

# Limited Hazardous Materials Survey Report

Ayer House (formerly AP Building)  
1417 Columbia St. SW  
Olympia, WA 98501  
State of Washington Project No. 2021-244

Prepared for:  
State of Washington  
Department of Enterprise Services (DES)  
Engineering & Architectural Services (E&AS)  
P.O. Box 41476  
Olympia, WA 98504

**REVISED** July 29, 2021  
PBS Project No. 40535.494



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## 1 INTRODUCTION

### 1.1 Project Background

PBS Engineering and Environmental, Inc. (PBS) performed a limited hazardous materials survey of the Ayer House (formerly AP Building) located at 1417 Columbia Street SW in Olympia, Washington. The intent of this investigation is to ensure that the State of Washington is in compliance with applicable regulatory requirements that a "good faith inspection" for ACMs be performed prior to renovation or demolition activities.

At the request of DES E&AS, all accessible areas of the building were inspected for the presence of Asbestos-Containing Materials (ACMs), Lead Containing Paint (LCP), polychlorinated biphenyls (PCBs) and mercury-containing components.

The Ayer House consists of a two-story wood-framed former residential structure with a concrete basement foundation, currently used as office space. Interior finishes generally consist of carpet over hardwood floors in most rooms and hallways, with sheet flooring at entries and the kitchen area, and ceramic tile in restrooms. Walls consist of both plaster/lath and gypsum wallboard, with cellulose fiberboard substrates in various locations. Glued-on acoustical ceiling tiles (12") exist in various rooms. Exterior siding and windows are wood, and roofing consists of composition shingles.

PBS previously inspected the Ayer House in 1994 for the presence of accessible ACMs. Pertinent information has been incorporated into this investigation.

### 1.2 Survey Process

Accessible areas included in the project scope were inspected by AHERA Certified Building Inspector Cel Alvarez (Cert. No. 176590 Exp. 1/22/2021) and Martin Estira (Cert. No. 175867 Exp. 12/4/2020) on April 9, 2020. PBS endeavored to inspect all accessible areas within the scope of work. Inaccessible areas consist of those requiring selective demolition, fall protection, or confined space entry protocols in order to gain access.

When observed, suspect materials were sampled, or presumed to contain asbestos. Fifty-four (54) bulk samples were collected of suspect asbestos-containing materials as part of this investigation. All samples were assigned a unique identification number and transmitted for analysis to Seattle Asbestos Test (NVLAP #201057-0) under chain-of-custody protocols. Samples were analyzed according to EPA Method 600R-93/116 using Polarized Light Microscopy (PLM), which has a reliable limit of quantification of 1% asbestos by volume. Information regarding the type and location of sampled materials can be found on the attached PLM Sample Inventory.

Suspect ACMs may exist in inaccessible areas of the building. PBS endeavored to determine the presence and estimate the condition of suspect materials in all accessible areas. While PBS has endeavored to identify the ACM that may be found in concealed locations, additional unidentified ACM may exist.

## 2 FINDINGS

### 2.1 Asbestos-Containing Materials (ACMs)

The following materials were found to contain **greater than 1% asbestos**:

- Duct Felt Tape – Basement HVAC Ducts - approx. 185 LF exposed, undetermined quantity in concealed locations in walls/ceilings (previous inspection data);
- Insulating Cement – Boiler Units - approx. 60 LF (previous inspection data);

The following materials were found to contain **1% asbestos or less**:

- Window Putty – Basement North – Eight windows, approx. 1' x 2' ea.;

Sampling of Basement windows in 1995 identified 1% asbestos via “point count” methodology. By regulation, this material does not meet the definition of “asbestos-containing material”, which is defined as having greater than one percent asbestos. Sampling of representative window putty at the First Floor in 2021 detected no asbestos. See Section 3 Recommendations for additional information.

The following materials were sampled as part of this investigation and found to contain no asbestos:

- Carpet Mastic – various locations throughout;
- 12” Glued-on Ceiling Tile/Mastic – various locations throughout;
- Window Putty – Throughout (Excluding Basement);
- Yellow Ceramic Tile/Mortar – Kitchen;
- Pink Ceramic Tile/Mortar – Restrooms;
- Gypsum Wallboard/Joint Compound – various locations throughout
- Wall Plaster – various locations throughout;
- Ceiling Plaster/fiberboard – various locations throughout.

The following materials were sampled as part of PBS’ previous investigation and found to contain no asbestos:

- Wall Plaster – various locations throughout;
- Sheet Floor Covering – First Floor West Hallway;
- Gypsum Wallboard/Joint Compound – various locations throughout;
- Gray Flue Cement – North Basement;
- White Flue Cement – South Basement;
- Window Putty – Basement North;

Refer to Appendix A for a complete listing of current PLM bulk sampling and associated laboratory analysis.

## 2.2 Lead-Containing Paint (LCP)

Five (5) representative painted coatings were sampled for lead content during this survey. The samples were assigned a unique identification number and transmitted to NVL Laboratories (AIHA IH #101861) in Seattle, Washington under chain-of-custody protocols for analysis using Flame Atomic Absorption.

Lead was detected in four (4) of the samples collected:

- Gray paint on west entry door frame – 13.0%.
- White paint on interior wood window frame – 0.064%
- Off-white paint on exterior wood siding – 1.50%
- White wood on exterior wood window frame – 6.90%

For a complete listing of representative bulk sampling and associated laboratory analysis, refer to Appendix B.

## 2.3 Mercury-Containing Components

All fluorescent light tubes are presumed to contain mercury. Approximately forty (40) four-foot fluorescent lamps and five (5) compact fluorescent light bulbs were observed during our investigation. Caution should be exercised during demolition to not break these lamps/bulbs.

## 2.4 PCB-Containing Components

PBS inspected representative fluorescent light fixture ballasts that are to be removed to facilitate the planned demolition. Fluorescent light fixtures throughout the building were inspected and found to contain electronic ballasts. Electronic ballasts do not contain PCB-laden oil.

### 3 RECOMMENDATIONS

#### 3.1 ACMs

Prior to impact by renovation or demolition, all ACMs should be removed and properly disposed of by a qualified State of Washington licensed asbestos abatement contractor in accordance with all applicable local, state and federal regulations. Any ACMs that may be impacted by demolition activities should only be impacted by properly trained and protected personnel using appropriate work practices.

Window putty at the Basement level was analyzed via point-count method and determined to contain 1% asbestos. The State of Washington Department of Labor and Industries regulations require various employee/worker compliance for all trades during activities impacting materials containing 1% or less asbestos, including but not limited to asbestos awareness training, initial exposure monitoring, worker protection, engineering controls (use of wet methods and HEPA vacuums for debris cleanup), worker training and supervision by an asbestos “competent person” (WAC 296-62-077).

The possibility exists that suspect ACM may be present in equipment, wall, and ceiling cavities, and in select areas included in the scope of renovations. These may include, but are not limited to pipe insulation, below slab components vapor barriers, and construction adhesives and wall mastics. In the event that suspect ACM is uncovered during demolition, contractors should stop work immediately and inform the owner promptly for confirmation testing. All untested materials should be presumed asbestos-containing or tested for asbestos content prior to impact.

#### 3.2 LCP

Representative paint coatings were found to contain detectable lead. Paint coatings may exist in inaccessible areas of the building or in secondary coatings on building components. Any previously unidentified painted coatings should be considered lead containing until sampled and proven otherwise.

Impact of paint with detectable concentrations of lead requires construction activities to be performed in accordance with the State of Washington Department of Labor and Industries regulation for Lead in Construction (WAC 296-155-176).

#### 3.3 Mercury-Containing Components

All fluorescent lamps and CFL bulbs at this site are presumed to be mercury-containing. PBS recommends that all fluorescent lamps be carefully handled and recycled/disposed of in accordance with the contract documents and applicable regulations during demolition activities. Breakage of lamps should be avoided to prevent potential exposures to mercury. Washington Department of Safety and Health requires specific training, handling, engineering controls and disposal practices when performing this work. All waste shall be handled in accordance with WAC 173-303.

#### 3.4 PCB-Containing Components

PBS recommends all light ballasts be inspected prior to disposal. Magnetic ballasts should be presumed to contain PCBs and properly removed, stored, transported and disposed of in accordance with Washington Administrative Code (WAC) 173-303 Dangerous Waste Regulations and 40 CFR Part 761 Subpart D. Electronic ballasts do not contain PCBs and can be disposed of as general debris in compliance with applicable codes and endpoint facility requirements.

Report prepared by:

Report reviewed by:

Ferman Fletcher  
AHERA Building Inspector  
Cert. #IR-21\_8539B Exp. 4/01/2022

Tim Ogden  
Principal/ Sr. Project Manager,  
AHERA Building Inspector  
Cert. #IR-21-2008A, exp. 4/01/2022

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## **APPENDIX A**

### **PLM Asbestos Bulk Sampling Information**

PLM Asbestos Bulk Sample Inventory

PLM Asbestos Bulk Sample Laboratory Data Sheets

Chain of Custody

Historical Asbestos Survey Information - PBS, April 1995

**PLM ASBESTOS SAMPLE INVENTORY**

<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
40535.494 -A01	Carpet mastic	1st Floor; room South of main entry	Layer 1: Yellow mastic	NAD	SAT
40535.494 -A02	12" Glued-on acoustical ceiling tile Glue	1st Floor; room North of main entry	Layer 1: Brown fibrous material with paint Layer 2: Brown mastic	NAD NAD	SAT
40535.494 -A03	12" Glued-on acoustical ceiling tile  Glue	2nd Floor; Northeast corner room	Layer 1: Yellow mastic with paint Layer 2: Brown fibrous material with paint Layer 3: Brown mastic	NAD NAD NAD	SAT
40535.494 -A04	Firebrick	1st Floor; fireplace	Layer 1: Gray hard sandy/brittle material	NAD	SAT
40535.494 -A05	Window putty	1st Floor; West elevation	Layer 1: Beige brittle material with paint	NAD	SAT
40535.494 -A06	Window putty	1st Floor; North elevation; West end	Layer 1: Beige brittle material with paint and debris	NAD	SAT
40535.494 -A07	Window putty	1st Floor; North elevation; East end	Layer 1: Beige brittle material with paint	NAD	SAT
40535.494 -A08	Yellow ceramic tile backsplash Mortar	1st Floor; kitchen	Layer 1: Yellow ceramic Layer 2: Gray sandy/brittle material	NAD NAD	SAT
40535.494 -A09	Pink ceramic floor tile / Mortar	2nd Floor; West bathroom	Layer 1: Pink/yellow ceramic	NAD	SAT
40535.494 -A10	Pink ceramic floor tile / Mortar	2nd Floor; East bathroom	Layer 1: Pink/beige ceramic	NAD	SAT
40535.494 -A11	Joint compound Gypsum wallboard	1st Floor; hallway	Layer 1: White powdery material with paint and paper Layer 2: White chalky material with paper	NAD NAD	SAT
40535.494 -A12	Wall plaster	1st Floor; North entry	Layer 1: Off-white soft/elastic material with trace paint Layer 2: Gray sandy/brittle material	NAD NAD	SAT
40535.494 -A13	Plaster over fiberboard	2nd Floor; Southeast closet	Layer 1: Gray sandy/brittle material with paint Layer 2: Brown fibrous material	NAD NAD	SAT



<u>PBS Sample #</u>	<u>Material Type</u>	<u>Sample Location</u>	<u>Lab Description</u>	<u>Lab Result</u>	<u>Lab</u>
40535.494 -A14	Singles and tar/plastic	North roof area	Layer 1: Black asphaltic material with sand Layer 2: Black asphaltic material with sand Layer 3: Black asphaltic material with sand Layer 4: Black asphaltic material Layer 5: Black plastic	NAD NAD NAD NAD NAD	SAT
40535.494 -A15	Singles and tar/plastic	South roof area	Layer 1: Black asphaltic material with sand Layer 2: Black asphaltic material with sand Layer 3: Black asphaltic material Layer 4: Black plastic	NAD NAD NAD NAD	SAT

## SEATTLE ASBESTOS TEST, LLC

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

[www.seattleasbestos.com](http://www.seattleasbestos.com), [admin@seattleasbestos.com](mailto:admin@seattleasbestos.com)

Project Manager:	Mr. Ferman Fletcher, Ms. Michelle Dodson, Mr. Tim Ogden	Date Analyzed:	6/30/2021
Client:	PBS Engineering and Environmental, Seattle	Client Job#:	40535.494
Address:	214 E Galer Street, Suite 300, Seattle, WA 98102	Project Location:	Ayer House
Tel:	206.233.9639	Laboratory batch#:	202110563
Date Report Issued:	6/30/2021	Samples Received:	13

Enclosed please find the test results for the bulk samples submitted to our laboratory for asbestos analysis. Analysis was performed using polarized light microscopy (PLM) in accordance with Test Method US EPA - 40 CFR Appendix E of Part 763, Interim Method of Determination of Asbestos in Bulk (Insulation Samples and Test Method US EPA/600/R-93/116.

Percentages for this report are done by visual estimate and relate to the suggested acceptable error ranges by the method. Since variation in data increases as the quantity of asbestos decreases toward the limit of detection, the EPA recommends point counting for samples containing between <1% and 10% asbestos (NESHAP, 40 CFR Part 61). Statistically, point counting is a more accurate method. If you feel a point count might be beneficial, please feel free to call and request one.

The test results refer only to the samples or items submitted and tested. The accuracy with which these samples represent the actual materials is totally dependent on the acuity of the person who took the samples. This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government. The test report or calibration certificate shall not be reproduced except in full, without written approval of the laboratory. If the sample is inhomogeneous the sub-samples of the components are analyzed separately as layers. This report in its entirety consists of this cover letter, the customer sampling COC or data sheet, and the analytical report which is page numbered.

This report is highly confidential and will not be released without your consent. Samples are archived for 30 days after the analysis, and disposed of as hazardous waste thereafter.

Thank you for using our service and let us know if we can further assist you.

Sincerely



Steve (Fanyao) Zhang  
Approved Signatory



202110563

Project: Ayer House

Project #: 40535.494

Analysis requested: PLM

Date: 6/29/21

Relinq'd by/Signature: 

Date/Time: 6/29/21

Received by/Signature: 

Date/Time: 6/29/21 16:31

**E-mail results to:**

- Brian Stanford
- Willem Mager
- Gregg Middaugh
- Mark Hiley
- Tim Ogden
- Prudy Stoudt-McRae

- Cel Alvarez
- Janet Murphy
- Kaitlin Soukup
- Martin Estira
- Justin Day
- Michelle Dodson

- Mike Smith
- Ferman Fletcher
- Holly Tuttle
- Ryan Hunter
- Eman Jabali

E-mail all invoices to: [seattleap@pbsusa.com](mailto:seattleap@pbsusa.com)

**TURN AROUND TIME:**

- 1 Hour
- 2 Hours
- 4 Hours

- 24 Hours
- 48 Hours

- 3-5 Days
- Other \_\_\_\_\_

**SAMPLE DATA FORM**

Sample #	Material	Location	Lab
40535.494-A01	Carpet Mastic	1 <sup>st</sup> Floor; Rm South of Main Entry	SAT
-A02	12" GACT/Glue	1 <sup>st</sup> Floor; Rm North of Main Entry	
-A03	"	2 <sup>nd</sup> Floor; NE corner Room	
-A04	Firebrick	1 <sup>st</sup> Floor; Fireplace	
-A05	Window Putty	1 <sup>st</sup> Floor; W. elevation	
-A06	"	1 <sup>st</sup> Floor; N. elevation; W. end	
-A07	"	1 <sup>st</sup> Floor; N. elevation; E. end	
-A08	Yellow Ceramic Tile Backsplash/Mortar	1 <sup>st</sup> Floor; Kitchen	
-A09	Pink Ceramic Floor tile/Mortar	2 <sup>nd</sup> Floor; W. Bathroom	
-A10	"	2 <sup>nd</sup> Floor; E. Bathroom	
-A11	JC/GWB (Composite Analysis Requested if Applicable)	1 <sup>st</sup> Floor; Hallway	
-A12	Wall Plaster	1 <sup>st</sup> Floor; N. entry	
-A13	Plaster over Fiberboard	2 <sup>nd</sup> Floor; SE closet	

# SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.873.9850, Fax: 425.873.9810, NVLAP Lab Code: 200768-0

Disclaimer: This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government.

## ANALYTICAL LABORATORY REPORT

[PLM] EPA - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; EPA 800/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

[PLM]

Mr. Forman  
 Fletcher, Ms.  
 Michelle Dodson,  
 Mr. Tim Ogden

Client: PBS Engineering and  
 Environmental, Seattle

Address: 214 E Galer Street, Suite 300, Seattle, WA 98102

Job#: 40535.494

Batch#: 202110563

Date Received: 6/29/2021

Samples Rec'd: 13

Date Analyzed: 6/30/2021

Samples Analyzed: 13

Project Loc.: Ayer House

Analyzed by:   
 Candy Yeo

Approved Signatory:   
 Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	40535.494-A01	1	Yellow mastic		None detected	Mastic/binder	2	Cellulose
2	40535.494-A02	1	Brown fibrous material with paint		None detected	Filler, Paint	91	Cellulose
		2	Brown mastic		None detected	Mastic/binder	3	Cellulose
3	40535.494-A03	1	Yellow mastic with paint		None detected	Mastic/binder, Paint	3	Cellulose
		2	Brown fibrous material with paint		None detected	Filler, Paint	86	Cellulose
		3	Brown mastic		None detected	Mastic/binder	2	Cellulose
4	40535.494-A04	1	Gray hard sandy/brittle material		None detected	Sand, Filler, Cement/binder	3	Cellulose
5	40535.494-A05	1	Beige brittle material with paint		None detected	Binder, Filler, Paint	2	Cellulose
6	40535.494-A06	1	Beige brittle material with paint and debris		None detected	Binder, Filler, Paint, Debris	3	Cellulose
7	40535.494-A07	1	Beige brittle material with paint		None detected	Binder, Filler, Paint	2	Cellulose
8	40535.494-A08	1	Yellow ceramic		None detected	Ceramic/binder		None detected
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
9	40535.494-A09	1	Pink/yellow ceramic		None detected	Ceramic/binder		None detected
10	40535.494-A10	1	Pink/beige ceramic		None detected	Ceramic/binder		None detected
11	40535.494-A11	1	White powdery material with paint and paper		None detected	Binder, Filler, Paint	20	Cellulose
		2	White chalky material with paper		None detected	Binder/filler, Gypsum/binder	25	Cellulose
12	40535.494-A12	1	Off-white soft/elastic material with trace paint		None detected	Binder, Filler, Paint	3	Cellulose
		2	Gray sandy/brittle material		None detected	Sand, Filler, Binder	2	Cellulose
13	40535.494-A13	1	Gray sandy/brittle material with paint		None detected	Sand, Filler, Binder, Paint	3	Cellulose
		2	Brown fibrous material		None detected	Filler	89	Cellulose

## SEATTLE ASBESTOS TEST, LLC

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[www.seattleasbestos.com](http://www.seattleasbestos.com), [admin@seattleasbestos.com](mailto:admin@seattleasbestos.com)

Project Manager:	Mr. Tim Ogden, Mr. Ryan Hunter, Ms. Michelle Dodson	Date Analyzed:	7/26/2021
Client:	PBS Engineering and Environmental, Seattle	Client Job#:	40535.494
Address:	214 E Galer Street, Suite 300, Seattle, WA 98102	Project Location:	Ayer (AP) House
Tel:	206.233.9639	Laboratory batch#:	202110780
Date Report Issued:	7/26/2021	Samples Received:	2

Enclosed please find the test results for the bulk samples submitted to our laboratory for asbestos analysis. Analysis was performed using polarized light microscopy (PLM) in accordance with Test Method US EPA - 40 CFR Appendix E of Part 763, Interim Method of Determination of Asbestos in Bulk Insulation Samples and Test Method US EPA/600/R-93/116.

Percentages for this report are done by visual estimate and relate to the suggested acceptable error ranges by the method. Since variation in data increases as the quantity of asbestos decreases toward the limit of detection, the EPA recommends point counting for samples containing between <1% and 10% asbestos (NESHAP, 40 CFR Part 61). Statistically, point counting is a more accurate method. If you feel a point count might be beneficial, please feel free to call and request one.

The test results refer only to the samples or items submitted and tested. The accuracy with which these samples represent the actual materials is totally dependent on the acuity of the person who took the samples. This report must not be used by the client to claim product certification, approval, or endorsement by Seattle Asbestos Test, LLC, NVLAP, NIST, or any agency of the Federal government. The test report or calibration certificate shall not be reproduced except in full, without written approval of the laboratory. If the sample is inhomogeneous the sub-samples of the components are analyzed separately as layers. This report in its entirety consists of this cover letter, the customer sampling COC or data sheet, and the analytical report which is page numbered.

This report is highly confidential and will not be released without your consent. Samples are archived for 30 days after the analysis, and disposed of as hazardous waste thereafter.

Thank you for using our service and let us know if we can further assist you.

Sincerely



Steve (Fanyao) Zhang  
Approved Signatory



# SEATTLE ASBESTOS TEST

Lynnwood Laboratory: 19701 Scriber Lake Road, Suite 103, Lynnwood, WA 98036, Tel: 425.673.9850, Fax: 425.673.9810, NVLAP Lab Code: 200768-0

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## ANALYTICAL LABORATORY REPORT

[PLM] EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples; EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

[PLM]

Mr. Tim Ogden, Mr.  
 Attn: Ryan Hunter, Ms.  
 Michelle Dodson  
 Job#: 40535.494  
 Samples Rec'd: 2  
 Project Loc.: Ayer (AP) House

Client: PBS Engineering and  
 Environmental, Seattle  
 Batch#: 202110780  
 Date Analyzed: 7/26/2021

Address: 214 E Galer Street, Suite 300, Seattle, WA 98102  
 Date Received: 7/23/2021  
 Samples Analyzed: 2

Analyzed by:   
 Carolyn Yeo

Approved Signatory:   
 Steve (Fanyao) Zhang, President

Lab ID	Client Sample ID	Layer	Description	%	Asbestos Fibers	Non-fibrous Components	%	Non-asbestos Fibers
1	A14	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	27	Glass fibers
		2	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	25	Glass fibers
		3	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	23	Glass fibers
		4	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		5	Black plastic		None detected	Plastic		None detected
2	A15	1	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	21	Glass fibers
		2	Black asphaltic material with sand		None detected	Asphalt/binder, Sand	25	Glass fibers
		3	Black asphaltic material		None detected	Asphalt/binder	2	Cellulose
		4	Black plastic		None detected	Plastic		None detected

<b>CODE</b>	<b>MATERIAL / LOCATION</b>	<b>ANALYSIS / LAB</b>
7045.21-001	Wall Plaster (1) Basement - Southwest	<b>NAD</b> <b>PBS</b>
7045.21-002	Wall Plaster (1) Basement - East door frame	<b>NAD</b> <b>PBS</b>
7045.21-003	Wall Plaster Basement - stairwell	<b>NAD</b> <b>PBS</b>
7045.21-004	Sheet Floor Covering First floor West hallway	<b>NAD</b> <b>PBS</b>
7045.21-005	Gypsum Wallboard Basement North	<b>NAD</b> (All layers) <b>PBS</b>
7045.21-006	Gypsum Wallboard Basement North	<b>NAD</b> (All layers) <b>PBS</b>
7045.21-007	Plaster (2) Gray Flue Cement - North side	<b>NAD</b> <b>PBS</b>
7045.21-008	Plaster (3) White Flue cement - South side	<b>NAD</b> <b>PBS</b>
7045.21-009	Duct Felt Tape Basement North unit	<b>55% Chrysotile</b> (Paperlike, green/gray) <b>PBS</b>
7045.21-010	Duct Felt Tape Basement Northeast duct	<b>60% Chrysotile</b> (Paperlike, green/gray) <b>PBS</b>

\***NAD** = No Asbestos Detected

\*Samples will be disposed of after 330/95 unless Owner notifies PBS.



<b>CODE</b>	<b>MATERIAL / LOCATION</b>	<b>ANALYSIS / LAB</b>
7045.21-011	Insulating Cement Boiler cement/cork - North unit	<b>NAD</b> (Dark gray, cement-like) <b>5% Chrysotile</b> (Dark gray, friable) <b>PBS</b>
7045.21-012	Window Putty Basement North	<b>1% Chrysotile</b> (Compound, tan-cream) <b>PBS</b>
7045.21-013	Window Putty Basement North	<b>&lt;1% Chrysotile</b> (Beige putty material) <b>R.J. Lee Group</b>

\***NAD** = No Asbestos Detected

\*Samples will be disposed of after 330/95 unless Owner notifies PBS.

**PBS ENVIRONMENTAL**  
1220 S.W. MORRISON STREET  
PORTLAND, OREGON 97205  
(503) 248-1939

**BULK SAMPLE ASBESTOS ANALYSIS**

---

Client: Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 1 of 6

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Client Sample ID : 7045.21-001  
PBS Lab ID: 95-00-437

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Cellulose 2%

NO ASBESTOS DETECTED

COMMENTS: Plaster, White/gray.

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Client Sample ID : 7045.21-002  
PBS Lab ID: 95-00-438

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Cellulose 2%

NO ASBESTOS DETECTED

COMMENTS: Plaster, White/gray.

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BULK SAMPLE ASBESTOS ANALYSIS

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Client: Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 2 of 6

---

Client Sample ID : 7045.21-003  
PBS Lab ID: 95-00-439

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Cellulose 1%

NO ASBESTOS DETECTED

COMMENTS: Plaster, White/gray.

---

Client Sample ID : 7045.21-004  
PBS Lab ID: 95-00-440

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Cellulose 20%

NO ASBESTOS DETECTED

COMMENTS: Sheet vinyl, Green-gray/tan.

---

**BULK SAMPLE ASBESTOS ANALYSIS**

---

**Client:** Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 3 of 6

---

**Client Sample ID : 7045.21-005**  
PBS Lab ID: 95-00-441

	<u>LAYER 1</u>	<u>LAYER 2</u>	<u>LAYER 3</u>
Percent of Sample:	50%	35%	15%
<u>Asbestiform Mineral Fibers</u>			
Total % Asbestos Fibers:	NAD	NAD	NAD
<u>Other Fibers</u>			
Fibrous Glass	-	-	3%
Cellulose	1%	99%	4%

**NO ASBESTOS DETECTED**

COMMENTS: Layer 1: White compound, Layer 2: Gray paper,  
Layer 3: White gypsum. Ashed layer 1.

---

**Client Sample ID : 7045.21-006**  
PBS Lab ID: 95-00-442

	<u>LAYER 1</u>	<u>LAYER 2</u>	<u>LAYER 3</u>
Percent of Sample:	15%	25%	60%
<u>Asbestiform Mineral Fibers</u>			
Total % Asbestos Fibers:	NAD	NAD	NAD
<u>Other Fibers</u>			
Fibrous Glass	-	-	4%
Cellulose	1%	98%	3%

**NO ASBESTOS DETECTED**

COMMENTS: Layer 1: White compound, Layer 2: Gray paper,  
Layer 3: White gypsum.

---

NAD = No Asbestos Detected. NIST accreditation may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. This report relates only to the items tested. Testing method is per 40 CFR 763 Subpart F, Appendix A, PLM. Samples will be disposed of in 90 days.

BULK SAMPLE ASBESTOS ANALYSIS

---

Client: Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 4 of 6

---

Client Sample ID : 7045.21-007  
PBS Lab ID: 95-00-443

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Wollastonite 35%

NO ASBESTOS DETECTED

COMMENTS: Cementlike, Dk.gray. Sample ashed.

---

Client Sample ID : 7045.21-008  
PBS Lab ID: 95-00-444

Percent of Sample: 100%

Asbestiform Mineral Fibers

Total % Asbestos Fibers: NAD

Other Fibers

Wollastonite 38%

NO ASBESTOS DETECTED

COMMENTS: Cementlike, Dk.gray/white.

---

BULK SAMPLE ASBESTOS ANALYSIS

---

Client: Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 5 of 6

---

Client Sample ID : 7045.21-009  
PBS Lab ID: 95-00-445

Percent of Sample: 100%

Asbestiform Mineral Fibers

Chrysotile 55%

Total % Asbestos Fibers: 55%

Other Fibers

Cellulose 4%

TOTAL % ASBESTOS: 55%

COMMENTS: Paperlike, Green/gray.

---

Client Sample ID : 7045.21-010  
PBS Lab ID: 95-00-446

Percent of Sample: 100%

Asbestiform Mineral Fibers

Chrysotile 60%

Total % Asbestos Fibers: 60%

Other Fibers

Cellulose 2%

TOTAL % ASBESTOS: 60%

COMMENTS: Paperlike, Green/gray.

---

**BULK SAMPLE ASBESTOS ANALYSIS**

---

Client: Washington Department of General Ser Report Date: 2/03/95  
1058 Capitol Way Date Received: 2/03/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 6 of 6

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Client Sample ID : 7045.21-011  
PBS Lab ID: 95-00-447

	<u>LAYER 1</u>	<u>LAYER 2</u>
Percent of Sample:	70%	30%
<u>Asbestiform Mineral Fibers</u>		
Chrysotile	-	5%
<b>Total % Asbestos Fibers:</b>	<b>NAD</b>	<b>5%</b>
<u>Other Fibers</u>		
Cellulose	-	1%
Mineral wool	-	50%
Wollastonite	35%	-

**COMBINED TOTAL % ASBESTOS: 2%**

COMMENTS: Layer 1: Dk.gray cementlike, Layer 2: Dk.gray friable.

---

Client Sample ID : 7045.21-012  
PBS Lab ID: 95-00-448

Percent of Sample:	100%
<u>Asbestiform Mineral Fibers</u>	
Chrysotile	1%
<b>Total % Asbestos Fibers:</b>	<b>1%</b>
<u>Other Fibers</u>	
Cellulose	1%

**TOTAL % ASBESTOS: 1%**

COMMENTS: Compound, Tan-cream.

---

Reviewed by: Rollie A. Champe Analyst(s): Man Ninh  
Approved Signatory

**PBS ENVIRONMENTAL**

1220 S.W. MORRISON STREET

PORTLAND, OREGON 97205

(503) 248-1939

**BULK SAMPLE ASBESTOS ANALYSIS**

---

Client: Washington Department of General Ser Report Date: 4/10/95  
1058 Capitol Way Date Received: 4/10/95  
Olympia, WA 98504 Client Project ID: N/A  
PBS Project No.: 7045.21  
Page No.: 1 of 1

---

Client Sample ID : 7045.21-012

PBS Lab ID: 95-01-357

Percent of Sample: 100%

Asbestiform Mineral Fibers

Chrysotile 1%

Total % Asbestos Fibers: 1%

**TOTAL % ASBESTOS:** See point-count result below

**COMMENTS:** Compound, beige-cream. Point-count result: 4 fibers/400 points counted; 1% ASBESTOS per 40CFR, Part 763, Subpt. F, Appx. A.

---

Reviewed by:

Rollie A. Champe  
Approved Signatory

Analyst(s): Rollie A. Champe



# Table I

## Polarized Light Analysis Results

### Project

Sample Number / Sample Appearance	Client Sample Number 7045.21-013	Chrysotile <1 Tr %	Amosite	Tremolite	Actinolite	Cellulose	Wool	Glass	Fibers	Other Fibers	NonFibrous Material	Run Date
-----Asbestos-----Nonasbestos-----												
Beige putty material												
NFM: Qtz, Carb, Binder, Opaq, Gyp, Mag, Fine Grains, Misc. Part.												
Homogeneous												
KZ												

Authorized Signature *William J. ...*  
 Date Friday, February 3, 1995  
 Phone (510) 486-8319  
 Fax (510) 486-0927

**P B S  
ENVIRONMENTAL**

**TRANSMITTAL AND CHAIN OF CUSTODY  
FOR  
BULK SAMPLES**

Project No. 7045.21

Individuals signing this form warrant that the information that is applicable to their title is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

**SENDER**

Date Sent: January 27, 1995  
 PBS Environmental  
 Attn:  
 220 South Findlay Street  
 Seattle, WA 98108  
 (206) 233-9639

Deborah Minassian  
 Tailored Business Services  
 Deborah Minassian 1/27/95  
 Authorized Signature Date

**RECEIVER**

DATE RECEIVED 30 JAN 1995  
 COMPANY PBS Laboratory  
 ADDRESS 1220 S.W. Morrison #600  
 Portland, OR 97205

Condition of Package: OK

RELLIE CHAMPE  
 Name Rellie A. Champe 30 JAN 1995  
 Authorized Signature Date

Sender's ID No.	Brief Description (May be left blank when sending bulk samples)	Receiver's ID No.
7045.21-001	_____	95-00-437
7045.21-002	_____	-438
7045.21-003	_____	-439
7045.21-004	_____	-440
7045.21-005	_____	-441
7045.21-006	_____	-442
7045.21-007	_____	-443
7045.21-008	_____	-444
7045.21-009	_____	-445
7045.21-010	_____	-446
7045.21-011	_____	-447
7045.21-012	_____	-448

Please analyze the enclosed 12 samples for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed. Request fax results by: \_\_\_\_\_ AM/PM \_\_\_\_\_ Date

P B S  
ENVIRONMENTAL

TRANSMITTAL AND CHAIN OF CUSTODY  
FOR  
BULK SAMPLES

Project No. 7045.21

Individuals signing this form warrant that the information that is applicable to their title is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: January 27, 1995  
PBS Environmental  
Attn:  
220 South Findlay Street  
Seattle, WA 98108  
(206) 233-9639

Deborah Mirassian  
Deborah Mirassian 1/27/95  
Taylorored Business Services  
Authorized Signature Date

RECEIVER

DATE RECEIVED 30 JAN 1995  
COMPANY PBS Laboratory  
ADDRESS 1220 S.W. Morrison #600  
Portland, OR 97205

Condition of Package: OK

RELLIE CHAMPE  
Name Rellie A. Champe 30 JAN 1995  
Authorized Signature Date

Sender's ID No.	Brief Description (May be left blank when sending bulk samples)	Receiver's ID No.
7045.21-001		95-CO-437
7045.21-002		-438
7045.21-003		-439
7045.21-004		-440
7045.21-005		-441
7045.21-006		-442
7045.21-007		-443
7045.21-008		-444
7045.21-009		-445
7045.21-010		-446
7045.21-011		-447
* 7045.21-012	* POINT-COUNT	-448

POINT-COUNT LAB NO.  
95-01-35

Please analyze the enclosed 12 samples for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed. Request fax results by: \_\_\_\_\_ AM/PM \_\_\_\_\_ Date

\* POINT-COUNT REQUESTED 4/10/95 PER TIM OGDEN, PBS  
RL

## **APPENDIX B**

---

### **AA Lead Paint Chip Sampling Information**

AA Lead Paint Chip Bulk Sample Inventory

AA Lead Paint Chip Sample Laboratory Data Sheets

Chain of Custody

AA LEAD PAINT CHIP SAMPLE INVENTORY

<u>PBS Sample #</u>	<u>Paint Color / Component or Substrate</u>	<u>Sample Location</u>	<u>Results (mg/kg)</u>	<u>Results (%)</u>	<u>Lab</u>
40535.494 -APb01	White / Plaster / Wall	Entry vestibule	<52	<0.0052	NVL
40535.494 -APb02	Gray / Wood / Exterior door frame	West elevation	130000	13	NVL
40535.494 -APb03	White / Wood / Interior window frame	1st Floor; Southeast room	640	0.064	NVL
40535.494 -APb04	Off-white / Wood / Siding	West elevation	15000	1.5	NVL
40535.494 -APb05	White / Wood / Window frame	West elevation	69000	6.9	NVL

July 1, 2021

Ferman Fletcher  
**PBS Environmental - Seattle**  
214 E Galer St. Suite. 300  
Seattle, WA 98102



**NVL Batch # 2111530.00**

**RE: Total Metal Analysis**  
**Method: EPA 7000B Lead by FAA <paint>**  
**Item Code: FAA-02**

Client Project: 40535.494  
Location: Ayer House

Dear Mr. Fletcher,

NVL Labs received 5 sample(s) for the said project on 6/30/2021. Preparation of these samples was conducted following protocol outlined in EPA 3051/7000B , unless stated otherwise. Analysis of these samples was performed using analytical instruments in accordance with EPA 7000B Lead by FAA <paint>. The results are usually expressed in mg/Kg and percentage (%). Test results are not blank corrected.

For recent regulation updates pertaining to current regulatory levels or permissible exposure levels, please call your local regulatory agencies for more detail.

At NVL Labs all analyses are performed under strict guidelines of the Quality Assurance Program. This report is considered highly confidential and will not be released without your approval. Samples are archived after two weeks from the analysis date. Please feel free to contact us at 206-547-0100, in case you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Shalini Patel".

Shalini Patel, Lab Supervisor



Enc.: Sample results



Phone: 206 547.0100 | Fax: 206 634.1936 | Toll Free: 1.888.NVL.LABS (685.5227)  
4708 Aurora Avenue North | Seattle, WA 98103-6516

# Analysis Report

## Total Lead (Pb)



Client: PBS Environmental - Seattle  
Address: 214 E Galer St. Suite. 300  
Seattle, WA 98102

**Batch #: 2111530.00**

Matrix: Paint  
Method: EPA 3051/7000B  
Client Project #: 40535.494  
Date Received: 6/30/2021  
Samples Received: 5  
Samples Analyzed: 5

**Attention: Mr. Ferman Fletcher**  
Project Location: Ayer House

Lab ID	Client Sample #	Sample Weight (g)	RL in mg/Kg	Results in mg/Kg	Results in percent
21076344	40535.494-APb01	0.1922	52	< 52	<0.0052
21076345	40535.494-APb02	0.1883	53	130000	13
21076346	40535.494-APb03	0.1927	52	640	0.064
21076347	40535.494-APb04	0.1990	50	15000	1.5
21076348	40535.494-APb05	0.1972	51	69000	6.9


Sampled by: Client

Analyzed by: Umer Khan

Reviewed by: Shalini Patel

Date Analyzed: 06/30/2021

Date Issued: 07/01/2021

  
Shalini Patel, Lab Supervisor

mg/ Kg =Milligrams per kilogram

Percent = Milligrams per kilogram / 10000

Note : Method QC results are acceptable unless stated otherwise.

Unless otherwise indicated, the condition of all samples was acceptable at time of receipt.

RL = Reporting Limit

'<' = Below the reporting Limit

Bench Run No: 2021-0630-9

FAA-02

# LEAD LABORATORY SERVICES



<b>Company</b> PBS Environmental - Seattle	<b>NVL Batch Number</b> 2111530.00
<b>Address</b> 214 E Galer St. Suite. 300 Seattle, WA 98102	<b>TAT</b> 1 Day <b>AH</b> No
<b>Project Manager</b> Mr. Ferman Fletcher	<b>Rush TAT</b>
<b>Phone</b> (206) 233-9639	<b>Due Date</b> 7/1/2021 <b>Time</b> 11:45 AM
<b>Cell</b> (206) 491-1389	<b>Email</b> ferman.fletcher@pbsusa.com
	<b>Fax</b> (866) 727-0140

**Project Name/Number:** 40535.494      **Project Location:** Ayer House

**Subcategory** Flame AA (FAA)  
**Item Code** FAA-02      EPA 7000B Lead by FAA <paint>

**Total Number of Samples** 5      **Rush Samples**

Lab ID	Sample ID	Description	A/R
1	21076344	40535.494-APb01	A
2	21076345	40535.494-APb02	A
3	21076346	40535.494-APb03	A
4	21076347	40535.494-APb04	A
5	21076348	40535.494-APb05	A

	Print Name	Signature	Company	Date	Time
<b>Sampled by</b>	Client				
<b>Relinquished by</b>	Drop Box				

Office Use Only	Print Name	Signature	Company	Date	Time
<b>Received by</b>	Fatima Khan		NVL	6/30/21	800
<b>Analyzed by</b>	Umer Khan		NVL	6/30/21	
<b>Results Called by</b>					
<input type="checkbox"/> <b>Faxed</b> <input type="checkbox"/> <b>Emailed</b>					

**Special Instructions:**

Date: 6/30/2021  
 Time: 8:56 AM  
 Entered By: Kelly AuVu





**Kelly Au Vu**

---

**From:** Ferman L. Fletcher <Ferman.Fletcher@pbsusa.com>  
**Sent:** Wednesday, June 30, 2021 11:43 AM  
**To:** Kelly Au Vu  
**Cc:** NVL Labs  
**Subject:** Re: Project Ayer House

24 hr tat please

Sent from my Verizon, Samsung Galaxy smartphone  
[Get Outlook for Android](#)

---

**From:** Kelly Au Vu <kelly.a@nvlabs.com>  
**Sent:** Wednesday, June 30, 2021 8:59:28 AM  
**To:** Ferman L. Fletcher <Ferman.Fletcher@pbsusa.com>  
**Cc:** NVL Labs <labonline@nvlabs.com>  
**Subject:** Project Ayer House

Hello,

Please see the attached COC.

There is no turn around time marked, please let us know what turn you are needing.

Samples will be placed on hold.

Thanks & Regards,


**Kelly Au Vu**  
Client Services Specialist



[www.nvlabs.com](http://www.nvlabs.com)

Your feedback is very important to us!

ph: 206.547.0100 | fax: 206.634.1936  
toll free: 1.888.NVL.LABS (685.5227)  
4708 Aurora Avenue North, Seattle, WA 98103

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---

**APPENDIX C**  
**Certifications**

THIS IS TO CERTIFY THAT

**FERMAN L FLETCHER**  
**HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE**  
**for**  
**ASBESTOS INSPECTOR REFRESHER**

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

**CCB #SRA0615 4-Hr Training**

4-Hour AHERA Inspector Refresher  
Training; AHERA is the Asbestos Hazard  
Emergency Response Act enacting Title II  
of Toxic Substance Control Act (TSCA)

**Expiration Date:** 04/01/2022



Course Date: 04/01/2021  
Course Location: Portland, OR  
Certificate: IR-21-8539B

For verification of the authenticity of this  
certificate contact:  
PBS Engineering and Environmental Inc.  
4412 S Corbett Avenue  
Portland, Oregon 97239  
503.248.1939

A handwritten signature in black ink that reads "Andy Fridley".

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

**TIM OGDEN**

**HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE**

for

**ASBESTOS INSPECTOR REFRESHER**

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

**CCB #SRA0615 4-Hr Training**

4-Hour AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

**Expiration Date:** 04/01/2022



Course Date: 04/01/2021  
Course Location: Portland, OR  
Certificate: IR-21-2008A

For verification of the authenticity of this certificate contact:  
PBS Engineering and Environmental Inc.  
4412 S Corbett Avenue  
Portland, Oregon 97239  
503.248.1939

A handwritten signature in black ink that reads "Andrew Fridley".

Andy Fridley, Instructor