Notification of Demolition

Case #: 24-862
Amendment: 0

11815 NE 99th Street, Suite 1294
Vancouver, WA 98662
Voice: 360-574-3058
Fax: 360-576-0925
Web: https://www.swcleanair.gov
Email: Tina@swcleanair.gov

Date Received: 12/19/2024
Date Paid: 12/19/2024
SWCAA Fee: $74.00
Receipt #: 167996611

10 day waiting period from date submitted

1. Type of Notification: Original

2. Type of Operation: Demolition

3. Facility Description: Throughout Property

Commercial Name or Description: Deer Point Meadows
Address: 10804 NE Hwy 99
City/State/Zip/County: Vancouver, WA 98686 CLARK COUNTY
Present Use: Vacant
Previous Use: Residence

4. Facility Information Property Owner:

Property Owner: Hidden Mobile Home RV Park
Phone: 360-513-9995

5. Name and AHERA Certification Number of Asbestos Inspector:

Name: Stephen Strickland
Certification #: ON-4644-11135-120723

6. Asbestos Removal Contractor (if applicable):

Name: 3 Kings Environmental Inc.
Mailing Address: PO Box 280, Battle Ground, WA, 98604
Contact Jason Hawks
Phone: Jason Hawks

7. Dates Asbestos Removal Occurred:

Start: 1/6/2025 Complete: 1/17/2025 Asbestos Case No.: 24-861-0

8. Dates Demolition Will Occur:

Start: 1/6/2025 Complete: 1/17/2025

9. Demolition Contractor:

Name: 3 Kings Environmental Inc.
Mailing Address: PO Box 280, Battle Ground, WA, 98604
Contact Jason Hawks
Phone: 253-750-4143

10. Asbestos Disposal Site: Wasco County Landfill: 2550 Steele Rd, The Dalles, OR, 97058-

11. Description of planned demolition work, method(s) to be used:

Mechanical Means

12. Fugitive Emssions/dust from Demolition Activites MUST BE Controlled/Prevented during all phases of the project

Wetting Debris

13. If unexpected Asbestos containing Material (ACM) is found during demolition, Stop Work, Notify SWCAA and Consult/Hire a Certified Asbestos Abatement Contractor

Asbestos to be removed per the Variance

14. If demolition is ordered by a Government Agent:

15. For Emergency Demolitions (Contact SWCAA prior to work): ☐ **Emergency Demolition**

Date and Time of Emergency:

Description of Sudden, Unexpected Event:

Explanation of how the event caused unsafe conditions or would cause equipment damage or an unreasonable burden:

---

16. I Certify that the above information is correct:

Submitter Name: Kristine Bantz

Submitter Title: Office Admin

Email Address: kbantz@3kingsinc.com

Representing: 3 Kings Environmental, Inc.

Date Submitted: 12/19/2024

Reviewed by SWCAA: Mihai Voivod

☑ Approved

The Washington State Dangerous Waste Regulations (WAC 173-303) require that demolition debris be evaluated to determine if it is dangerous. The evaluation should be completed before demolition to ensure that hazardous constituents are not released to the environment and do not present a risk to human health during or after demolition. These requirements apply to all buildings being demolished and are the responsibility of the property owner. The Washington Department of Ecology's website, https://ecology.was.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition, provides more information about the requirements and about samplng and testing construction materials to detemine if they present a risk. For more information please contact a Hazardous Waste Inspector at the Washington Department of Ecology Southwest Regional Office: (360) 407-6300.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 29
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

Clean your world.

August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 29, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from demolition of the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #29, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 14 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
3	Brown/light yellow floor tile	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	2% Chrysotile
7	Black caulking	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Non-Friable	4% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

Discussion & Recommendations

EPA

***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A **1B** **1C**	White/brown fiberboard White/brown fiberboard White/brown fiberboard	Yard debris Yard debris Yard debris				Asbestos Not Present Asbestos Not Present Asbestos Not Present
2	Off-white sheet floor backing Tan flooring mastic Gray/tan sheet flooring White flooring mastic	Yard debris Yard debris Yard debris Yard debris				Asbestos Not Present Asbestos Not Present Asbestos Not Present Asbestos Not Present
3	Brown/light yellow floor tile Clear flooring mastic	Yard debris Yard debris	Poor	See Page 4	Yes	2% Chrysotile Asbestos Not Present
4	Off-white/tan sheet flooring White flooring mastic	Yard debris Yard debris				Asbestos Not Present Asbestos Not Present
5	Pink/yellow insulation	Yard debris				Asbestos Not Present
6	Gray caulking	Yard debris				Asbestos Not Present
7	Black caulking	Yard debris	Poor	See Page 4	No	4% Chrysotile

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

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9317 NE Hwy 99, Suite D, Vancouver, WA 98665 | 360-356-7628

Polarized Light Microscopy Results

Lab No	145944	**Property Address**	10804 NE Hwy 99, Unit 29
Layers Analyzed	14	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #29 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/22/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	92% Cellulose	(White) Paint
002	1B	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	92% Cellulose	(White) Paint
003	1C	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	92% Cellulose	(White) Paint
004	2	Layered	Off-White Sheet Floor Backing	Asbestos Not Present	10% Cellulose 8% Glass Fibers	Binder-CaCO3
004A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
004B		Layered	Gray/Tan Sheet Flooring	Asbestos Not Present	20% Cellulose 10% Synthetic Fibers	Vinyl-Binder-CaCO3
004C		Layered	White Flooring Mastic	Asbestos Not Present	N/A	CaCO3
005	3	Layered	Brown/Light Yellow Floor Tile	2% Chrysotile	N/A	CaCO3-Vinyl
005A		Layered	Clear Flooring Mastic	Asbestos Not Present	N/A	Silicone
006	4	Layered	Off-White/Tan Sheet Flooring	Asbestos Not Present	20% Cellulose 10% Synthetic Fibers	Vinyl-Binder-CaCO3
006A		Layered	White Flooring Mastic	Asbestos Not Present	N/A	Glue
007	5	Homogeneous	Pink/Yellow Insulation	Asbestos Not Present	98% Glass Fibers	Debris
008	6	Homogeneous	Gray Caulking	Asbestos Not Present	<1% Cellulose	Binder-CaCO3-Mica
009	7	Homogeneous	Black Caulking	4% Chrysotile	N/A	Binder-CaCO3-Tar

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

ADVANTAGE Environmental INC.

ASBESTOS CHAIN OF CUSTODY

9317 NE Hwy 99. Suite D • (360) 356-7628

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Lab Use Only			
Survey	☑	Lab No.	145944
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	**8/21/2024**	**Company Name:**	Deer Point Meadows
Name:	**Stephen Strickland**	**Project Name:**	Trailer #29 Demolition
Phone:	**360-356-7628**	**Project Location:**	10804 NE HWY 99, Unit 29, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	**P.O. Number:**	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	**Stephen Strickland**	**Date**	**8/21/2024**	**Drop-off**		8-21-24
Sign		**Time**	**9:00**			4:23

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Tan	Fiberboard	2000 Sqft	Yard Debris	P	Y
2	1B	Tan	Fiberboard		Yard Debris	P	Y
3	1C	Tan	Fiberboard		Yard Debris	P	Y
4	2	Tan	Sheet Flooring		Yard Debris	P	Y
5	3	Tan	Sheet Flooring		Yard Debris	P	Y
6	4	Brwn/Wht	Sheet Flooring		Yard Debris	P	Y
7	5	Pink	Insulation		Yard Debris	P	Y
8	6	Gray	Caulking		Yard Debris	P	N
9	7	Black	Caulking		Yard Debris	P	N
10						G | F | P	Y | N
11						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE
Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #29 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	1.25
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer debris about 2000sq ft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:	**Bedroom #1 Sq Ft:**	**Bathroom #1 Sq Ft:**
Building Sq Ft:	**Bedroom #2 Sq Ft:**	**Bathroom #2 Sq Ft:**
Total Bedrooms:	**Bedroom #3 Sq Ft:**	**Living Room Sq Ft:**
Total Bathrooms:	**Bedroom #4 Sq Ft:**	**Family Room Sq Ft:**
Total Outbuildings:	**Bedroom #5 Sq Ft:**	**Kitchen Sq Ft:**

Walls: Drywall | Plaster | (Wood) **Notes:** _____

Floors: Wood | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: _____ **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #29 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?			✓
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?			✓
8: Are all materials quantified on the COC including drywall systems?			✓
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?			✓
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			✓
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?			✓
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #29 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns: Buildings were demolished and sifted through by thieves. Metal and frames partly missing. Debris is throughout most the yard, street & neighbors property.

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
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August 23, 2024

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Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

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In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #31, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 26 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
3	Yellow sheet flooring	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	15% Chrysotile
4	Off-white/tan sheet flooring	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	15% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

Discussion & Recommendations (Continued)

EPA

***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	White joint compound	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
1B	White texture	Yard debris				Asbestos Not Present
	White texture	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
1C	White texture	Yard debris				Asbestos Not Present
	White texture	Yard debris				Asbestos Not Present
	White joint compound	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
2A	White/brown fiberboard	Yard debris				Asbestos Not Present
2B	White/brown fiberboard	Yard debris				Asbestos Not Present
2C	White/brown fiberboard	Yard debris				Asbestos Not Present
3	Yellow sheet flooring	Yard debris	Poor	See Page 4	Yes	15% Chrysotile
	Tan flooring mastic	Yard debris				Asbestos Not Present
4	Brown sheet flooring	Yard debris	Poor	See Page 4	Yes	Asbestos Not Present
	Clear flooring mastic	Yard debris				Asbestos Not Present
	Tan floor tile	Yard debris				Asbestos Not Present
	Clear flooring mastic	Yard debris				Asbestos Not Present
	Off-white sheet flooring	Yard debris				Asbestos Not Present
	Off-white/tan sheet flooring	Yard debris				15% Chrysotile
	Tan flooring mastic	Yard debris				Asbestos Not Present
	Brown sheet flooring	Yard debris				Asbestos Not Present
	Black sheet floor backing	Yard debris				Asbestos Not Present
	Brown flooring mastic	Yard debris				Asbestos Not Present
5	Black vapor barrier	Yard debris				Asbestos Not Present
6	Pink/yellow insulation	Yard debris				Asbestos Not Present

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

ADVANTAGE Environmental INC.

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9317 NE Hwy 99, Suite D, Vancouver, WA 98665 | 360-356-7628

Polarized Light Microscopy Results

Lab No	145947	**Property Address**	10804 NE Hwy 99, Unit 31
Layers Analyzed	26	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #31 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/22/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Layered	White Joint Compound	Asbestos Not Present	N/A	(Black/White) Paint-CaCO3-Mica
001A		Layered	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
002	1B	Layered	White Texture	Asbestos Not Present	N/A	(White) Paint-CaCO3-Mica
002A		Layered	White Texture	Asbestos Not Present	N/A	(Brown) Paint-CaCO3-Mica
002B		Layered	White Drywall	Asbestos Not Present	12% Cellulose	(Beige) Paint-Gypsum
003	1C	Layered	White Texture	Asbestos Not Present	N/A	(White) Paint-CaCO3-Mica
003A		Layered	White Texture	Asbestos Not Present	N/A	(Brown) Paint-CaCO3-Mica
003B		Layered	White Joint Compound	Asbestos Not Present	N/A	(Beige) Paint-CaCO3
003C		Layered	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
004	2A	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
005	2B	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
006	2C	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
007	3	Layered	Yellow Sheet Flooring	15% Chrysotile	N/A	Vinyl-Foam-Binder-CaCO3
007A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
008	4	Layered	Brown Sheet Flooring	Asbestos Not Present	20% Cellulose 4% Glass Fibers	Vinyl-Foam-Binder-CaCO3
008A		Layered	Clear Flooring Mastic	Asbestos Not Present	N/A	Silicone
008B		Layered	Tan Floor Tile	Asbestos Not Present	N/A	CaCO3-Vinyl
008C		Layered	Clear Flooring Mastic	Asbestos Not Present	N/A	Silicone
008D		Layered	Off-White Sheet Flooring	Asbestos Not Present	5% Cellulose 5% Glass Fibers	Vinyl-Foam-Binder-CaCO3

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Lab No 145947 **Property Address** 10804 NE Hwy 99, Unit 31 Vancouver, WA

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
008E		Layered	Off-White/Tan Sheet Flooring	15% Chrysotile	4% Cellulose	Vinyl-Foam-Binder-CaCO3
008F		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
008G		Layered	Brown Sheet Flooring	Asbestos Not Present	N/A	Binder-Vinyl
008H		Layered	Black Sheet Floor Backing	Asbestos Not Present	40% Cellulose	Tar
008I		Layered	Brown Flooring Mastic	Asbestos Not Present	N/A	Glue
009	5	Homogeneous	Black Vapor Barrier	Asbestos Not Present	55% Cellulose	Tar
010	6	Homogeneous	Pink/Yellow Insulation	Asbestos Not Present	98% Glass Fibers	Debris

Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

ADVANTAGE Environmental INC.

ASBESTOS CHAIN OF CUSTODY

9317 NE Hwy 99. Suite D • (360) 356-7628

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Lab Use Only			
Survey	☑	Lab No.	145947
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	**8/21/2024**	**Company Name:**	Deer Point Meadows
Name:	**Stephen Strickland**	**Project Name:**	Trailer #31 Demolition
Phone:	**360-356-7628**	**Project Location:**	10804 NE HWY 99, Unit 31, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	**P.O. Number:**	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	**Stephen Strickland**	**Date**	**8/21/2024**	**Drop-off**		8-21-24
Sign		**Time**	**9:00**			4:43

REQUESTED SERVICES

PLM	TURNAROUND TIME				
Bulk Analysis	☐ Verbal	☐ Rush	☐ Same Day	☑ 24-Hour	☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	White	GWB	2000 Sqft	Yard Debris	P	Y
2	1B	White	GWB		Yard Debris	P	Y
3	1C	White	GWB		Yard Debris	P	Y
4	2A	Tan	Fiberboard		Yard Debris	P	Y
5	2B	Tan	Fiberboard		Yard Debris	P	Y
6	2C	Tan	Fiberboard		Yard Debris	P	Y
7	3	Tan	Sheet Flooring		Yard Debris	P	Y
8	4	Beige	Sheet Flooring		Yard Debris	P	N
9	5	Black	Vapor Barrier		Yard Debris	P	N
10	6	Pink	Insulation		Yard Debris	P	N
11						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #31 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ debris throughout yard about 2000 sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: (Drywall) | Plaster | (Wood) **Notes:** _____

Floors: (Wood) | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: _____ **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #31 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?	✓		
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?			✓
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #31 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 51
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

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August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 51, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #51, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 18 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
2	Brown/light yellow floor tile	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	2% Chrysotile
8	Silver roof coating	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	4% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

Discussion & Recommendations (Continued)

EPA

***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

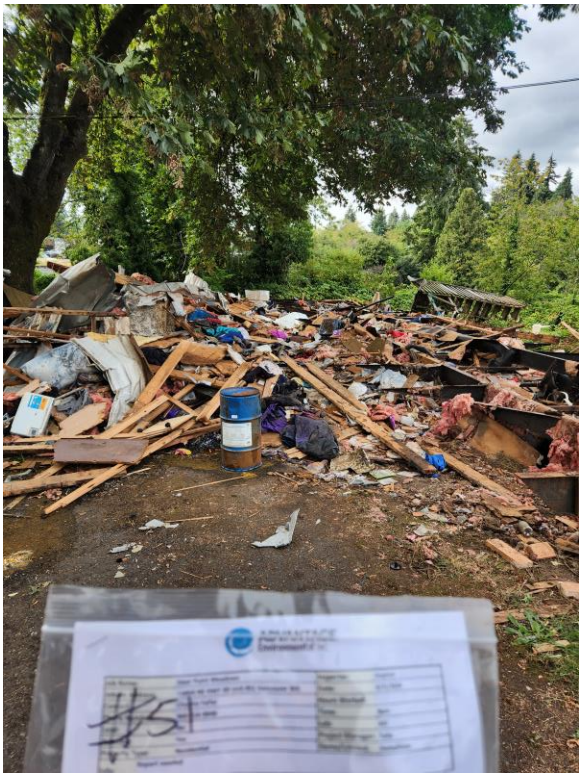
Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	White/brown fiberboard	Yard debris				Asbestos Not Present
1B	White/brown fiberboard	Yard debris				Asbestos Not Present
1C	White/brown fiberboard	Yard debris				Asbestos Not Present
2	Brown/light yellow floor tile	Yard debris	Poor	See Page 4	Yes	2% Chrysotile
	Clear flooring mastic	Yard debris				Asbestos Not Present
	Off-white/tan sheet flooring	Yard debris				Asbestos Not Present
	White flooring mastic	Yard debris				Asbestos Not Present
3	Dark brown/tan sheet flooring	Yard debris				Asbestos Not Present
4	Yellow sheet flooring	Yard debris				Asbestos Not Present
	Tan flooring mastic	Yard debris				Asbestos Not Present
	White leveling compound	Yard debris				Asbestos Not Present
5	Yellow/multi-color carpet padding	Yard debris				Asbestos Not Present
6	Gray caulking	Yard debris				Asbestos Not Present
7	Pink insulation	Yard debris				Asbestos Not Present
	Brown paper backing	Yard debris				Asbestos Not Present
8A	Silver roof coating	Yard debris	Poor	See Page 4	No	4% Chrysotile
8B	Silver roof coating	Yard debris	Poor	See Page 4	No	4% Chrysotile
8C	Silver roof coating	Yard debris	Poor	See Page 4	No	4% Chrysotile

Inspection Photos



APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	145940	**Property Address**	10804 NE Hwy 99, Unit 51
Layers Analyzed	18	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #51 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/22/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
002	1B	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
003	1C	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
004	2	Layered	Brown/Light Yellow Floor Tile	2% Chrysotile	<1% Synthetic Fibers	CaCO3-Vinyl
004A		Layered	Clear Flooring Mastic	Asbestos Not Present	N/A	Silicone
004B		Layered	Off-White/Tan Sheet Flooring	Asbestos Not Present	20% Cellulose 10% Synthetic Fibers	Vinyl-Binder-CaCO3
004C		Layered	White Flooring Mastic	Asbestos Not Present	N/A	Glue
005	3	Homogeneous	Dark Brown/Tan Sheet Flooring	Asbestos Not Present	20% Cellulose 10% Synthetic Fibers	Vinyl-Binder-CaCO3
006	4	Layered	Yellow Sheet Flooring	Asbestos Not Present	10% Cellulose 2% Glass Fibers	Vinyl-Foam-Binder-CaCO3
006A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
006B		Layered	White Leveling Compound	Asbestos Not Present	N/A	CaCO3
007	5	Homogeneous	Yellow/Multi-Color Carpet Padding	Asbestos Not Present	N/A	Foam
008	6	Homogeneous	Gray Caulking	Asbestos Not Present	2% Cellulose	Binder-CaCO3
009	7	Layered	Pink Insulation	Asbestos Not Present	96% Glass Fibers	Debris
009A		Layered	Brown Paper Backing	Asbestos Not Present	99% Cellulose	Debris
010	8A	Homogeneous	Silver Roof Coating	4% Chrysotile	N/A	Mica-Paint
011	8B	Homogeneous	Silver Roof Coating	4% Chrysotile	N/A	Mica-Paint
012	8C	Homogeneous	Silver Roof Coating	4% Chrysotile	N/A	Mica-Paint

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

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Lab Use Only			
Survey	☑	Lab No.	145940
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	8/21/2024	Company Name:	Deer Point Meadows
Name:	Stephen Strickland	Project Name:	Trailer #51 Demolition
Phone:	360-356-7628	Project Location:	10804 NE HWY 99, Unit 51, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	P.O. Number:	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Stephen Strickland	Date	8/21/2024	Drop-off		8-21-24
Sign		Time	9:00			4:11

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Brown	Fiberboard	2000 Sqft	Yard Debris	P	Y
2	1B	Brown	Fiberboard		Yard Debris	P	Y
3	1C	Brown	Fiberboard		Yard Debris	P	Y
4	2	Tan	Sheet Flooring		Yard Debris	P	Y
5	3	Brown	Sheet Flooring		Yard Debris	P	Y
6	4	Tan	Sheet Flooring		Yard Debris	P	Y
7	5	Multi	Floor Padding		Yard Debris	P	Y
8	6	Gray	Caulking		Yard Debris	P	N
9	7	Pink	Insulation		Yard Debris	P	N
10	8A	Silver	Roofing		Yard Debris	P	N
11	8B	Silver	Roofing		Yard Debris	P	N

Sample #	Additional Notes	Sample #	Additional Notes

Company:	Deer Point Meadows	Project Name:	Trailer #51 Demolition	Project Location:	10804 NE HWY 99, Unit 51, Vancouver, WA

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
12	8C	Silver	Roofing		Yard Debris	P	N
13						G | F | P	Y | N
14						G | F | P	Y | N
15						G | F | P	Y | N
16						G | F | P	Y | N
17						G | F | P	Y | N
18						G | F | P	Y | N
19						G | F | P	Y | N
20						G | F | P	Y | N
21						G | F | P	Y | N
22						G | F | P	Y | N
23						G | F | P	Y | N
24						G | F | P	Y | N
25						G | F | P	Y | N
26						G | F | P	Y | N
27						G | F | P	Y | N
28						G | F | P	Y | N
29						G | F | P	Y | N
30						G | F | P	Y | N
31						G | F | P	Y | N
32						G | F | P	Y | N
33						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE
Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #51 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ debris throughout yard about 20000sq ft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: Drywall | Plaster | (Wood) **Notes:** _____

Floors: (Wood) | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: _____ **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #51 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?			✓
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?			✓
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #51 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 56
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

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August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 56, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #56, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 18 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

EPA
***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

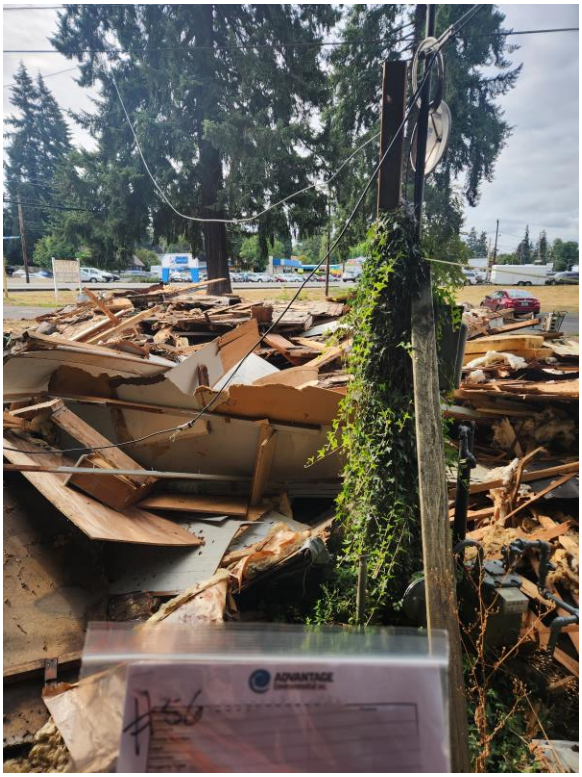
Material Summary Table

Asbestos

Laboratory results indicate "ASBESTOS NOT PRESENT" for all samples analyzed.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	White joint compound	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
1B	White joint compound	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
1C	White joint compound	Yard debris				Asbestos Not Present
	White drywall	Yard debris				Asbestos Not Present
2A	White texture	Yard debris				Asbestos Not Present
	Light gray/brown fiberboard	Yard debris				Asbestos Not Present
2B	White/brown fiberboard	Yard debris				Asbestos Not Present
2C	White texture	Yard debris				Asbestos Not Present
	Light tan/brown fiberboard	Yard debris				Asbestos Not Present
3	Brown sheet flooring	Yard debris				Asbestos Not Present
	Black sheet floor backing	Yard debris				Asbestos Not Present
4	Off-white sheet flooring	Yard debris				Asbestos Not Present
	Black vapor barrier	Yard debris				Asbestos Not Present
5	Multi-color carpet	Yard debris				Asbestos Not Present
	Multi-color carpet padding	Yard debris				Asbestos Not Present
6	Yellow insulation	Yard debris				Asbestos Not Present

Inspection Photos



APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	145946	**Property Address**	10804 NE Hwy 99, Unit 56
Layers Analyzed	18	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #56 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/23/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Layered	White Joint Compound	Asbestos Not Present	N/A	(White) Paint-CaCO3
001A		Layered	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
002	1B	Layered	White Joint Compound	Asbestos Not Present	N/A	(White) Paint-CaCO3
002A		Layered	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
003	1C	Layered	White Joint Compound	Asbestos Not Present	N/A	(White) Paint-CaCO3
003A		Layered	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
004	2A	Layered	White Texture	Asbestos Not Present	N/A	(White) Paint-CaCO3
004A		Layered	Light Gray/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(Light Gray) Paint
005	2B	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	85% Cellulose	(White) Paint-Tar
006	2C	Layered	White Texture	Asbestos Not Present	N/A	(White) Paint-CaCO3
006A		Layered	Light Tan/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(Light Tan) Paint
007	3	Layered	Brown Sheet Flooring	Asbestos Not Present	N/A	Binder-Vinyl
007A		Layered	Black Sheet Floor Backing	Asbestos Not Present	40% Cellulose	Tar
008	4	Layered	Off-White Sheet Flooring	Asbestos Not Present	15% Cellulose 4% Glass Fibers	Vinyl-Foam-Binder-CaCO3
008A		Layered	Black Vapor Barrier	Asbestos Not Present	20% Synthetic Fibers	Tar
009	5	Layered	Multi-Color Carpet	Asbestos Not Present	85% Synthetic Fibers	Binder
009A		Layered	Multi-Color Carpet Padding	Asbestos Not Present	N/A	Foam
010	6	Homogeneous	Yellow Insulation	Asbestos Not Present	98% Glass Fibers	Debris

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

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Lab Use Only			
Survey	☑	Lab No.	145946
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	8/21/2024	Company Name:	Deer Point Meadows
Name:	Stephen Strickland	Project Name:	Trailer #56 Demolition
Phone:	360-356-7628	Project Location:	10804 NE HWY 99, Unit 56, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	P.O. Number:	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Stephen Strickland	Date	8/21/2024	Drop-off		8-21-24
Sign		Time	9:00			4:29

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	White	GWB/ Joint Compound	2000 Sqft	Yard Debris	P	Y
2	1B	White	GWB/ Joint Compound		Yard Debris	P	Y
3	1C	White	GWB/ Joint Compound		Yard Debris	P	Y
4	2A	Tan	Fiberboard		Yard Debris	P	Y
5	2B	Tan	Fiberboard		Yard Debris	P	Y
6	2C	Tan	Fiberboard		Yard Debris	P	Y
7	3	Brown	Sheet Flooring		Yard Debris	P	Y
8	4	Gray	Sheet Flooring		Yard Debris	P	Y
9	5	Multi	Carpet		Yard Debris	P	N
10	6	Pink	Insulation		Yard Debris	P	N
11						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #56 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ debris throughout the yard about 1000sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: (Drywall) | Plaster | (Wood) **Notes:** _____

Floors: (Wood) | Concrete **Finishes:** Tile | (Sheet Vinyl) | Ceramic | (Carpet) | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: Glass **Areas Checked:** throughout

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #56 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?	✓		
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			✓
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?	✓		
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

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Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #56 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 57
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

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August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 57, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #57, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 19 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
7	Silver roof coating & black tar	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Non-Friable	2% Chrysotile 3% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

EPA
***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	Brown/black fiberboard	Yard debris				Asbestos Not Present
1B	Brown/black fiberboard	Yard debris				Asbestos Not Present
1C	Brown/black fiberboard	Yard debris				Asbestos Not Present
2	Beige/blue sheet flooring	Yard debris				Asbestos Not Present
	Tan flooring mastic	Yard debris				Asbestos Not Present
3	Beige/light gray sheet flooring	Yard debris				Asbestos Not Present
	Tan flooring mastic	Yard debris				Asbestos Not Present
4	Brown sheet flooring	Yard debris				
	Black sheet floor backing	Yard debris				Asbestos Not Present
	Brown flooring mastic	Yard debris				Asbestos Not Present
5	Beige caulking	Yard debris				Asbestos Not Present
6	White/yellow insulation	Yard debris				Asbestos Not Present
7A	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile
	Black tar	Yard debris	Poor	See Page 4	No	3% Chrysotile
7B	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile
	Black tar	Yard debris	Poor	See Page 4	No	3% Chrysotile
7C	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile
	Black tar	Yard debris	Poor	See Page 4	No	3% Chrysotile
8	Brown carpet	Yard debris				Asbestos Not Present

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	145943	**Property Address**	10804 NE Hwy 99, Unit 57
Layers Analyzed	19	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #57 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/23/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	Brown/Black Fiberboard	Asbestos Not Present	90% Cellulose	Tar
002	1B	Homogeneous	Brown/Black Fiberboard	Asbestos Not Present	90% Cellulose	Tar
003	1C	Homogeneous	Brown/Black Fiberboard	Asbestos Not Present	90% Cellulose	Tar
004	2	Layered	Beige/Blue Sheet Flooring	Asbestos Not Present	5% Cellulose 2% Glass Fibers	Vinyl-Foam-Binder-CaCO3
004A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
005	3	Layered	Beige/Light Gray Sheet Flooring	Asbestos Not Present	5% Cellulose 2% Glass Fibers	Vinyl-Foam-Binder-CaCO3
005A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
006	4	Layered	Brown Sheet Flooring	Asbestos Not Present	N/A	Binder-Vinyl
006A		Layered	Black Sheet Floor Backing	Asbestos Not Present	40% Cellulose	Tar
006B		Layered	Brown Flooring Mastic	Asbestos Not Present	N/A	Glue
007	5	Homogeneous	Beige Caulking	Asbestos Not Present	N/A	Debris-Silicone
008	6	Homogeneous	White/Yellow Insulation	Asbestos Not Present	99% Glass Fibers	Debris
009	7A	Layered	Silver Roof Coating	2% Chrysotile	<1% Cellulose	Mica-Paint
009A		Layered	Black Tar	3% Chrysotile	N/A	CaCO3-Tar
010	7B	Layered	Silver Roof Coating	2% Chrysotile	<1% Cellulose	Mica-Paint
010A		Layered	Black Tar	3% Chrysotile	N/A	CaCO3-Tar
011	7C	Layered	Silver Roof Coating	2% Chrysotile	<1% Cellulose	Mica-Paint
011A		Layered	Black Tar	3% Chrysotile	N/A	CaCO3-Tar
012	8	Homogeneous	Brown Carpet	Asbestos Not Present	85% Synthetic Fibers	Binder

ADVANTAGE Environmental INC.

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Lab No 145943 **Property Address** 10804 NE Hwy 99, Unit 57 Vancouver, WA

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous

Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

ADVANTAGE Environmental INC.

ASBESTOS CHAIN OF CUSTODY

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LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Lab Use Only			
Survey	☑	Lab No.	145943
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	8/21/2024	Company Name:	Deer Point Meadows
Name:	Stephen Strickland	Project Name:	Trailer #57 Demolition
Phone:	360-356-7628	Project Location:	10804 NE HWY 99, Unit 57, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	P.O. Number:	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Stephen Strickland	Date	8/21/2024	Drop-off		8-21-24
Sign		Time	9:00			4:20

REQUESTED SERVICES

PLM	TURNAROUND TIME				
Bulk Analysis	☐ Verbal	☐ Rush	☐ Same Day	☑ 24-Hour	☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Tan	Fiberboard	1000 Sqft	Yard Debris	P	Y
2	1B	Tan	Fiberboard		Yard Debris	P	Y
3	1C	Tan	Fiberboard		Yard Debris	P	Y
4	2	Tan	Sheet Flooring		Yard Debris	P	Y
5	3	Gray	Sheet Flooring		Yard Debris	P	Y
6	4	Brown	Floor Tile		Yard Debris	P	N
7	5	Gray	Caulking		Yard Debris	P	N
8	6	Wht/Yllw	Insulation		Yard Debris	P	N
9	7A	Silver	Roofing		Yard Debris	P	N
10	7B	Silver	Roofing		Yard Debris	P	N
11	7C	Silver	Roofing		Yard Debris	P	N

Sample #	Additional Notes	Sample #	Additional Notes

Company: Deer Point Meadows	**Project Name:** Trailer #57 Demolition	**Project Location:** 10804 NE HWY 99, Unit 57, Vancouver, WA

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
12	8	Brown	Carpet		Yard Debris	P	N
13						G | F | P	Y | N
14						G | F | P	Y | N
15						G | F | P	Y | N
16						G | F | P	Y | N
17						G | F | P	Y | N
18						G | F | P	Y | N
19						G | F | P	Y | N
20						G | F | P	Y | N
21						G | F | P	Y | N
22						G | F | P	Y | N
23						G | F | P	Y | N
24						G | F | P	Y | N
25						G | F | P	Y | N
26						G | F | P	Y | N
27						G | F | P	Y | N
28						G | F | P	Y | N
29						G | F | P	Y | N
30						G | F | P	Y | N
31						G | F | P	Y | N
32						G | F | P	Y | N
33						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #57 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ yard debris throughout property about 1000 sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: Drywall | Plaster | (Wood) **Notes:** _____

Floors: (Wood) | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: Glass **Areas Checked:** _____

Inspector's Name: Steve

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #57 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?	✓		
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			✓
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?	✓		
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #57 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 60
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

Clean your world.

August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 60, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #60, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 12 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
6	Black roof putty	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Non-Friable	3% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

EPA
***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	White/brown fiberboard	Yard debris				Asbestos Not Present
1B	White/brown fiberboard	Yard debris				Asbestos Not Present
1C	White/brown fiberboard	Yard debris				Asbestos Not Present
2A	White drywall	Yard debris				Asbestos Not Present
2B	White drywall	Yard debris				Asbestos Not Present
2C	White drywall	Yard debris				Asbestos Not Present
3	White wall panel	Yard debris				Asbestos Not Present
	Tan wall mastic	Yard debris				Asbestos Not Present
4	Gold/white fiberboard	Yard debris				Asbestos Not Present
5	Yellow insulation	Yard debris				Asbestos Not Present
6	Black roof putty	Yard debris	Poor	See Page 4	No	3% Chrysotile
7	Gray window glazing	Yard debris				Asbestos Not Present

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

ADVANTAGE Environmental INC.

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9317 NE Hwy 99, Suite D, Vancouver, WA 98665 | 360-356-7628

Polarized Light Microscopy Results

Lab No	145942	**Property Address**	10804 NE Hwy 99, Unit 60
Layers Analyzed	12	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #60 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/23/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
002	1B	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	95% Cellulose	(White) Paint
003	1C	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	85% Synthetic Fibers	(White) Paint-Tar
004	2A	Homogeneous	White Drywall	Asbestos Not Present	12% Cellulose	(Light Gray) Paint-Gypsum
005	2B	Homogeneous	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
006	2C	Homogeneous	White Drywall	Asbestos Not Present	12% Cellulose	Gypsum
007	3	Layered	White Wall Panel	Asbestos Not Present	N/A	Plastic
007A		Layered	Tan Wall Mastic	Asbestos Not Present	N/A	Glue
008	4	Homogeneous	Gold/White Fiberboard	Asbestos Not Present	90% Cellulose	Paint-Binder
009	5	Homogeneous	Yellow Insulation	Asbestos Not Present	99% Glass Fibers	Debris
010	6	Homogeneous	Black Roof Putty	3% Chrysotile	<1% Cellulose	Binder-CaCO3-Tar
011	7	Homogeneous	Gray Window Glazing	Asbestos Not Present	2% Cellulose 2% Glass Fibers	Binder-CaCO3

ADVANTAGE Environmental INC.

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

ADVANTAGE Environmental INC.

ASBESTOS CHAIN OF CUSTODY

9317 NE Hwy 99. Suite D • (360) 356-7628

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Lab Use Only			
Survey	☑	Lab No.	145942
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	8/21/2024	Company Name:	Deer Point Meadows
Name:	Stephen Strickland	Project Name:	Trailer #60 Demolition
Phone:	360-356-7628	Project Location:	10804 NE HWY 99, Unit 60, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	P.O. Number:	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Stephen Strickland	Date	8/21/2024	Drop-off		8-21-24
Sign		Time	9:00			4:17

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Tan	Fiberboard	1000 Sqft	Yard Debris	P	Y
2	1B	Tan	Fiberboard		Yard Debris	P	Y
3	1C	Tan	Fiberboard		Yard Debris	P	Y
4	2A	White	GWB		Yard Debris	P	Y
5	2B	White	GWB		Yard Debris	P	Y
6	2C	White	GWB		Yard Debris	P	Y
7	3	White	Sheet Flooring		Yard Debris	P	Y
8	4	White	Sheet Flooring		Yard Debris	P	Y
9	5	Pink/Yellow	Insulation		Yard Debris	P	N
10	6	Black	Roof Putty		Yard Debris	P	N
11	7	Gray	Window Glaze		Yard Debris	P	N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #60 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ debris throughout yard about 10000sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: Drywall | Plaster | (Wood) **Notes:** _____

Floors: (Wood) | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: Glass **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #60 Vancouver WA**	**Date:**	**8/21/2024**

		Yes	No	N/A
1: Project info provided correctly?		✓		
2: Is the structure occupied?	Occupied / Unoccupied		✓	
3: Has the original scope of work changed?				✓
4: Is this a Limited Survey?			✓	
5: Is this a Demo Survey?		✓		
6: All areas accessible at time of inspection		✓		
7: Concealed or inaccessible areas observed & noted?		✓		
8: Are all materials quantified on the COC including drywall systems?		✓		
9: Sampling from all homogeneous materials per AHERA protocol?		✓		
10: Attic space inspected?				✓
11: Crawl Space inspected?				✓
12: Ceiling texture systems inspected, tested and noted?		✓		
13: Wall systems, textures, patches inspected, tested and noted?		✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?		✓		
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?		✓		
16: Flooring vapor barrier located, inspected and noted?		✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?		✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?				✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?				✓
20: CMU block inspected for insulation?				✓
21: Interior/exterior brick and mortar inspected, tested, noted?				✓
22: All sinks inspected, tested and noted?				✓
23: All electrical panels, wiring, cloth inspected, tested, noted?				✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?				✓
25: Wood stove gasektes found?				✓
26: Pipe insulation or hard fittings inspected, tested, noted?				✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?				✓
28: Incandescent light fixture backing inspected, tested, noted?				✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?				✓
30: All caulking and putty inspected, tested, noted?				✓
31: Stucco found on siding or foundation?				✓
32: Roofing type inspected, tested and noted?		✓		
33: Transite (CAB) noted on siding or interior sections of structure?				✓
34: Window glazing inspected, tested, noted?				✓
35: Cement piping found?				✓

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #60 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

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20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
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The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 61
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

Clean your world.

August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 61, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

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"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #61, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 14 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

EPA
***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Laboratory results indicate "ASBESTOS NOT PRESENT" for all samples analyzed.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A **1B** **1C**	Brown/brown fiberboard Brown/brown fiberboard Brown/brown fiberboard	Yard debris Yard debris Yard debris				Asbestos Not Present Asbestos Not Present Asbestos Not Present
2	Tan sheet flooring Black sheet floor backing Tan flooring mastic	Yard debris Yard debris Yard debris				Asbestos Not Present Asbestos Not Present Asbestos Not Present
3	Tan sheet flooring Black sheet floor backing Tan flooring mastic	Yard debris Yard debris Yard debris				Asbestos Not Present Asbestos Not Present Asbestos Not Present
4	Yan/yellow floor tile Clear flooring mastic	Yard debris Yard debris				Asbestos Not Present Asbestos Not Present
5	Yellow insulation	Yard debris				Asbestos Not Present
6	Silver/brown paneling	Yard debris				Asbestos Not Present
7	Black roofing	Yard debris				Asbestos Not Present

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	145941	**Property Address**	10804 NE Hwy 99, Unit 61
Layers Analyzed	14	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #61 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/22/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	Brown/Brown Fiberboard	Asbestos Not Present	85% Cellulose	Tar
002	1B	Homogeneous	Brown/Brown Fiberboard	Asbestos Not Present	85% Cellulose	Tar
003	1C	Homogeneous	Brown/Brown Fiberboard	Asbestos Not Present	85% Cellulose	Tar
004	2	Layered	Tan Sheet Flooring	Asbestos Not Present	5% Cellulose	Binder-Vinyl
004A		Layered	Black Sheet Floor Backing	Asbestos Not Present	30% Cellulose 2% Synthetic Fibers	Tar
004B		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
005	3	Layered	Tan Sheet Flooring	Asbestos Not Present	5% Cellulose	Binder-Vinyl
005A		Layered	Black Sheet Floor Backing	Asbestos Not Present	30% Cellulose 2% Synthetic Fibers	Tar
005B		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
006	4	Layered	Tan/Yellow Floor Tile	Asbestos Not Present	N/A	CaCO3-Vinyl
006A		Layered	Clear Flooring Mastic	Asbestos Not Present	N/A	Silicone
007	5	Homogeneous	Yellow Insulation	Asbestos Not Present	98% Glass Fibers	Debris
008	6	Homogeneous	Silver/Brown Paneling	Asbestos Not Present	90% Cellulose	Foil-Glue
009	7	Homogeneous	Black Roofing	Asbestos Not Present	15% Glass Fibers	Sand-CaCO3-Tar

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

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Lab Use Only			
Survey	☑	Lab No.	145941
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	8/21/2024	**Company Name:**	Deer Point Meadows
Name:	Stephen Strickland	**Project Name:**	Trailer #61 Demolition
Phone:	360-356-7628	**Project Location:**	10804 NE HWY 99, Unit 61, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	**P.O. Number:**	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Stephen Strickland	**Date**	8/21/2024	Drop-off		8-21-24
Sign		**Time**	9:00			4:14

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Tan	Fiberboard	1000 Sqft	Yard Debris	P	Y
2	1B	Tan	Fiberboard		Yard Debris	P	Y
3	1C	Tan	Fiberboard		Yard Debris	P	Y
4	2	Maroon	Sheet Flooring		Yard Debris	P	Y
5	3	Tan	Sheet Flooring		Yard Debris	P	Y
6	4	Beige	Sheet Flooring		Yard Debris	P	Y
7	5	Yellow	Insulation		Yard Debris	P	N
8	6	Silver	Debris		Yard Debris	P	N
9	7	Black	Roofing		Yard Debris	P	Y
10						G | F | P	Y | N
11						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #61 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building Demolished trailer w/ debris throughout yard about 1000sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: Drywall | Plaster | Wood **Notes:** _____

Floors: Wood | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: _____ **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #61 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?			✓
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			✓
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?			✓
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?	✓		
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #61 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

ADVANTAGE
Environmental INC.
www.Advantage-Enviro.com

Limited Asbestos Building Material Survey

Conducted for:
Deer Point Meadows
7607 NE 26th Ave
Vancouver, WA 98665

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
10804 NE Hwy 99, Unit 63
Vancouver, WA 98686

Inspection Date(s)
Wednesday, August 21, 2024

EPA/AHERA Inspector(s)
Stephen Strickland
360-839-0370
AHERA# ON-4644-11135-120723
Expires: 12/07/2024

ADVANTAGE Environmental INC.

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August 23, 2024

Deer Point Meadows
Chocho Faifai
7607 NE 26th Ave
Vancouver, WA 98665
Chocho@deerpointmeadows.com
360-216-9846

Re: Limited Asbestos Building Material Survey: 10804 NE Hwy 99, Unit 63, Vancouver, WA 98686

Dear Mr. Faifai,

Advantage Environmental, Inc., (AEI) was retained by Deer Point Meadows to complete a limited asbestos building material survey of the demolished structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials prior to disposal of building material from the structure. The scope of work included a walk-through inspection of the area, bulk sampling and analysis of specific suspect asbestos containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

The National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61) defines the three categories.

RACMs are:

- ***Friable asbestos materials***
- ***Category 1 & 2 non-friable materials which have become friable***
- ***Category 2 non-friable ACM that will or has been subjected to sanding grinding, cutting or abrading***
- ***Category 2 non-friable ACM that has a high probability of becoming or has become friable by the forces expected to act upon them in the course or demolition or renovation***

Category 1 non-friable materials include gaskets, packings, resilient floor coverings and asphalt roofing products containing more than 1% asbestos.

Category 2 non-friable materials are all non-friable materials not included in Category 1.

Homogeneous materials are materials that are considered consistent throughout an area of the building based on the material's appearance, including texture size and color, manufacturers' labels and or construction era.

Asbestos Containing Building Materials (ACBMs) are placed into one of three general material categories which include surfacing materials, thermal system insulation, and miscellaneous materials. Surfacing materials are spray or trowel applied materials such as plasters, acoustical, or texturing products. Thermal system insulation materials are associated with HVAC systems and include pipe, boiler, tank insulation, duct insulation, seam tape, pipe insulation, and chimney or flue insulation. The final category is miscellaneous materials, which includes any material that does not fall into one of the two prior categories. These include, but are not limited to: floor finishes, adhesives, cement asbestos boards, gypsum wall board, ceiling tiles, and window glazing.

After the category of building material is assessed, the condition is determined. Materials are divided into two condition categories: friable and non-friable. This describes the materials potential to release asbestos fibers. 17.74.352 defines friable asbestos containing materials as any material containing more than 1% asbestos applied on ceilings, walls, structural members, piping, ducting, or any other part of a structure which when dry may be crumbled, pulverized, or reduced to powder by hand pressure. This also includes non-friable material that may become damaged through such actions as sawing, grinding, abrading or chipping and may become friable and release fibers.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Project Description

A former manufactured home structure, #63, was demolished at 10804 NE Hwy 99, Vancouver, WA. AEI performed sampling to evaluate the debris from the structure for asbestos containing building material following the demolition of the structure. The purpose of this survey was to evaluate the debris that was present to aid in decontamination and clean-up of the property.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 18 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Visual Assessment and Findings

Our survey activities began with visual observation of the property to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building material identified as glass, wood, metal, or rubber were not considered suspect asbestos containing material.

Unidentified asbestos-containing material may be in place behind walls, ceilings, under floors, beneath carpeted areas, areas outside the scope of work at the time of inspection, and in other inaccessible areas.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
2	Off-white/tan sheet flooring	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Friable	15% Chrysotile
8	Silver roof coating	Mixed throughout the debris pile on site. *Additional material may be present in other areas as the debris pile was sorted through by unknown persons presumably with mechanized equipment.*	Poor	Debris covers approximately a 50' X 20' area	Non-Friable	2% Chrysotile

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Washington. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

Discussion & Recommendations (Continued)

EPA

***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	White/brown fiberboard	Yard debris				Asbestos Not Present
1B	Gray/brown fiberboard	Yard debris				Asbestos Not Present
	Tan mastic	Yard debris				Asbestos Not Present
1C	Gray/brown fiberboard	Yard debris				Asbestos Not Present
2	Off-white/tan sheet flooring	Yard debris	Poor	See Page 4	Yes	15% Chrysotile
	Black flooring mastic	Yard debris				Asbestos Not Present
3	Off-white sheet flooring	Yard debris				Asbestos Not Present
	Black flooring mastic	Yard debris				Asbestos Not Present
4	Brown wood-look fiberboard	Yard debris				Asbestos Not Present
5	Tan carpet	Yard debris				Asbestos Not Present
	Yellow/multi-color carpet padding	Yard debris				Asbestos Not Present
	Clear yellow flooring mastic	Yard debris				Asbestos Not Present
	Brown vapor barrier	Yard debris				Asbestos Not Present
6	Pink insulation	Yard debris				Asbestos Not Present
7	Beige caulking	Yard debris				Asbestos Not Present
8A	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile
8B	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile
8C	Silver roof coating	Yard debris	Poor	See Page 4	No	2% Chrysotile

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	145945	**Property Address**	10804 NE Hwy 99, Unit 63
Layers Analyzed	18	**City, State, Zip**	Vancouver, WA
		Job Number	Trailer #63 Demolition
Date Received	8/21/2024	**Client Name**	Deer Point Meadows
Received By	Talia Carroll	**Client Address**	
Date Analyzed	8/22/2024	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Homogeneous	White/Brown Fiberboard	Asbestos Not Present	85% Cellulose	(White) Paint-Tar
002	1B	Layered	Gray/Brown Fiberboard	Asbestos Not Present	85% Cellulose	(Gray/White) Paint-Tar
002A		Layered	Tan Mastic	Asbestos Not Present	N/A	Glue
003	1C	Homogeneous	Gray/Brown Fiberboard	Asbestos Not Present	85% Cellulose	(Gray/White) Paint-Tar
004	2	Layered	Off-White/Tan Sheet Flooring	15% Chrysotile	4% Cellulose	Vinyl-Foam-Binder-CaCO3
004A		Layered	Black Flooring Mastic	Asbestos Not Present	N/A	Tar
005	3	Layered	Off-White Sheet Flooring	Asbestos Not Present	N/A	(Light Gray) Paint-Vinyl-Foam-CaCO3
005A		Layered	Black Flooring Mastic	Asbestos Not Present	N/A	Tar
006	4	Homogeneous	Brown Wood-Look Fiberboard	Asbestos Not Present	85% Cellulose	Vinyl
007	5	Layered	Tan Carpet	Asbestos Not Present	85% Synthetic Fibers	Binder
007A		Layered	Yellow/Multi-Color Carpet Padding	Asbestos Not Present	N/A	Foam
007B		Layered	Clear Yellow Flooring Mastic	Asbestos Not Present	N/A	Silicone
007C		Layered	Brown Vapor Barrier	Asbestos Not Present	95% Cellulose 4% Glass Fibers	Debris
008	6	Homogeneous	Pink Insulation	Asbestos Not Present	99% Glass Fibers	Debris
009	7	Homogeneous	Beige Caulking	Asbestos Not Present	N/A	Silicone
010	8A	Homogeneous	Silver Roof Coating	2% Chrysotile	N/A	Mica-Paint
011	8B	Homogeneous	Silver Roof Coating	2% Chrysotile	N/A	Mica-Paint
012	8C	Homogeneous	Silver Roof Coating	2% Chrysotile	N/A	Mica-Paint

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Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

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ADVANTAGE Environmental INC.

ASBESTOS CHAIN OF CUSTODY

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Lab Use Only			
Survey	☑	Lab No.	145945
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	**8/21/2024**	**Company Name:**	Deer Point Meadows
Name:	**Stephen Strickland**	**Project Name:**	Trailer #63 Demolition
Phone:	**360-356-7628**	**Project Location:**	10804 NE HWY 99, Unit 63, Vancouver, WA
Email:	Stephen.Strickland@advantage-enviro.com	**P.O. Number:**	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	**Stephen Strickland**	**Date**	**8/21/2024**	**Drop-off**		8-21-24
Sign		**Time**	**9:00**			4:26

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	Tan	Fiberboard	1000 Sqft	Yard Debris	P	Y
2	1B	Tan	Fiberboard		Yard Debris	P	Y
3	1C	Tan	Fiberboard		Yard Debris	P	Y
4	2	Tan	Sheet Flooring		Yard Debris	P	Y
5	3	Beige	Sheet Flooring		Yard Debris	P	Y
6	4	Brown	Sheet Flooring		Yard Debris	P	Y
7	5	Tan	Carpet		Yard Debris	P	N
8	6	Pink	Insulation		Yard Debris	P	N
9	7	Beige	Caulking		Yard Debris	P	N
10	8A	Silver	Roofing		Yard Debris	P	N
11	8B	Silver	Roofing		Yard Debris	P	N

Sample #	Additional Notes	Sample #	Additional Notes

Company:	Deer Point Meadows	Project Name:	Trailer #63 Demolition	Project Location:	10804 NE HWY 99, Unit 63, Vancouver, WA

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
12	8C	Silver	Roofing		Yard Debris	P	N
13						G | F | P	Y | N
14						G | F | P	Y | N
15						G | F | P	Y | N
16						G | F | P	Y | N
17						G | F | P	Y | N
18						G | F | P	Y | N
19						G | F | P	Y | N
20						G | F | P	Y | N
21						G | F | P	Y | N
22						G | F | P	Y | N
23						G | F | P	Y | N
24						G | F | P	Y | N
25						G | F | P	Y | N
26						G | F | P	Y | N
27						G | F | P	Y | N
28						G | F | P	Y | N
29						G | F | P	Y | N
30						G | F | P	Y | N
31						G | F | P	Y | N
32						G | F | P	Y | N
33						G | F | P	Y | N

Sample #	Additional Notes	Sample #	Additional Notes

ADVANTAGE Environmental INC.

Job Name:	Deer Point Meadows	**Inspector:**	Stephen
Jobsite Address:	10804 NE HWY 99 Unit #63 Vancouver WA	**Date:**	8/21/2024
Contact:	Chocho Faifai	**Hours Worked:**	
Phone Number:	360-216-9846	**Time:**	9am
Lead:	No	**Lab:**	AEI
Asbestos:	Yes	**Project Manager:**	Talia
Property Type:	Residential	**Demo/Limited:**	Demolition
Info:	Report needed		

Description of Building: Demolished trailer w/ debris throughout yard about 10000sqft

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:		**Bedroom #1 Sq Ft:**		**Bathroom #1 Sq Ft:**	
Building Sq Ft:		**Bedroom #2 Sq Ft:**		**Bathroom #2 Sq Ft:**	
Total Bedrooms:		**Bedroom #3 Sq Ft:**		**Living Room Sq Ft:**	
Total Bathrooms:		**Bedroom #4 Sq Ft:**		**Family Room Sq Ft:**	
Total Outbuildings:		**Bedroom #5 Sq Ft:**		**Kitchen Sq Ft:**	

Walls: ~~Drywall~~ | Plaster | Wood **Notes:** _____

Floors: Wood | Concrete **Finishes:** Tile | Sheet Vinyl | Ceramic | Carpet | Wood

List Flooring Layers: _____

Ceilings: Popcorn | Brocade | Orange Peel | Panels | Tiles | Mastic **Notes:** _____

Roofing Material: _____

Siding Material: _____ **Stucco Siding** Yes | No *Minimum 3 samples*

Window Type: Wood | Aluminum | Vinyl **Glazing:** Yes | No **Aluminum Window Mastic:** Yes | No

Heat Source/Type: _____ **HVAC Ducting Present:** Attic | Crawl Space | Basement

Duct Seam Tape or Wrap Present: Yes | No **Pipe Insulation Type:** _____

Insulation Type: Glass **Areas Checked:** _____

Inspector's Name: Steve S.

Notes, or different materials identified at the site, wood stove backing board, etc: _____

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Deer Point Meadows**	**Inspector:**	**Stephen**
Address:	**10804 NE HWY 99 Unit #63 Vancouver WA**	**Date:**	**8/21/2024**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?			✓
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?			✓
11: Crawl Space inspected?			✓
12: Ceiling texture systems inspected, tested and noted?	✓		
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?			✓
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?			✓
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?			✓
20: CMU block inspected for insulation?			✓
21: Interior/exterior brick and mortar inspected, tested, noted?			✓
22: All sinks inspected, tested and noted?			✓
23: All electrical panels, wiring, cloth inspected, tested, noted?			✓
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?			✓
25: Wood stove gasektes found?			✓
26: Pipe insulation or hard fittings inspected, tested, noted?			✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?			✓
28: Incandescent light fixture backing inspected, tested, noted?			✓
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?			✓
30: All caulking and putty inspected, tested, noted?			✓
31: Stucco found on siding or foundation?			✓
32: Roofing type inspected, tested and noted?	✓		
33: Transite (CAB) noted on siding or interior sections of structure?			✓
34: Window glazing inspected, tested, noted?			✓
35: Cement piping found?			✓

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Deer Point Meadows	**Inspector:**	Stephen
Address:	10804 NE HWY 99 Unit #63 Vancouver WA	**Date:**	8/21/2024

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Stephen Strickland

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

December 07, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-11135-120723

Date of Examination:
7-Dec-2023

Date of Expiration:
07-Dec-2024

William T. Cavness
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.

3 KINGS
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December 18, 2024

Southwest Clean Air Agency
Attn: Brian Fallon Brian@swcleanair.org
11815 NE 99th St., Suite 1294
Vancouver, WA 98682

RE: Negative Pressure Enclosure Waiver and Site Work Plan
Deer Point Meadows Trailer Demo
10804 NE Hwy 99, Vancouver 98686

To whom it may concern:

3 Kings Environmental, Inc. would like to formally request a negative pressure enclosure waiver for the above mentioned project. 3 Kings has been contracted with Hidden Mobile Home RV Park to perform the clean-up of the structures and debris onsite as friable asbestos containing material (ACM). The ACM was found in units 29, 31, 51, 56, 57, 60, 61, and 63. It is the intent to treat all the remaining debris onsite as asbestos containing material.

3 Kings Environmental, Inc. plans to perform all work outside of a negative pressure enclosure utilizing mechanical equipment, which will include an excavator for the handling and loading of the ACM debris. All work will be performed outside the negative pressure enclosure to include the clean-up of the loose debris found typically within the residential footprint. Below is the work plan 3 Kings intends on using to complete this project.

If you have any questions regarding this project, please feel free to contact me.

Respectfully submitted,

Emily Weiss

3 Kings Environmental
Emily Weiss, Asbestos Division Project Manager
Mobile: 360-907-4510
Phone: 253-750-4143
Fax: 360-666-8202
Email: **eweiss@3kingsinc.com**

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ASBESTOS ABATEMENT WORK PLAN FOR:

Project: Deer Point Meadows Trailer Demo
10804 NE Hwy 99
Vancouver, WA 98686

Site Contact: 3 Kings – Jason Jacoby – (360) 907–4519

This work plan describes the procedures necessary to complete the tasks of Mobilization, Containment, Work site Preparation, Asbestos Abatement, Disposal Procedures, Encapsulation, Clean-Up and Demobilization.

The scope of work specified herein shall be performed by state certified asbestos workers and supervisors who are trained, knowledgeable, and qualified in the handling techniques of asbestos waste.

All disposal of asbestos contaminated materials shall be to an EPA approved landfill, certified to accept asbestos waste.

THE WORK PLAN OBJECTIVES ARE AS FOLLOWS:

SITE INSPECTION: Prior to work beginning, inspect the project site for additional sliding and discrepancies and give owner a written list, including photographs, noting all damaged items or issues discovered.

UTILITY DISCONNECTION: 3 Kings shall disconnect and/or cap all water and sewer system components that supply or pass through the work area.

MOBILIZATION: Arrive at the job site with necessary equipment, manpower, and materials one half hour before start time. Conduct a safety meeting with workforce and discuss the objectives (see Safety and Hazardous Communication Plan).

SAFETY MEETING: Set up all Emergency procedures and one First Aid Station at appropriate location based on facility configuration. Conduct a safety meeting on site with crew for Health and Safety.

Key topics to be discussed at safety meeting:

A. Medical and Emergency Response Plan.
B. Fire and Emergency Exits and location of fire extinguishers.
C. Hard Hats and Safe work practices.
D. Long sleeve shirts, eye protection.
E. Work boots, gloves, back support belts.
F. Workman's comp. issues, postings.
G. Behavior-attitude around public areas.
H. Orderly disposal and dumpster coordination.
I. Identify CPR Foreman to crew.
J. Work schedule, Work goals, and Milestones.

SECURE WORK SITE: Visible barriers such as demarcation tape will be used to isolate the work area from the clean area.

SUPERVISOR DUTIES: Set up regulated area. Ensure the integrity of regulated area. Set up controlled entry and exit from the work area. Supervise all employee monitoring as well as conduct all other air monitoring for this project. Ensure that employees are wearing the proper PPE. Ensure that the correct work practices of 3 Kings, Inc. as well as OSHA are adhered to. Ensure that engineering controls are functioning properly. Ensure that notification requirements are met. Make sure all employees follow all of 3 Kings policies, manuals, programs, etc.

SITE SPECIFIC DETAILS

SCOPE OF WORK:

The scope of work for this project consists of : cleaning up of one site with eight (8) mobile home structures that have been previously demolished by others. All debris from the structures on site will be treated as friable acm with the exception of any metals or concrete that are free of any visible contamination. The majority of the work will be performed using mechanical means such as an excavator to load the asbestos debris into lined containers for shipment to the landfill.

WORK AREA DESCRIPTION:

All work to be performed will be exterior work due to the current conditions of structures.

WORK PRACTICES:

Prior to any work which may potentially cause the emissions of airborne asbestos the following will be completed:

1) WORK AREA PREPARATION:

All class I asbestos work shall be conducted within regulated areas. The regulated area shall be demarcated to limit the number of persons within the area and to protect persons outside the area from exposure to airborne asbestos. Access to regulated areas shall be limited to authorized personnel only. The supervisor will control access to regulated areas, ensure that only authorized personnel enter, and verify that required medical surveillance, training and respiratory protection program requirements are met prior to allowing entrance. We will erect all necessary barriers, and postings on pathways, etc., using site preparation activities described in this section are to be conducted in protective clothing as described in this Work Plan.

2) PROPER PERSONAL PROTECTIVE CLOTHING:

All work to be performed which involves potential exposure to, or disturbance of Asbestos will be conducted in required Personal Protective Equipment required for the project will consist of the following:

½ face negative pressure air respirators
Powered Air-Purifying Respirators
Disposable coveralls with integral booties and hood and elastic wrists and hood opening.
Rubber gloves, Eye protection (safety glasses or goggles)
Hard Hats
Orange Reflective Vests
Boots (rubber or vinyl w/low skid soles)
Duct tape to seal arm/leg/openings

3) PROPER FIT: Personnel are to check PPE for proper fit, holes and tears, and perform respirator field fit tests prior to entering regulated areas (when possible, workers will assist each other during pre-entry PPE check). Respirator cartridges are to be changed daily, or whenever an increase in effort required to inhale is noted by the wearer.

PRE-ASBESTOS ABATEMENT:

Prior to demolition/abatement, the Owner or Owner's Representative and Abatement Contractor shall walk, verify and mark all items scheduled for removal. Once the workplace has been established, document findings and begin preparation.

SET-UP: Demarcate the area as described above. Set up regulated area first by securing the work areas with delineation cones and asbestos demarcation tape. Work area may be inspected by the Owner's Rep. and by our onsite supervisor prior to abatement.

WORK AREA DEMARCATION, for all class I, II & III asbestos operations:
Red and white asbestos danger tape will be strung around the individual work area. No boundary tape will be closer than 20 feet to the immediate work area where feasible. All potential access points to this area will be labeled accordingly.

PRIOR TO GROSS REMOVAL: Conduct a meeting to review work procedures and all plans, inspection of safety emergency exits and placement of fire extinguishers. Perform visual inspection and notice to proceed.

ASBESTOS ABATEMENT:

CONTAINMENT TYPE: A regulated working area will be established using cones and demarcation tape. A restricted area will be established to prevent non asbestos workers from entering the work area during time of demolition/abatement through final clean-up. Adjacent to the work area 3 Kings will establish a remote decontamination unit. The decon unit will include a dirty/equipment room, and working shower with hot and cold water, as well as a clean room where workers can remove and store their street clothes and put on the appropriate PPE. Continuous air monitoring procedures will be used around the perimeter of the building during the course of work.

The work specified herein shall be performed by Washington L&I Certified Asbestos Supervisors (CAS) and Certified Asbestos Workers (CAW). These persons will be trained, knowledgeable, and qualified in the techniques of demolition, abatement, handling and disposal of asbestos and/or ACM, and the subsequent cleaning of contaminated material and areas. CAS to be the designated competent person on site.

ABATEMENT PROCEDURES

<u>CLEAN-UP OF ASBESTOS CONTAINING MATERIALS:</u>
Crews will suit up with polypropylene suits and half face respirators. Clean up of the ACM debris will be done by mechanical means (excavator with a thumb or clam bucket) with the assistance of wet methods, ensuring debris is saturated through the demolition. An excavator will be used to load the bulk asbestos containing materials into double lined dumpsters. Some clean-up may be performed using manual means for final clean-up after the bulk debris has been removed. All materials will be removed utilizing wet methods and packaged using 2 layers of 6 mil poly or 6 mil poly bags.

LOAD-OUT: Load out will occur throughout the shift, placing all ACM and associated debris in double 6 mil poly lined containers. Containers have doors on the back with locks that will be secured at all times except for periods of time associated with unloading at the landfill. The tops of the dumpsters will be tarped after the liners

are sealed. Prior to the container leaving the site the wraps will be properly marked and labeled as an asbestos containing waste.

METHOD: Liners and/or double lined 6 mil poly will be placed in the dumpsters as the trucks arrive at the site. Containers will then be loaded with the excavator. Once loaded, asbestos workers will properly seal the poly/ liners and attach the corresponding labels. ASN4 waste manifest will be created for each of the shipments transported to the landfill and given to the truck driver. Trucks will proceed to the landfill and return to repeat the process until all debris has been properly disposed of.

Disposable ACM Storage Containers will be labeled as follows:

DANGER

DO NOT DISTURB

THIS DISPOSAL CONTAINER

CONTAINS ASBESTOS FIBERS THAT

ARE KNOWN TO CAUSE

CANCER AND LUNG DISEASE HAZARD

BREATHING ASBESTOS DUST MAY

CAUSE SERIOUS BODILY HARM

CLEANING AND FINAL CLEANING:
Asbestos debris will be removed using wet methods and all subsequent hand cleaning will also be performed using wet methods to minimize dust. The supervisor will visually inspect the work area. The work area will be re-cleaned as necessary using a HEPA Vacuum and wet methods. All additional debris collected during the re-cleaning process will be treated as asbestos containing materials.

ASBESTOS FINAL AIR CLEARANCE: Work is to be performed outdoors and no clearance samples are required. 3 Kings will provide outside area monitoring, in particular, downwind monitoring to ensure control of asbestos fibers. Air monitoring results will be available for review.

DISPOSAL SITE: All Asbestos containing materials shall be disposed of at an approved landfill. All materials and debris generated from this project will be treated as friable and be disposed of as ACM waste. Transportation of asbestos waste will be done by 3 Kings Environmental, Inc., and will be placed in double lined containers and sealed prior to shipment. 3 Kings will transport waste to:

- Wasco County Landfill
  2550 Steele Rd
  The Dalles, OR 97058

DE-MOBILIZE: Once the area has passed all visual clearance(s), the demarcation tape and containments will be removed.

WASTE MANIFEST DISPOSAL PROCEDURES: 3 Kings will act as representative of the waste generator (building owner) and shall be present to review and sign the waste manifest at the time the waste is removed

from the work site for transport to the landfill. ASN4 waste manifest will be provided as part of project final closeout documents.

WORK SCHEDULE AND TIME TABLE: Approximate start date is January 6th, 2025 and completed by January 17th, 2025. Incremental activities, e.g., site mobilization, site preparation, demolition/abatement, including final clean-up, and demobilization are to be included within this timetable.

ASBESTOS ABATEMENT AIR MONITORING: (see above ASBESTOS FINAL AIR CLEARANCE for additional information)

1) At least one (1) crew member in 2 will be monitored every eight hours of every work shift. We will select the employee whose work activity offers the highest potential for asbestos exposure. Sampling will begin when asbestos removal commences. Samples will be taken during each 8-hour work shift until abatement is complete. We will determine which worker in each work area is probably experiencing the most severe exposure (the most contaminated worker). 8-hour time weighted average (TWA) and 30-minute short term excursion limit (STEL) samples will be collected on this worker. This worker will wear a personal sampling pump and the sample will be drawn from the breathing zone of this worker. Personal Air Monitoring results will be available within 24 hours.

2) Area Air Monitoring: All area tests will be conducted consistently during every shift. The following specific areas will be monitored: inside work area, outside work area and downwind of the work area:

A) One sample at the boundary of the restricted area, up-wind of the primary activity.
B) One samples at the boundary of the restricted area, downwind of the primary activity.
C) Personnel sampling on the "most contaminated worker" as determined by the site supervisor. This sample is taken to determine the 8-hour worker TWA.

Documentation will be kept for each filter sample procured as to worker sampled, social security number, activity, work area location, date and time taken, volume of air drawn through filter, pump identification number and calibration. Documentation will indicate in what areas test were taken and shall clearly indicate the specified maximum allowable fiber levels for each area tested.

All air monitoring will be **conducted** by:

3 Kings Environmental, Inc.
PO BOX 280
Battleground, WA 98604
360-666-5464

All ACM will be **transported** by:

3 Kings Environmental, Inc.
PO BOX 280
Battleground, WA 98604
360-666-5464

All ACM Debris will be **disposed** of at:

Wasco County Landfill
2550 Steele Rd.
The Dalles, OR 97058
541-296-4082

DEBRIS CLEAN-UP, EMERGENCY SPILLS, AND UNCONTROLLED RELEASES OF ASBESTOS:

The area will be immediately evacuated of all unprotected personnel. 3 Kings will then establish a regulated area. The work area will be identified, and access restricted to minimize the number of persons within the work area and protects persons outside the work area from exposure above the PEL. Caution will be used to make sure that personnel are not tracking asbestos-containing debris to areas outside the regulated area and spreading the contamination.

STOP WORK DUE TO EXCESS AIR MONITORING LEVELS:

If at any time during the work, analysis of an air sample taken by 3 Kings Environmental, Inc. indicates a fiber concentration in excess of the OSHA permissible exposure limit (PEL) or the outside area samples are above .01 f/cc the IH who analyzed the sample will immediately notify 3 Kings Environmental, Inc. and the following procedures will be followed:

- Stop Work
- Identify source of high fiber count
- Immediately correct containment breaches, pressure differential changes, and potential causes of high fiber counts.
- Clean the affected area
- Resample air until fiber counts are determined to be below the specified max levels.
- Secure and repair containment barriers, repair or add equipment.
- Modify work procedures and make other changes to reduce fiber counts.

After approval in writing, Contactor will resume work.

Project Contacts

Office
(360) 666-5464

Jason Hawks
Vice President
(360) 949-5822

Jason Jacoby
Demolition Project Manager
(360) 907-4519

Pedro Ramirez
Asbestos Supervisor
(503) 799-0116

Ron King
Owner / CEO
(360) 907-4513