

**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  
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**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 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  
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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**

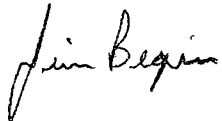
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***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>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: EPA 100.2</b> 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)	
<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:			







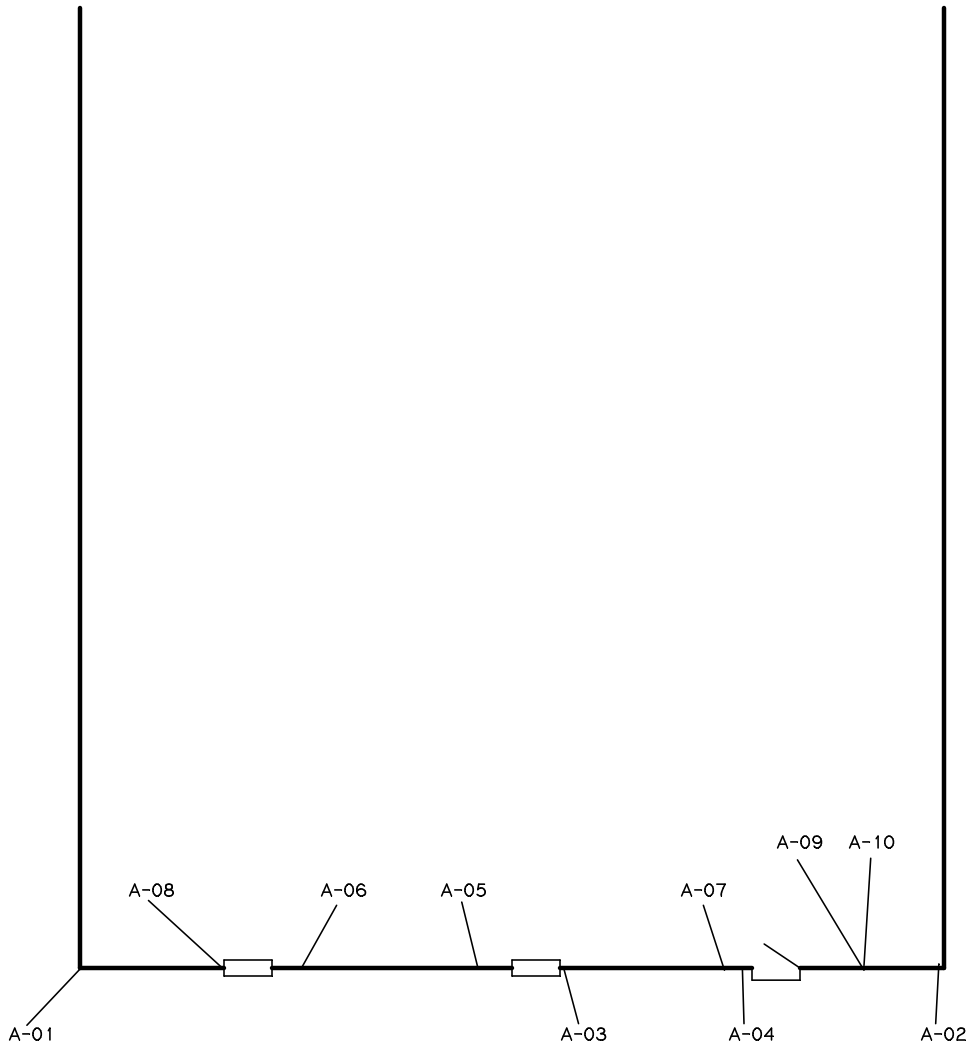
**Appendix B**  
**Site Map**

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**

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**ENVIRONMENTAL CONSULTING  
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January 14, 2020

Marsha Chavez  
City of Avondale  
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1007 South 3rd Street  
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Dear Ms. Chavez;

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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](mailto:info@ecs-environmentalservices.com) • [www.ecs-environmentalservices.com](http://www.ecs-environmentalservices.com)

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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.

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- 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
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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%
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Interior	Drywall and Texture	A-07	North Wall	N/A	Texture (White/Beige) Drywall (Brown/White)	Good	ND ND	0% 0%
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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**

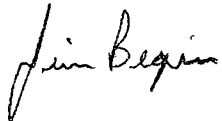
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***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, 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: 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





# 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** <small>Third Party Billing requires written authorization from third party</small>			
<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: EPA 100.2</b> 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:			







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

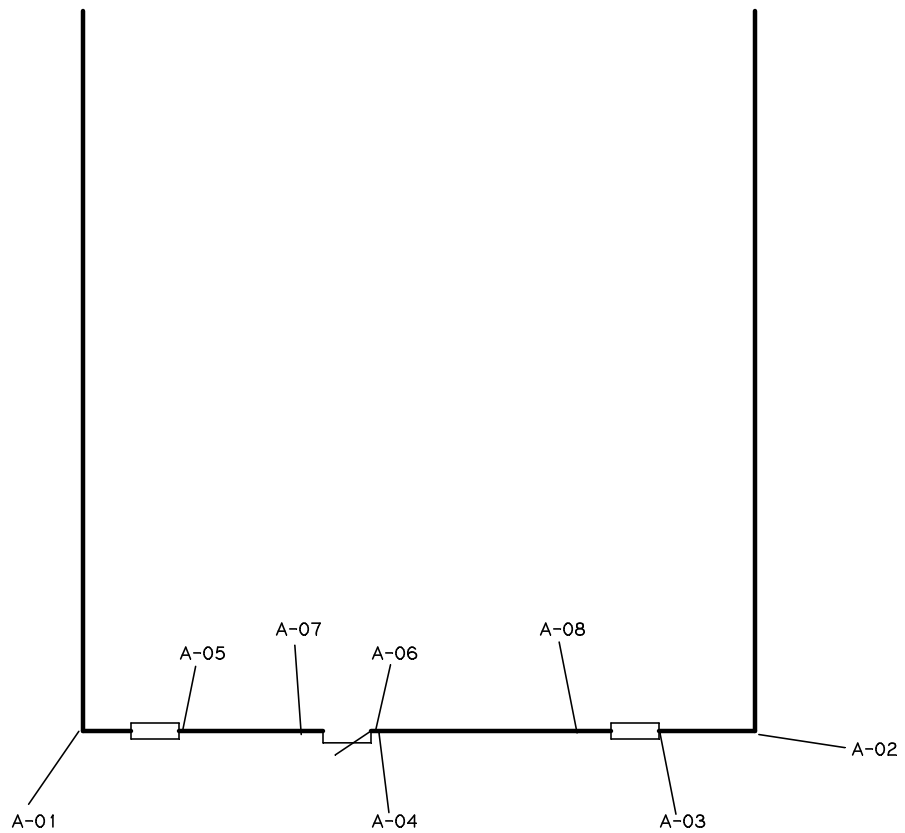
C

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

ENVIRONMENTAL CONSULTING  
SERVICES, INC.



## ASBESTOS TESTING REPORT

123 East Main Street, Suite 100  
Avondale, Arizona 85323-2644  
Testing Date: March 12, 2020

**PREPARED FOR:**

Mr. Daniel Lander  
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: March 12, 2020**

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

**ENVIRONMENTAL CONSULTING  
SERVICES, INC.**



March 12, 2020

Mr. Daniel Lander  
City of Avondale  
Avondale Neighborhood and Family Services  
1007 South 3rd Street  
Avondale, Arizona 85323-2809

**RE: Asbestos Testing – Commercial Building  
123 East Main Street, Suite 100, Avondale, Arizona 85323-2644**

Dear Mr. Lander;

In accordance with your request and authorization dated March 9, 2020, Environmental Consulting Services, Inc. has prepared the attached asbestos testing report. Jim Begin, an AHERA Certified Asbestos Building Inspector, conducted the testing on March 12, 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 • www.ecs-environmentalservices.com

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



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

Environmental Consulting Services, Inc. was retained to conduct asbestos testing for the subject site located at 123 East Main Street, Suite 100 in Avondale, Arizona (per information provided). The testing was conducted on March 12, 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 commercial building. The exterior consists of stucco walls, metal doors and metal door frames. The interior consists of drywall walls & ceilings, ceramic tile and concrete floors and wood cabinetry.

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

A total of six (6) 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 EMLab P & K, 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**  
 123 East Main Street, Suite 100  
 Avondale, Arizona 85323-2644  
 March 12, 2020

Area Tested	Type of Material	Sample Number (s)	Sample Locations	Quantity	Sample Description	Condition	PLM Results	Percent
Exterior	Drywall and Joint Compound	A-01	North Entry Wall	N/A	Compound (White/W Tan Paint) Drywall (White/ W Brown Paper)	Good	ND ND	0% 0%
Exterior	Drywall and Joint Compound	A-02	North Entry Wall	N/A	Compound (White/W Tan Paint) Drywall (White/ W Brown Paper)	Good	ND ND	0% 0%
Exterior	Block and Mortar	A-03	North Entry Wall	N/A	Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%
Exterior	Block and Mortar	A-04	North Entry Wall	N/A	Block (Gray) Mortar (Gray)	Good	ND ND	0% 0%
Interior	Caulking	A-05	North Entry Wall	N/A	Caulk (White)	Good	ND	0%
Interior	Caulking	A-06	North Entry Wall	N/A	Caulk (White)	Good	ND	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**

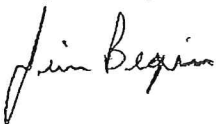
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***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,



Jim Begin  
Asbestos Consultant

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



EMLab P&K



Report for:

**Mr. Jim Begin**  
**Environmental Consulting Services, Inc.**  
4727 E. Bell Road, Suite 45-250  
Phoenix, AZ 85032

---

Regarding: Project: 123 E Main St  
EML ID: 2373855

Approved by:

Dates of Analysis:  
Asbestos PLM: 03-12-2020

Approved Signatory  
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)  
NVLAP Lab Code 500031-0

---

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

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



Client: Environmental Consulting Services, Inc.  
C/O: Mr. Jim Begin  
Re: 123 E Main StDate of Sampling: 03-12-2020  
Date of Receipt: 03-12-2020  
Date of Report: 03-12-2020**ASBESTOS PLM REPORT****Total Samples Submitted:** 6**Total Samples Analyzed:** 6**Total Samples with Layer Asbestos Content > 1%:** 0**Location: A-01, Drywall & Joint Comp**

Lab ID-Version‡: 11315838-1

Sample Layers	Asbestos Content
White Joint Compound with Tan Paint	ND
White Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: A-02, Drywall & Joint Comp**

Lab ID-Version‡: 11315839-1

Sample Layers	Asbestos Content
White Joint Compound with Tan Paint	ND
White Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: A-03, Ext Block Wall & Mortar**

Lab ID-Version‡: 11315840-1

Sample Layers	Asbestos Content
Gray Block	ND
Gray Mortar	ND
<b>Sample Composite Homogeneity:</b>	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

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

Client: Environmental Consulting Services, Inc.  
C/O: Mr. Jim Begin  
Re: 123 E Main StDate of Sampling: 03-12-2020  
Date of Receipt: 03-12-2020  
Date of Report: 03-12-2020**ASBESTOS PLM REPORT****Location: A-04, Ext Block Wall & Mortar**

Lab ID-Version‡: 11315841-1

Sample Layers	Asbestos Content
Gray Block	ND
Gray Mortar	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: A-05, Ext Win Calking**

Lab ID-Version‡: 11315842-1

Sample Layers	Asbestos Content
White Caulk	ND
<b>Sample Composite Homogeneity:</b>	Good

**Location: A-06, Ext Win Calking**

Lab ID-Version‡: 11315843-1

Sample Layers	Asbestos Content
White Caulk	ND
<b>Sample Composite Homogeneity:</b>	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

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



# CHAIN OF CUSTODY EMLa

www.EML-abpk.com

Marlton, NJ: 3000 Lincoln Drive East, Suite A Marlton, NJ 08053 (81)  
 Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 \* (800)  
 S. San Francisco, CA: 6000 Shoreline Ct. Ste 203, S. San Francisco, CA 94080 \* (866) 88



002373855

Temp	Rain	Snow	Wind	Clear

### CONTACT INFORMATION

Environmental Consulting Services Inc.  
 4727 E. Bell Rd. Suite 45-250 Plix, AZ 85032  
 Special Instructions:

Attn: Jim Beglin phone: 800-511-6364

E-Mail: info@ecsc-environmentalservices.com

### PROJECT INFORMATION

Project ID: 173 E. MAINT  
 Sampling Date & Time: 3/12/20

### TURN AROUND TIME CODES - (TAT)

- STD - Standard (DEFAULT) - Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.
- ND - Next Business Day
- SD - Same Business Day Rush
- WH - Weekend/Holiday

REQUESTED SERVICES (✓ Boxes)	DATE & TIME
Asbestos - PLM	
Lead - Paint Chips	
Mold - Sporetrap Analysis	
Mold - Surface - Direct Exam	
Lead - Drinking Water - 200.08 - TA	
Asbestos TEM	

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume/Area (as)	NOTES (Time of day, Temp, RH, etc.)
A-01	Drywall + Joint Comp	B	SD		
A-02	ENT BLOCK WALL + MORTAR				
A-03					
A-04	EXT WIN CALLING				
A-05					
A-06					

SAMPLE TYPE CODES			
ST - Spore Trap	T - Tape	D - Dust	
P - Potable Water	SW - Swab	SO - Soil	
NP - Non-Potable Water	B - Bulk	O - Other	

RELINQUISHED BY	DATE & TIME
Sam Beglin	3/12/20
Jeanette	3/12/20

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at [www.emlabpk.com/terms.html](http://www.emlabpk.com/terms.html)

## **Appendix B**

### **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**

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)

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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%

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**

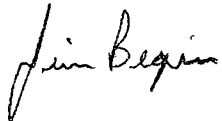
Based on the above conclusions, Environmental Consulting Services, Inc. recommends the following.

***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, 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: 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

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

**Fax:**

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

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

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

**Project:** 607 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-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>EGS</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@EGS-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.

<p><b>PCM - Air</b> <input type="checkbox"/> Check if samples are from NY</p> <p><input type="checkbox"/> NIOSH 7400</p> <p><input type="checkbox"/> w/ OSHA 8hr. TWA</p> <p><b>PLM - Bulk (reporting limit)</b></p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (&lt;1%)</p> <p><input type="checkbox"/> PLM EPA NOB (&lt;1%)</p> <p>Point Count</p> <p><input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p>Point Count w/Gravimetric</p> <p><input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p><input type="checkbox"/> NYS 198.1 (friable in NY)</p> <p><input type="checkbox"/> NYS 198.6 NOB (non-friable-NY)</p> <p><input type="checkbox"/> NYS 198.8 SOF-V</p> <p><input type="checkbox"/> NIOSH 9002 (&lt;1%)</p>	<p><b>TEM - Air</b> <input type="checkbox"/> 4-4.5hr TAT (AHERA only)</p> <p><input type="checkbox"/> AHERA 40 CFR, Part 763</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> EPA Level II</p> <p><input type="checkbox"/> ISO 10312</p> <p><b>TEM - Bulk</b></p> <p><input type="checkbox"/> TEM EPA NOB</p> <p><input type="checkbox"/> NYS NOB 198.4 (non-friable-NY)</p> <p><input type="checkbox"/> Chatfield SOP</p> <p><input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5</p> <p><b>TEM - Water:</b> EPA 100.2</p> <p>Fibers &gt;10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking</p> <p>All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking</p>	<p><b>TEM- Dust</b></p> <p><input type="checkbox"/> Microvac - ASTM D 5755</p> <p><input type="checkbox"/> Wipe - ASTM D6480</p> <p><input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)</p> <p><b>Soil/Rock/Vermiculite</b></p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (&lt;0.25%)</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (&lt;0.1%)</p> <p><input type="checkbox"/> TEM Qualitative via Filtration Prep</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep</p> <p><input type="checkbox"/> Cincinnati Method EPA 600/R-04/004 - PLM/TEM (BC only)</p> <p><b>Other:</b></p> <p><input type="checkbox"/></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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**

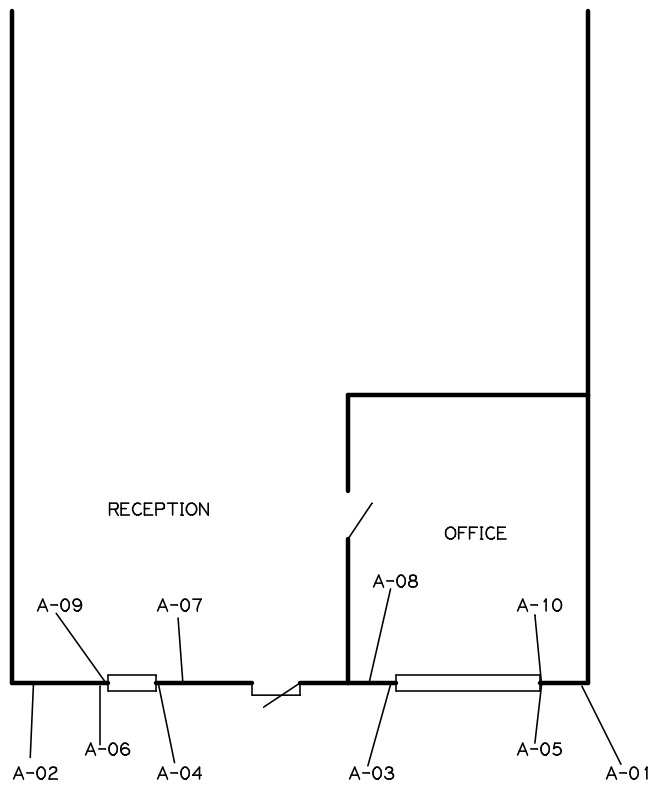
C

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