



AAA ASBESTOS & LEAD INSPECTIONS, INC.

P.O. BOX 1264

TORRANCE, CA 90505

310-592-3657 * 310-318-6084 Fax

www.AsbestosInspections.net

Asbestosandlead@gmail.com

ASBESTOS SURVEY

May 31st, 2023

Attn: Mica

Casner Construction

(310) 661-1835

Casner-construction@aol.com

REF: 1303 Harkness Ln.,
Redondo Beach, CA 90278

On May 30th, 2023 Ashley Bayati with AAA Asbestos & Lead Inspections, Inc. performed a limited asbestos inspection and bulk sampling of suspect asbestos containing materials (ACM) at 1303 Harkness Ln., Redondo Beach, CA 90278. The purpose of this survey was to identify ACM's located in the interior drywall walls for mold remediation purposes. The scope of work included investigation for sampling the suspect ACM at the location described below:

Two-story single-family residence approx. 3,033 sq.ft. and approx. 1 years old consisting of five bedrooms and five bathrooms with an enclosed garage. Interior walls consist of drywall material. No obvious fire damage or structural damage was observed in the structure at the time of the inspection. The structure was occupied at the time of this inspection.

A total of three (3) samples were collected and analyzed by Polarized Light Microscopy (PLM) using EPA method (EPA/600 R-93/116, July 1993) "Method for the Determination of Asbestos in Bulk Materials". The bulk samples were analyzed by Amerisci Laboratory; located at 24416 S Main St. Suite 308, Carson, CA 90745. Amerisci Laboratory holds a Department of Health Services Environmental Laboratory Accreditation Program Certificate, NIST/NVLAP 200346-0. Amerisci Lab contact number 310-834-4868.

Procedures and methodologies used to survey the facility are based on the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) requirements. Sampling methods used adhere to the SCAQMD Rule 1403(h) Sampling Protocols and Test Methods for the requirement of sampling methodology.



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The suspect asbestos-containing materials sampled were as follows:

MATERIAL	SAMPLE #	LOCATION	QUANTITY	CONDITION
DWJC	1	Upstairs primary bedroom, under window	{<1,000 sq.ft.}	Good
DWJC	2	Dining room area, under window area		Good
DWJC	3	Upstairs back right bedroom, under window		Good

Good*: Denotes condition of material only. Not of asbestos content. See below table for asbestos containing materials present.

*Sampling found first positive, therefore based on EPA protocol all homogenous material must be assumed as positive

** Quantities need to be verified by a contractor.

CONCLUSION

NON-DETECT

All suspect ACM or ACCM materials were tested in this scope of work and are listed in the above table; the results are NONE DETECT.

While some well-hidden suspect ACM may have escaped evaluation, all layers of suspect building material (to joist- or frame-level) as well as materials above plenums, inside soffits, or other concealed spaces have been evaluated. AAA Asbestos & Lead Inspections, Inc. has performed a thorough asbestos inspection of the facility including the utilization of destructive sampling to the best of our ability for this scope of work. Due diligence and the most reasonable effort is made by AAA Asbestos & Lead Inspections, Inc. personnel to locate and sample suspect materials that may be affected by the pending future (renovation/demolition activities). Should any suspicious (untested) material become exposed during renovation, such material must be tested for negative asbestos content before resuming the renovation activity. Quantities of materials expressed in this report are estimates only. Exact measurements to determine the actual extent of materials containing asbestos should be conducted independently by building owner’s contractor prior to the award of contract to conduct removal.



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Attached is laboratory bulk samples analysis report: 923051534

AAA Asbestos & Lead Inspections, Inc. appreciates the opportunity to provide asbestos-related services to you on this project. If you have any questions or require additional information, please contact me as indicated.

Sincerely,

Ashley Bayati
Certified Asbestos Consultant
License #12-4983



AmeriSci Los Angeles

24416 S. Main Street, Ste 308
Carson, California 90745
TEL: (310) 834-4868 • FAX: (310) 834-4772

PLM Bulk Asbestos Report

AAA Asbestos & Lead Inspections Inc.
Attn: Ashley Bayati
P.O. Box 1264

Date Received 05/31/23
Date Examined 05/31/23

AmeriSci Job # 923051534
P.O. #
Page 1 of 2

RE: 1303 Harkness Ln.

Torrance, CA 90505

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1	923051534-01.1 Location: DWJC, Up. Primary Bd. Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100%			
1	923051534-01.2 Location: DWJC, Up. Primary Bd. Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: White, Homogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 3%, Non-fibrous 97%			
2	923051534-02.1 Location: DWJC, Dining Area, Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100%			
2	923051534-02.2 Location: DWJC, Dining Area, Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: White, Homogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 3%, Non-fibrous 97%			
3	923051534-03.1 Location: DWJC, Up. Back Right Bd, Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100%			

Client Name: AAA Asbestos & Lead Inspections Inc.

PLM Bulk Asbestos Report

1303 Harkness Ln.

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
3	923051534-03.2 Location: DWJC, Up. Back Right Bd, Under Wdw	No	NAD (by CVES) by Yipwan Ahmed on 05/31/23
Analyst Description: White, Homogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 3%, Non-fibrous 97%			

Reporting Notes:

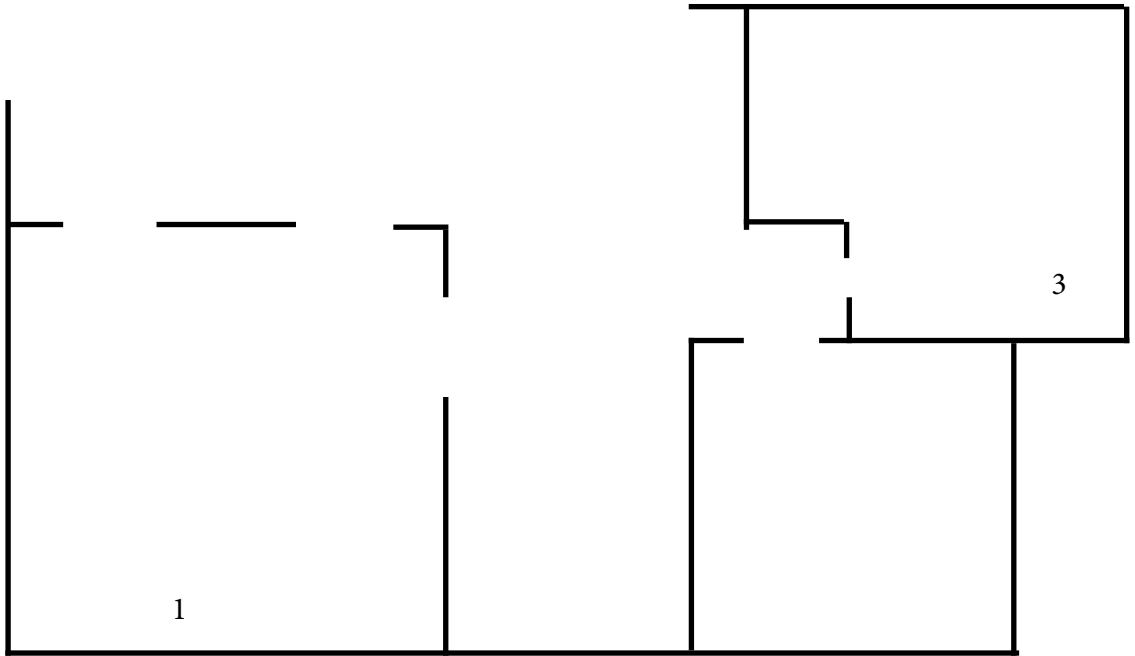
Analyzed by: Yipwan Ahmed
Date: 5/31/2023



Reviewed by: Patricia Weakley

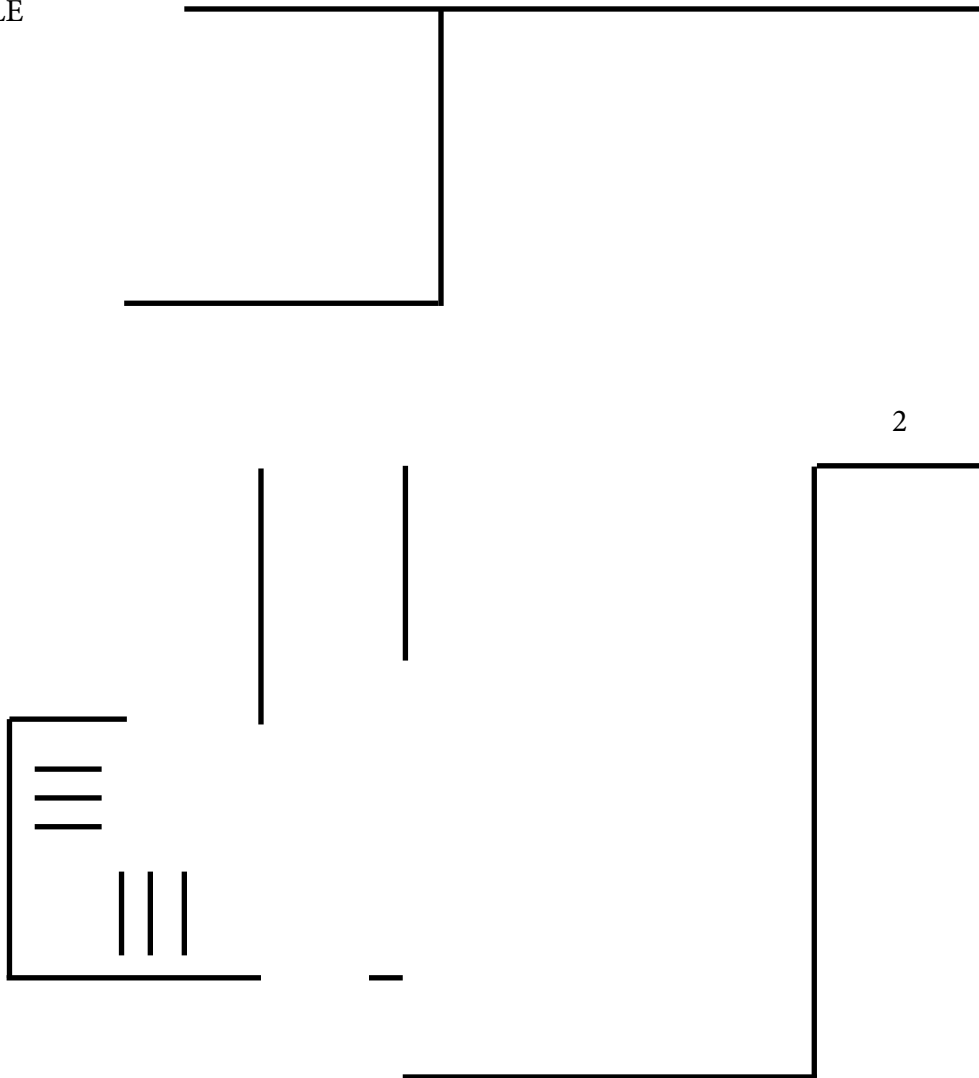


*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/R-93/116, including requirements for EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.



LIMITED DIAGRAM
NOT DRAWN TO SCALE

SAMPLE LOCATIONS



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

Ashley Marie Bayati
Name



Certification No. **12-4983**

Expires on **05/15/24**

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.