

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



## **ASBESTOS TESTING REPORT**

Paleterias La Michoakana  
105 East Western Avenue  
Avondale, Arizona 85353-2328  
Testing Date: January 10, 2020

**PREPARED FOR:**

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**PREPARED BY:**

**ENVIRONMENTAL CONSULTING SERVICES, INC.**  
**4727 East Bell Road**  
**Suite # 45-250**  
**Phoenix, Arizona 85032-2308**

**Report Date: January 14, 2020**

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
[info@ecs-environmentalservices.com](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



January 14, 2020

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**RE: Asbestos Testing - Paletérias La Michoakana  
105 East Western Avenue, Avondale, Arizona 85353-2328**

Dear Ms. Chavez;

In accordance with your request and authorization dated January 6, 2020, Environmental Consulting Services, Inc. has prepared the attached asbestos testing report. Jim Begin, an AHERA Certified Asbestos Building Inspector, conducted the testing on January 10, 2020.

Should you have any questions after reviewing the conclusions and recommendations contained within this report, please do not hesitate to contact the undersigned at (800) 511-6364. Environmental Consulting Services, Inc. remains available to assist you in any way possible.

Sincerely,  
**Environmental Consulting Services, Inc.**

A handwritten signature in black ink that reads "Jim Begin".

Jim Begin  
Asbestos Consultant

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
info@ecs-environmentalservices.com • www.ecs-environmentalservices.com

## **TABLE OF CONTENTS**

1. Scope of Work.....	1
2. Building Description.....	1
3. Investigative Methods.....	1
3.1 Sampling Protocols.....	1
3.2 Laboratory Analytical Method.....	1
4. Results of Investigation.....	2
5. Recommendations.....	4
6. Limitations.....	4

## **LIST OF TABLES**

1. Asbestos Survey Results.....	3
---------------------------------	---

## **LIST OF APPENDICES**

Appendix A - Laboratory Analytical Report & Chain of Custody  
Appendix B - Site Map  
Appendix C - Inspector Asbestos Certification

## ***1. Scope of Work***

Environmental Consulting Services, Inc. was retained to conduct asbestos testing for the subject site located at 105 East Western Avenue in Avondale, Arizona (per information provided). The testing was conducted on January 10, 2020.

The purpose of the testing was to ascertain the presence of ACM for renovation and or demolition purposes. Material not sampled should be considered suspect until proven otherwise by proper sampling techniques.

## ***2. Building Description***

The property tested is a single-story commercial building. The exterior consists of stucco walls\* Testing was limited to the North wall. The interior consists of block and drywall walls and ceilings; metal doors with metal door frames; with wood cabinetry.

## ***3. Investigative Methods***

A total of ten(10) samples were collected throughout the structure. A unique number was assigned to each sample for identification. A total of seventeen (17) samples were analyzed (including all layers); results are reported and can be found in Appendix A.

### ***3.1 Sampling Protocol***

As a result of the visual inspection suspect materials were categorized as Friable or Non-Friable Surfacing, TSI or Miscellaneous Materials.

### ***3.2 Laboratory Analytical Method***

The bulk samples were submitted to EMSL Analytical, Inc, in Phoenix, Arizona, to be analyzed for asbestos content by Polarized Light Microscopy as described on the "Interim Method of Determination of Asbestos in Bulk Insulation Samples" (40 CFR Ch. 1 Pr.763, appendix A to sub-part F; July 1, 1987). EMSL Analytical, Inc., is an independent National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory.

To ensure valid and reliable results, and to monitor samples during the collection, shipment, testing, and subsequent disposal phase of potentially asbestos-containing materials, Environmental Consulting Services, Inc. has established a quality assurance program for the collection and submittal of bulk samples. This program consists of:

- Creation of a chain-of-custody form to keep track of the samples always by assigning responsibility for each phase of the data collection and analysis process to a specific person.

- Use of EPA-accredited laboratories that participate in the National Voluntary Laboratory Accreditation Program (NVLAP) sponsored by the National Institute of Standards and Technology for asbestos testing.

#### ***4. Results of Investigation***

In accordance with the Environmental Protection Agency (EPA), any construction material containing more than one percent asbestos by weight is considered an Asbestos Containing Material (ACM). In addition, according to policies developed for schools, by the EPA, a homogeneous material is considered to contain asbestos, when asbestos is detected in one or more samples of the subject material.

**TABLE 1**  
**Asbestos Results**  
105 East Western Avenue  
Avondale, Arizona 85353-2328  
January 10, 2020

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Exterior	Stucco	A-01	North Wall	N/A	Stucco (White) Stucco (Gray)	Good	ND ND	0% 0%
Exterior	Stucco	A-02	North Wall	N/A	Stucco (Gray)	Good	ND	0%
Exterior	Sealant	A-03	North Window	N/A	Sealant (Tan)	Good	ND	0%
Exterior	Sealant	A-04	North Door	N/A	Sealant (Tan)	Good	ND	0%
Interior	Drywall and Texture	A-05	North Wall	N/A	Texture (White) Drywall (White/Brown)	Good	ND ND	0% 0%
Interior	Drywall and Texture	A-06	North Wall	N/A	Texture (White) Drywall (White/Brown)	Good	ND ND	0% 0%
Interior	Sealant	A-07	North Door	N/A	Sealant (Beige) Sealant (White)	Good	ND ND	0% 0%
Interior	Sealant	A-08	North Window	N/A	Sealant (Beige) Sealant (White)	Good	ND ND	0% 0%
Interior	Concrete Block & Mortar	A-09	North Wall	N/A	Concrete Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%
Interior	Concrete Block & Mortar	A-10	North Wall	N/A	Concrete Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%

ND = None Detected CH=Chrysotile CR=Crocidolit A=Amosite N/A=Not Analyzed A/P=Assume Positive

\*\*\*Contractor shall follow all OSHA regulations with samples less <1%

## **5. Recommendations**

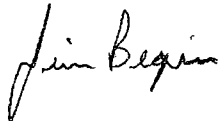
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***No Asbestos Containing Materials were detected.***

## **6. Limitations**

The conclusions, and recommendations presented above are based on, agreed upon scope of work outlined in the above report. The services performed on the subject property, included destructive sampling and excluded sampling of hidden materials, or sampling from inaccessible areas such as locked rooms, tight piped chases, walled cavities, concealed surfaces, electric wiring, fire doors, hard segmentation materials, etc. It should be further understood that this report might not be a definitive study of the presence of Asbestos Containing Material in the facility, due to the nature of manufacturing, application, and location of ACM. The consultant makes no warranties or guarantees as to the accuracy, or completeness of information obtained, or information provided or compiled by others. It is possible that information exists beyond the scope of this investigation. Also, changes in site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural or other factors. Additional information that was not found, or available to a consultant at the time of the writing of this report, may result in a modification of the conclusions, and recommendations presented. This report is not a legal opinion. The services performed by the consultant have been conducted in a manner consistent with care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

Respectfully submitted,

A handwritten signature in black ink that reads "Jim Begin". The signature is written in a cursive, flowing style.

Jim Begin  
Asbestos Consultant

**Appendix A**  
**Laboratory Analytical Report**  
**&**  
**Chain of Custody**





# EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

EMSL Order: 122000174

Customer ID: 32ECSI78

Customer PO:

Project ID:

**Attention:** Jim Begin  
Environmental Consulting Services, Inc.  
4727 East Bell Road  
Suite 45-250  
Phoenix, AZ 85032

**Phone:** (800) 511-6364

**Fax:**

**Received Date:** 01/10/2020 1:38 PM

**Analysis Date:** 01/11/2020 - 01/13/2020

**Collected Date:** 01/10/2020

**Project:** 105 E. Western Ave

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-01-Stucco 1 <small>122000174-0001 Paint excluded.</small>	Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-01-Stucco 2 <small>122000174-0001A</small>	Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-02-Stucco <small>122000174-0002 Paint excluded.</small>	Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-03 <small>122000174-0003 Paint excluded.</small>	Sealant	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-04 <small>122000174-0004 Paint excluded.</small>	Sealant	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-05-Texture <small>122000174-0005 Paint excluded. No Joint Compound present.</small>	Drywall, Text And Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-05-Drywall <small>122000174-0005A</small>	Drywall, Text And Joint Comp	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	85% Gypsum 3% Non-fibrous (Other)	None Detected
A-06-Texture <small>122000174-0006 Paint excluded. No Joint Compound present.</small>	Drywall, Text And Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-06-Drywall <small>122000174-0006A</small>	Drywall, Text And Joint Comp	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	85% Gypsum 3% Non-fibrous (Other)	None Detected
A-07-Sealant 1 <small>122000174-0007</small>	Sealant	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-07-Sealant 2 <small>122000174-0007A</small>	Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-08-Sealant 1 <small>122000174-0008</small>	Sealant	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-08-Sealant 2 <small>122000174-0008A</small>	Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-09-Block <small>122000174-0009</small>	Concrete Block	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/13/2020 12:23:46



# EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

**EMSL Order:** 122000174  
**Customer ID:** 32ECSI78  
**Customer PO:**  
**Project ID:**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
<i>Paint excluded.</i>					
A-09-Mortar	Concrete Block	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
<i>122000174-0009A</i>					
A-10-Block	Concrete Block	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
<i>122000174-0010</i>					
<i>Paint excluded.</i>					
A-10-Mortar	Concrete Block	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
<i>122000174-0010A</i>					

Analyst(s) \_\_\_\_\_

*Isai Portillo (8)*

*Jillian Chesson (9)*

Michelle Wilson, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Phoenix, AZ NVLAP Lab Code 200811-0, AZ0937, CO AL-19027

Initial report from: 01/13/2020 12:23:46



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

### Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

122000174

PHONE:  
FAX:

Company Name: <b>ECS</b>		EMSL Customer ID:	
Street: <b>4727 E. BELL RD SUITE 45-250</b>		City: <b>PHOENIX</b>	State/Province: <b>AZ</b>
Zip/Postal Code: <b>85032</b>	Country: <b>US</b>	Telephone #: <b>800-511-6364</b>	Fax #:
Report To (Name): <b>JIM BEGIN</b>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: <b>INFO@ECS-ENVIRONMENTALSERVICES.COM</b>		Purchase Order:	
Project Name/Number: <b>105 E. WESTERN AVE</b>		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken:		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** <i>Third Party Billing requires written authorization from third party</i>			
<b>Turnaround Time (TAT) Options* - Please Check</b>			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input checked="" type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
<small>*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.</small>			
<b>PCM - Air</b> <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA <b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		<b>TEM - Air</b> <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312 <b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 <b>TEM - Water:</b> EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
		<b>TEM- Dust</b> <input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167) <b>Soil/Rock/Vermiculite</b> <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only) <b>Other:</b> <input type="checkbox"/>	
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: <b>Jim Begin</b>		Samplers Signature: <i>[Signature]</i>	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
A-01	STUCCO		1/10/20
-02	↓		
-03	SEALANT		
-04	↓		
-05	Dry wall, TEXT AND JOINT COMD		
Client Sample # (s): <b>A-01 - A-10</b>		Total # of Samples: <b>10</b>	
Relinquished (Client): <b>Jim Begin</b>		Date: <b>1/10/20</b>	Time:
Received (Lab): <i>[Signature]</i>		Date: <b>1/10/2020</b>	Time: <b>1:38 pm</b>
Comments/Special Instructions:			

105 S. WESTERN



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

### Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

122000174

PHONE:

FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
A-06	Drywall, TEXT + Joint Comp		1/10/19
-07	Sealant		↓
-08	↓		
-09	Concrete Block		↓
-10	↓		

\*Comments/Special Instructions:

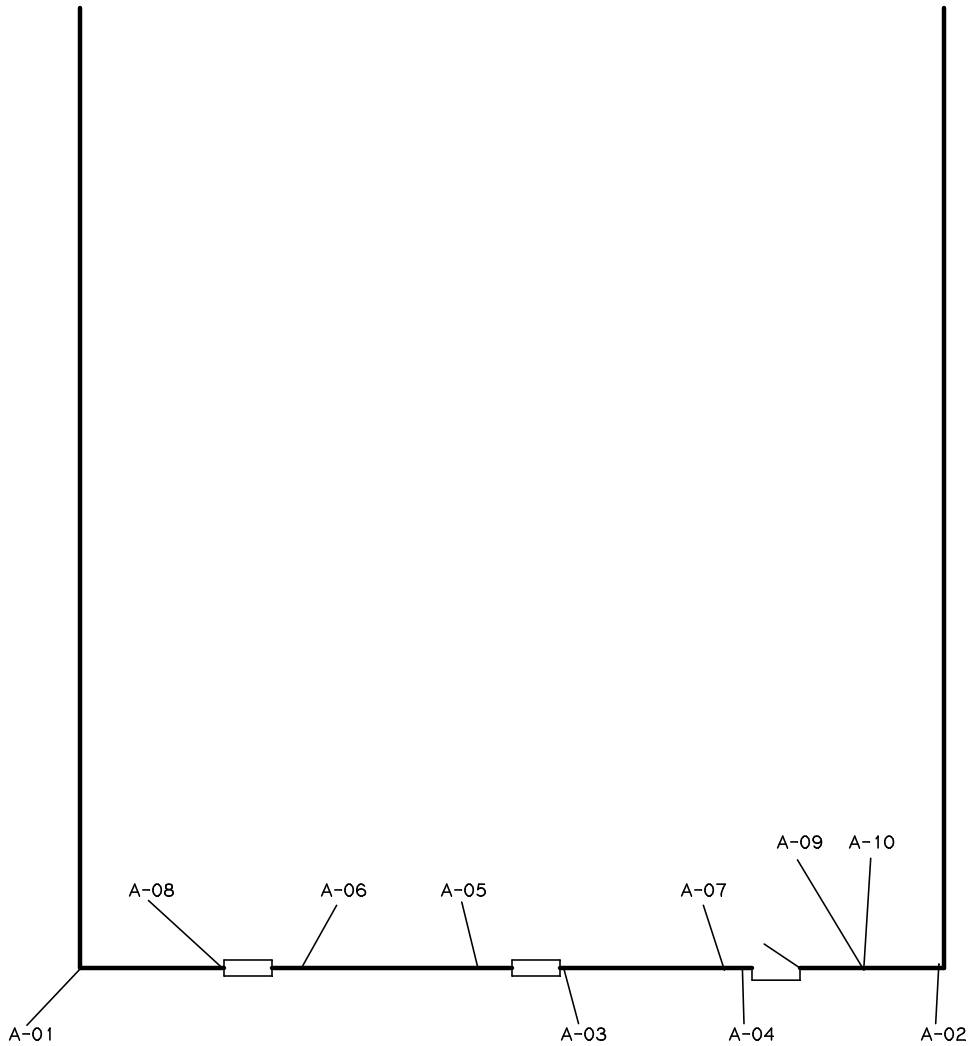
**Appendix B**  
**Site Map**

C

not to scale

B

D



A

01-EXTERIOR

**Appendix C**  
**Inspector Certification**

# Certificate of Training

**James Begin**

Has completed the AHERA Course:  
4 Hour Building Inspector Refresher Course on:

June 29, 2019

Cal-OSHA Course Approval Number: CA-038-06

*As approved by California Division of Occupational Safety and Health and AHERA under TSCA Title II.*

June 29, 2020

Expiration Date

*Steven Travers*

Steven Travers  
Training Director

**Allstate Services, LLC**  
**1101 California Avenue, Suite 100, Corona, CA 92881**  
**(951) 273-3410**

**AA 5719**



**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



## **ASBESTOS TESTING REPORT**

Alliance Notary  
111 East Western Avenue  
Avondale, Arizona 85353-2423  
Testing Date: January 10, 2020

**PREPARED FOR:**

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**PREPARED BY:**

**ENVIRONMENTAL CONSULTING SERVICES, INC.**  
**4727 East Bell Road**  
**Suite # 45-250**  
**Phoenix, Arizona 85032-2308**

**Report Date: January 14, 2020**

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
[info@ecs-environmentalservices.com](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



January 14, 2020

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**RE: Asbestos Testing - Alliance Notary  
111 East Western Avenue, Avondale, Arizona 85353-2423**

Dear Ms. Chavez;

In accordance with your request and authorization dated January 6, 2020, Environmental Consulting Services, Inc. has prepared the attached asbestos testing report. Jim Begin, an AHERA Certified Asbestos Building Inspector, conducted the testing on January 10, 2020.

Should you have any questions after reviewing the conclusions and recommendations contained within this report, please do not hesitate to contact the undersigned at (800) 511-6364. Environmental Consulting Services, Inc. remains available to assist you in any way possible.

Sincerely,  
**Environmental Consulting Services, Inc.**

A handwritten signature in cursive script that reads "Jim Begin".

Jim Begin  
Asbestos Consultant

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
[info@ecs-environmentalservices.com](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

## **TABLE OF CONTENTS**

1. Scope of Work.....	1
2. Building Description.....	1
3. Investigative Methods.....	1
3.1 Sampling Protocols.....	1
3.2 Laboratory Analytical Method.....	1
4. Results of Investigation.....	2
5. Recommendations.....	4
6. Limitations.....	4

## **LIST OF TABLES**

1. Asbestos Survey Results.....	3
---------------------------------	---

## **LIST OF APPENDICES**

Appendix A - Laboratory Analytical Report & Chain of Custody
Appendix B - Site Map
Appendix C - Inspector Asbestos Certification

## ***1. Scope of Work***

Environmental Consulting Services, Inc. was retained to conduct asbestos testing for the subject site located at 111 East Western Avenue in Avondale, Arizona (per information provided). The testing was conducted on January 10, 2020.

The purpose of the testing was to ascertain the presence of ACM for renovation and or demolition purposes. Material not sampled should be considered suspect until proven otherwise by proper sampling techniques.

## ***2. Building Description***

The property tested is a single-story commercial building. The exterior consists of wood and stucco walls; metal doors with metal door frames; fixed windows with wood window frames.\* Testing was limited to the North wall. The interior consists of drywall walls and ceilings; wood and metal doors with wood door frames with wood cabinetry.

## ***3. Investigative Methods***

A total of eight (8) samples were collected throughout the structure. A unique number was assigned to each sample for identification. A total of ten (10) samples were analyzed (including all layers); results are reported and can be found in Appendix A.

### ***3.1 Sampling Protocol***

As a result of the visual inspection suspect materials were categorized as Friable or Non-Friable Surfacing, TSI or Miscellaneous Materials.

### ***3.2 Laboratory Analytical Method***

The bulk samples were submitted to EMSL Analytical, Inc, in Phoenix, Arizona, to be analyzed for asbestos content by Polarized Light Microscopy as described on the "Interim Method of Determination of Asbestos in Bulk Insulation Samples" (40 CFR Ch. 1 Pr.763, appendix A to sub-part F; July 1, 1987). EMSL Analytical, Inc., is an independent National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory.

To ensure valid and reliable results, and to monitor samples during the collection, shipment, testing, and subsequent disposal phase of potentially asbestos-containing materials, Environmental Consulting Services, Inc. has established a quality assurance program for the collection and submittal of bulk samples. This program consists of:

- Creation of a chain-of-custody form to keep track of the samples always by assigning responsibility for each phase of the data collection and analysis process to a specific person.

- Use of EPA-accredited laboratories that participate in the National Voluntary Laboratory Accreditation Program (NVLAP) sponsored by the National Institute of Standards and Technology for asbestos testing.

#### ***4. Results of Investigation***

In accordance with the Environmental Protection Agency (EPA), any construction material containing more than one percent asbestos by weight is considered an Asbestos Containing Material (ACM). In addition, according to policies developed for schools, by the EPA, a homogeneous material is considered to contain asbestos, when asbestos is detected in one or more samples of the subject material.

**TABLE 1**  
**Asbestos Results**  
 111 East Western Avenue  
 Avondale, Arizona 85323-2328  
 January 10, 2020

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Exterior	Stucco	A-01	B Wall	N/A	Stucco (Gray)	Good	ND	0%
Exterior	Stucco	A-02	D Wall	N/A	Stucco (Gray)	Good	ND	0%
Exterior	Sealant	A-03	Window	N/A	Exterior Sealant (Black)	Good	ND	0%
Exterior	Sealant	A-04	Door	N/A	Exterior Sealant (Black)	Good	ND	0%
Interior	Sealant	A-05	Window	N/A	Interior Sealant (White)	Good	ND	0%
Interior	Sealant	A-06	Door	N/A	Interior Sealant (White)	Good	ND	0%
Interior	Drywall and Texture	A-07	North Wall	N/A	Texture (White/Beige) Drywall (Brown/White)	Good	ND ND	0% 0%
Interior	Drywall and Texture	A-08	North Wall	N/A	Texture (White/Beige) Drywall (Brown/White)	Good	ND ND	0% 0%

ND = None Detected CH=Chrysotile CR=Crocidolite A=Amosite N/A=Not Analyzed A/P=Assume Positive  
 \*\*\* Contractor shall follow all OSHA regulations with samples less <1%

## **5. Recommendations**

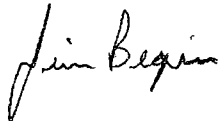
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***No Asbestos Containing Materials were detected.***

## **6. Limitations**

The conclusions, and recommendations presented above are based on, agreed upon scope of work outlined in the above report. The services performed on the subject property, included destructive sampling and excluded sampling of hidden materials, or sampling from inaccessible areas such as locked rooms, tight piped chases, walled cavities, concealed surfaces, electric wiring, fire doors, hard segmentation materials, etc. It should be further understood that this report might not be a definitive study of the presence of Asbestos Containing Material in the facility, due to the nature of manufacturing, application, and location of ACM. The consultant makes no warranties or guarantees as to the accuracy, or completeness of information obtained, or information provided or compiled by others. It is possible that information exists beyond the scope of this investigation. Also, changes in site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural or other factors. Additional information that was not found, or available to a consultant at the time of the writing of this report, may result in a modification of the conclusions, and recommendations presented. This report is not a legal opinion. The services performed by the consultant have been conducted in a manner consistent with care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

Respectfully submitted,

A handwritten signature in black ink that reads "Jim Begin". The signature is written in a cursive style with a large initial "J" and "B".

Jim Begin  
Asbestos Consultant

**Appendix A**  
**Laboratory Analytical Report**  
**&**  
**Chain of Custody**





# EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

EMSL Order: 122000171

Customer ID: 32ECSI78

Customer PO:

Project ID:

**Attention:** Jim Begin  
Environmental Consulting Services, Inc.  
4727 East Bell Road  
Suite 45-250  
Phoenix, AZ 85032

**Phone:** (800) 511-6364

**Fax:**

**Received Date:** 01/10/2020 1:38 PM

**Analysis Date:** 01/11/2020 - 01/13/2020

**Collected Date:** 01/10/2020

**Project:** 111 E. Western Ave

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-01 <small>122000171-0001</small>	Stucco	Gray Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
A-02 <small>122000171-0002</small>	Stucco	Gray Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
A-03 <small>122000171-0003</small> <i>Paint excluded.</i>	Ext Sealant	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-04 <small>122000171-0004</small> <i>Paint excluded.</i>	Ext Sealant	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-05 <small>122000171-0005</small> <i>Paint excluded.</i>	Int Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-06 <small>122000171-0006</small>	Int Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-07-Texture <small>122000171-0007</small> <i>Paint excluded.</i> <i>Textures are inseparable.</i>	Drywall & Texture	White/Beige Non-Fibrous Heterogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-07-Drywall <small>122000171-0007A</small>	Drywall & Texture	Brown/White Fibrous Heterogeneous	10% Cellulose	85% Gypsum 5% Non-fibrous (Other)	None Detected
A-08-Texture <small>122000171-0008</small> <i>Paint excluded.</i> <i>Textures are inseparable.</i>	Drywall & Texture	White/Beige Non-Fibrous Heterogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-08-Drywall <small>122000171-0008A</small>	Drywall & Texture	Brown/White Fibrous Heterogeneous	10% Cellulose	85% Gypsum 5% Non-fibrous (Other)	None Detected

Initial report from: 01/13/2020 12:26:00



## EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

EMSL Order: 122000171

Customer ID: 32ECSI78

Customer PO:

Project ID:

Analyst(s)

*Alexa Luna (5)*

*Jillian Chesson (5)*

Michelle Wilson, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Phoenix, AZ NVLAP Lab Code 200811-0, AZ0937, CO AL-19027

Initial report from: 01/13/2020 12:26:00



# Asbestos Chain of Custody

**EMSL Order Number** (Lab Use Only):

12200071

PHONE:  
FAX:

Company Name: <b>ECS</b>		EMSL Customer ID:	
Street: <b>4727 E. BELL RD SUITE 4529</b>		City: <b>PHOENIX</b>	State/Province: <b>AZ</b>
Zip/Postal Code: <b>85032</b>	Country: <b>US</b>	Telephone #: <b>800-511-6364</b>	Fax #:
Report To (Name): <b>JIM BEGIN</b>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: <b>INFO@ECS-ENVIRONMENTALSERVICES.COM</b>		Purchase Order:	
Project Name/Number: <b>111 E. WESTERN AVE</b>		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken:		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	
EMSL-Bill to: <input type="checkbox"/> Same <input type="checkbox"/> Different - If Bill to is Different note instructions in Comments** Third Party Billing requires written authorization from third party			
<b>Turnaround Time (TAT) Options* - Please Check</b>			
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input checked="" type="checkbox"/> 24 Hour	<input type="checkbox"/> 48 Hour <input type="checkbox"/> 72 Hour <input type="checkbox"/> 96 Hour <input type="checkbox"/> 1 Week <input type="checkbox"/> 2 Week
*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.			
<b>PCM - Air</b> <input type="checkbox"/> Check if samples are from NY <input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> w/ OSHA 8hr. TWA		<b>TEM - Air</b> <input type="checkbox"/> 4-4.5hr TAT (AHERA only) <input type="checkbox"/> AHERA 40 CFR, Part 763 <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> EPA Level II <input type="checkbox"/> ISO 10312	
<b>PLM - Bulk (reporting limit)</b> <input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%) <input type="checkbox"/> PLM EPA NOB (<1%) Point Count <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) Point Count w/Gravimetric <input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%) <input type="checkbox"/> NYS 198.1 (friable in NY) <input type="checkbox"/> NYS 198.6 NOB (non-friable-NY) <input type="checkbox"/> NYS 198.8 SOF-V <input type="checkbox"/> NIOSH 9002 (<1%)		<b>TEM - Bulk</b> <input type="checkbox"/> TEM EPA NOB <input type="checkbox"/> NYS NOB 198.4 (non-friable-NY) <input type="checkbox"/> Chatfield SOP <input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5 <b>TEM - Water:</b> EPA 100.2 Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking	
<input type="checkbox"/> Microvac - ASTM D 5755 <input type="checkbox"/> Wipe - ASTM D6480 <input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)		<b>Soil/Rock/Vermiculite</b> <input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%) <input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%) <input type="checkbox"/> TEM Qualitative via Filtration Prep <input type="checkbox"/> TEM Qualitative via Drop Mount Prep <input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)	
<input type="checkbox"/> Check For Positive Stop - Clearly Identify Homogenous Group		Filter Pore Size (Air Samples): <input type="checkbox"/> 0.8µm <input type="checkbox"/> 0.45µm	
Samplers Name: <b>Jim Begin</b>		Samplers Signature:	
Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
A01	STUCCO		1/10/20
-02	↓		↓
-03	EXT SEALANT		↓
-04	↓ ↓		↓
-05	INT SEALANT		↓
Client Sample # (s): <b>A01 - A08</b>		Total # of Samples:	
Relinquished (Client): <b>Jim Begin</b>		Date: <b>1/10/20</b>	Time:
Received (Lab):		Date: <b>1/10/2020</b>	Time: <b>1:38pm</b>
Comments/Special Instructions:			

111 E. WESTERN AVE



EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING

### Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

122000171

PHONE:  
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
A-06	INT SEALANT		1/10/20
A-07	Dry wall + texture		
A-08	↓ ↓		

\*Comments/Special Instructions:

**Appendix B**  
**Site Map**

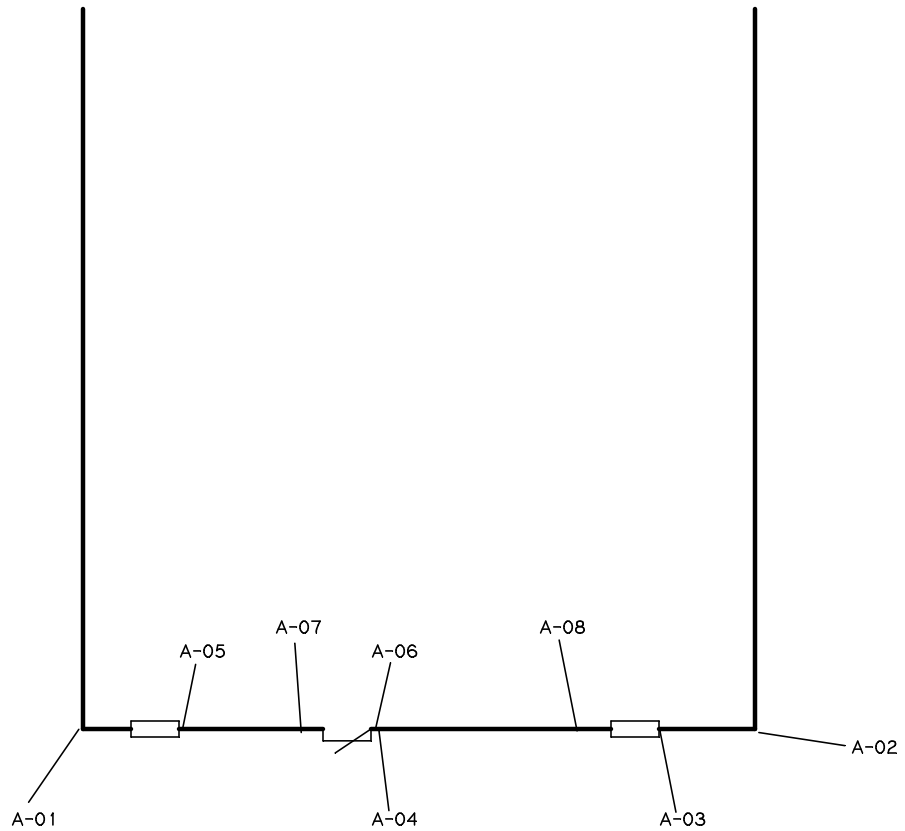
C

not to scale

(NORTH WALL)

B

D



A

01-EXTERIOR

**Appendix C**  
**Inspector Certification**

# Certificate of Training

**James Begin**

Has completed the AHERA Course:  
4 Hour Building Inspector Refresher Course on:

June 29, 2019

Cal-OSHA Course Approval Number: CA-038-06

As approved by California Division of Occupational Safety and Health and AHERA under TSCA Title 11.

June 29, 2020  
Expiration Date

*Steven Travers*  
Steven Travers  
Training Director

**Allstate Services, LLC**  
**1101 California Avenue, Suite 100, Corona, CA 92881**  
**(951) 273-3410**

AA 5719



# EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044  
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report  
**0203670**

## Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ZONA RESTORATION Job# / P.O. #:  
Address: 1724 W. 10TH PLACE #1 Date Received: 06/18/2018  
TEMPE AZ 85281 Date Analyzed: 06/19/2018  
Collected: 06/18/2018 Date Reported: 06/19/2018  
Project Name: 123 E. MAIN ST., AVONDALE 85323 EPA Method: EPA 600/R-93/116  
Address: Submitted By: DOUG WILLIAMS  
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0203670-001 NER-1	NORTH EAST ROOM E	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	12%
		LAYER 2 Joint Compound, White	Yes	Chrysotile 3%	Gypsum Mica Carbonates Binder/Filler	88%
		LAYER 3 Texture, Beige/ White	Yes	Chrysotile 2%	Cellulose Fiber	2%
					Carbonates Mica Quartz Binder/Filler	95%
					Cellulose Fiber	1%
					Carbonates Mica Quartz Binder/Filler	97%
0203670-002 SER-1	SOUTH EAST ROOM E	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	12%
		LAYER 2 Joint Compound, White	Yes	Chrysotile 2%	Gypsum Mica Carbonates Binder/Filler	88%
		LAYER 3 Texture, Beige/ White	Yes	Chrysotile 3%	Cellulose Fiber	3%
					Carbonates Mica Quartz Binder/Filler	95%
					Cellulose Fiber	<1%
					Carbonates Mica Quartz Binder/Filler	96%

# EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044  
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report  
**0203670**

## Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ZONA RESTORATION Job# / P.O. #:  
Address: 1724 W. 10TH PLACE #1 Date Received: 06/18/2018  
TEMPE AZ 85281 Date Analyzed: 06/19/2018  
Collected: 06/18/2018 Date Reported: 06/19/2018  
Project Name: 123 E. MAIN ST., AVONDALE 85323 EPA Method: EPA 600/R-93/116  
Address: Submitted By: DOUG WILLIAMS  
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0203670-003 MO-1	MAIN OFFICE S	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Mica Carbonates Binder/Filler	12%   88%
		LAYER 2 Texture, Off White	Yes	Chrysotile 2%	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	1%   97%
		LAYER 3 Texture, Tan/ White/ Purple	No	None Detected	Cellulose Fiber Carbonates Mica Perlite Quartz Binder/Filler	1%   99%
0203670-004 FR-1	FRONT ROOM W	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber Gypsum Mica Carbonates Binder/Filler	12%   88%
		LAYER 2 Texture, Tan/White	Yes	Chrysotile 3%	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	<1%   96%

# EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044  
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report  
**0203670**

## Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP#101926-0

Client: ZONA RESTORATION Job# / P.O. #:  
Address: 1724 W. 10TH PLACE #1 Date Received: 06/18/2018  
TEMPE AZ 85281 Date Analyzed: 06/19/2018  
Collected: 06/18/2018 Date Reported: 06/19/2018  
Project Name: 123 E. MAIN ST., AVONDALE 85323 EPA Method: EPA 600/R-93/116  
Address: Submitted By: DOUG WILLIAMS  
Collected By:

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents	
0203670-005 SWR-1	SOUTH WEST ROOM S	LAYER 1 Drywall, White/ Brown	No	None Detected	Cellulose Fiber	12%
		LAYER 2 Joint Compound, White	Yes	Chrysotile 2%	Gypsum Mica Carbonates Binder/Filler	88%
		LAYER 3 Texture, White	Yes	Chrysotile 2%	Cellulose Fiber Carbonates Mica Quartz Binder/Filler	3% 95% <1% 97%



Analyst - Paul Hofer



Signatory - Lab Director - Kurt Kettler

Distinctly stratified, easily separable layers of samples are analyzed as subsamples of the whole and are reported separately for each discernible layer. All analyses are derived from calibrated visual estimate and measured in area percent unless otherwise noted. The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The laboratory measurement of uncertainty for the test method is approximately less than 1 by area percent. Accredited by the National Institute of Standards and Technology, Voluntary Laboratory Accreditation Program for selected test method for asbestos. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Polarized Light Microscopy may not be consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials.

# EMC LABS, INC.

9830 S. 51st Street, Suite B109, Phoenix, AZ 85044  
Phone: 800-362-3373 or 480-940-5294 - Fax: (480) 893-1726

Laboratory Report

**0204140**

## Airborne Fiber Analysis by Phase Contrast Microscopy

AIHA#101586

Client: ZONA RESTORATION Job# / P.O. #:  
Address: 1724 W. 10TH PLACE #1 Date Received: 06/27/2018  
TEMPE AZ 85281 Date Analyzed: 06/28/2018  
Collected: 06/27/2018 (Unless Noted) Date Reported: 06/28/2018  
Project Name: 123 E. MAIN ST., AVONDALE 85323 NIOSH Method: 7400 Issue 2, Rev. 3, 8/15/94  
Address: Submitted By: DOUG WILLIAMS  
Collected By:

Lab ID	Sample Location	Time On	Volume	Avg. Fiber	Avg. Blank	LOD	Fibers Per CC	Fibers Per mm2
Client ID		Time Off	(liters)	(Fibers per Fields)	(Fibers per Fields)	Fibers per CC	CC	mm2
0204140-001	MAIN RM	7:30	1200	0.04	0	0.002	<0.002	<7.0
CY462596		8:50						

EMC Labs, Inc. - Sr Values	
Fiber Count Range	Average Sr Value
5 - 20	0.223
20 - 50	0.139
50 - 100	0.092
>100	0.154



Analyst - Kenneth Scheske



Signatory - Lab Director - Kurt Kettler

The report applies to the standards or procedures identified and to the sample(s) tested. The test results are not necessarily indicated or representative of the qualities of the lot from which the sample was taken or of identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. These reports are for the exclusive use of the addressed client and are rendered upon the condition that reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. The report shall not be reproduced except in full, without written approval by our laboratory. The samples not destroyed in testing are retained a maximum of thirty days. The accreditation or any reports generated by this laboratory in no way constitutes or implies product certification, approval, or endorsement by the American Industrial Hygiene Association. Airborne fiber concentration in fibers per cubic centimeter is to be considered accurate only if sampled by employees of EMC Labs, Inc. EMC Labs, Inc. is unable to verify the quality control over the accuracy of the flow rate information submitted by the client. Sample results for Fibers/cc and Fibers/mm2 for Airborne Fibers are subject to blank correction for Field Blanks when submitted.

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



## **ASBESTOS TESTING REPORT**

S&S Southwestern Management, LLC  
607 East Western Avenue  
Avondale, Arizona 85353-2423  
Testing Date: January 9, 2020

**PREPARED FOR:**

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**PREPARED BY:**

**ENVIRONMENTAL CONSULTING SERVICES, INC.**  
**4727 East Bell Road**  
**Suite # 45-250**  
**Phoenix, Arizona 85032-2308**

**Report Date: January 14, 2020**

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
[info@ecs-environmentalservices.com](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



January 14, 2020

Marsha Chavez  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**RE: Asbestos Testing - S&S Southwestern Management, LLC  
607 East Western Avenue, Avondale, Arizona 85353-2423**

Dear Ms. Chavez;

In accordance with your request and authorization dated January 6, 2020, Environmental Consulting Services, Inc. has prepared the attached asbestos testing report. Jim Begin, an AHERA Certified Asbestos Building Inspector, conducted the testing on January 9, 2020.

Should you have any questions after reviewing the conclusions and recommendations contained within this report, please do not hesitate to contact the undersigned at (800) 511-6364. Environmental Consulting Services, Inc. remains available to assist you in any way possible.

Sincerely,  
**Environmental Consulting Services, Inc.**

A handwritten signature in cursive script that reads "Jim Begin".

Jim Begin  
Asbestos Consultant

4727 East Bell Road • Suite 45-250 • Phoenix, AZ 85032-2308  
Phone: (800) 511-6364 • Fax: (480) 719-4465  
[info@ecs-environmentalservices.com](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

## **TABLE OF CONTENTS**

1. Scope of Work.....	1
2. Building Description.....	1
3. Investigative Methods.....	1
3.1 Sampling Protocols.....	1
3.2 Laboratory Analytical Method.....	1
4. Results of Investigation.....	2
5. Recommendations.....	4
6. Limitations.....	4

## **LIST OF TABLES**

1. Asbestos Survey Results.....	3
---------------------------------	---

## **LIST OF APPENDICES**

Appendix A - Laboratory Analytical Report & Chain of Custody
Appendix B - Site Map
Appendix C - Inspector Asbestos Certification

## ***1. Scope of Work***

Environmental Consulting Services, Inc. was retained to conduct asbestos testing for the subject site located at 607 East Western Avenue in Avondale, Arizona (per information provided). The testing was conducted on January 9, 2020.

The purpose of the testing was to ascertain the presence of ACM for renovation and or demolition purposes. Material not sampled should be considered suspect until proven otherwise by proper sampling techniques.

## ***2. Building Description***

The property tested is a single-story commercial building. The exterior consists of block walls; metal doors with wood door frames; fixed windows with metal window frames. The interior consists of drywall walls and ceilings; with wood cabinetry.

## ***3. Investigative Methods***

A total of ten(10) samples were collected throughout the structure. A unique number was assigned to each sample for identification. A total of fourteen (14) samples were analyzed (including all layers); results are reported and can be found in Appendix A.

### ***3.1 Sampling Protocol***

As a result of the visual inspection suspect materials were categorized as Friable or Non-Friable Surfacing, TSI or Miscellaneous Materials.

### ***3.2 Laboratory Analytical Method***

The bulk samples were submitted to EMSL Analytical, Inc, in Phoenix, Arizona, to be analyzed for asbestos content by Polarized Light Microscopy as described on the "Interim Method of Determination of Asbestos in Bulk Insulation Samples" (40 CFR Ch. 1 Pr.763, appendix A to sub-part F; July 1, 1987). EMSL Analytical, Inc., is an independent National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory.

To ensure valid and reliable results, and to monitor samples during the collection, shipment, testing, and subsequent disposal phase of potentially asbestos-containing materials, Environmental Consulting Services, Inc. has established a quality assurance program for the collection and submittal of bulk samples. This program consists of:

- Creation of a chain-of-custody form to keep track of the samples always by assigning responsibility for each phase of the data collection and analysis process to a specific person.



- Use of EPA-accredited laboratories that participate in the National Voluntary Laboratory Accreditation Program (NVLAP) sponsored by the National Institute of Standards and Technology for asbestos testing.

#### ***4. Results of Investigation***

In accordance with the Environmental Protection Agency (EPA), any construction material containing more than one percent asbestos by weight is considered an Asbestos Containing Material (ACM). In addition, according to policies developed for schools, by the EPA, a homogeneous material is considered to contain asbestos, when asbestos is detected in one or more samples of the subject material.

**TABLE 1**  
**Asbestos Results**  
607 East Western Avenue  
Avondale, Arizona 85353-2423  
January 9, 2020

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Exterior	Concrete Block & Mortar	A-01	North Wall	N/A	Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%
Exterior	Concrete Block & Mortar	A-02	North Wall	N/A	Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%
Exterior	Concrete	A-03	North Window Sill	N/A	Concrete (Gray)	Good	ND	0%
Exterior	Concrete	A-04	North Windows	N/A	Concrete (Gray)	Good	ND	0%
Exterior	Sealant	A-05	North Windows	N/A	Sealant (Black)	Good	ND	0%
Exterior	Sealant	A-06	North Windows	N/A	Sealant (Black)	Good	ND	0%
Interior	Drywall, Joint Compound and Texture	A-07	North Windows	N/A	Texture (White) Texture (White)	Good	ND ND	0% 0%
Interior	Drywall, Joint Compound and Texture	A-08	North Windows	N/A	Texture (White) Texture (White)	Good	ND ND	0% 0%
Interior	Sealant	A-09	North Windows	N/A	Sealant (White)	Good	ND	0%
Interior	Sealant	A-10	North Windows	N/A	Sealant (White)	Good	ND	0%

## **5. Recommendations**

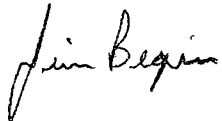
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***No Asbestos Containing Materials were detected.***

## **6. Limitations**

The conclusions, and recommendations presented above are based on, agreed upon scope of work outlined in the above report. The services performed on the subject property, included destructive sampling and excluded sampling of hidden materials, or sampling from inaccessible areas such as locked rooms, tight piped chases, walled cavities, concealed surfaces, electric wiring, fire doors, hard segmentation materials, etc. It should be further understood that this report might not be a definitive study of the presence of Asbestos Containing Material in the facility, due to the nature of manufacturing, application, and location of ACM. The consultant makes no warranties or guarantees as to the accuracy, or completeness of information obtained, or information provided or compiled by others. It is possible that information exists beyond the scope of this investigation. Also, changes in site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural or other factors. Additional information that was not found, or available to a consultant at the time of the writing of this report, may result in a modification of the conclusions, and recommendations presented. This report is not a legal opinion. The services performed by the consultant have been conducted in a manner consistent with care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

Respectfully submitted,

A handwritten signature in black ink that reads "Jim Begin". The signature is written in a cursive style with a large initial "J" and "B".

Jim Begin  
Asbestos Consultant

**Appendix A**  
**Laboratory Analytical Report**  
**&**  
**Chain of Custody**



# EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

EMSL Order: 122000173

Customer ID: 32ECSI78

Customer PO:

Project ID:

**Attention:** Jim Begin  
Environmental Consulting Services, Inc.  
4727 East Bell Road  
Suite 45-250  
Phoenix, AZ 85032

**Project:** 607 E. Western Ave

**Phone:** (800) 511-6364

**Fax:**

**Received Date:** 01/10/2020 1:38 PM

**Analysis Date:** 01/13/2020

**Collected Date:** 01/09/2020

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-01-Block <small>122000173-0001 Paint excluded.</small>	Concrete Block & Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-01-Mortar <small>122000173-0001A</small>	Concrete Block & Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-02-Block <small>122000173-0002 Paint excluded.</small>	Concrete Block & Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-02-Mortar <small>122000173-0002A</small>	Concrete Block & Mortar	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-03 <small>122000173-0003</small>	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-04 <small>122000173-0004</small>	Concrete	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-05 <small>122000173-0005</small>	Sealant	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-06 <small>122000173-0006</small>	Sealant	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A-07-Texture 1 <small>122000173-0007 Paint excluded. No Joint Compound present. No Drywall present.</small>	Drywall, Text & Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-07-Texture 2 <small>122000173-0007A Paint excluded.</small>	Drywall, Text & Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-08-Texture 1 <small>122000173-0008 Paint excluded. No Joint Compound present. No Drywall present.</small>	Drywall, Text & Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-08-Texture 2 <small>122000173-0008A Paint excluded.</small>	Drywall, Text & Joint Comp	White Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
A-09 <small>122000173-0009</small>	Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 01/13/2020 12:20:29



# EMSL Analytical, Inc.

3356 West Catalina Drive Phoenix, AZ 85017

Tel/Fax: (602) 276-4344 / (602) 276-4053

<http://www.EMSL.com> / [phoenixlab@emsl.com](mailto:phoenixlab@emsl.com)

**EMSL Order:** 122000173  
**Customer ID:** 32ECSI78  
**Customer PO:**  
**Project ID:**

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-10	Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

122000173-0010

Analyst(s)

Abdullah Almuzaini (7)

Isai Portillo (7)

Michelle Wilson, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Phoenix, AZ NVLAP Lab Code 200811-0, AZ0937, CO AL-19027

Initial report from: 01/13/2020 12:20:29



**Asbestos Chain of Custody**  
**EMSL Order Number (Lab Use Only):**

122000173

PHONE:  
FAX:

Company Name : <b>ECS</b>		EMSL Customer ID:	
Street: <b>4727 E. BELL RD SUITE 4525</b>		City: <b>Phoenix</b>	State/Province: <b>AZ</b>
Zip/Postal Code: <b>85032</b>	Country: <b>US</b>	Telephone #: <b>800-511-6364</b>	Fax #:
Report To (Name): <b>Jim Begin</b>		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
Email Address: <b>INFO@ECS-ENVIRONMENTALSERVICES.COM</b>		Purchase Order:	
Project Name/Number: <b>607 E. WESTERN AVE</b>		EMSL Project ID (Internal Use Only):	
U.S. State Samples Taken:		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

EMSL-Bill to:  Same  Different - If Bill to is Different note instructions in Comments\*\*  
 Third Party Billing requires written authorization from third party

**Turnaround Time (TAT) Options\* - Please Check**

3 Hour  6 Hour  24 Hour  48 Hour  72 Hour  96 Hour  1 Week  2 Week

\*For TEM Air 3 hr through 6 hr, please call ahead to schedule. \*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

**PCM - Air**  Check if samples are from NY

NIOSH 7400  
 w/ OSHA 8hr. TWA

**PLM - Bulk (reporting limit)**

PLM EPA 600/R-93/116 (<1%)  
 PLM EPA NOB (<1%)

Point Count

400 (<0.25%)  1000 (<0.1%)

Point Count w/Gravimetric

400 (<0.25%)  1000 (<0.1%)

NYS 198.1 (friable in NY)

NYS 198.6 NOB (non-friable-NY)

NYS 198.8 SOF-V

NIOSH 9002 (<1%)

**TEM - Air**  4-4.5hr TAT (AHERA only)

AHERA 40 CFR, Part 763

NIOSH 7402

EPA Level II

ISO 10312

**TEM - Bulk**

TEM EPA NOB

NYS NOB 198.4 (non-friable-NY)

Chatfield SOP

TEM Mass Analysis-EPA 600 sec. 2.5

**TEM - Water:** EPA 100.2

Fibers >10µm  Waste  Drinking

All Fiber Sizes  Waste  Drinking

**TEM- Dust**

Microvac - ASTM D 5755

Wipe - ASTM D6480

Carpet Sonication (EPA 600/J-93/167)

**Soil/Rock/Vermiculite**

PLM EPA 600/R-93/116 with milling prep (<0.25%)

TEM EPA 600/R-93/116 with milling prep (<0.1%)

TEM Qualitative via Filtration Prep

TEM Qualitative via Drop Mount Prep

Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)

**Other:**

Check For Positive Stop - Clearly Identify Homogenous Group

Filter Pore Size (Air Samples):  0.8µm  0.45µm

Samplers Name: **Jim Begin**

Samplers Signature:

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
A-01	Concrete Block + Mortar		1/9/20
-02	↓		↓
-03	Concrete		
-04	↓		
-05	Sealant		

Client Sample # (s): <b>A-01 - A-10</b>	Total # of Samples: <b>10</b>
Relinquished (Client): <b>Jim Begin</b>	Date: <b>1/10</b> Time:
Received (Lab): <b>[Signature]</b>	Date: <b>1/10/2020</b> Time: <b>1:38pm</b>
Comments/Special Instructions:	





**Appendix B**  
**Site Map**

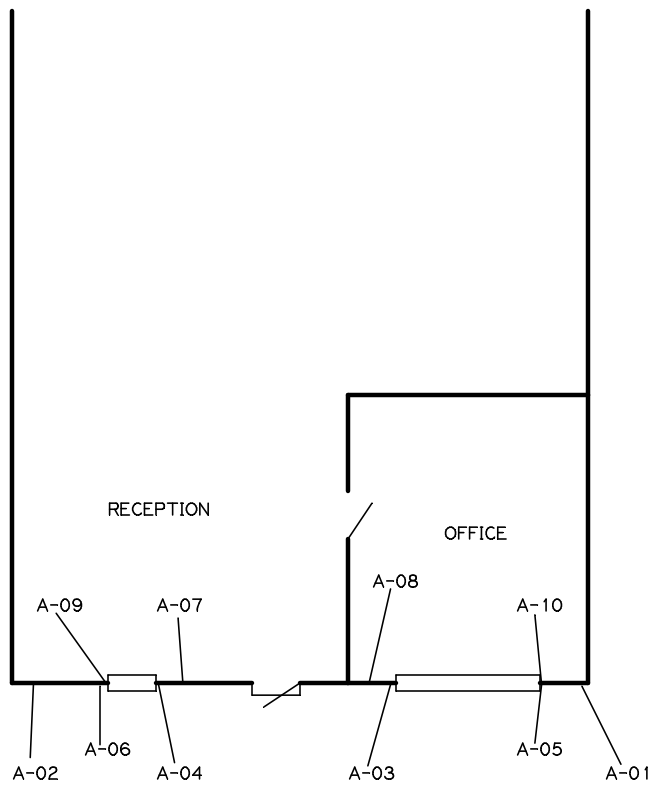
C

not to scale

(NORTH WALL)

B

D



A

01-EXTERIOR

**Appendix C**  
**Inspector Certification**

# Certificate of Training

**James Begin**

Has completed the AHERA Course:  
4 Hour Building Inspector Refresher Course on:

June 29, 2019

Cal-OSHA Course Approval Number: CA-038-06

As approved by California Division of Occupational Safety and Health and AHERA under TSCA Title 11.

June 29, 2020  
Expiration Date

*Steven Travers*  
Steven Travers  
Training Director

**Allstate Services, LLC**  
**1101 California Avenue, Suite 100, Corona, CA 92881**  
**(951) 273-3410**

AA 5719