

Lab ID-Version‡: 19906378-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Good

Location: 7, Admin Roof Moisture Paper

Lab ID-Version‡: 19927090-1

Sample Layers	Asbestos Content
Black Paper	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Good

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Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

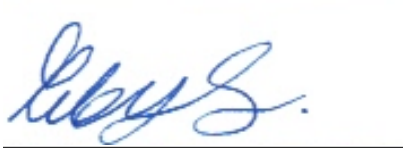
Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251344; Hannalei Admin roof

Date of Sampling: 03-25-2025
Date of Receipt: 03-25-2025
Date of Report: 03-28-2025

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Ruby Schroeder

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company 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.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251344; Hannalei Admin roof
EML ID: 4001263

Approved by:



Approved Signatory
Carlos Rivadeneyra

Dates of Analysis:
Asbestos PLM: 03-27-2025 and 03-28-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

western environmental services, LLC
environmental consulting

California * Arizona * Nevada * Colorado

Limited Asbestos Survey

Property:

T.H.E. Leadership Academy
1550 Temple Heights Drive
Oceanside, CA 92056
Roofs

Conducted on:
February 6, 2025

Prepared by:

Western Environmental Services, LLC
4614 Mataro Drive
San Diego, California 92115
Phone: 619.287.3986

Prepared for:

Vista Unified School District
1234 Arcadia Avenue
Vista, CA 92084
Attn: Nathan Andersen

WES PROJECT NO. A251190

Executive Summary

On February 6, 2025, Western Environmental Services, LLC (WES) conducted a limited asbestos survey and bulk sample collection on the T.H.E Leadership Academy, Roofs located at 1550 Temple Heights Drive in Oceanside, California. Samples of suspect asbestos containing materials were analyzed for asbestos content by were analyzed by Eurofins Built Environment Testing West, LLC, a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory (NVLAP #200855-0) in San Diego, California.

As directed, the sampling was limited to the materials that are scheduled to be disturbed and/or removed during upcoming demolition and renovation activities. WES collected bulk samples of the homogeneous materials in a random and representative manner, as determined by the inspector. Sampling locations were based on the areas/materials that will be disturbed during the demolition and/or renovation activities. Identification of suspect materials was conducted during the survey and an appropriate number of samples were collected of each suspect material.

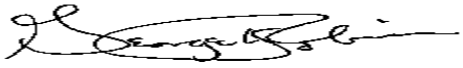
Sample results are attached and indicate that no asbestos was identified in any of the samples collected.

Any suspect building material that was not accessible, not identified, or not sampled during this survey and is not listed in this report should be sampled and analyzed for asbestos content prior to disturbance. The sample location represents where a particular sample was collected. The sampled material may be present in other areas of the structure. Appropriate federal, state, and local rules and regulations must be followed when disturbing asbestos containing material. If you have any questions regarding this report or need additional information, please do not hesitate to contact us at (619) 287-3986.

Respectfully submitted,



Anthony Terrell
Council-Certified Microbial Consultant (CMC) Exp. 7/31/26
DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25
CDPH – Certified Lead Inspector/Assessor #LRC-00005771 Exp 2/6/26



George H. Robinson, BS, MS, CIAQC, CIEC
Senior Partner / Principal Industrial Hygienist
Council-certified Indoor Air Quality Consultant
Council-certified Indoor Environmental Consultant
(American Council for Accredited Certification)
DOSH – Certified Asbestos Consultant #18-6044 Exp. 10/18/25
CDPH – Certified Lead Inspector/Assessor #LRC-00006144 Exp 4/21/25

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Section 1 Executive Summary

Section 2 Asbestos Survey Report

Section 3 Certification

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Section 2 Asbestos Survey Report

Scope & Methodology

Survey Scope

The limited survey included a visual inspection of suspect asbestos containing materials scheduled for demolition and/or renovation of T.H.E. Leadership Academy, Roofs, located at 1550 Temple Heights Drive in Oceanside, California. The visual inspection included searching for the presence of both friable and non-friable suspect asbestos building material. The term friable is applied to a material that can be readily reduces to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed. Most regulatory authorities distinguish between friable and non-friable materials when assigning appropriate work practices.

Within the building, the inspector surveyed the general presence, type, and general condition of any suspect asbestos-containing materials (ACM) encountered on a system-by system basis. The survey included a search for both friable and non-friable suspect building materials of the Roofs of the following buildings: Main Building, Building D, E, F, and J.

Survey Methodology

The fieldwork undertaken as part of this survey was completed on February 6, 2025. The successful completion of this task was further advanced through the cooperation of the client's staff, who took the time to assist with entry to the areas of the property.

The inspector proceeded with the survey, which included a walk-through review of the service area present throughout the building wherever access was both practical and possible. The survey as completed did not include demolition or dismantlement of any equipment, flooring materials, drywall, or plaster surfaces (ceilings or walls) or other demolition required to check on conditions behind or within concealed areas. The inspector proceeded to complete a visual inspection of the surrounding surfaces and building components.

Sampling Strategy

The collection of bulk samples was performed in sufficient frequency/quantity to obtain only a basic pattern as to the use of asbestos containing building materials (ACBM) within the buildings. It is known however, that inconsistencies within construction or later repair or renovation may result in deviation from this general pattern. Identification of suspect asbestos containing material was based on the inspector's own experience and knowledge of the use of asbestos in buildings and the general appearance of the materials encountered.

As a general pattern, bulk samples were collected of the following materials:

- Roof Clay Tile
- Roof Mastic
- Mortar
- Roof Patch

Sampling Method

Bulk Asbestos Sampling Methods

Wherever the collection of a bulk sample became necessary, samples were collected using general hand tools and placed in plastic zip bags, which were individually labelled with a sample number and description of the sampling location. This information was recorded on a chain of custody form. Care was used by the inspector (wherever possible) to collect samples at a location which produced the least visual impact or would be least objectionable to building occupants.

Bulk Asbestos Sample Analysis

Each of the bulk samples collected were analyzed by Grey Scope Labs, Inc., an accredited laboratory in San Diego, California, using a combination of dispersion staining and polarized light microscopy. Sample preparation and analytical procedures follow the protocol outlined for NIOSH Method 9002 for bulk asbestos analysis, and the US EPA Method 600/R-93/116 dated July 1993. Each of these methods is recognized by both federal and provincial authorities.

For quality control purposes, the laboratory used for the asbestos analysis is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.

Limitations of Survey

The survey as completed was of sufficient depth to provide a screening of potential asbestos containing material. In addition, due to the nature of building construction some limitations exist as to the possible extent and accuracy of this survey. Such limitations include any inconsistencies in the use of materials during construction or later repairs or renovations that result in deviations from the general pattern. However, without sampling every square foot of wall, concrete floor, roof, etc., it is not possible to rule out such limitations.

As this is not a practical approach, the survey was completed based on the collection of a sufficient number of samples representing all suspect building materials visually encountered that are scheduled to be disturbed. Every effort was made to collect these samples from typical or representative materials.

The collection of data, quantification of any damage, and confirmation of existing conditions is limited by the inspector's ability to access and visually inspect conditions at each survey location. The collection of data from within concealed cavities or shafts is therefore limited by the availability and location of access points, hatches, etc.

The survey, as completed, did not include demolition or dismantlement of equipment, flooring materials, drywall or other demolition required to check on conditions behind or within concealed areas.

The field observations and analysis are considered sufficient in detail and scope to form a reasonable basis for asbestos containing building material overview of this property.

These evaluation methods have been developed to provide the client with information regarding apparent indications of existing or potentially hazardous conditions relating to the property and are necessarily limited to the conditions observed and information available at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be reasonably identified within the scope of the assessment, or which were not apparent during the site visit. WES believes that the information collected during the survey period concerning this property is reliable. However, WES cannot warrant or guarantee that the information provided is complete or accurate beyond the current asbestos consulting industry standards.

The conclusions presented in this report are based upon reasonable visual survey, site investigation, and bulk sampling of the property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visits and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is given as to the professional opinions presented in this report.

Western Environmental Services, LLC, is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Deviations in Sample Results

Due to the replacement of individual building materials over the course of a building's life or due to the installation of visually similar texture coats, wall, or ceiling plasters (for example) it is possible that individual building surfaces will not be characteristic of the samples collected. Every effort was made to collect samples from typical materials such as these.

Findings:
Sample results are attached and indicate that no asbestos was identified in any of the samples collected.

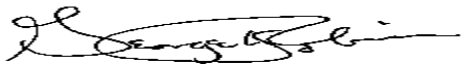
If any building material is discovered to be suspected of containing asbestos, and it was not accessible or identified in this building survey report, additional samples should be collected and analyzed, and the building inspection report and data should subsequently be updated. The sample locations represent where a particular sample was collected. The sampled material may be present in other areas of the structure. All sprayed on acoustic ceiling material should be presumed to contain asbestos and treated as such if the materials will be disturbed. Any suspect building material that was not accessible, identified or not sampled during this survey and is not identified in this report should be sampled and analyzed for asbestos content prior to disturbance.

Appropriate federal, state, and local rules and regulations must be followed when disturbing and disposing of asbestos containing materials.

Respectfully submitted,



Anthony Terrell
Council-Certified Microbial Consultant (CMC) Exp. 7/31/26
DOSH – Certified Site Surveillance Technician #17-5952 Exp. 8/16/25
CDPH – Certified Lead Inspector/Assessor #LCR-00005771 Exp. 2/6/26



George H. Robinson, BS, MS, CIAQC, CIEC
Senior Partner / Principal Industrial Hygienist
Council-certified Indoor Air Quality Consultant
Council-certified Indoor Environmental Consultant
(American Council for Accredited Certification)
DOSH – Certified Asbestos Consultant #18-6044 Exp. 10/18/25
CDPH – Certified Lead Inspector/Assessor #LCR-00006144 Exp 4/21/25

Section 4 Certification
(2 pages)

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

708286044C 427

Western Environmental Services, LLC
George H Robinson
4614 Mataro Drive
San Diego CA 92115

July 23, 2024

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

704275952T 422 425

Western Environmental Services
Anthony Q Terrell
4614 Mataro Drive
San Diego CA 92115

June 13, 2024

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Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

Section 4 Laboratory Report
(8 Pages)

eurofins | Built Environment Testing

WES western environmental services, LLC environmental consulting

Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251190; T.H.E. Leadership Academy
EML ID: 3938800

Approved by:



Approved Signatory
Carlos Rivadeneyra

Dates of Analysis:
Asbestos PLM: 02-12-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500034-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

eurofins | EMLab P&K

ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Mr. Anthony Terrell, CMC

CLIENT PROJECT: A251190; T.H.E. Leadership Academy

EMLab ID#: 3938800

TEST METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

REPORT DATE: 02-12-2025

TOTAL SAMPLES ANALYZED: 11

SAMPLES >1% ASBESTOS: 0

PROJECT: A251190; T.H.E. Leadership Academy **EMLab #ID:** 3938800

METHOD: EPA METHOD 600/R93/116 & EPA 40CFR App E to Sub E of Part 763

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
1	1	19552587	Black	Mastic	None Detected
	2	19552587	Red	Tile (Clay)	None Detected
2	1	19552588	Red	Mortar	None Detected
3	1	19552589	Black	Non-Fibrous Material	None Detected
4	1	19552590	Red	Tile (Clay)	None Detected
5	1	19552591	Red	Mortar	None Detected
6	1	19552592	Red	Tile (Clay)	None Detected
7	1	19552593	Red	Mortar	None Detected
8	1	19552594	Red	Tile (Clay)	None Detected
9	1	19552595	Red	Mortar	None Detected
10	1	19552596	Red	Tile (Clay)	None Detected
11	1	19552597	Red	Mortar	None Detected

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Client: Western Environmental Services, LLC
C/O: Mr. Anthony Terrell, CMC
Re: A251190; T.H.E. Leadership Academy

Date of Sampling: 02-06-2025
Date of Receipt: 02-07-2025
Date of Report: 02-12-2025

ASBESTOS PLM REPORT

Total Samples Submitted:	11
Total Samples Analyzed:	11
Total Samples with Layer Asbestos Content > 1%:	0

Location: 1, Main bldg clay tile

Lab ID-Version‡: 19552587-1

Sample Layers	Asbestos Content
Black Mastic	ND
Red Tile (Clay)	ND
Sample Composite Homogeneity:	Moderate

Location: 2, Main bldg tile mortar

Lab ID-Version‡: 19552588-1

Sample Layers	Asbestos Content
Red Mortar	ND
Sample Composite Homogeneity:	Good

Location: 3, Main bldg black patch

Lab ID-Version‡: 19552589-1

Sample Layers	Asbestos Content
Black Non-Fibrous Material	ND
Composite Non-Asbestos Content:	12% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 4, Bldg D clay tile

Lab ID-Version‡: 19552590-1

Sample Layers	Asbestos Content
Red Tile (Clay)	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company 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 components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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C/O: Mr. Anthony Terrell, CMC
Re: A251190; T.H.E. Leadership Academy

Date of Sampling: 02-06-2025
Date of Receipt: 02-07-2025
Date of Report: 02-12-2025

ASBESTOS PLM REPORT

Location: 5, Bldg D tile mortar Lab ID-Version‡: 19552591-1

Sample Layers	Asbestos Content
Red Mortar	ND
Sample Composite Homogeneity:	Good

Location: 6, Bldg e clay tile Lab ID-Version‡: 19552592-1

Sample Layers	Asbestos Content
Red Tile (Clay)	ND
Sample Composite Homogeneity:	Good

Location: 7, Bldg E tile mortar Lab ID-Version‡: 19552593-1

Sample Layers	Asbestos Content
Red Mortar	ND
Sample Composite Homogeneity:	Good

Location: 8, Bldg F clay tile Lab ID-Version‡: 19552594-1

Sample Layers	Asbestos Content
Red Tile (Clay)	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 9, Bldg F tile mortar Lab ID-Version‡: 19552595-1

Sample Layers	Asbestos Content
Red Mortar	ND
Sample Composite Homogeneity:	Good

Location: 10, Bldg J clay Tile Lab ID-Version‡: 19552596-1

Sample Layers	Asbestos Content
Red Tile (Clay)	ND
Sample Composite Homogeneity:	Good

Location: 11, Bldg J tile mortar Lab ID-Version‡: 19552597-1

Sample Layers	Asbestos Content
Red Mortar	ND
Sample Composite Homogeneity:	Good

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Date of Sampling: 02-06-2025
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ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Claire Bartlett

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Report for:

Mr. Anthony Terrell, CMC
Western Environmental Services, LLC
4614 Mataro Drive
San Diego, CA 92115

Regarding: Eurofins Built Environment Testing West, LLC
Project: A251190; T.H.E. Leadership Academy
EML ID: 3938800

Approved by:



Approved Signatory
Carlos Rivadeneyra

Dates of Analysis:
Asbestos PLM: 02-12-2025

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500034-0

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