

Building Material and Soil Vapor Phase II Environmental Site Assessment

1244 Long Street, Sweet Home, Oregon

Prepared for:

Oregon Cascades West Council of Governments and City of Sweet Home

March 10, 2026

Project No. M0575.02.002

Prepared by:

Maul Foster & Alongi, Inc.
3140 NE Broadway, Portland, OR 97232

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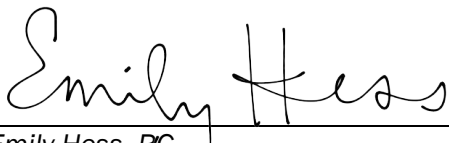


Building Material and Soil Vapor Phase II Environmental Site Assessment

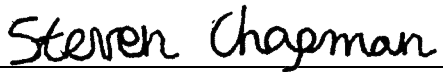
1244 Long Street, Sweet Home, Oregon

The material and data in this report were prepared under the supervision and direction of the undersigned.

Maul Foster & Alongi, Inc.

A handwritten signature in black ink that reads "Emily Hess". The signature is written in a cursive style with a horizontal line extending to the right.

Emily Hess, RIG
Senior Hydrogeologist

A handwritten signature in black ink that reads "Steven Chapman". The signature is written in a cursive style with a horizontal line extending to the right.

Steven Chapman
Staff Geologist, GIT

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Abbreviations

ACM	asbestos-containing material
CVOCs	chlorinated volatile organic compounds
DCE	dichloroethene
DEQ	Oregon Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
G2	G2 Consultants
HBM	hazardous building material
IICRC	Institute of Inspection, Cleaning and Restoration Certification
LBP	lead-based paint
MFA	Maul Foster & Alongi, Inc.
OCWCOG	Oregon Cascades West Council of Governments
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
PCE	tetrachloroethene
the Property	1244 Long Street, Sweet Home, Oregon
PQAPP	Programmatic Quality Assurance Project Plan
RBC	risk-based concentration
TCE	trichloroethene
TPH	total petroleum hydrocarbons

1 Introduction

On behalf of the Oregon Cascades West Council of Governments (OCWCOG) and the City of Sweet Home, Maul Foster & Alongi, Inc. (MFA), conducted this Phase II environmental site assessment (ESA) to characterize potential environmental impacts to building materials and soil vapor at 1244 Long Street, Sweet Home, Oregon (the Property; see Figure 1-1). The City of Sweet Home is the Property Owner.

This report summarizes the significant data gap and additional finding identified at the Property and the results of the Phase II ESA conducted to further assess environmental conditions of the building materials and soil vapor.

OCWCOG is the recipient of an EPA (U.S. Environmental Protection Agency) Brownfields Coalition Assessment Grant (agreement no. 4B-02J52101) and is using the grant to undertake a variety of brownfield site assessment projects in Linn and Benton Counties, including at the Property. The overall objective for OCWCOG is to conduct brownfield site assessments that achieve a representative profile of the environmental conditions at sites using appropriate data to support site planning and redevelopment decision making.

The Phase II ESA was conducted consistent with the site-specific work plans^{1,2} and the programmatic quality assurance project plan (PQAPP)³ that MFA prepared for OCWCOG.

2 Background

2.1 Property Background

The 0.09-acre Property is located at 1244 Long Street in Sweet Home, Oregon, on Linn County tax lot 13S01E31AC0930002300 (see Figures 1-1 and 2-1). According to the April 2025 City of Sweet Home Zoning Map, the Property is currently zoned C1 – Commercial Central.⁴ According to Linn

¹ MFA. 2025. *Site-Specific Hazardous Building Materials Work Plan/Sampling and Analysis Plan, 1244 Long Street, Sweet Home, OR 97386*. Prepared for Oregon Cascades West Council of Governments and City of Sweet Home. Maul Foster & Alongi, Inc.: Portland, OR. October 8.

² MFA. 2025. *Site-Specific Vapor Assessment Work Plan/Sampling and Analysis Plan, 1244 Long Street, Sweet Home, OR 97386*. Prepared for Oregon Cascades West Council of Governments and City of Sweet Home. Maul Foster & Alongi, Inc.: Portland, OR. December 10.

³ MFA. 2024. *Programmatic Quality Assurance Project Plan, Oregon Cascades West Council of Governments, Linn and Benton Counties EPA Brownfields Coalition Assessment Grant Number 4B-02J52101*. Prepared by Maul Foster & Alongi, Inc.: Portland, Oregon. June 3.

⁴ City of Sweet Home. 2025. "Sweet Home Zoning Map – April 2025." <https://www.sweethomeor.gov/media/36276>. Accessed October 22.

County,⁵ the current building was constructed in 1948 as a 5,920-square-foot retail store. The City of Sweet Home acquired the Property on August 1, 2024. According to the City of Sweet Home, the Property was a feed store for several decades with retail in the front half of the building and storage of product and chemicals in the back half. The Property is currently a vacant and unused retail space with a structure that comprises the entire parcel. The adjoining properties were historically used for retail, and service-oriented business purposes. According to Linn County, the structure on the parcel directly west (1234 Long Street) was built in 1950 as a multi-use retail store.⁶ This structure is physically connected to the building on the Property, with no separation between the two structures. According to records reviewed, a dry cleaner operated at this parcel in the 1980s. Since at least 1995, this parcel has been owned and occupied by Cornerstone Fellowship Church.

2.2 Previous Environmental Findings

To date, no environmental investigations have been completed at the Property to assess whether contamination is present in surface and/or subsurface media (e.g., soil, soil vapor, groundwater), or whether hazardous building material are present in the building. Based on the information provided by the current and prior owners of the Property, past environmental assessment of the Property is limited to a Phase I ESA.⁷

The Phase I ESA did not reveal any recognized environmental conditions or controlled recognized environmental conditions in connection with the Property, but the following significant data gap was identified:

- **Proximity to Historic Dry Cleaning Facility.** The building on the Property is physically connected to the building to the west that was a former dry cleaning facility in the 1980s. Solvents such as tetrachloroethene (PCE) and trichloroethene (TCE) are commonly associated with historical dry cleaners, though no records of solvent use or other chemical releases from the dry cleaner were identified in reviewed documents. However, given the period in which dry cleaning operations took place, the adjacency of the dry cleaner to the Property, the high mobility of solvents in groundwater, and the potential for the solvents to volatilize into soil vapor and indoor air, the former dry cleaner has the potential to have impacted the Property. The lack of assessment of this potential impact is considered a significant data gap.

The following additional finding was identified for the Property.

- **Mold, Asbestos-Containing Materials, and Lead-Based Paint.** Consistent with ASTM guidance, the presence of mold, asbestos-containing material (ACM), lead-based paint (LBP), and other hazardous building materials (HBM) were not evaluated during the Phase I ESA. An HBM survey could be conducted to determine whether mold, ACM, LBP, or other HBM are present in the structure at the Property. Given the age of the structure (constructed in approximately 1948), the Phase I ESA found that ACM and LBP may be present at the Property. If the structure is to be renovated or demolished as part of development, an HBM survey will inform abatement and disposal options for the construction debris.

⁵ Linn County. "2024 Real Property Assessment Report." <https://lc-helionweb.co.linn.or.us/psa/download/?report=AssessmentSummary&accountId=245411&rollType=Real&year=2024>. Accessed October 7, 2025.

⁶ Linn County Assessor. 2025. "Property Search Online." <https://lc-helionweb.co.linn.or.us/psa/detail/245429/R>. Accessed October 29.

⁷ MFA. 2025. *Phase I Environmental Site Assessment, 1244 Long Street, Sweet Home, OR 97386*. Prepared for City of Sweet Home. Maul Foster & Alongi, Inc.: Portland, OR. November 3.

To address this significant data gap and additional finding, the following items were recommended in the Phase I ESA to investigate the Property:

- **Phase II ESA.** Sub-slab drilling and collection of soil vapor should be conducted to investigate potential contaminants arising from the operations of the adjacent former dry cleaning facility. Sample analysis should consider the following contaminants: gasoline-range total petroleum hydrocarbons (TPH) and chlorinated volatile organic compounds (CVOCs), including PCE, TCE, and related breakdown products. Comparison of these data to current Oregon Department of Environmental Quality (DEQ) vapor intrusion risk-based concentrations (RBCs) will help assess whether future occupants of the building would be at risk of exposure to chemicals in indoor air, and if so, whether activity use limitations or mitigation are needed.
- **Mold and Hazardous Building Materials Survey.** A mold and hazardous building materials survey could be conducted to determine whether mold, ACM, or LBP are present in the building at the Property.

Based on the potential for solvents to have been released at the former dry cleaning facility, contaminants of interest in soil vapor for this assessment are:

- Gasoline-range TPH.
- CVOCs—PCE; TCE; 1,1-dichloroethene (DCE); cis-1,2-DCE; trans-1,2-DCE; and vinyl chloride.

3 Phase II ESA Summary

The purpose of this Phase II ESA was to evaluate conditions of building materials and soil vapor at the Property that are associated with the Phase I ESA findings described above. MFA prepared a site-specific health and safety plan for the sub-slab soil vapor assessment in general accordance with the Occupational Safety and Health Administration (OSHA) and Oregon Administrative Rules. A copy of the health and safety plan was maintained on site for use by MFA staff during the sub-slab soil vapor assessment. G2 Consultants (G2) conducted the HBM and mold survey and maintained a health and safety plan specific to their work.

3.1 HBM and Mold Survey

G2 conducted the HBM and mold survey on December 10, 2025 (Appendix A). The survey consisted of a building inspection and sample collection for ACM and LBP, and a visual inspection for universal waste and items suspected of containing mercury or polychlorinated biphenyls (PCBs). The scope of the survey was limited to readily accessible interior and exterior materials of the structure; the survey excluded the roof.

Additionally, G2 performed a limited mold investigation of the structure. The scope of work included a visual inspection of all readily accessible areas of concern to determine the presence and extent of all water-related damage, moisture issues, and mold growth, and the collection of ambient air samples to determine airborne mold spore concentrations.

3.1.1 Asbestos

G2 performed a visual and tactile inspection to identify the presence, quantity, and location of accessible ACM within the structure. All identified accessible suspect materials were sampled. Destructive sampling techniques were utilized to gain access to potentially hidden materials such as within wall cavities or other interstitial spaces.

Samples were collected from 15 locations. One material tested positive for asbestos: sheet vinyl covering 16 square feet of the restroom. This material was observed to be in good condition at the time of survey. Material descriptions of sampled materials, locations, approximate quantities, asbestos type and percentage, and conditions are tabulated in G2's report in Appendix A.

Other suspect ACMs may be present in the structure that were outside of this scope of work, or in areas that were not accessible at the time of the survey.

Until such time as disturbance of identified and presumed ACM is proposed (e.g., for building maintenance, renovation, or demolition), such materials should remain undisturbed (excluding non-destructive activities such as painting) to prevent the release of asbestos fibers to air.

If identified or presumed ACM are currently exposed in areas that could be disturbed during routine future use of the building, these areas should be abated or encapsulated prior to occupancy.

If identified and presumed ACM will be disturbed in the future, inspection and abatement must be completed by individuals or contractors certified under the Asbestos Hazard Emergency Response Act and licensed by the state of Oregon, respectively.

See G2's report in Appendix A for considerations and recommendations.

3.1.2 Lead

The lead content of painted surfaces on both the interior and exterior of the structures was measured using an X-ray fluorescence (XRF) analyzer. The readings were collected from the predominant interior and exterior colors of paint to characterize the general distribution of lead in painted building surfaces.

The enamel glazing of the restroom sink and six painted surfaces (both interior and exterior) tested positive for lead at concentrations at or above 1.0 milligram per square centimeter. The locations and descriptions of these positive readings are tabulated in G2's report.

LBP and lead-containing paint films could create lead dust and contaminate air, soil, and stormwater if disturbed. If conditions of intact paint surfaces become destabilized, these conditions will need to be addressed. Any paint films in poor condition must be stabilized if the structure is to be demolished.

If any construction or modernization work is done on the premises, contractors and other personnel who may impact these materials should be informed of the results of this inspection. Federal OSHA and Oregon OSHA have requirements for employees working with or around LBP and lead-containing paint.

See G2's report in Appendix A for considerations and recommendations.

3.1.3 Universal Waste, Mercury, and PCBs

The inspection identified the following items in the structure that are suspected of containing mercury and PCBs, or that are classified as universal waste:

- Four-foot Fluorescent Tubes – 24 (suspected of containing mercury and should be handled as universal waste)
- Ballasts – 12 (suspected of containing PCBs and should be handled as universal waste)

If universal waste or items suspected of containing mercury and PCBs are identified and expected to be disturbed during future maintenance, renovation, or demolition, these items must be removed and disposed of properly according to local, state and federal guidelines.

3.1.4 Mold

Mold growth was not observed in the building, but multiple areas of water damage and water staining were observed throughout. No building materials had elevated moisture content at the time of the investigation. The likely cause of the water damage is due to a failing roof combined with the Property having sat vacant for an extended period without central heating or cooling in operation.

Five microbial air samples were collected. One indoor air sample was collected in the southern room (Customer Sales Room), one in the central room (Scale Room), and one in the northern room (Back Storage). Two outdoor control samples were collected for comparison purposes. The indoor airborne mold spore concentrations in the building were elevated when compared to the outdoor concentrations identified on the control samples.

Considering the results of the sampling and G2's limited visual assessment, G2 made the following recommendations to address mold-related concerns:

- **Water Source**—According to the City of Sweet Home, the roof was replaced within the last few years. If signs of leakage persist or worsen, retain a qualified contractor to assess and address the condition of the roof to determine if the roofing needs replaced, or if leaking areas can be patched. Additionally, heating and cooling air conditioning methods should be utilized to maintain the internal temperature of the building and reduce the relative humidity below 65 percent.
- **Restoration**—Water-stained and water-damaged ceiling tiles were observed in the Customer Sales Room. Water damage was also observed in the carpet in the Office Nook, and the plaster walls in the Customer Sales Room. Water staining was observed on the wood walls and shelves in the Scale Room and Back Storage Room. Water damage was observed to wood wall paneling in the Restroom.

Retain a qualified industry professional to replace all damaged ceiling tiles and carpet, and treat water-stained wood with an anti-microbial agent.

Air sampling results indicate concealed mold growth is likely present in concealed spaces, such as under carpets, above ceiling or within affected walls.

- **Mold Remediation**—If mold growth is discovered during repairs or future renovations, develop a scope of work to remediate mold growth. All work should be performed by qualified and trained mold remediation professionals following industry best practices as outlined in the Institute of Inspection, Cleaning and Restoration Certification (IICRC) S520 guidance document.⁸ Engineering controls, such as plastic barriers and mechanical exhaust/ventilation, should be used to isolate the work area from the rest of the building, and prevent the dispersal of construction dust and mold spores to unaffected areas.

⁸ ANSI/IICRC S520 Standard for Professional Mold Remediation. <https://iicrc.org/s520/> Accessed March 9, 2026.

All affected porous materials like drywall and fiberglass batt insulation should be removed and replaced, with remediation being performed out at least 18 inches past the visible mold growth. Wood studs that are damaged beyond repair should also be replaced. However, affected wood structural members can be cleaned in place with abrasive measures, as long as the structural integrity can be maintained.

- **Follow-Up Air Sampling**—Consider performing follow-up air sampling after the above-listed recommendations have been completed to ensure that indoor mold spore concentrations in the building have been reduced to below outdoor control concentrations.
- **Future Water Intrusion Events**—In the future, If there are ever any water-loss events in the building, conduct water extraction activities within 48 hours of the water event to reduce the potential for water damage and mold growth. G2 recommends that all water intrusions be promptly responded to by qualified industry professionals, and that water extraction services be performed in accordance with industry best practices as detailed in the IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration guidance document.⁹

3.2 Subsurface Soil Vapor Sampling

3.2.1 Field Activities

Before conducting ground-disturbing activities, MFA contacted the Oregon Utility Notification Center to locate public underground utilities entering the Property. Additionally, on February 4, 2026, Applied Professional Services, Inc., assessed the proposed boring locations for the presence of underground utilities.

The investigation was completed on February 4, 2026. To collect sub-slab soil vapor samples, MFA installed four temporary soil vapor sampling ports through the concrete floor within the building interior and collected samples from each port. Sample locations are shown on Figure 2-1. A photograph log documenting the investigation is included as Appendix B.

Sampling point installation and sampling was conducted as outlined in the PQAPP and the site-specific assessment work plan, and following DEQ's vapor intrusion guidance.¹⁰ The samples were placed at least 5 feet from the edge of the concrete slab (as defined by the location of exterior walls) at the southern (LONG-001), west-central (LONG-002), east-central (LONG-003), and northern (LONG-004) portion of the building to achieve spatial coverage of the structure.

The soil vapor samples were collected immediately beneath the concrete slab using laboratory-supplied, certified, pre-evacuated, one-liter, stainless steel Summa canisters equipped with a 5-minute flow controller to regulate the flow of soil vapor into the canisters. The sampling equipment was connected such that the equipment could be purged, leak tested, and shut-in tested. Helium was contained around the sampling apparatus and sample port to serve as a leak-check compound.

During sampling, MFA recorded the sampling start and stop times, the initial and final canister vacuum readings, the helium check results, and weather conditions. In addition, MFA collected organic vapor readings at each sampling point using a photoionization detector. This information was recorded on the soil vapor field sampling datasheet (see Appendix C).

⁹ ANSI/IICRC S500 Standard for Professional Water Damage Restoration. <https://iicrc.org/s500/> Accessed March 9, 2026.

¹⁰ DEQ. 2025. *Guidance for Assessing and Remediating Vapor Intrusion into Buildings*. Oregon Department of Environmental Quality: Portland, OR. March.

Disposable field equipment, personal protective equipment, and other consumables used during the investigation (paper towels, etc.) were placed in trash bags and disposed of as non-hazardous municipal waste off-site. No other investigation derived waste (e.g., soil, decontamination fluids) was generated.

3.2.2 Analytical Methods

The soil vapor samples were submitted under chain-of-custody protocols to Friedman & Bruya, Inc., in Seattle, Washington and were analyzed for the following contaminants of interest:

- Gasoline-range TPH by EPA Method TO-15
- CVOCs (PCE; TCE; 1,1-DCE; cis-1,2-DCE; trans-1,2-DCE; and vinyl chloride) by EPA Method TO-15
- Oxygen, carbon dioxide, and methane by EPA Method 3C to evaluate biodegradation as a mechanism of soil vapor attenuation
- Helium by ASTM D1946 to verify whether helium entered the sampling system during the leak check as a quality assurance measure

3.2.3 Analytical Results

The laboratory reports are provided as Appendix D. The data validation memorandum is provided as Appendix E. Helium was not detected in any sample, indicating the sample collection system did not leak. These non-detections together with the results of the data validation indicate all other data are considered acceptable for their intended use, with the appropriate data qualifiers assigned.

The soil vapor analytical results are provided in the attached table and compared to the DEQ chronic and acute RBCs for soil vapor intrusion into residential and commercial buildings. While the current and likely future use of the Property is commercial, residential RBCs were included due to nearby residential land use and in the event residential use of the Property is proposed in the future.

The following is a summary of the data:

- **Gasoline-range TPH**—Gasoline-range TPH was detected at a concentration exceeding the chronic vapor intrusion RBC for residential and commercial receptors at location LONG-004. Gasoline-range TPH was not detected in the other three samples. The source of gasoline-range TPH at LONG-004 may be related to solvent use at the former dry cleaning facility situated directly west of the Property. Other than the former dry cleaner, potential off-Property sources of gasoline contamination were not identified during the Phase I ESA.
- **CVOCs**—PCE was detected at all four locations. The PCE detections at locations LONG-002, LONG-003, and LONG-004 exceeded the acute and chronic vapor intrusion RBCs for residential and commercial receptors. The PCE detection at location LONG-001 exceeded the chronic vapor intrusion RBC for residential receptors but was below the commercial receptor value. TCE was detected at LONG-002 and LONG-004. The concentration of TCE at LONG-002 exceeded the chronic vapor intrusion RBC for residential and commercial receptors. The breakdown products 1,1-DCE; cis-1,2-DCE; trans-1,2-DCE; and vinyl chloride were not detected.
- **Fixed Gases**—Carbon dioxide was detected at concentrations ranging from 0.264 percent to 0.650 percent; methane was not detected; and oxygen was detected at concentrations ranging from 22.6 percent to 23.5 percent. As noted in DEQ's vapor intrusion guidance, soil vapor oxygen concentrations greater than 2 percent demonstrate potential conditions that allow for biodegradation.

4 Conclusions and Recommendations

The Phase II ESA included an HBM survey conducted in December 2025 and a soil vapor assessment conducted in February 2026 to assess the data gap and finding identified in the November 2025 Phase I ESA. The following is a summary of the Phase II ESA findings:

- **ACM**—One material tested positive for asbestos: sheet vinyl covering 16 square feet of the restroom. This material was observed to be in good condition at the time of survey. G2 provided recommendations for the structure (see Section 3.1.1 and Appendix A).
- **LBP**—The enamel glazing of the restroom sink and six painted surfaces tested positive for lead concentrations at or above 1.0 milligram per centimeter squared. The location and description are tabulated in G2's report. G2 provided the recommendations for the structures (see Section 3.1.2 and Appendix A).
- **Universal Waste, Mercury, and PCBs**—Fluorescent tubes (suspect for containing mercury) and ballasts (suspect for containing PCBs) were identified in the structure and are classified as universal waste.
- **Mold**—The indoor airborne mold spore concentrations in the structure were elevated when compared to the outdoor concentrations identified in the control samples. Water damage and water staining were observed throughout the building. G2 concluded that water damage and water staining were caused by a combination of a failing roof and the building having sat vacant for an extended period without central heating or cooling in operation. G2 provided the recommendations for the building (see Section 3.1.4 and Appendix A).
- **Soil Vapor**—Gasoline-range TPH, PCE, and TCE were detected at concentrations exceeding the vapor intrusion RBCs for commercial and residential receptors beneath the building slab. These RBC exceedances confirm that solvent releases likely occurred at the former dry cleaning facility and have impacted the Property.

The detections of CVOCs and gasoline-range TPH in soil vapor does not confirm that these chemicals are present in indoor air. To assess whether chemicals in soil vapor are impacting indoor air quality, MFA recommends that the City of Sweet Home conduct an indoor air assessment of the building. This assessment would consist of the collection of multiple indoor air samples and one outdoor air sample over 14 days. The samples would be analyzed for gasoline-range TPH and CVOCs.

If gasoline-range TPH and/or CVOCs are detected in indoor air at concentrations exceeding commercial vapor intrusion RBCs, then installation of a vapor mitigation would likely be necessary to eliminate the risk of exposure of future occupants to these chemicals.

If gasoline-range TPH and/or CVOCs were not detected, or detected at concentrations less than the commercial vapor intrusion RBCs, then DEQ would likely require at least one additional indoor air sampling event because vapor intrusion rates can vary depending on seasonal atmospheric conditions and groundwater elevations. Ideally, one sampling event would occur during the late winter to early spring and a second event would occur during the late summer to early fall.

Since the Phase II ESA has confirmed that soil vapor is impacted by dry cleaning chemicals and gasoline-range TPH, it is possible that these chemicals are also present in soil and groundwater on

the Property. The Property and surrounding area are supplied with potable water by the City of Sweet Home, and use of on-site groundwater would not be proposed in the future. Therefore, further assessment of groundwater is not necessary, nor should the City be required to assess contamination in groundwater originating from another property where another party is potentially liable for the contamination.

The existing building eliminates the potential for direct contact with contaminated soil, and therefore further assessment of soil is not necessary at this time. If future use of the Property may include activities such as building demolition or utility installations where human direct contact with soil is possible, MFA recommends preparation and implementation a Contaminated Media Management Plan to prevent construction and excavation worker exposure to potentially contaminated soil and groundwater, and to ensure proper management of excavated contaminated soils and groundwater (if excavation dewatering becomes necessary).

Depending on the proposed future use of the Property and the measures by which risk of exposure to chemicals in soil, soil vapor, and groundwater would be managed, DEQ may require execution of an easement & equitable servitude to ensure the measures remain in place until such time as it is demonstrated to DEQ's satisfaction that chemicals are no longer present at concentrations exceeding the applicable RBCs.

Limitations

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraphs discuss the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not, therefore, be construed as a guarantee of the absence of such materials on the site, but rather as the result of the services performed within the constraints of the agreed-upon scope, limitations, and costs.

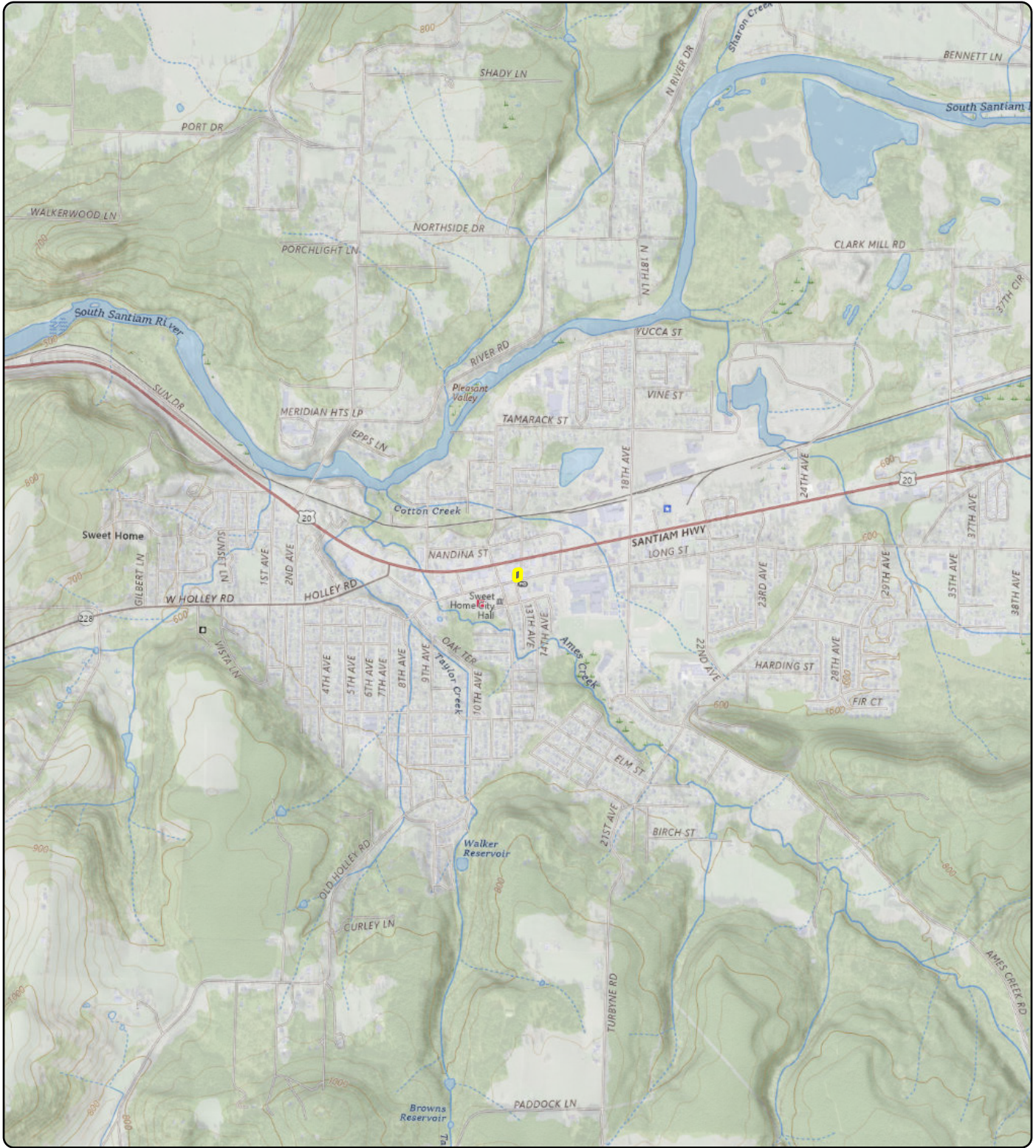
Environmental conditions that cannot be identified by visual observation may exist at the site. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at unsampled locations.

Except where there is expressed concern by our client, or where specific environmental contaminants have been previously reported by others, the presence of naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

Figures



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Notes
U.S. Geological Survey 7.5-minute topographic
quadangle: Sweet Home.
Township 13 south, range 1 east, section 31.

Data Source
Property boundary obtained from Linn County.

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Legend

 Property Boundary

Figure 1-1
Property Location

1244 Long Street
Sweet Home, Oregon



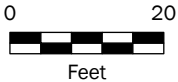
Path: X:\0_MFA Projects\M0575\02\002\Pro\M0575_02_002_003_Sweet_Home.aprx Fig 2-1 Property Features Sweet Home
Print Date: 10/8/2025
Reviewed By: ehess
Produced By: jclstrott
Project: M0575 02_002_003



Figure 2-1
Property Overview and
Sample Locations
1244 Long Street
Sweet Home, Oregon

Legend

-  Property Boundary
-  Tax Lot
-  Sub-Slab Soil Vapor Sample



Data Sources
Aerial photograph obtained from Google; tax lot data
obtained from Linn County.

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Table

Table
Soil Vapor Analytical Results
1244 Long Street, Sweet Home, Oregon



Location:	DEQ RBC in Soil Vapor, Chronic ⁽¹⁾				DEQ RBC in Soil Vapor, Acute ⁽²⁾		LONG-001	LONG-002	LONG-003	LONG-004
Sample Name:	Cancer		Noncancer		Noncancer		LONG-001	LONG-002	LONG-003	LONG-004
Collection Date:	Residential	Commercial	Residential	Commercial	Residential	Commercial	02/04/2026	02/04/2026	02/04/2026	02/04/2026
Petroleum Hydrocarbons (ug/m³)										
Gasoline-range hydrocarbons	NV	NV	10,000	40,000	NV	NV	1,100 U	1,600 U	1,600 U	55,000
CVOCs (ug/m³)										
1,1-Dichloroethene	NV	NV	140	580	6,700	20,000	2.1 U	3.1 U	3.2 U	3.1 U
cis-1,2-Dichloroethene	NV	NV	1,400	5,800	NV	NV	2.1 U	3.1 U	3.2 U	3.1 U
Tetrachloroethene (PCE)	360	1,600	1,400	5,800	1,400	4,000	480	25,000 J+	2,100 J+	3,900 J+
trans-1,2-Dichloroethene	NV	NV	1,400	5,800	26,000	80,000	2.1 U	3.1 U	3.2 U	3.1 U
Trichloroethene (TCE)	16	100	70	290	70	210	0.57 U	110	0.86 U	4.3
Vinyl chloride	5.6	93	1,800	7,500	43,000	130,000	0.68 U	1 U	1 U	0.98 U
Fixed gases (%)										
Carbon dioxide	NV	NV	NV	NV	NV	NV	0.264	0.650	0.344	0.617
Methane	NV	NV	NV	NV	NV	NV	0.095 U	0.095 U	0.115 U	0.115 U
Oxygen	NV	NV	NV	NV	NV	NV	22.6	23.5	22.9	23.3
Notes Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria. DEQ RBC in Soil Vapor, Chronic, Cancer, Residential DEQ RBC in Soil Vapor, Chronic, Cancer, Commercial DEQ RBC in Soil Vapor, Chronic, Noncancer, Residential DEQ RBC in Soil Vapor, Chronic, Noncancer, Commercial DEQ RBC in Soil Vapor, Acute, Noncancer, Residential DEQ RBC in Soil Vapor, Acute, Noncancer, Commercial CVOC = chlorinated volatile organic compound. DEQ = Oregon Department of Environmental Quality. J+ = result is estimated, but the result may be biased high. NV = no value. RBC = risk-based concentration. U = result is non-detect at the method reporting limit. ug/m ³ = micrograms per cubic meter.										
References ⁽¹⁾ DEQ. 2025. Table 1: Chronic Vapor Intrusion Risk-Based Concentrations. Oregon Department of Environmental Quality. March. ⁽²⁾ DEQ. 2025. Table 2: Acute Vapor Intrusion Risk-Based Concentrations. Oregon Department of Environmental Quality. March.										

Appendix A

Regulated Building Materials Survey



MAUL
FOSTER
ALONGI



Regulated Building Materials Survey & Mold Investigation

Purpose: Pre-Renovation

Client:

Maul Foster & Alongi, Inc.
330 E Mill Plain Boulevard, Suite 405
Vancouver, Washington 98660

Project:

Commercial Property
1244 Long Street
Sweet Home, Oregon 97386

G2 Project #: G25-398

December 19, 2025

Prepared By:

G2 Consultants
7312 SW Durham Road
Portland, Oregon 97224
888-998-4224
www.g2ci.com
CCB#: 253530

Regulated Building Materials Survey

G2 Consultants Project #: G25-398

Purpose of Inspection: Pre-Renovation

Scope of Inspection: Limited Regulated Building Materials Survey & Mold Investigation

Project Description: Commercial Property

Project Address: 1244 Long Street
Sweet Home, Oregon 97386

Owner or Facility Operator: City of Sweet Home
3225 Main Street
Sweet Home, Oregon 97386

Owner or Facility Operator Phone #: 541-818-7110

Technical Certifications

Consultant	Discipline	Certification #	Regulatory Agency	Phone Number
Chase Eckersell	Asbestos Building Inspector	IRO-25-9965B	EPA	971-485-5469
	Lead Risk Assessor	2597-Indv-R	OR Health Authority	
		9152597-RA	OR CCB	
David Jeong	Asbestos Building Inspector	IN-25-6065C	EPA	971-499-8035

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Executive Summary

G2 Consultants (G2) was retained by Maul Foster & Alongi, Inc. (MFA) to conduct a regulated building materials survey (RBMS). The survey consisted of a building inspection for asbestos-containing materials (ACM) and lead-based paint (LBP), and a visual inspection for universal waste and items suspected of containing mercury or polychlorinated biphenyls (PCBs). The survey was conducted at the commercial property located at 1244 Long Street, in Sweet Home, Oregon. The scope of the survey was limited to readily accessible interior and exterior materials of the structure, excluding the roof, as specified by MFA. Additionally, G2 performed a limited mold investigation of the property. The scope of the mold investigation included a visual inspection of all readily accessible areas of concern to determine the presence and extent of all water-related damage, moisture issues, and mold growth, and the collection of ambient air samples to determine airborne mold spore concentrations. Authorization was provided by Emily Hess, Senior Hydrogeologist with MFA.

Date(s) of Inspection: December 10, 2025

Purpose of Inspection: Pre-Renovation

Scope of Inspection: Limited Regulated Building Materials Survey

Asbestos

Results of this survey have determined that materials listed in the following table are ACMs, containing asbestos in an amount greater than 1%:

Asbestos-Containing Materials Identified or Presumed - Overview				
Material Description	Material Location	Approx. Quantity	Condition	Friable Y/N
Sheet Vinyl, Beige Pebble Pattern	Restroom	16 sq. ft.	Good	Y

NOTE: Friability listed is based on conditions at the time of G2's survey. Materials may become friable if disturbed.

Lead-Based Paint

Multiple paint films analyzed were determined to contain lead concentrations above the United States Housing and Urban Development (HUD) and EPA Renovation, Repair and Painting (RRP) threshold for LBP of 1.0 milligram per centimeter squared (mg/cm²).

Lead above the 1.0 mg/cm² threshold was also identified in the enamel glazing of the restroom sink within the building.

Universal Waste, Mercury and PCBs

Results of the inspection indicate that items suspect for containing mercury and PCBs, or that are classified as universal waste were present in structure included as part of this scope of work.

Mold Investigation

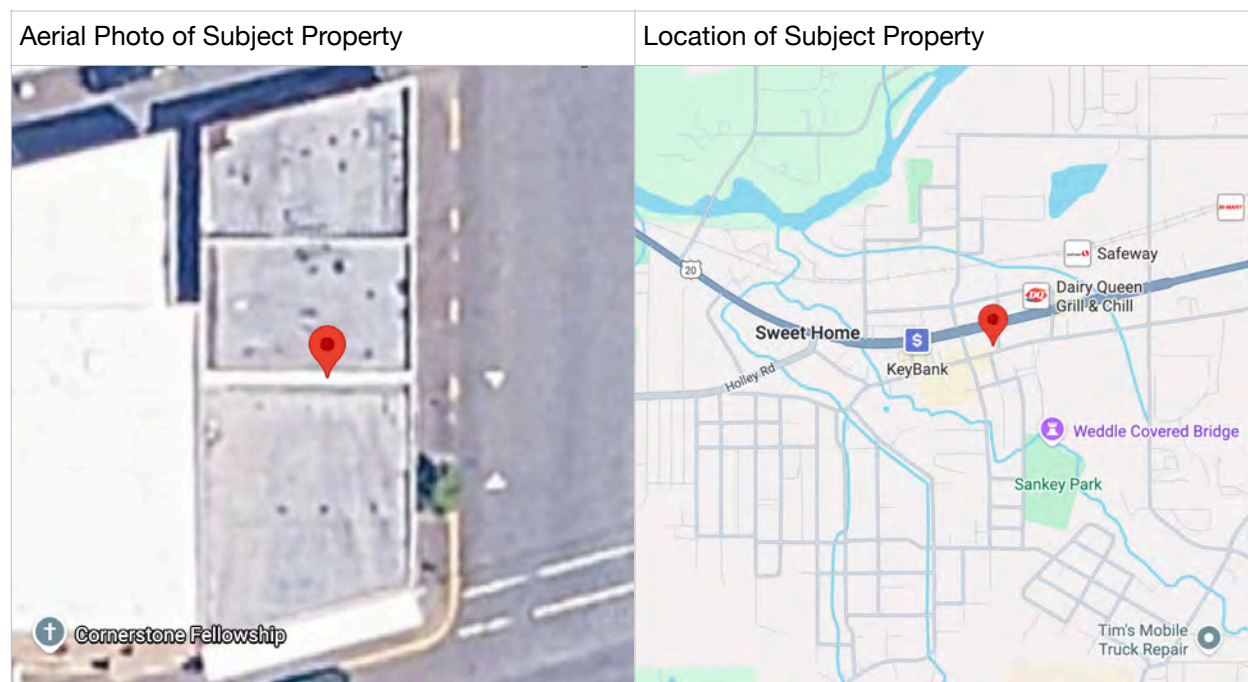
Water-stained and water-damaged ceiling tiles were observed in the Customer Sales Room. Water damage was also observed in the carpet in the Office Nook, and the plaster walls in the Customer Sales Room. Water staining was observed on the wood walls and shelves in the Scale Room and Back Storage Room. Water damage was observed to wood wall paneling in the Restroom. Moisture meter readings showed all affected building materials had moisture content within industry recommended ranges. The water damage and staining were likely the result of a failing roof, which has reportedly been addressed. The property having sat vacant for an extended period could also be a contributing factor, as any heating or cooling systems have not been active. The relative humidity inside the building the building at the time of the investigation was 72%, above the recommended upper limit of 65% published by the American Society of Heating Refrigeration and Air Conditioning Engineers (ASHRAE) Standard 62.1-2013, *Ventilation for Acceptable Indoor Air Quality*.

Five total microbial samples were collected. One indoor sample was collected in Customer Sales Room, one in the Scale Room, and one in the Back Storage. Two outdoor control samples were collected for comparison purposes. The indoor airborne mold spore concentrations in the building were elevated when compared to the outdoor concentrations identified on the control samples.

Details of the survey, results, material locations and quantities, etc. can be found in the following sections of this report.

Description of Structure(s)

Type of facility:	Commercial
Past uses:	Commercial
Age of construction:	1948
Approximate square footage:	3,920 sq.ft
Number of floors:	1
Outbuildings included in inspection:	None
Inaccessible rooms/areas:	None



Scope of Inspection

G2 was contracted by MFA to conduct a pre-renovation building inspection for regulated building materials. The survey was conducted at the commercial property located at 1244 Long Street, in Sweet Home, Oregon. The inspection was conducted for operations and maintenance purposes and as an initial screen for potential renovation planning. The scope of the inspection included suspect ACM and lead-based paint in accessible areas of the interior and exterior of the building, excluding the roof, and a visual inspection for universal waste and items suspected of containing mercury or PCBs, as specified by Emily Hess with MFA. The sampling was conducted to represent all suspect materials within the scope of work. Additionally, G2 performed a limited mold

investigation of the building to determine the presence and extent of all water-related damage, moisture issues, and mold growth.

Asbestos

The scope of services was to perform a visual and tactile inspection, and identify the presence, quantity and location of the accessible ACM, within the area(s) of the scope of work. All identified accessible suspect materials were sampled. The building was unoccupied at the time of the survey. Therefore, destructive sampling techniques were utilized to gain access to potentially hidden materials such as within wall cavities or other interstitial spaces.

Other suspect ACMs may be present in the building that were outside this scope of work, or in areas that were not accessible at the time of the survey. Furthermore, the material locations and quantities provided in this report represent the areas within the scope of work only.

Lead-Based Paint

The LBP inspection was performed in accordance with the U.S. Environmental Protection Agency Renovation, Repair and Painting Rule because it was conducted by a licensed LBP inspector using documented methodologies, such as those in Housing and Urban Development Guidelines Chapter 7 (2012 Edition), and the EPA RRP guidelines.

Readings of the lead content of painted components throughout the areas within the scope of work were collected using an X-Ray Fluorescence (XRF) device. The readings were taken from the predominant accessible interior and exterior paint films including surfaces coated with shellac, varnish, stain, etc., in order to provide a general indication of the distribution of lead. All Federal and State regulations governing the inspection of LBP were followed.

LBP may be present in the structure that was not accessible at the time of the survey. LBP identified during this survey may potentially be located in additional areas of the property, and at greater quantities than those stated in this report.

Universal Waste, Mercury and PCBs

A visual inspection of the buildings was conducted for the presence of universal waste and items suspect for containing PCBs and mercury.

Mold Investigation

The scope of the inspection was limited to the interior of the building, as reported by MFA. G2's scope of work included a visual inspection of all readily accessible areas of concern within the building to determine the presence and extent of all water-related damage, moisture issues, and mold growth. The purpose of the investigation was to conduct a visual assessment and collect ambient air samples to determine airborne mold spore concentrations.

Inspection Findings

Asbestos

Results of this survey have determined that materials listed in the following table are ACMs, containing asbestos in an amount greater than 1%:

Asbestos-Containing Materials Identified or Presumed							
HM No.†	Material Description	Material Location	Approx. Quantity	No. of Samples	Asb. Type & %	Condition	Friable Y/N
11	Sheet Vinyl, Beige Pebble Pattern	Restroom	16 sq. ft.	2	Chrysotile 30%	Good	Y

NOTE: Friability listed is based on conditions at the time of G2's survey. Materials may become friable if disturbed.

† - Homogeneous material number

Results of this survey have determined that materials listed in the following table do not contain asbestos in an amount greater than 1%:

Non Asbestos-Containing Materials Identified				
HM No.†	Material Description	Material Location	Asb. Type & %	No. of Samples
1	Plaster	Interior - Sales Floor	None Detected	3
2	Ceiling Tile, 16" x 32"	Interior - Sales Floor	None Detected	2
3	Ceiling Tile, 12" x 12" and Tan Glue Dots	Interior - Office Nook	None Detected	2
4	Carpet Glue, Tan (Top Layer)	Interior - Office Nook	None Detected	2
5	Carpet Glue, Cream (Bottom Layer)	Interior - Office Nook	None Detected	2
6	Brick Mortar, Light Gray	Interior - Scale Room	None Detected	2
7	Wall Panel Adhesive, Tan	Interior - Sales Floor	None Detected	2
8	Cementitious Patching, Gray	Interior - Scale Room	None Detected	2
9	Drywall and Joint Compound	Interior - Back Storage	None Detected	2
10	CMU Mortar, Gray	Interior - Back Storage	None Detected	2
12	Stucco (Type A)	Exterior - Siding (South Face)	None Detected	2
13	Stucco (Type B)	Exterior - Siding (East Face)	None Detected	2
14	Caulking, White	Exterior - Windows and Doors	None Detected	2
15	Window Glazing, White	Exterior - Windows	None Detected	2

† - Homogeneous material number

Details of the samples collected, including locations of individual samples can be found in Appendix A: Laboratory Analysis Results & Chain of Custody.

Lead-Based Paint

The types of components listed in the table below indicate the presence of lead at or above the EPA RRP and HUD Guidelines action level. The EPA and HUD definition of “positive” LBP is lead equal to or greater than 1.0 mg/cm². Additional details including reading number, floor, substrate, side, color and lead content details are located in the XRF Readings Table found in Appendix B.

Testing Combinations with Lead Equal to or Greater than 1.0 mg/cm ²						
Site Address	Structure	Component	Room Equivalent	Substrate	Condition	Result
1244 Long Street, Sweet Home, OR	Main Building	Sink	Restroom	Enamel	Intact	Positive
1244 Long Street, Sweet Home, OR	Main Building	Door	Restroom	Wood	Intact	LBP
1244 Long Street, Sweet Home, OR	Main Building	Door	Front Entry	Wood	Intact	LBP
1244 Long Street, Sweet Home, OR	Main Building	Door Jamb	Front Entry	Wood	Intact	LBP
1244 Long Street, Sweet Home, OR	Main Building	Door Jamb	Exterior	Wood	Intact	LBP
1244 Long Street, Sweet Home, OR	Main Building	Wall	Exterior	Stucco	Intact	LBP
1244 Long Street, Sweet Home, OR	Main Building	Garage Door	Exterior	Wood	Intact	LBP

NOTE: Readings in the table noted as LBP, are paint films with lead concentrations at or above 1.0 mg/cm². Readings in the table noted as Positive, are non-painted surfaces, such as ceramic tile, with lead concentrations at or above 1.0 mg/cm²

Per HUD guidelines, for each era of construction to be inspected, all testing combinations in each room equivalent were identified and tested by XRF. A testing combination is characterized by the room equivalent, the component type, and the substrate. A room equivalent is an identifiable part of a building (room, exterior, foyer, etc.). Painted surfaces include any surface coated with paint, shellac, varnish, stain, paint covered by wallpaper, or any other coating. Wallpaper was assumed to cover paint unless building records or physical evidence indicated no paint was present. At least one individual XRF reading was collected on each testing combination in each room equivalent. For walls, at least four readings were collected (one reading on each wall) in each room equivalent. A different visible color does not by itself result in a separate testing combination.

According to HUD Guidelines Chapter 7, if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, then all other similar testing combinations in those areas are also assumed to be positive for lead.

The XRF testing was conducted using an XRF lead paint analyzer. A surface-by-surface visual assessment of the painted and/or finished surfaces was conducted to determine which lead-coated surfaces/components are deteriorated at or above de minimis levels, specifically, the EPA's minor repair and maintenance activities thresholds (40 CFR § 745.83). The EPA de minimis thresholds apply to work that disrupts: (a) 6 square feet or less of painted surface per room for interior activities; or (b) 20 square feet or less of painted surface for exterior activities; provided that

none of the work practices prohibited or restricted by 40 CFR § 745.85(a)(3) were used and where the work does not involve window replacement or demolition of painted surface areas.

EPA regulations define deteriorated paint as, "any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate" (40 CFR § 745.63).

Universal Waste, Mercury and PCBs

Results of the inspection indicate that items suspect for containing mercury and PCBs, or that are classified as universal waste were present in the areas included as part of this scope of work. The following is a list of items observed:

- 4' Fluorescent Tubes - 24
- Ballasts - 12

Microbial Air Sampling

Five total microbial air samples were collected. One indoor sample was collected in the sales floor, one in the scale room, and one in the back storage. Two outdoor control samples were collected for comparison purposes. Based on the microbial air sample results in the following table, the indoor airborne mold spore concentrations in the building were elevated when compared to the outdoor concentrations identified on the control samples.

Results of Microbial Air Sampling			
Sample #	Sample Description	Sample Location	Confirming Results*
G25-398-OA1	Air Sample - Non-Viable (Control)	Outdoors - South of Building	<i>Control</i>
G25-398-IA1	Air Sample - Non-Viable	Indoors - Sales Floor	<i>Penicillium/Aspergillus</i>
G25-398-IA2	Air Sample - Non-Viable	Indoors - Scale Room	-
G25-398-IA3	Air Sample - Non-Viable	Indoors - Back Storage	<i>Cladosporium</i>
G25-398-OA2	Air Sample - Non-Viable (Control)	Outdoors - North of Building	<i>Control</i>

* Indoor variations of a few spores of various spore types are common in microbial sampling and do not represent a significant variation from outdoor air. Results shown in the table only reflect data which indicates elevated mold growth. For a complete list of the specific mold types that were present, see laboratory results in Appendix A.

Recommended Response Actions

Asbestos

Asbestos-Containing Materials (ACM)

Any building material which contains asbestos in an amount greater than 1% is considered an ACM by the United States Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA), and by the State of Oregon Department of Environmental Quality (DEQ) and the Oregon Occupational Safety and Health Division (OR-OSHA).

Results of the survey have determined that the sheet vinyl in the restroom is ACM. The material was observed to be in good condition at the time of the survey.

If any untested suspect materials are encountered during demolition activities, they should be assumed to be ACM and not disturbed, unless sampling and analysis of the materials proves otherwise.

Friability is determined by whether a material can be crumbled, pulverized or reduced to a powder by pressure of an ordinary human hand. The friability of materials listed in this report are based on the present state and actual conditions of the materials observed at the time of G2's survey. Materials listed as non-friable can become friable through impact or damage.

All identified and presumed ACM must be removed by a licensed asbestos abatement contractor, or other certified individual, prior to impact if they are to be disturbed during renovation activities. ACM remaining in the building should be managed in good condition, under an Operations and Maintenance Plan, and checked regularly for damage.

OR-OSHA requires a variety of actions when ACM is present in a commercial structure. These include labelling, warning signs, hazard communication and periodic inspections. All of the requirements of a building owner/operator with regard to asbestos can be found in [Oregon Administrative Rules \(OAR\) 437, Division 2](#).

Any ACM likely to be disturbed during renovation or demolition activities, other than by incidental contact with no generation of debris related to other construction activities, should be abated by a licensed asbestos abatement contractor. Any activities conducted where the primary object of the activity is the removal of ACM must be conducted by a licensed asbestos abatement contractor or other properly trained individuals.

The National Emissions Standards for Hazardous Air Pollutants (NESHAPs) requires that all Regulated Asbestos-Containing Materials (RACMs) be removed from a building prior to demolition.

Asbestos-Containing Materials - 1% Asbestos or Less

Any building material which contains asbestos in an amount of 1% or less is considered asbestos-containing by OSHA and OR-OSHA. Although these materials are not considered ACMs, workers must be protected from exposure to asbestos, regardless of the percentage.

No materials were identified during this survey that contained 1% or less asbestos.

Many of the engineering controls and work practices required by the EPA and OSHA are applicable only to materials that contain greater than 1% asbestos. However, OSHA has established work practice requirements and prohibitions that apply when asbestos is present in any quantity, and/or whenever worker exposure exceeds the PEL, regardless of the amount of asbestos in the materials involved. Applicable requirements for materials that contain 1% or less asbestos can be found in the OSHA Asbestos Construction Standard 29 CFR 1926.1101.

Lead-Based Paint

LBP was identified on multiple interior and exterior painted components analyzed, with lead concentrations above 1.0 mg/cm². The LBP films in the building were observed to be in intact condition at the time of the inspection.

Lead above the 1.0 mg/cm² threshold was also identified in the enamel glazing of the restroom sink within the building.

Lead-containing paint (LCP), paint films with lead concentrations greater than zero but less than 1.0 mg/cm², may be present on other painted surfaces. The presence/absence of LCP cannot be confirmed via XRF analysis.

LBP and LCP films could create lead dust or lead contaminated soil hazards if the paint is turned to dust by abrasion, scraping or sanding. If conditions of intact paint surfaces become destabilized, these conditions will need to be addressed. All paint films in poor condition must be stabilized if the structure is to be demolished.

If any construction or modernization work is done on the premises, contractors and other personnel who may impact these materials should be informed of the results of this inspection. The Occupational Safety and Health Administration (OSHA) and Oregon OSHA (OR-OSHA) have requirements for employees working with or around LBP and LCP.

LBP is a common cause of lead poisoning in children and represents a threat to the health and welfare of the occupants. Where economically feasible, it is our recommendation that all components that tested positive, and any similar untested components, be considered lead-laden, and lead-safe procedures is incorporated into any overall renovation and maintenance strategy in order to reduce the potential for contamination and/or exposure. Safe methods include: containing any work area to prevent dispersal of lead dust and chips, wet sanding and scraping at a minimum; collecting all paint chips and debris and, properly disposing of them.

Details of the locations and lead content for all of the readings can be found in Appendix B: XRF Readings Table.

If additional painted surfaces are discovered that were not tested as part of this inspection, or that are expected to be impacted as part of any renovation or demolition work, they should be presumed LBP until tested to show otherwise.

A risk assessment has not been conducted to evaluate potential lead hazards present at the building and surrounding soil as part of this scope of work.

Universal Waste, Mercury and PCBs

Results of the inspection indicate that items suspect for containing mercury and PCBs, or that are classified as universal waste were present in the structures included as part of this scope of work.

If any universal waste or items suspect for containing mercury and PCBs are identified and expected to be impacted during demolition work, these items must be removed and disposed of properly according to local, state and federal guidelines.

Mold Investigation

Mold growth was not observed in the building, but multiple areas of water damage and water staining were observed throughout. No building materials had elevated moisture content at the time of the investigation. The likely cause of the water damage is due to a failing roof combined with the property having sat vacant for an extended period without central heating or cooling in operation. Considering the results of the sampling and G2's limited visual assessment, the following actions are recommended to address mold-related concerns:

Recommendation	Description
G25-398-1 Water Source	Reportedly, the roof was replaced within the last few years. If signs of leakage persist or worsen, retain a qualified contractor to assess and address the condition of the roof to determine if the roofing needs replaced, or if leaking areas can be patched. Additionally, heating and cooling air conditioning methods should be utilized to maintain the internal temperature of the building and reduce the relative humidity below the ASHRAE standard of 65%.
G25-398-2 Restoration	Water-stained and water-damaged ceiling tiles were observed in the Customer Sales Room. Water damage was also observed in the carpet in the Office Nook, and the plaster walls in the Customer Sales Room. Water staining was observed on the wood walls and shelves in the Scale Room and Back Storage Room. Water damage was observed to wood wall paneling in the Restroom. Retain a qualified industry professional to replace all damaged ceiling tiles and carpet, and treat water-stained wood with an anti-microbial agent. Air sampling results indicate concealed mold growth is likely present in concealed spaces, such as under carpets, above ceiling or within affected walls.

Recommendation	Description
G25-398-3 Mold Remediation	If mold growth is discovered during repairs or future renovations, develop a scope of work to remediate mold growth. All work should be performed by qualified and trained mold remediation professionals following industry best practices as outlined in the Institute of Inspection, Cleaning and Restoration Certification (IICRC) S520 guidance document. Engineering controls, such as plastic barriers and mechanical exhaust/ventilation, should be used to isolate the work area from the rest of the building, and prevent the dispersal of construction dust and mold spores to unaffected areas. All affected porous materials like drywall and fiberglass batt insulation should be removed and replaced, with remediation being performed out at least 18" past the visible mold growth. Wood studs that are damaged beyond repair should also be replaced. However, affected wood structural members can be cleaned in place with abrasive measures, as long as the structural integrity can be maintained.
G25-398-4 Follow-Up Air Sampling	Consider performing follow-up air sampling after the above-listed recommendations have been completed to ensure that indoor mold spore concentrations in the building have been reduced to below outdoor control concentrations.
G25-398-5 Future Water Intrusion Events	In the future, If there are ever any water-loss events in the building, conduct water extraction activities within 48 hours of the water event to reduce the potential for water damage and mold growth. G2 recommends that all water intrusions be promptly responded to by qualified industry professionals, and that water extraction services be performed in accordance with industry best practices as detailed in the IICRC S500 Standard and Reference Guide for Professional Water Damage Restoration guidance document.

Methodology

Asbestos

The field work was conducted using industry best practices. Samples of representative accessible suspect materials within the scope of work were collected during the course of the inspection. Materials were sampled according to homogeneous groupings using the [Asbestos Hazard Emergency Response Act \(AHERA\)](#) sampling guidelines.

Asbestos samples were collected in such a manner as to minimize release of the material into the surroundings. Sample number, material description, sample location and material location were recorded at the time of sampling. Each sample was placed in a sample container labeled with a unique sample number and submitted to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory, for analysis under chain of custody documentation. Samples were analyzed in accordance with EPA Method 600/R-93-116, using PLM with dispersion staining and using visual area estimation to determine percent asbestos content. This method allows for the identification of the primary types of asbestos used in building materials. The lower limit of detection for this method is one percent. Samples containing one percent or less asbestos by PLM with visual area estimation are reported as "Trace".

Lead-Based Paint

All testing of suspect LBP was conducted utilizing a SciAps X-ray fluorescence LBP analyzer, Model X550Pb (Rh) bearing Serial #01583. The device uses a rhodium X-ray fluorescence tube as opposed to a radioactive source. G2 followed the Performance Characteristics Sheets (PCS) for

the specific X-Ray fluorescence instrument used during the LBP evaluation of the property. The XRF PCS is presented in Appendix D. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against the National Institute of Standards and Testing (NIST) Standard Reference Material (SRM) 2579 lead film (1.0 mg/cm²).

The calibration of the instrument is conducted in accordance with the PCS for this instrument. These instruments are calibrated using a calibration standard block of known lead content. If for any reason the instruments do not maintain a consistent calibration reading within the manufacturer's standards for performance on the calibration block supplied by the manufacturer, manufacturer's recommendations are used to bring the instrument into calibration. If the instrument cannot be brought back into calibration, it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

Wall "A" in each room is the wall where the front entrance door opening is located (or aligned with street). Going clockwise and facing Wall "A," Wall "B" will always be to your right, Wall "C" directly to the rear and Wall "D" to the left. Doors, windows and closets may be designated as left, center or right depending on their location on the wall. Doors, windows, and closets are designated as left, center or right depending on their location on the wall.

All individuals who performed this XRF testing and visual assessment have EPA and/or state licenses as Lead Inspector/Risk Assessors and have been trained in the use, calibration and maintenance of the XRF, along with the principles of radiation safety, in accordance with the work practices of 40 CFR 745, section 227, for states and Native American tribal groups.

Universal Waste, Mercury and PCBs

As part of this survey, a visual inspection for universal waste or items suspect for containing PCBs and mercury was conducted. Items classified as universal waste or suspect for containing PCBs and mercury, if identified, were quantified and catalogued.

Mold Investigation

G2's assessment included a limited visual inspection of the subject site with photo documentation. During the inspection all suspect areas within the scope of work, determined by building history and the inspector's professional judgement, were examined and documented. A SurveyMaster® Protimeter dual-function moisture meter was used to determine moisture content of building materials. This is a direct read device which was used in *Search* mode to obtain relative moisture measurements of materials up to 3/4" beneath the surface. The moisture readings of these materials are compared to like building materials in non-affected areas as well as to industry moisture content standards.

Microbial Air Sampling

Air-O-Cell cassettes were used for particulate air sampling for bioaerosols. The cassettes are designed for rapid collection and analysis of a wide range of airborne bioaerosols including fungal spores. The sample pump was calibrated at a flow rate of 15 liters per minute and samples were collected for 5 minutes for a total of 75 liters. Samples were sent to an accredited laboratory and analyzed by light microscopy.

Sample results are given in spores per meter cubed (S/m³), and are adjusted for outdoor control

samples.

Limitations

G2 has performed this inspection in accordance with best industry methods and practices of the profession, and consistent with the level of care and skill ordinarily exercised by reputable environmental consultants under similar circumstances and conditions. The observations contained within this assessment are based upon site conditions readily accessible at the time of the site inspection. No other representation, guarantee or warranty, express or implied, is included or intended in this hazardous materials survey report.

The LBP portion of the inspection was planned, developed, and implemented based on G2's professional experience in performing LBP inspections. G2 performed an inspection for lead-containing paint of the predominant painted surfaces in order to provide a general indication of the distribution of lead for demolition purposes. G2 utilized state-of-the-art practices and techniques in accordance with regulatory standards while performing this inspection. A copy of personnel and company certifications has been provided in Appendix E. G2's evaluation of the painted surfaces identified during this inspection is based on conditions observed at the time of the inspection. G2 cannot be responsible for changing conditions that may alter the relative exposure risk for future changes in accepted methodology.

The owner is responsible to convey information regarding identified lead content to inhabitants, contractors, etc. expected to potentially be exposed. G2 recommends that both the contractor and the owner keep the records for three years.

This report consists of a visual survey, and XRF analysis of the readily accessible areas of this building and tested components. The presence or absence of LBP or LBP hazards applies only to the tested or assessed surfaces on the date(s) of the field visit and it should be understood that conditions may change due to deterioration or maintenance. The results and material conditions noted within this report were accurate at the time of the evaluation and in no way reflect the conditions at the property after the date of the evaluation.

The current scientific understanding of microbial contamination issues in buildings does not allow for an absolute determination between safe and unsafe levels of mold in a building. Some background levels of mold are always present both indoors and outdoors and these levels change with time, season, and building conditions. Because of the vast number of potential molds present in the environment, there are no numeric standards for comparison, and surface and air testing is useful only as a means to determine if extremely high levels of mold spores are present that would warrant further evaluation.

Certain persons that may be at an elevated risk for infection or illness, above the general population include: infants, the elderly, the chronically ill, the severely immuno-compromised, persons recovering from serious burns or major surgery, and persons being treated with anti-rejection drugs.

The assessment conducted by G2 was intended to provide a reasonable assurance that significant hidden mold contamination would be identified. However, there is always the potential for discovering

Maul Foster & Alongi, Inc.
Regulated Building Materials Survey & Mold Investigation
Commercial Property - 1244 Long Street, Sweet Home, OR
December 19, 2025

additional hidden mold in buildings in areas where water damage or other conditions leading to mold growth was not expected or could not be inspected, such as inside wall cavities. Mechanical equipment associated with the subject property, such as HVAC equipment, was not disassembled during the investigation.

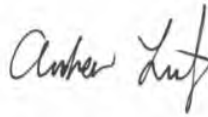
The protocols used are consistent with those exercised by other reputable consultants and based on current industry standards on projects of similar scope. No warranty, representation, or guarantee, express or implied, is included or intended in this mold investigation report.

As with all environmental investigations, this inspection is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Respectfully submitted and reviewed by:



Chase George Eckersell
Project Manager
G2 Consultants



Andrew Lutz
Director of Operations
G2 Consultants

Appendix A:

Laboratory Analysis Results
& Chain of Custody

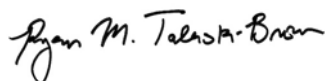
Report for:

Chase Eckersell
G2 Consultants
17750 SW Upper Boones Ferry Rd
Suite 150
Portland, OR 97224

Regarding: Eurofins Built Environment Testing West, LLC
Project: G25-398; Maul Foster and Alongi, Inc. 1244 Long St. Sweet Home, OR 97836
EML ID: 4339752

Approved by:

Dates of Analysis:
Asbestos PLM: 12-12-2025 and 12-15-2025



Technical Manager
Ryan Talaski-Brown

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 200741-0

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 and tested. 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 Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, 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: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 31

Total Samples Analyzed: 31

Total Samples with Layer Asbestos Content > 1%: 2

Location: G25-398-1, Plaster

Lab ID-Version‡: 21733394-1

Sample Layers	Asbestos Content
White Plaster with Green Paint	ND
Sample Composite Homogeneity:	Good

Location: G25-398-2, Plaster

Lab ID-Version‡: 21733395-1

Sample Layers	Asbestos Content
White Plaster with White Paint	ND
Sample Composite Homogeneity:	Moderate

Location: G25-398-3, Plaster

Lab ID-Version‡: 21733396-1

Sample Layers	Asbestos Content
Off-White Plaster	ND
Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: G25-398-4, Ceiling tile, 16x32

Lab ID-Version‡: 21733397-1

Sample Layers	Asbestos Content
Tan Ceiling Tile with White Surface	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	80% Cellulose
Sample Composite Homogeneity:	Moderate

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

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‡ 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: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
 Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-5, Ceiling tile, 16x32

Lab ID-Version‡: 21733398-1

Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	85% Cellulose
Sample Composite Homogeneity:	Good

Location: G25-398-6, Ceiling tile 12x12 and tan glue dots

Lab ID-Version‡: 21733399-1

Sample Layers	Asbestos Content
Tan Ceiling Tile with White Surface	ND
Yellow Mastic with Paper	ND
White Powdery Material	ND
Composite Non-Asbestos Content:	80% Cellulose
Sample Composite Homogeneity:	Moderate

Location: G25-398-7, Ceiling tile 12x12 and tan glue dots

Lab ID-Version‡: 21733400-1

Sample Layers	Asbestos Content
Tan Ceiling Tile with White Surface	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	80% Cellulose
Sample Composite Homogeneity:	Moderate

Location: G25-398-8, Carpet clue tan (top layer)

Lab ID-Version‡: 21733401-1

Sample Layers	Asbestos Content
Brown Carpet	ND
Yellow Mastic	ND
Tan Foam	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
 Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-9, Carpet clue tan (top layer)

Lab ID-Version‡: 21733402-1

Sample Layers	Asbestos Content
Brown Carpet	ND
Yellow Mastic	ND
Tan Foam	ND
Brown Mastic (Trace)	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: G25-398-10, Carpet glue cream (bottom layer)

Lab ID-Version‡: 21733403-1

Sample Layers	Asbestos Content
Brown Carpet	ND
Cream Mastic	ND
Transparent Woven Material	ND
Black Foam with White Coating	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: G25-398-11, Carpet glue cream (bottom layer)

Lab ID-Version‡: 21733404-1

Sample Layers	Asbestos Content
Brown Carpet	ND
Cream Mastic	ND
Transparent Woven Material	ND
Black Foam with White Coating	ND
Composite Non-Asbestos Content:	60% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: G25-398-12, Brick mortar light gray

Lab ID-Version‡: 21733405-1

Sample Layers	Asbestos Content
Light Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

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Client: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-13, Brick mortar light gray

Lab ID-Version‡: 21733406-1

Sample Layers	Asbestos Content
White Compound	ND
Light Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-14, Wall panel adhesive tan

Lab ID-Version‡: 21733407-1

Sample Layers	Asbestos Content
Tan Mastic with Green Coating	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-15, Wall panel adhesive tan

Lab ID-Version‡: 21733408-1

Sample Layers	Asbestos Content
Tan Mastic with Green Coating	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-16, Cementitious patching gray

Lab ID-Version‡: 21733409-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-17, Cementitious patching gray

Lab ID-Version‡: 21733410-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
Sample Composite Homogeneity: Moderate	

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Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
 Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-18, Drywall and joint compound

Lab ID-Version‡: 21733411-1

Sample Layers	Asbestos Content
White Compound with Paint	ND
White Compound on Tape	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: G25-398-19, Drywall and joint compound

Lab ID-Version‡: 21733412-1

Sample Layers	Asbestos Content
White Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: G25-398-20, CMU mortar gray

Lab ID-Version‡: 21733413-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

Location: G25-398-21, CMU mortar gray

Lab ID-Version‡: 21733414-1

Sample Layers	Asbestos Content
Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

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Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
 Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-22, Sheet vinyl beige pebble pattern

Lab ID-Version‡: 21733415-1

Sample Layers	Asbestos Content
Yellow Sheet Flooring with Fibrous Backing and Mastic	30% Chrysotile
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Moderate

Comments: Sample layers inseparable without cross contamination.

Location: G25-398-23, Sheet vinyl beige pebble pattern

Lab ID-Version‡: 21733416-1

Sample Layers	Asbestos Content
Yellow Sheet Flooring with Fibrous Backing and Mastic	30% Chrysotile
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Moderate

Comments: Sample layers inseparable without cross contamination.

Location: G25-398-24, Stucco (type A)

Lab ID-Version‡: 21733417-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: G25-398-25, Stucco (type A)

Lab ID-Version‡: 21733418-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
Sample Composite Homogeneity:	Moderate

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Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
 Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-26, Stucco (type B)

Lab ID-Version‡: 21733419-1

Sample Layers	Asbestos Content
Tan Coating with Purple Paint	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-27, Stucco (type B)

Lab ID-Version‡: 21733420-1

Sample Layers	Asbestos Content
Tan Coating with Purple Paint	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-28, Caulking white

Lab ID-Version‡: 21733421-1

Sample Layers	Asbestos Content
Off-White Powdery Material with Green/Purple Coating	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-29, Caulking white

Lab ID-Version‡: 21733422-1

Sample Layers	Asbestos Content
White Caulk with Purple Coating	ND
Sample Composite Homogeneity: Moderate	

Location: G25-398-30, Window glazing white

Lab ID-Version‡: 21733423-1

Sample Layers	Asbestos Content
Gray/White Powdery Material with Paint	ND
Sample Composite Homogeneity: Moderate	

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Client: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
Date of Report: 12-15-2025

ASBESTOS PLM REPORT

Location: G25-398-31, Window glazing white

Lab ID-Version‡: 21733424-1

Sample Layers	Asbestos Content
Gray/White Powdery Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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Client: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97836

Date of Receipt: 12-10-2025
Date of Report: 12-15-2025

ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Tim Cammann



Analyst: Cameron Zimmerman

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CHAIN OF CUSTODY RECORD

Client: Maul Foster & Alongi, Inc.
Site Address: 1244 Long St
Sweet Home, OR 97386

G2 Contact: Chase Eckersell
Phone #: 971-485-5469



004339752

Page #: 1 of 2
G2 Job #: G25-398

Sample Date: 12-10-25

Sampled by: CE

Turn-Around Time:	Asbestos:	Notes:
☐ RUSH 6-Hour	☒ PLM	*Composite results needed for all drywall and joint compound samples
☐ 24-Hour	☐ PLM Point Count 400	
☐ 48-Hour	☐ TEM	
☐ 72-Hour	☐ PLM Point Count 1000	
	☐ Wipe	
	☐ Vac	

Results to: labresults@g2ci.com

HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Friable Y/N
1	Plaster	G25-398-1	Sales Floor			
		-2				
		-3				
2	Ceiling Tile, 16" x 32"	-4				
		-5				
3	Ceiling Tile, 12x12 and Tan Glue Dots	-6	Office Nook			
		-7				
4	Carpet Glue, Tan (Top layer)	-8				
		-9				
5	Carpet Glue, Cream (Bottom layer)	-10				
		-11				
6	Brick Mortar, ^{Light} Gray	-12	Scale Room			
		-13				

Samples Relinquished by: CE
Date and Time: 12-10-25 16:25
Samples Received by: [Signature]
Date and Time: 12/10/25 4:30

Samples Relinquished by: _____
Date and Time: _____
Samples Received by: _____
Date and Time: _____



HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
7	Wall Panel Adhesive, Tan	-14	Sales Floor			
		-15	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
8	Cementitious Patching, Gray	-16	Scale Room			
		-17	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
9	Drywall & Joint Compound	-18	Back Storage			
		-19	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
10	CMU Mortar, Gray	-20	↓			
		-21	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
11	Sheet Vinyl, Beige Pebble Pattern	-22	Restroom			
		-23	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
12	Stucco (Type A)	-24	Exterior Siding (South Face)			
		-25	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
13	Stucco (Type B)	-26	(East Face)			
		-27	↓			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
14	Caulking, White	-28	Exterior Window			
		-29	Exterior Door			
HM #	Material Description	Sample #	Sample Location	Quantity	Condition	Frangible Y/N
15	Window Glazing, White	-30	Exterior Windows			
		-31	↓			

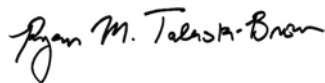
Report for:

Chase Eckersell
G2 Consultants
17750 SW Upper Boones Ferry Rd
Suite 150
Portland, OR 97224

Regarding: Eurofins Built Environment Testing West, LLC
Project: G25-398; Maul Foster and Alongi, Inc. 1244 Long St. Sweet Home, OR 97386
EML ID: 4339755

Approved by:

Dates of Analysis:
Spore trap analysis: 12-12-2025



Technical Manager
Ryan Talaski-Brown

Service SOPs: Spore trap analysis (EB-MY-S-1038)
AIHA LAP, LLC accredited service, Lab ID #1122031

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, 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.

Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	G25-398-OA1: Outdoor - south of building			G25-398-IA1: Indoor - sales floor		
Comments (see below)	None			A		
Lab ID-Version‡:	21733438-1			21733439-1		
Analysis Date:	12/12/2025			12/12/2025		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria						
Ascospores	24	25	1,300	9	25	480
Basidiospores	46	25	2,500	22	25	1,200
Chaetomium						
Cladosporium	1	25	53	1	25	53
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium						
Other brown						
Other colorless						
Penicillium/Aspergillus types†	7	25	370	23/121	25/100	2,800
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	1+			2+		
Hyphal fragments/m3	< 13			27		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			4,200			4,500

Comments:A) 121 of the raw count *Penicillium/Aspergillus* type spores were present as two clumps of 36 and 85.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ 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".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	G25-398-IA2: Indoor - scale room			G25-398-IA3: Indoor - back storage		
Comments (see below)	B			None		
Lab ID-Version‡:	21733440-1			21733441-1		
Analysis Date:	12/12/2025			12/12/2025		
	raw ct.	% read	spores/m3	raw ct.	% read	spores/m3
Alternaria				1	100	13
Ascospores	6	25	320	4	25	210
Basidiospores	14	25	750	19	25	1,000
Chaetomium						
Cladosporium				8	25	430
Epicoccum						
Fusarium						
Myrothecium						
Nigrospora						
Oidium				1	100	13
Other brown				1	100	13
Other colorless						
Penicillium/Aspergillus types†	5/37	25/100	760	19	25	1,000
Pithomyces						
Rusts						
Smuts, Periconia, Myxomycetes						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Zygomycetes						
Background debris (1-4+)	2+			1+		
Hyphal fragments/m3	13			67		
Pollen/m3	< 13			< 13		
Skin cells (1-4+)	< 1+			< 1+		
Sample volume (liters)	75			75		
§ TOTAL SPORES/m3			1,800			2,700

Comments: B) 37 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ 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".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	G25-398-OA2: Outdoor - north of building		
Comments (see below)	C		
Lab ID-Version‡:	21733442-1		
Analysis Date:	12/12/2025		
	raw ct.	% read	spores/m3
Alternaria			
Ascospores	23	25	1,200
Basidiospores	49	25	2,600
Chaetomium			
Cladosporium	22	100	290
Fusarium			
Myrothecium			
Nigrospora			
Oidium			
Other brown			
Other colorless			
Penicillium/Aspergillus types†	6/43	25/100	890
Pithomyces			
Rusts			
Smuts, Periconia, Myxomycetes			
Stachybotrys			
Stemphylium			
Torula			
Ulocladium			
Zygomycetes			
Background debris (1-4+)	< 1+		
Hyphal fragments/m3	< 13		
Pollen/m3	< 13		
Skin cells (1-4+)	< 1+		
Sample volume (liters)	75		
§ TOTAL SPORES/m3			5,000

Comments:C) 22 of the raw count *Cladosporium* spores were present as a single clump. 43 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

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§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: G25-398-OA1, Outdoor - south of building

Fungi Identified	Outdoor data	Typical Outdoor Data for: December in Oregon† (n‡=1660)						Typical Outdoor Data for: The entire year in Oregon† (n‡=23233)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Generally able to grow indoors*													
Alternaria	-	9	13	13	27	61	4	13	13	27	53	110	19
Bipolaris/Drechslera group	-	-	-	-	-	-	1	13	13	13	40	53	3
Chaetomium	-	9	13	13	40	55	3	8	13	13	27	40	5
Cladosporium	53	53	53	170	590	1,000	75	53	110	380	1,400	2,700	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	10	13	13	16	27	1	10	13	13	27	53	2
Other brown	-	12	13	13	40	53	15	13	13	27	53	67	22
Penicillium/Aspergillus types	370	53	110	230	620	1,000	82	53	110	270	690	1,200	84
Stachybotrys	-	-	-	-	-	-	< 1	13	13	13	48	130	1
Torula	-	12	13	13	13	14	1	13	13	27	53	93	6
Seldom found growing indoors**													
Ascospores	1,300	53	110	510	1,600	2,600	87	53	110	430	1,600	3,000	89
Basidiospores	2,500	110	320	1,500	5,000	8,400	94	110	270	1,100	4,200	8,100	96
Oidium	-	7	13	13	15	51	2	13	13	27	67	120	13
Rusts	-	9	13	13	27	53	5	13	13	27	53	110	16
Smuts, Periconia, Myxomycetes	-	13	13	27	67	110	40	13	13	53	160	370	53
§ TOTAL SPORES/m3	4,200												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

‡n = number of samples used to calculate data.

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Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: G25-398-OA2, Outdoor - north of building

Fungi Identified	Outdoor data	Typical Outdoor Data for: December in Oregon† (n‡=1660)						Typical Outdoor Data for: The entire year in Oregon† (n‡=23233)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
Generally able to grow indoors*													
Alternaria	-	9	13	13	27	61	4	13	13	27	53	110	19
Bipolaris/Drechslera group	-	-	-	-	-	-	1	13	13	13	40	53	3
Chaetomium	-	9	13	13	40	55	3	8	13	13	27	40	5
Cladosporium	290	53	53	170	590	1,000	75	53	110	380	1,400	2,700	85
Curvularia	-	-	-	-	-	-	< 1	8	13	13	44	53	2
Nigrospora	-	10	13	13	16	27	1	10	13	13	27	53	2
Other brown	-	12	13	13	40	53	15	13	13	27	53	67	22
Penicillium/Aspergillus types	890	53	110	230	620	1,000	82	53	110	270	690	1,200	84
Stachybotrys	-	-	-	-	-	-	< 1	13	13	13	48	130	1
Torula	-	12	13	13	13	14	1	13	13	27	53	93	6
Seldom found growing indoors**													
Ascospores	1,200	53	110	510	1,600	2,600	87	53	110	430	1,600	3,000	89
Basidiospores	2,600	110	320	1,500	5,000	8,400	94	110	270	1,100	4,200	8,100	96
Oidium	-	7	13	13	15	51	2	13	13	27	67	120	13
Rusts	-	9	13	13	27	53	5	13	13	27	53	110	16
Smuts, Periconia, Myxomycetes	-	13	13	27	67	110	40	13	13	53	160	370	53
§ TOTAL SPORES/m3	5,000												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

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Client: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025
Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: G25-398-OA1, Outdoor - south of building

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: December				State: OR			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	27	210	28	7	27	270	18
Bipolaris/Drechslera group	-	7	13	160	11	7	13	170	3
Chaetomium	-	7	13	200	8	7	13	240	4
Cladosporium	53	27	370	7,400	84	40	430	7,800	87
Curvularia	-	7	27	440	13	7	13	260	2
Nigrospora	-	7	13	160	13	7	13	160	3
Penicillium/Aspergillus types	370	13	180	2,600	61	38	270	2,600	77
Stachybotrys	-	7	13	790	2	7	13	1,400	< 1
Torula	-	7	13	170	4	7	27	210	6
Seldom found growing indoors**									
Ascospores	1,300	13	160	3,500	67	53	530	8,300	93
Basidiospores	2,500	13	370	16,000	87	53	960	18,000	97
Rusts	-	7	13	230	9	7	25	270	14
Smuts, Periconia, Myxomycetes	-	7	40	410	53	10	53	1,200	59
§ TOTAL SPORES/m3	4,200								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

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Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

Outdoor Location: G25-398-OA2, Outdoor - north of building

Fungi Identified	Outdoor data	Typical Outdoor Data by Date†				Typical Outdoor Data by Location‡			
		Month: December				State: OR			
	spores/m3	low	med	high	freq %	low	med	high	freq %
Generally able to grow indoors*									
Alternaria	-	7	27	210	28	7	27	270	18
Bipolaris/Drechslera group	-	7	13	160	11	7	13	170	3
Chaetomium	-	7	13	200	8	7	13	240	4
Cladosporium	290	27	370	7,400	84	40	430	7,800	87
Curvularia	-	7	27	440	13	7	13	260	2
Nigrospora	-	7	13	160	13	7	13	160	3
Penicillium/Aspergillus types	890	13	180	2,600	61	38	270	2,600	77
Stachybotrys	-	7	13	790	2	7	13	1,400	< 1
Torula	-	7	13	170	4	7	27	210	6
Seldom found growing indoors**									
Ascospores	1,200	13	160	3,500	67	53	530	8,300	93
Basidiospores	2,600	13	370	16,000	87	53	960	18,000	97
Rusts	-	7	13	230	9	7	25	270	14
Smuts, Periconia, Myxomycetes	-	7	40	410	53	10	53	1,200	59
§ TOTAL SPORES/m3	5,000								

† The Typical Outdoor Data by Date represents the typical outdoor spore levels across North America for the month indicated. The last column represents the frequency of occurrence. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 2.5% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

‡ The Typical Outdoor Data by Location represents the typical outdoor spore levels for the region indicated for the entire year. As with the Typical Outdoor Data by Date, the four columns represent the frequency of occurrence and the typical low, medium, and high concentration values for the spore type indicated. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

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C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025
Date of Report: 12-12-2025

MoldRANGE™: Extended Outdoor Comparison

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

Outdoor Summary: G25-398-OA1: Outdoor - south of building

Species detected	Outdoor sample spores/m3				Typical outdoor ranges (North America)	Freq. %
	<100	1K	10K	>100K		
Ascospores				1,300	13 - 210 - 5,300	74
Basidiospores				2,500	13 - 370 - 22,000	88
Cladosporium				53	27 - 480 - 8,300	88
Penicillium/Aspergillus types				370	13 - 190 - 2,600	59
Smuts, Periconia, Myxomycetes				< 13	7 - 44 - 650	61
Total				4,200		

The "Typical outdoor ranges" and "Freq. %" columns show the typical low, medium, and high spore counts per cubic meter and the frequency of occurrence for the given spore type. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values when the spore type is detected. For example, if the low value is 53 and the frequency of occurrence is 63%, it would mean that we typically detect the given spore type on 63 percent of all outdoor samples and, when detected, 2.5% of the time it is present in levels below 53 spores/m3.

Indoor Samples

Location: G25-398-IA1: Indoor - sales floor

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 107%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 1.0000	dF: 4 Result: 0.4000 Critical value: N/A Outside Similar: N/A	Score: 297 Result: High	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Ascospores					

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

Location: G25-398-IA2: Indoor - scale room

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 43%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 0.8571	dF: 4 Result: 0.4000 Critical value: N/A Outside Similar: N/A	Score: 190 Result: Medium	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Ascospores					

Location: G25-398-IA3: Indoor - back storage

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)									
Result: 63%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 0.7273	dF: 7 Result: 0.8661 Critical value: 0.6786 Outside Similar: Yes	Score: 211 Result: Medium									
Species Detected		Spores/m3											
		<100			1K			10K			>100K		
Alternaria													13
Ascospores													210
Basidiospores													1,000
Cladosporium													430
Oidium													13
Other brown													13
Penicillium/Aspergillus types													1,000
Total													2,700

* The Friedman chi-square statistic is a non-parametric test that examines variation in a set of data (in this case, all indoor spore counts). The null hypothesis (H0) being tested is that there is no meaningful difference in the data for all indoor locations. The alternative hypothesis (used if the test disproves the null hypothesis) is that there is a difference between the indoor locations. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

** An agreement ratio is a simple method for assessing the similarity of two samples (in this case the indoor sample and the outdoor summary) based on the spore types present. A score of one indicates that the types detected in one location are the same as that in the other. A score of zero indicates that none of the types detected indoors are present outdoors. Typically, an agreement of 0.8 or higher is considered high.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

*** The Spearman rank correlation is a non-parametric test that examines correlation between two sets of data (in this case the indoor location and the outdoor summary). The null hypothesis (H0) being tested is that the indoor and outdoor samples are unrelated. The alternative hypothesis (used if the test disproves the null hypothesis) is that the samples are similar. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

**** MoldSCORE™ is a specialized method for examining air sampling data. It is a score between 100 and 300, with 100 indicating a greater likelihood that the airborne indoor spores originated from the outside, and 300 indicating a greater likelihood that they originated from an inside source. The Result displayed is based on the numeric score given and will be either Low, Medium, or High, indicating a low, medium, or high likelihood that the spores detected originated from an indoor source. Eurofins Built Environment Testing reserves the right to, and may at anytime, modify or change the MoldScore algorithm without notice.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor ranges" are based on the results of the analysis of samples delivered to and analyzed by Eurofins Built Environment Testing and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical analysis provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. Eurofins Built Environment Testing hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the data contained in, or any actions taken or omitted in reliance upon, this report.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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Client: G2 Consultants

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Outdoor Summary: G25-398-OA2: Outdoor - north of building

Species detected	Outdoor sample spores/m3				Typical outdoor ranges (North America)	Freq. %
	<100	1K	10K	>100K		
Ascospores				1,200	13 - 210 - 5,300	74
Basidiospores				2,600	13 - 370 - 22,000	88
Cladosporium				290	27 - 480 - 8,300	88
Penicillium/Aspergillus types				890	13 - 190 - 2,600	59
Smuts, Periconia, Myxomycetes				< 13	7 - 44 - 650	61
Total				5,000		

The "Typical outdoor ranges" and "Freq. %" columns show the typical low, medium, and high spore counts per cubic meter and the frequency of occurrence for the given spore type. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values when the spore type is detected. For example, if the low value is 53 and the frequency of occurrence is 63%, it would mean that we typically detect the given spore type on 63 percent of all outdoor samples and, when detected, 2.5% of the time it is present in levels below 53 spores/m3.

Indoor Samples

Location: G25-398-IA1: Indoor - sales floor

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 91%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 1.0000	dF: 4 Result: 0.4000 Critical value: N/A Outside Similar: N/A	Score: 291 Result: High	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
Ascospores					

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

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MoldSTAT™: Supplementary Statistical Spore Trap Report

Location: G25-398-IA2: Indoor - scale room

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)									
Result: 36%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 0.8571	dF: 4 Result: 0.4000 Critical value: N/A Outside Similar: N/A	Score: 167 Result: Medium									
Species Detected		Spores/m3											
		<100	1K	10K	>100K								
Ascospores		<											

Location: G25-398-IA3: Indoor - back storage

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)									
Result: 53%	dF: 2 Result: 4.5000 Critical value: 5.9915 Inside Similar: Yes	Result: 0.7273	dF: 7 Result: 0.8661 Critical value: 0.6786 Outside Similar: Yes	Score: 180 Result: Medium									
Species Detected		Spores/m3											
		<100			1K			10K			>100K		
Alternaria		</											

* The Friedman chi-square statistic is a non-parametric test that examines variation in a set of data (in this case, all indoor spore counts). The null hypothesis (H0) being tested is that there is no meaningful difference in the data for all indoor locations. The alternative hypothesis (used if the test disproves the null hypothesis) is that there is a difference between the indoor locations. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

** An agreement ratio is a simple method for assessing the similarity of two samples (in this case the indoor sample and the outdoor summary) based on the spore types present. A score of one indicates that the types detected in one location are the same as that in the other. A score of zero indicates that none of the types detected indoors are present outdoors. Typically, an agreement of 0.8 or higher is considered high.

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

*** The Spearman rank correlation is a non-parametric test that examines correlation between two sets of data (in this case the indoor location and the outdoor summary). The null hypothesis (H0) being tested is that the indoor and outdoor samples are unrelated. The alternative hypothesis (used if the test disproves the null hypothesis) is that the samples are similar. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

**** MoldSCORE™ is a specialized method for examining air sampling data. It is a score between 100 and 300, with 100 indicating a greater likelihood that the airborne indoor spores originated from the outside, and 300 indicating a greater likelihood that they originated from an inside source. The Result displayed is based on the numeric score given and will be either Low, Medium, or High, indicating a low, medium, or high likelihood that the spores detected originated from an indoor source. Eurofins Built Environment Testing reserves the right to, and may at anytime, modify or change the MoldScore algorithm without notice.

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Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSTAT™: Supplementary Statistical Spore Trap Report

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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MoldSCORE™: Spore Trap Report

Fungi Identified	Outdoor sample spores/m ³				Raw count	Spores/m ³
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium					1	53
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					7	370
Stachybotrys					ND	< 13
Torula					ND	< 13
Seldom found growing indoors**						
Ascospores					24	1,300
Basidiospores					46	2,500
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					ND	< 13
Total						4,160

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium					1	53
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					144	2,800
Stachybotrys					ND	< 13
Torula					ND	< 13
Seldom found growing indoors**						
Ascospores					9	480
Basidiospores					22	1,200
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					ND	< 13
Total						4,547

EMLab ID: 4339755, Page 1 of 4

Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025
 Date of Report: 12-12-2025

MoldSCORE™: Spore Trap Report

Location: G25-398-IA2 Indoor - scale room

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡			
	<100	1K	10K	>100K			100	200	300	Score
Generally able to grow indoors*										
Alternaria					ND	< 13				100
Bipolaris/Drechslera group					ND	< 13				100
Chaetomium					ND	< 13				100
Cladosporium					ND	< 13				100
Curvularia					ND	< 13				100
Nigrospora					ND	< 13				100
Penicillium/Aspergillus types†					42	760				190
Stachybotrys					ND	< 13				100
Torula					ND	< 13				100
Seldom found growing indoors**										
Ascospores					6	320				100
Basidiospores					14	750				100
Rusts					ND	< 13				100
Smuts, Periconia, Myxomycetes					ND	< 13				100
Total						1,827	Final MoldSCORE			190

Location: G25-398-IA3 Indoor - back storage

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡				
	<100	1K	10K	>100K			100	200	300	Score	
Generally able to grow indoors*											
Alternaria	■					1	13	■			105
Bipolaris/Drechslera group						ND	< 13	■			100
Chaetomium						ND	< 13	■			100
Cladosporium	■	■	■			8	430	■	■		125
Curvularia						ND	< 13	■			100
Nigrospora						ND	< 13	■			100
Other brown	■					1	13	■			105
Penicillium/Aspergillus types†	■	■	■	■		19	1,000	■	■	■	210
Stachybotrys						ND	< 13	■			100
Torula						ND	< 13	■			100
Seldom found growing indoors**											
Ascospores	■					4	210	■			100
Basidiospores	■	■	■			19	1,000	■			100
Oidium	■					1	13	■			105
Rusts						ND	< 13	■			100
Smuts, Periconia, Myxomycetes						ND	< 13	■			100
Total						2,707	Final MoldSCORE			210	

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

Date of Report: 12-12-2025

MoldSCORE™: Spore Trap Report

* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

** These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

†The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods.

‡Rated on a scale from 100 to 300. A rating less than 150 is low and indicates a low probability of spores originating inside. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A rating between 150 and 250 indicates a moderate likelihood of indoor fungal growth. MoldSCORE is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the analysis on other samples (like wall cavity samples) will lead to misleading results.

Client: G2 Consultants
C/O: Chase Eckersell
Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025
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MoldSCORE™: Spore Trap Report

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Meghanne Burns

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MoldSCORE™: Spore Trap Report

Fungi Identified	Outdoor sample spores/m ³				Raw count	Spores/m ³
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium					22	290
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					49	890
Stachybotrys					ND	< 13
Torula					ND	< 13
Seldom found growing indoors**						
Ascospores					23	1,200
Basidiospores					49	2,600
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					ND	< 13
Total						5,027

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3
	<100	1K	10K	>100K		
Generally able to grow indoors*						
Alternaria					ND	< 13
Bipolaris/Drechslera group					ND	< 13
Chaetomium					ND	< 13
Cladosporium					1	53
Curvularia					ND	< 13
Nigrospora					ND	< 13
Penicillium/Aspergillus types†					144	2,800
Stachybotrys					ND	< 13
Torula					ND	< 13
Seldom found growing indoors**						
Ascospores					9	480
Basidiospores					22	1,200
Rusts					ND	< 13
Smuts, Periconia, Myxomycetes					ND	< 13
Total						4,547

EMLab ID: 4339755, Page 1 of 4

Client: G2 Consultants
 C/O: Chase Eckersell
 Re: G25-398; Maul Foster and Alongi, Inc. 1244
 Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025
 Date of Report: 12-12-2025

MoldSCORE™: Spore Trap Report

Location: G25-398-IA2 Indoor - scale room

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡			
	<100	1K	10K	>100K			100	200	300	Score
Generally able to grow indoors*										
Alternaria						ND	< 13			100
Bipolaris/Drechslera group						ND	< 13			100
Chaetomium						ND	< 13			100
Cladosporium						ND	< 13			100
Curvularia						ND	< 13			100
Nigrospora						ND	< 13			100
Penicillium/Aspergillus types†						42	760	</		

Location: G25-398-IA3 Indoor - back storage

Fungi Identified	Indoor sample spores/m3				Raw count	Spores/m3	MoldSCORE‡				
	<100	1K	10K	>100K			100	200	300	Score	
Generally able to grow indoors*											
Alternaria	■					1	13	■			105
Bipolaris/Drechslera group						ND	< 13	■			100
Chaetomium						ND	< 13	■			100
Cladosporium	■	■	■			8	430	■	■		117
Curvularia						ND	< 13	■			100
Nigrospora						ND	< 13	■			100
Other brown	■					1	13	■			105
Penicillium/Aspergillus types†	■	■	■	■		19	1,000	■	■	■	180
Stachybotrys						ND	< 13	■			100
Torula						ND	< 13	■			100
Seldom found growing indoors**											
Ascospores	■					4	210	■			100
Basidiospores	■	■	■	■		19	1,000	■			100
Oidium	■					1	13	■			105
Rusts						ND	< 13	■			100
Smuts, Periconia, Myxomycetes						ND	< 13	■			100
Total						2,707	Final MoldSCORE			180	

Client: G2 Consultants

C/O: Chase Eckersell

Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

Date of Receipt: 12-10-2025

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MoldSCORE™: Spore Trap Report

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‡Rated on a scale from 100 to 300. A rating less than 150 is low and indicates a low probability of spores originating inside. A rating greater than 250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A rating between 150 and 250 indicates a moderate likelihood of indoor fungal growth. MoldSCORE is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the analysis on other samples (like wall cavity samples) will lead to misleading results.

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Re: G25-398; Maul Foster and Alongi, Inc. 1244
Long St. Sweet Home, OR 97386

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MoldSCORE™: Spore Trap Report

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Project Analyst



Analyst: Meghanne Burns

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CHAIN OF CUSTODY RECORD

Client: Maul Foster & Alongi, Inc.
Site Address: 1244 Long St
Sweet Home, OR 97386

G2 Contact: Chase Eckersell
Phone #: 971-485-5469



004339755

Page #: 1 of 1
G2 Job #: G25-398

Sample Date: 12-10-25

Sampled by: CE

Turn-Around Time:	Mold:	Asbestos:	Lead:	Notes:
☐ RUSH 6-Hour ☐ 24-Hour ☒ 48-Hour ☐ 72-Hour	☒ Non-Viable Air ☐ Viable Air	☐ PCM-7400 ☐ AHERA TEM ☐ TEM-7402	☐ Flame AA ☐ ICP	

Results to: labresults@g2ci.com

Sample #	Sample Location	Start Time	End Time	Total Minutes	Flow (LPM)	Total Volume	Media ID #	Media Expiration
G25-398-0A1	Outdoor - South of Building	10:30	10:35	5	15	75L	41648720	2026-12
G25-398-IA1	Indoor - Sales Floor	10:38	10:43	5	15	75L	41648713	2026-12
G25-398-IA2	Indoor - Scale Room	10:45	10:50	5	15	75L	41648719	2026-12
G25-398-IA3	Indoor - Back storage	10:52	10:57	5	15	75L	41648711	2026-12
G25-398-0A2	Outdoor - North of Building	10:58	11:03	5	15	75L	41649010	2026-12

Samples Relinquished by:

Date and Time: 12-10-25 16:25

Samples Received by:

Date and Time: 12/10/25 4:30

Samples Relinquished by: _____

Date and Time: _____

Samples Received by: _____

Date and Time: _____

Appendix B:

XRF Readings Table

Maul Foster and Alongi, Inc.
Regulated Building Materials Survey and Mold Investigation
Commercial Property - 1244 Long Street, Sweet Home, OR
XRF Readings Table
December 18, 2025

READING NO.	SITE/ADDRESS	STRUCTURE	FLOOR	ROOM	COMPONENT	SUBSTRATE	SIDE	COLOR	CONDITION	RESULTS	PbC	UNITS	ACTION LEVEL	Pb +/-
10495	Calibration									Positive	1.09	mg/cm2	1	0.03
10496	Calibration									Positive	1.08	mg/cm2	1	0.03
10497	Calibration									Positive	1.05	mg/cm2	1	0.03
10498	Calibration									Positive	1.07	mg/cm2	1	0.02
10499	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	A	White	Intact	Negative	0.57	mg/cm2	1	0.02
10500	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	B	White	Intact	Negative	0.56	mg/cm2	1	0.02
10501	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	C	White	Intact	Negative	0.28	mg/cm2	1	0.01
10502	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	D	White	Intact	Negative	0.26	mg/cm2	1	0.07
10503	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Plaster	A	White	Intact	Negative	0.19	mg/cm2	1	0.05
10504	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Plaster	B	White	Intact	Negative	0	mg/cm2	1	0.01
10505	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Plaster	C	Brown	Intact	Negative	0.17	mg/cm2	1	0.06
10506	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Plaster	C	Green	Intact	Negative	0.15	mg/cm2	1	0.01
10507	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	D	Yellow	Intact	Negative	0.12	mg/cm2	1	0.01
10508	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	D	Blue	Intact	Negative	0.19	mg/cm2	1	0.01
10509	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	D	Green	Intact	Negative	0.13	mg/cm2	1	0.01
10510	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	A	Green	Intact	Negative	0.53	mg/cm2	1	0.02
10511	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	A	Blue	Intact	Negative	0.14	mg/cm2	1	0.05
10512	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Beam	Wood	Lower	Brown	Intact	Negative	0	mg/cm2	1	0.01
10513	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Soffit	Wood	Upper	Brown	Intact	Negative	0	mg/cm2	1	0.01
10514	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Soffit	Wood	Upper	Red	Intact	Negative	0	mg/cm2	1	0.01
10515	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Soffit	Wood	Upper	Off-White	Intact	Negative	0.01	mg/cm2	1	0.01
10516	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Wood	B	Yellow	Intact	Negative	0.43	mg/cm2	1	0.02
10517	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Wall	Plaster	B	Beige	Intact	Negative	0	mg/cm2	1	0.01
10518	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Cabinet Shelf	Wood	Lower	Beige	Intact	Negative	0.37	mg/cm2	1	0.07
10519	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Quarter Round	Wood	Lower	Brown	Intact	Negative	0.4	mg/cm2	1	0.07
10520	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Door	Wood	Middle	Brown	Intact	Negative	0.2	mg/cm2	1	0.01
10521	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Door Jamb	Wood	Middle	Brown	Intact	Negative	0.18	mg/cm2	1	0.05
10522	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Shelf	Wood	Middle	Green	Intact	Negative	0.26	mg/cm2	1	0.01
10523	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Shelf	Wood	Lower	Blue	Intact	Negative	0.11	mg/cm2	1	0.01
10524	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Garage	Door	Wood	B	Green	Intact	Negative	0.2	mg/cm2	1	0.01
10525	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Garage	Wall Paneling	Wood	A	Brown	Intact	Negative	0.02	mg/cm2	1	0.01
10526	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Wall	Brick	A	White	Intact	Negative	0.14	mg/cm2	1	0.09
10527	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Wall	Drywall	B	White	Intact	Negative	0	mg/cm2	1	0.01
10528	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Beam	Wood	Middle	White	Intact	Negative	0.15	mg/cm2	1	0.05
10529	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Wall	Brick	Lower	Gray	Intact	Negative	0	mg/cm2	1	0.01
10530	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Floor	Concrete	Lower	Gray	Intact	Negative	0.01	mg/cm2	1	0.01
10531	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Shelf	Wood	Upper	Gray	Intact	Negative	0.05	mg/cm2	1	0.04
10532	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Ceiling	Drywall	Upper	White	Intact	Negative	0	mg/cm2	1	0.01
10533	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Garage Door	Wood	Middle	White	Intact	Negative	0.28	mg/cm2	1	0.07
10534	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Garage	Wall	Wood	B	Black	Intact	Negative	0	mg/cm2	1	0.01
10535	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Back Storage	Floor Ramp	Wood	Lower	Green	Intact	Negative	0.03	mg/cm2	1	0.01
10536	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft	Wall Paneling	Wood	Lower	Black	Intact	Negative	0	mg/cm2	1	0.01
10537	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Door	Wood	Middle	White	Intact	Negative	0.1	mg/cm2	1	0.01
10538	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Wall	Wood	A	Yellow	Intact	Negative	0.17	mg/cm2	1	0.07
10539	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Wall	Wood	A	Blue	Intact	Negative	0.17	mg/cm2	1	0.07
10540	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Sink	Enamel	Middle	White	Intact	Positive	5.17	mg/cm2	1	0.21
10541	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Toilet	Enamel	Middle	White	Intact	Negative	0.01	mg/cm2	1	0.01
10542	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Loft Restroom	Door	Wood	Middle	Purple	Intact	Positive	2.48	mg/cm2	1	0.59
10543	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Door	Wood	Middle	Brown	Intact	Positive	2.31	mg/cm2	1	0.15
10544	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Door Jamb	Wood	Lower	Brown	Intact	Positive	2.48	mg/cm2	1	0.16
10545	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Door Jamb	Wood	Lower	Green	Intact	Negative	0.23	mg/cm2	1	0.02
10546	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Door Jamb	Wood	Middle	White	Intact	Positive	1.01	mg/cm2	1	0.03
10547	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Window Trim	Wood	Middle	White	Intact	Negative	0.33	mg/cm2	1	0.08
10548	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Window Trim	Wood	Lower	White	Intact	Negative	0.01	mg/cm2	1	0.01
10549	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Entry	Window Trim	Wood	Lower	Brown	Intact	Negative	0.13	mg/cm2	1	0.05
10550	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Wall	Stucco	A	Purple	Intact	Positive	1.24	mg/cm2	1	0.1

Maul Foster and Alongi, Inc.
Regulated Building Materials Survey and Mold Investigation
Commercial Property - 1244 Long Street, Sweet Home, OR
XRF Readings Table
December 18, 2025

READING NO.	SITE/ADDRESS	STRUCTURE	FLOOR	ROOM	COMPONENT	SUBSTRATE	SIDE	COLOR	CONDITION	RESULTS	PbC	UNITS	ACTION LEVEL	Pb +/-
10551	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Garage Door	Wood	Middle	Purple	Intact	Positive	3.47	mg/cm2	1	1.04
10552	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Garage Door Trim	Wood	Middle	White	Intact	Negative	0.07	mg/cm2	1	0.06
10553	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Pipe	Metal	Middle	Purple	Intact	Negative	0	mg/cm2	1	0.01
10554	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Electrical Box	Metal	Middle	Purple	Intact	Negative	0	mg/cm2	1	0.01
10555	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	D Side Entry Door	Wood	Middle	Purple	Intact	Negative	0.07	mg/cm2	1	0.08
10556	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Wall	Brick	C	Purple	Intact	Negative	0	mg/cm2	1	0.01
10557	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Soffit	Wood	Upper	White	Intact	Negative	0	mg/cm2	1	0.01
10558	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Floor	Concrete	Lower	Purple	Intact	Negative	0.01	mg/cm2	1	0.01
10559	Commercial Property - 1244 Long Street, Sweet Home, OR	Main Building	Ground	Exterior	Storage Room Garage Door	Wood	Middle	Purple	Intact	Positive	1.6	mg/cm2	1	0.12
10560	Calibration									Positive	0.95	mg/cm2	1	0.03
10561	Calibration									Positive	1.06	mg/cm2	1	0.03
10562	Calibration									Positive	1.08	mg/cm2	1	0.03
10563	Calibration									Positive	1.03	mg/cm2	1	0.02

Appendix C:

Photographs of Homogeneous Materials
Sampled



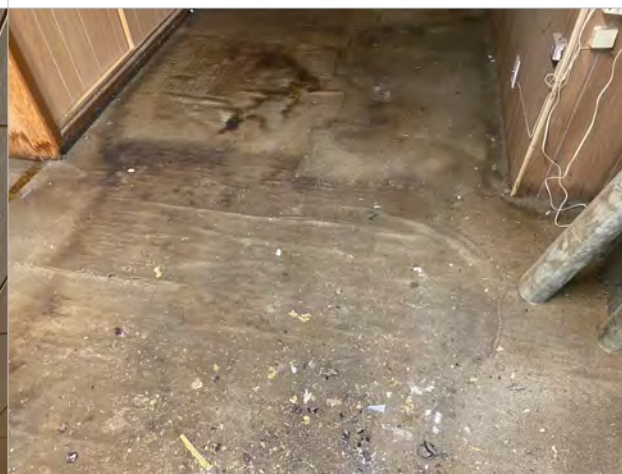
HM#1: Plaster



HM#2: Ceiling Tile, 16" x 32"



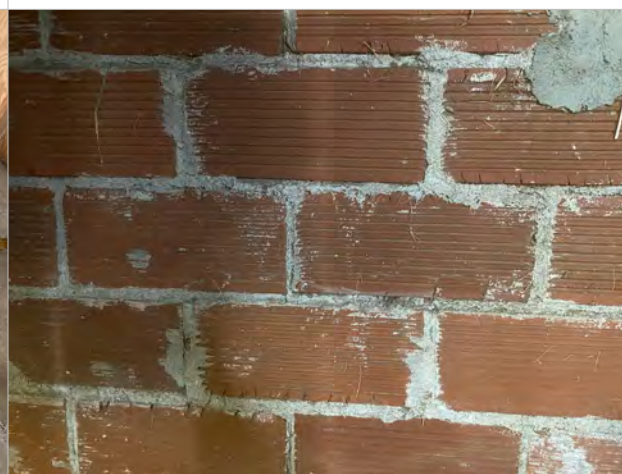
HM#3: Ceiling Tile, 12" x 12" and Tan Glue Dots



HM#4: Carpet Glue, Tan (Top Layer)

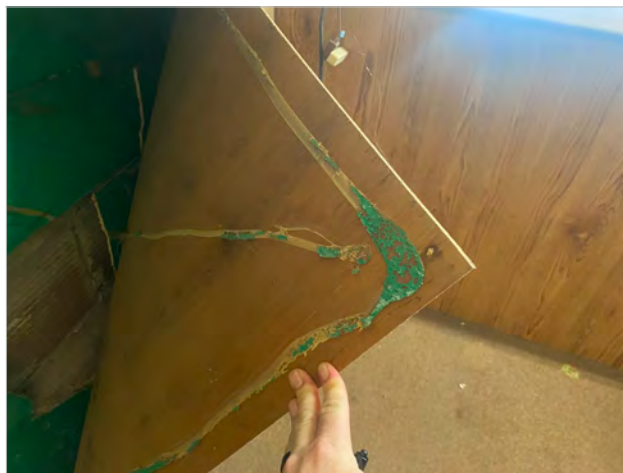


HM#5: Carpet Glue, Cream (Bottom Layer)



HM#6: Brick Mortar, Light Gray

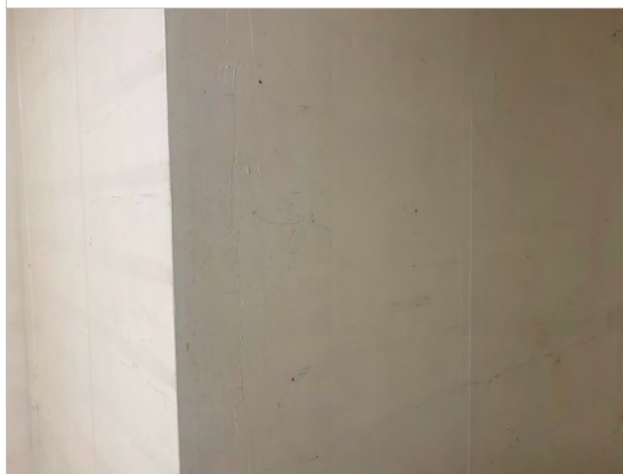
NOTE: Materials **Bolded and in Red** are ACMs



HM#7: Wall Panel Adhesive, Tan



HM#8: Cementitious Patching, Gray



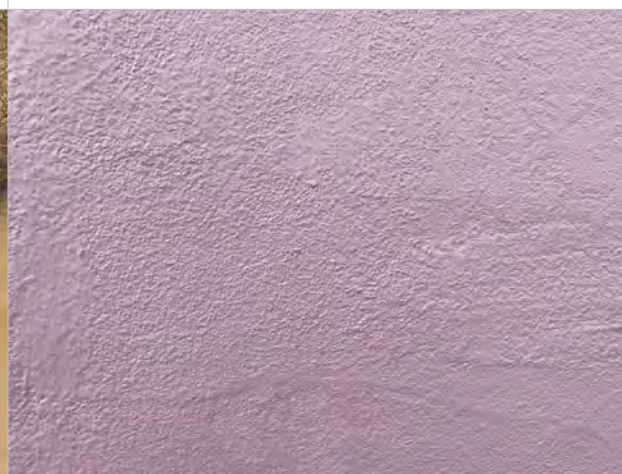
HM#9: Drywall and Joint Compound



HM#10: CMU Mortar, Gray



HM#11: Sheet Vinyl, Beige Pebble Pattern



HM#12: Stucco (Type A)

NOTE: Materials **Bolded and in Red** are ACMs



HM#13: Stucco (Type B)



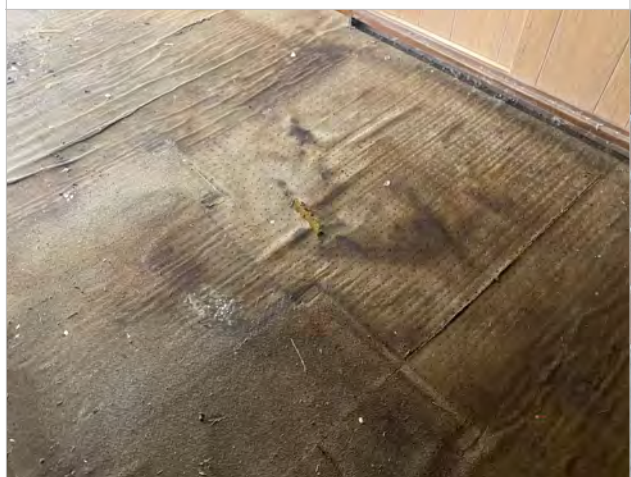
HM#14: Caulking, White



HM#15: Window Glazing, White



Sales Floor: Water-damaged ceiling tiles



Office Nook: Water staining on carpet



Scale Room: Water staining on wall

NOTE: Materials **Bolded and in Red** are ACMs

Appendix D:

Performance Characteristic Sheet (PCS)

Performance Characteristic Sheet

EFFECTIVE DATE: February 1, 2022

MANUFACTURER AND MODEL:

Make: **SciAps**
 Models: **Model X-550**
 X-Ray Source: **Rhodium (Rh) or Gold (Au) Anode**

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

1.0 mg/cm²

OPERATING PARAMETERS:

Timed mode: fixed 10-second reading.

Quick mode: variable-time reading (approximately 2-6 seconds).

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm ² (inclusive) on NIST SRM 2579 (1.02 mg/cm ²)/NIST SRM 2573, or equivalent
--

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

Au Anode (quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0
Rh Anode (Timed or Quick), Au Anode (Timed) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	0.9
	Concrete	0.9
	Drywall	0.9
	Metal	0.9
	Plaster	0.9
	Wood	0.9

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in February 2022, with two separate instruments of each Anode type, operated in both Timed and Quick modes.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use film 2573 (1.04 mg/cm²)).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multifamily housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this

procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The reading time in Archive tests was 10 seconds in Timed mode and from 2-6 seconds in Quick mode, for both the Rh Anode and Au Anode.

CLASSIFICATION OF RESULTS:

XRF results for the Au Anode in Quick mode are classified as **positive** if they are **greater than or equal** to 1.0 mg/cm² and **negative** if they are **less than** 1.0 mg/cm². XRF results for the Au Anode in Timed mode and for the Rh Anode in Timed or Quick mode are classified as **positive** if they are **greater than or equal** to 0.9 mg/cm² and **negative** if they are **less than** 0.9 mg/cm².

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm² and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>.

Appendix E:

Certifications & Accreditation

THIS IS TO CERTIFY THAT

CHASE ECKERSELL

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

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



Course Date: 06/02/2025

Course Location: Online

Certificate: IRO-25-9965B

CCB #SRA0615 4-Hr Training

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

Expiration Date: 06/02/2026

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

A handwritten signature in black ink, reading 'David Kahn'.

David Kahn, Instructor

State of Oregon
Oregon Health Authority

Chase G. Eckersell

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:	2597--Indv--R
Issuance Date:	11/28/2024
Expiration Date:	11/28/2027



Oregon
Health
Authority

000550

CHASE GEORGE ECKERSELL
17750 SW UPPER BOONES FERRY RD STE 150
PORTLAND OR 97224

CONSTRUCTION CONTRACTORS BOARD
LEAD-BASED PAINT

LICENSE NUMBER: 9152597-RA
EXPIRATION DATE: 01/23/2026
ENTITY TYPE: N/A

CONSTRUCTION CONTRACTORS BOARD
LEAD-BASED PAINT

CHASE GEORGE ECKERSELL
17750 SW UPPER BOONES FERRY RD STE
150
PORTLAND OR 97224

⇐ ⇐ ⇐ ⇐
POCKET CARD
⇐ ⇐ ⇐ ⇐

*fold and detach
along
perforation*

↓ ↓ ↓ ↓ ↓
LICENSE CARD
↓ ↓ ↓ ↓ ↓

STATE OF OREGON
CONSTRUCTION CONTRACTORS BOARD
LEAD-BASED PAINT CERTIFICATE

This document certifies that:

CHASE GEORGE ECKERSELL
17750 SW UPPER BOONES FERRY RD STE 150
PORTLAND OR 97224

is licensed in accordance with Oregon Law as
Lead Risk Assessor Contractor

LICENSE NUMBER: 9152597-RA

EXPIRATION DATE: 01/23/2026

ENTITY TYPE: N/A

THIS IS TO CERTIFY THAT

DAVID JEONG

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR INITIAL COURSE

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

Course Date: 6/9/2025 - 6/11/2025

Course Location: Portland, OR

Certificate: IN-25-6065C

For verification of the authenticity of this
certificate contact:

Apex Companies, LLC, by and through its wholly owned
subsidiary PBS Engineering and Environmental LLC (Apex)
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939



CCB #SRA0614 24-Hr Training

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

Expiration Date: 06/11/2026

A handwritten signature in black ink that reads 'David Kahn'.

David Kahn, Instructor

Appendix B

Photograph Log



MAUL
FOSTER
ALONGI



Photographs

Project Name: Building Material and Soil Vapor Phase II ESA
Project Number: M0575.02.002
Location: 1244 Long Street, Sweet Home, Oregon
Date: February 4, 2026

Photo No. 1.

Description

Installation of a temporary sub-slab vapor pin at LONG-001, facing north.



Photo No. 2.

Description

Soil vapor sample collection at LONG-001, facing south.





Photographs

Project Name: Building Material and Soil Vapor Phase II ESA
Project Number: M0575.02.002
Location: 1244 Long Street, Sweet Home, Oregon
Date: February 4, 2026

Photo No. 3.

Description

Soil vapor equipment setup at LONG-002, facing east.



Photo No. 4.

Description

Conducting a helium leak check at LONG-002, facing west.





Photographs

Project Name: Building Material and Soil Vapor Phase II ESA
Project Number: M0575.02.002
Location: 1244 Long Street, Sweet Home, Oregon
Date: February 4, 2026

Photo No. 5.

Description

Soil vapor equipment setup at LONG-003, facing west.

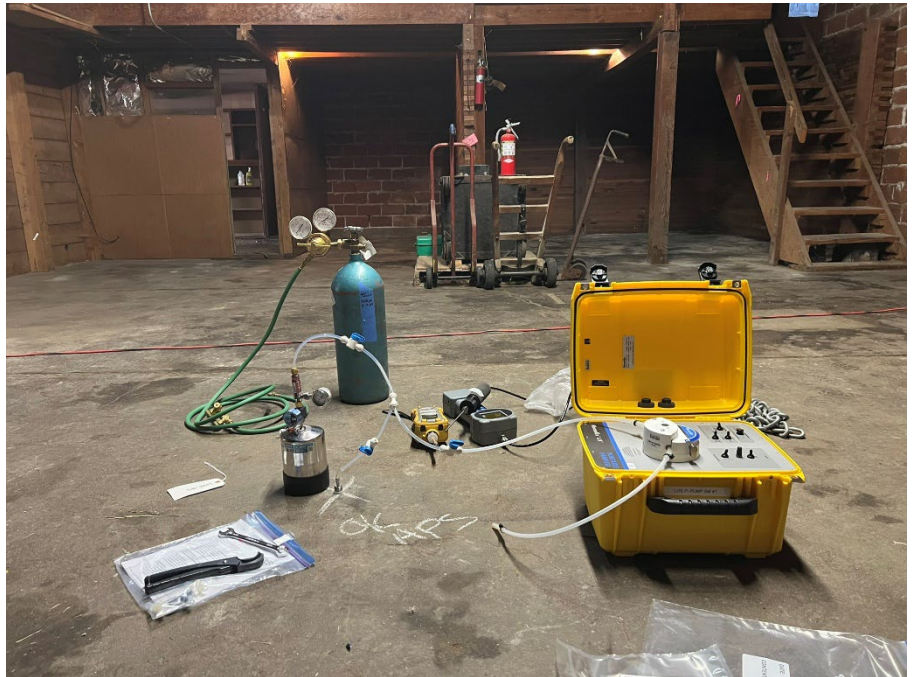


Photo No. 6.

Description

Labelled Summa canister after collecting soil vapor sample from LONG-003, facing north.





Photographs

Project Name: Building Material and Soil Vapor Phase II ESA
Project Number: M0575.02.002
Location: 1244 Long Street, Sweet Home, Oregon
Date: February 4, 2026

Photo No. 7.

Description

MFA staff drilling through concrete slab to install temporary sub-slab vapor pin.

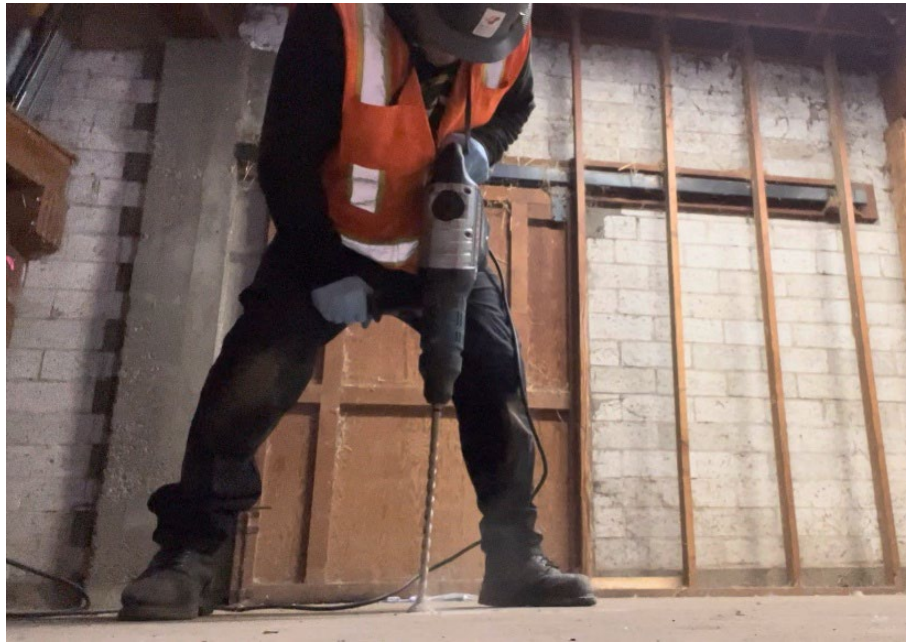


Photo No. 8.

Description

Soil vapor equipment setup at LONG-004, facing west.





Photographs

Project Name: Building Material and Soil Vapor Phase II ESA
Project Number: M0575.02.002
Location: 1244 Long Street, Sweet Home, Oregon
Date: February 4, 2026

Photo No. 9.

Description

Soil vapor sub-slab
boreholes filled with
concrete after sample
collection.



Appendix C

Field Sample Data Sheet



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ALONGI

Weather: 47° ^{home} cloudy, high 60°

[illegible]

PID
VOC (ppm)

0000

NOTES:

"Hg= Inches of mercury

ID= identification

L= liter

No.= number

ppm= parts per million

% = percent

Appendix D

Analytical Laboratory Reports



MAUL
FOSTER
ALONGI

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Elizabeth Webber-Bruya
Ann Webber-Bruya
Michael Erdahl
Vineta Mills
Eric Young

5500 4th Ave South
Seattle, WA 98108-2419
(206) 285-8282
office@friedmanandbruya.com
www.friedmanandbruya.com

February 20, 2026

Emily Hess, Project Manager
Maul Foster Alongi
3140 NE Broadway St
Portland, OR 97232

Dear Ms Hess:

Included are the results from the testing of material submitted on February 9, 2026 from the 1244 Long St, Sweet Home, F&BI 602131 project. There are 10 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Julianna Wetmore
MFA0220R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 9, 2026 by Friedman & Bruya, Inc. from the Maul Foster Alongi 1244 Long St, Sweet Home, F&BI 602131 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Maul Foster Alongi</u>
602131 -01	LONG-001
602131 -02	LONG-002
602131 -03	LONG-003
602131 -04	LONG-004

The tetrachloroethene concentration in samples LONG-002, LONG-003, and LONG-004 exceeded the calibration range of the instrument. The data were flagged accordingly.

The TO-15 gasoline range concentrations were quantified using a single point calibration at 50 ppbv.

The samples were sent to Alliance Technical Group for major gases testing. The report will be forwarded upon receipt.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	LONG-001	Client:	Maul Foster Alongi
Date Received:	02/09/26	Project:	1244 Long St, Sweet Home
Date Collected:	02/04/26	Lab ID:	602131-01 1/5.3
Date Analyzed:	02/11/26	Data File:	021125.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	97	70	130

	Concentration	
Compounds:	ug/m3	ppbv
Vinyl chloride	<0.68	<0.26
trans-1,2-Dichloroethene	<2.1	<0.53
cis-1,2-Dichloroethene	<2.1	<0.53
Trichloroethene	<0.57	<0.11
Tetrachloroethene	480	70
1,1-Dichloroethene	<2.1	<0.53
Gasoline Range Organics	<1,100	<260

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	LONG-002	Client:	Maul Foster Alongi
Date Received:	02/09/26	Project:	1244 Long St, Sweet Home
Date Collected:	02/04/26	Lab ID:	602131-02 1/7.9
Date Analyzed:	02/12/26	Data File:	021127.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	100	70	130

Compounds:	Concentration	
	ug/m3	ppbv
Vinyl chloride	<1	<0.39
trans-1,2-Dichloroethene	<3.1	<0.79
cis-1,2-Dichloroethene	<3.1	<0.79
Trichloroethene	110	20
Tetrachloroethene	25,000 ve	3,700 ve
1,1-Dichloroethene	<3.1	<0.79
Gasoline Range Organics	<1,600	<390

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	LONG-003	Client:	Maul Foster Alongi
Date Received:	02/09/26	Project:	1244 Long St, Sweet Home
Date Collected:	02/04/26	Lab ID:	602131-03 1/8.0
Date Analyzed:	02/12/26	Data File:	021126.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	96	70	130

Compounds:	Concentration	
	ug/m3	ppbv
Vinyl chloride	<1	<0.4
trans-1,2-Dichloroethene	<3.2	<0.8
cis-1,2-Dichloroethene	<3.2	<0.8
Trichloroethene	<0.86	<0.16
Tetrachloroethene	2,100 ve	300 ve
1,1-Dichloroethene	<3.2	<0.8
Gasoline Range Organics	<1,600	<400

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	LONG-004	Client:	Maul Foster Alongi
Date Received:	02/09/26	Project:	1244 Long St, Sweet Home
Date Collected:	02/04/26	Lab ID:	602131-04 1/7.7
Date Analyzed:	02/12/26	Data File:	021128.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	101	70	130

Compounds:	Concentration	
	ug/m3	ppbv
Vinyl chloride	<0.98	<0.38
trans-1,2-Dichloroethene	<3.1	<0.77
cis-1,2-Dichloroethene	<3.1	<0.77
Trichloroethene	4.3	0.81
Tetrachloroethene	3,900 ve	570 ve
1,1-Dichloroethene	<3.1	<0.77
Gasoline Range Organics	55,000	13,000

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By Method TO-15

Client Sample ID:	Method Blank	Client:	Maul Foster Alongi
Date Received:	Not Applicable	Project:	1244 Long St, Sweet Home
Date Collected:	Not Applicable	Lab ID:	06-8078 MB
Date Analyzed:	02/11/26	Data File:	021112.D
Matrix:	Air	Instrument:	GCMS7
Units:	ug/m3	Operator:	bat

	%	Lower	Upper
Surrogates:	Recovery:	Limit:	Limit:
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration	
	ug/m3	ppbv
Vinyl chloride	<0.13	<0.05
trans-1,2-Dichloroethene	<0.4	<0.1
cis-1,2-Dichloroethene	<0.4	<0.1
Trichloroethene	<0.11	<0.02
Tetrachloroethene	<6.8	<1
1,1-Dichloroethene	<0.4	<0.1
Gasoline Range Organics	<200	<50

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/20/26

Date Received: 02/09/26

Project: 1244 Long St, Sweet Home, F&BI 602131

Date Extracted: 02/12/26

Date Analyzed: 02/12/26

**RESULTS FROM THE ANALYSIS OF AIR SAMPLES
FOR HELIUM USING METHOD ASTM D1946**

Results Reported as % Helium

<u>Sample ID</u> Laboratory ID	<u>Helium</u>
LONG-001 602131-01	<0.6
LONG-002 602131-02	<0.6
LONG-003 602131-03	<0.6
LONG-004 602131-04	<0.6
Method Blank 06-8086 MB	<0.6

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/20/26

Date Received: 02/09/26

Project: 1244 Long St, Sweet Home, F&BI 602131

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR VOLATILES BY METHOD TO-15**

Laboratory Code: 602138-01 1/5.3 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 25)
Vinyl chloride	ug/m3	<0.68	<0.68	nm
trans-1,2-Dichloroethene	ug/m3	<2.1	<2.1	nm
cis-1,2-Dichloroethene	ug/m3	<2.1	<2.1	nm
Trichloroethene	ug/m3	<0.57	<0.57	nm
Tetrachloroethene	ug/m3	<36	<36	nm
1,1-Dichloroethene	ug/m3	<2.1	<2.1	nm
Gasoline Range Organics	ug/m3	1,600	1,700	6

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Vinyl chloride	ug/m3	35	118	70-130
trans-1,2-Dichloroethene	ug/m3	54	110	70-130
cis-1,2-Dichloroethene	ug/m3	54	109	70-130
Trichloroethene	ug/m3	73	111	70-130
Tetrachloroethene	ug/m3	92	117	70-130
1,1-Dichloroethene	ug/m3	54	111	70-130
Gasoline Range Organics	ug/m3	200	100	70-130

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/20/26

Date Received: 02/09/26

Project: 1244 Long St, Sweet Home, F&BI 602131

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF AIR SAMPLES
FOR HELIUM
USING METHOD ASTM D1946**

Laboratory Code: 602056-01 (Duplicate)

Analyte	Sample Result (%)	Duplicate Result (%)	Relative Percent Difference	Acceptance Criteria
Helium	<0.6	<0.6	nm	0-20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria, biased low; or, the calibration results for the analyte were outside of acceptance criteria, biased high, with a detection for the analyte in the sample. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported between the method detection limit and the lowest calibration point. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

k - The calibration results for the analyte were outside of acceptance criteria, biased high, and the analyte was not detected in the sample.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

602131

SAMPLE CHAIN OF CUSTODY

02/09/26

Page # 1 of 1

Report To Emily He35Company Maul Foster AlongiAddress 3140 NE BroadwayCity, State, ZIP Portland, OR 97232Phone 360-433-0244 Email he35@maulfoster.comSAMPLERS (signature) Steve OlsonPROJECT NAME & ADDRESS
1244 Long St, Sweet Home

PO #

NOTES:

INVOICE TO

TURNAROUND TIME

Standard
RUSH

Rush charges authorized by: _____

SAMPLE DISPOSAL

Default: Clean after 3 days
Archive (Fee may apply)

SAMPLE INFORMATION

Sample Name	Lab ID	Canister ID	Flow Cont. ID	Reporting Level: IA=Indoor Air SG=Soil Gas (Circle One)	Date Sampled	Initial Vac. ("Hg)	Field Initial Time	Final Vac. ("Hg)	Field Final Time	TO15 Full Scan	TO15 BTEXN	TO15 cVOCs	APH	ASTM D1946 Helium	ASTM D1946 O ₂ , CO ₂ , CH ₄	Notes
LONG-001	01	3389	F231	IA / <u>SG</u>	2/4/26	-30.0	1142	-5.0	1147							*All samples analyzed for tetrachloroethene, trichloroethene, 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, Vinyl chloride, and Benzene - Range 1PH
LONG-002	02	2438	F206	IA / <u>SG</u>	2/4/26	-21.5	1220	-5.0	1225							
LONG-003	03	3667	F203	IA / <u>SG</u>	2/4/26	-30.0	1301	-5.0	1306							
LONG-004	04	2300	F225	IA / <u>SG</u>	2/4/26	-30.0	1348	-5.0	1354							
				IA / SG												
				IA / SG												
				IA / SG												
				IA / SG												

SIGNATURE

PRINT NAME

COMPANY

DATE

TIME

Friedman & Bruya, Inc.
3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\COG\COCTO-15.DOC

Relinquished by: <u>Steve Olson</u>	Steven Chapman	MSA	2/6/26	1115
Relinquished by: <u>AK</u>	Andy Phua	FBI	02/09/26	14:50
Received by:		Samples received at	20	°C

SAMPLE CONDITION UPON RECEIPT CHECKLIST

PROJECT # 602131 CLIENT MFA INITIALS/ AP
DATE: 02/09/26

If custody seals are present on cooler, are they intact? ☒ NA ☐ YES ☐ NO

Cooler/Sample temperature 20 °C
Thermometer ID: Fluke 96312917

Were samples received on ice/cold packs? ☐ YES ☒ NO

How did samples arrive?
☐ Over the Counter ☐ Picked up by F&BI ☒ FedEx/UPS/GSO

Is there a Chain-of-Custody* (COC)? ☒ YES ☐ NO Initials/ AP
*or other representative documents, letters, and/or shipping memos Date: 02/09/26

Number of days samples have been sitting prior to receipt at laboratory 5 days

Are the samples clearly identified? (explain "no" answer below) ☒ YES ☐ NO

Were all sample containers received intact (i.e. not broken, leaking etc.)? (explain "no" answer below) ☒ YES ☐ NO

Were appropriate sample containers used? ☒ YES ☐ NO ☐ Unknown

If custody seals are present on samples, are they intact? ☒ NA ☐ YES ☐ NO

Are samples requiring no headspace, headspace free? ☒ NA ☐ YES ☐ NO

Is the following information provided on the COC, and does it match the sample label?
(explain "no" answer below)

Sample ID's	☒ Yes ☐ No	☐ Not on COC/label
Date Sampled	☒ Yes ☐ No	☐ Not on COC/label
Time Sampled	☒ Yes ☐ No	☐ Not on COC/label
# of Containers	☒ Yes ☐ No	
Relinquished	☒ Yes ☐ No	
Requested analysis	☒ Yes ☐ On Hold	

Other comments (use a separate page if needed)

Air Samples: Were any additional canisters/tubes received? ☐ NA ☐ YES ☒ NO

Number of unused TO15 canisters** Number of unused TO17 tubes

**Fill out Green manifolds billing sheet

FROM: (971) 703-4280

Eric Erickson
Maui Foster & Alongi
3140 NE Broadway
Portland OR 97232
US

SHIP DATE: 06FEB26
ACTWTG1: 5.00 LB
CAD: 253127280/NET/4535
DIMMED: 10 X 10 X 15 IN
BILL SENDER

TO Sample Receiving
Friedman & Bruya, Inc.
5500 4th Ave S

SEATTLE WA 98108

(206) 285-8282

REF: M0575.02.002, M1467.07.003

INV:
PO: S. CHAPMAN

DEPT:

(US)
58KJ5/6067/484B



J261026012001uv

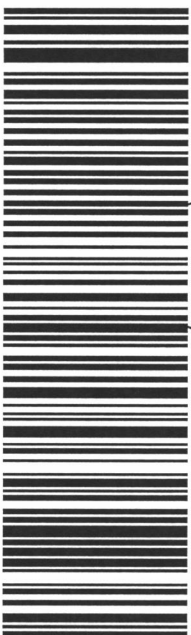
3 of 3

MPS# 8885 6154 8953

Mstr# 8885 6154 8931

98108

9622 0019 0 (000 000 0000) 0 00 8885 6154 8953





3600 Fremont Ave N
Seattle, WA 98103
T: (206) 352-3790
info.seattle@alliancetg.com

Friedman & Bruya
Michael Erdahl
5500 4th Ave S
Seattle, WA 98108

RE: 602131,
Work Order Number: 2602333

February 23, 2026

Attention Michael Erdahl:

Alliance Technical Group, LLC - Seattle received 4 sample(s) on 2/16/2026 for the analyses presented in the following report.

Major Gases by EPA Method 3C

All analyses were performed according to our accredited Quality Assurance program. Please contact the laboratory if you should have any questions about the results.

Alliance Technical Group is committed to accuracy, speed, and customer service. Thank you for choosing Alliance Technical Group's Seattle laboratory team for your analytical needs. We appreciate this opportunity to serve you!

Sincerely,

A handwritten signature in blue ink that reads "Kelley Lovejoy". The signature is written in a cursive, flowing style.

Kelley Lovejoy
Project Manager

*DoD-ELAP Accreditation #79636 by PJLA, ISO/IEC 17025:2017 and QSM 5.4 for Environmental Testing
ORELAP Certification: WA 100009 (NELAP Recognized) for Environmental Testing
Washington State Department of Ecology Accredited for Environmental Testing, Lab ID C910*

Original

www.alliancetg.com



Date: 02/23/2026

CLIENT: Friedman & Bruya
Project: 602131
Work Order: 2602333

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
2602333-001	LONG-001	02/16/2026 1:00 PM	02/16/2026 3:57 PM
2602333-002	LONG-002	02/16/2026 1:00 PM	02/16/2026 3:57 PM
2602333-003	LONG-003	02/16/2026 1:00 PM	02/16/2026 3:57 PM
2602333-004	LONG-004	02/16/2026 1:00 PM	02/16/2026 3:57 PM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

Original

CLIENT: Friedman & Bruya

Project: 602131

I. SAMPLE RECEIPT:

Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:

Major gases are reported as % ratio of the Major Gases analyzed (Carbon dioxide, Carbon Monoxide, Methane, Nitrogen, Oxygen and Hydrogen).

The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS). The LCS is processed with the samples to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

- * - Flagged value is not within established control limits
- B - Analyte detected in the associated Method Blank
- D - Dilution was required
- E - Value above quantitation range
- H - Holding times for preparation or analysis exceeded
- I - Analyte with an internal standard that does not meet established acceptance criteria
- J - Analyte detected below Reporting Limit
- N - Tentatively Identified Compound (TIC)
- Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria
- S - Spike recovery outside accepted recovery limits
- ND - Not detected at the Reporting Limit
- R - High relative percent difference observed

Acronyms:

- %Rec - Percent Recovery
- CCB - Continued Calibration Blank
- CCV - Continued Calibration Verification
- DF - Dilution Factor
- DUP - Sample Duplicate
- HEM - Hexane Extractable Material
- ICV - Initial Calibration Verification
- LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
- MCL - Maximum Contaminant Level
- MB or MBLANK - Method Blank
- MDL - Method Detection Limit
- MS/MSD - Matrix Spike / Matrix Spike Duplicate
- PDS - Post Digestion Spike
- Ref Val - Reference Value
- REP - Sample Replicate
- RL - Reporting Limit
- RPD - Relative Percent Difference
- SD - Serial Dilution
- SGT - Silica Gel Treatment
- SPK - Spike
- Surr - Surrogate

CLIENT: Friedman & Bruya
Project: 602131

Lab ID: 2602333-001

Client Sample ID: LONG-001

Collection Date: 2/16/2026 1:00:00 PM

Matrix: Air

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Major Gases by EPA Method 3C

Batch ID: R10688 Analyst: GG

Carbon Dioxide	0.264	0.0950	D	%	1.9	2/17/2026 1:44:00 PM
Methane	ND	0.0950	D	%	1.9	2/17/2026 1:44:00 PM
Oxygen	22.6	0.0950	D	%	1.9	2/17/2026 1:44:00 PM

Lab ID: 2602333-002

Client Sample ID: LONG-002

Collection Date: 2/16/2026 1:00:00 PM

Matrix: Air

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
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Major Gases by EPA Method 3C

Batch ID: R10688 Analyst: GG

Carbon Dioxide	0.650	0.0950	D	%	1.9	2/17/2026 1:57:00 PM
Methane	ND	0.0950	D	%	1.9	2/17/2026 1:57:00 PM
Oxygen	23.5	0.0950	D	%	1.9	2/17/2026 1:57:00 PM

Lab ID: 2602333-003

Client Sample ID: LONG-003

Collection Date: 2/16/2026 1:00:00 PM

Matrix: Air

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Major Gases by EPA Method 3C

Batch ID: R10688 Analyst: GG

Carbon Dioxide	0.344	0.115	D	%	2.3	2/17/2026 2:10:00 PM
Methane	ND	0.115	D	%	2.3	2/17/2026 2:10:00 PM
Oxygen	22.9	0.115	D	%	2.3	2/17/2026 2:10:00 PM

Work Order: 2602333
Date Reported: 2/23/2026

CLIENT: Friedman & Bruya
Project: 602131

Lab ID: 2602333-004

Collection Date: 2/16/2026 1:00:00 PM

Client Sample ID: LONG-004

Matrix: Air

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Major Gases by EPA Method 3C

Batch ID: R10688 Analyst: GG

Carbon Dioxide	0.617	0.115	D	%	2.3	2/17/2026 2:26:00 PM
Methane	ND	0.115	D	%	2.3	2/17/2026 2:26:00 PM
Oxygen	23.3	0.115	D	%	2.3	2/17/2026 2:26:00 PM

Work Order: 2602333
CLIENT: Friedman & Bruya
Project: 602131

QC SUMMARY REPORT

Major Gases by EPA Method 3C

Sample ID: LCSA	SampType: LCS	Units: %			Prep Date: 2/17/2026			RunNo: 106885			
Client ID: LCSW	Batch ID: R106885				Analysis Date: 2/17/2026			SeqNo: 2226983			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon Dioxide	99.1	0.0500	100.0	0	99.1	90	110				
Methane	99.0	0.0500	100.0	0	99.0	90	110				
Oxygen	100	0.0500	100.0	0	100	90	110				

Sample ID: 2602333-001AREP	SampType: REP	Units: %			Prep Date: 2/17/2026			RunNo: 106885			
Client ID: LONG-001	Batch ID: R106885				Analysis Date: 2/17/2026			SeqNo: 2226974			
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon Dioxide	0.271	0.0950						0.2640	2.63	30	D
Methane	ND	0.0950						0		30	D
Oxygen	22.5	0.0950						22.56	0.0579	30	D

Sample Log-In Check List

Client Name: **FB**

Work Order Number: **2602333**

Logged by: **Clare Griggs**

Date Received: **2/16/2026 3:57:00 PM**

Chain of Custody

1. Is Chain of Custody complete? Yes ☒ No ☐ Not Present ☐
2. How was the sample delivered? Courier

Log In

3. Custody Seals present on shipping container/cooler?
(Refer to comments for Custody Seals not intact) Yes ☐ No ☐ Not Present ☒
4. Was an attempt made to cool the samples? Yes ☐ No ☐ NA ☒
5. Were all items received at a temperature of >2°C to 6°C * Yes ☐ No ☐ NA ☒
6. Sample(s) in proper container(s)? Yes ☒ No ☐
7. Sufficient sample volume for indicated test(s)? Yes ☒ No ☐
8. Are samples properly preserved? Yes ☒ No ☐
9. Was preservative added to bottles? Yes ☐ No ☒ NA ☐
10. Is there headspace in the VOA vials? Yes ☐ No ☐ NA ☒
11. Did all samples containers arrive in good condition(unbroken)? Yes ☒ No ☐
12. Does paperwork match bottle labels? Yes ☒ No ☐
13. Are matrices correctly identified on Chain of Custody? Yes ☒ No ☐
14. Is it clear what analyses were requested? Yes ☒ No ☐
15. Were all hold times (except field parameters, pH e.g.) able to be met? Yes ☒ No ☐

Special Handling (if applicable)

16. Was client notified of all discrepancies with this order? Yes ☐ No ☐ NA ☒

Person Notified:		Date:	
By Whom:		Via:	☐ eMail ☐ Phone ☐ Fax ☐ In Person
Regarding:			
Client Instructions:			

17. Additional remarks:

Item Information

* Note: DoD/ELAP and TNI require items to be received at 4°C +/- 2°C

2602333

TURNAROUND TIME

PROJECT NAME/NO.

602131

G-54

EQUIS

Dispose after 30 days

Return samples

Will call with instructions

email: merdahl@friedmanandbruya.com

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
	Michael Erdahl	Friedman & Bruya	2/16/26	1334
Received by: 	Stephen Heller	ATC	2/16/26	1557
Relinquished by:				
Received by:				

Appendix E

Data Validation Memorandum



MAUL
FOSTER
ALONGI

Data Validation Memorandum

Project No. M0575.02.002 | February 23, 2026 | Oregon Cascades West Council of Governments and City of Sweet Home

Maul Foster & Alongi, Inc. (MFA), conducted an independent Stage 2A review of the quality of analytical results for soil vapor samples collected on February 4, 2026 at the site located at 1244 Long Street, Sweet Home, Oregon.

Friedman & Bruya Inc (F&B) and Alliance Technical Group dba Fremont Analytical, Inc. (Fremont), performed the analyses. MFA reviewed F&B report number 602131. F&B subcontracted the major gases by EPA Method C to Fremont, and the subcontracted analysis is included in its own laboratory report "602131 SUB." The analyses performed and the samples analyzed are listed in the following tables.

Analysis	Reference
Helium	ASTM D1946
Major gases (carbon dioxide, methane, and oxygen)	EPA Method 3C
Volatile organic compounds	EPA TO-15

Notes

ASTM = ASTM International.

EPA = U.S. Environmental Protection Agency.

TO = toxic organics.

Samples Analyzed
Report 602131 / 602131 SUB
LONG-001
LONG-002
LONG-003
LONG-004

Data Validation Procedures

Analytical results were evaluated according to applicable sections of U.S. Environmental Protection Agency (EPA) guidelines for data review (EPA 2020), the site-specific vapor assessment workplan/sampling and analysis plan (MFA 2025), and appropriate laboratory- and method-specific guidelines (EPA 1986, F&B 2024, Fremont 2023).

Data validation procedures were modified, as appropriate, to accommodate quality control requirements for methods that EPA data review guidelines do not specifically address (e.g., ASTM International [ASTM] D1946).

Based on the data quality assurance/quality control review described herein, the data, with the appropriate final data qualifiers assigned, are considered acceptable for their intended use. Final data qualifiers represent qualifiers originating from the laboratory and accepted by the reviewer, and data qualifiers assigned by the reviewer during validation.

Final data qualifiers:

- J+ = result is estimated, but the result may be biased high.
- U = result is non-detect at the reporting limit (MRL).

Project Data Quality Objectives

The reviewer confirmed that the laboratory data reviewed in this Data Validation Memorandum met the following sampling and analysis plan (MFA 2025) project data quality objectives.

Data Sensitivity

The reviewer confirmed that the laboratory MDLs or MRLs met the project data quality objectives for sensitivity.

Where MRLs were above project data quality objectives due to sample dilutions, the reviewer confirmed that the applicable MRLs were raised by the laboratory due to required dilutions because of high analyte concentrations or matrix interferences. The reviewer confirmed that the laboratory achieved the lowest reasonably attainable MRLs for the samples. See Reporting Limits section below.

Data Completeness

Data completeness is measured as the total number of samples collected, from which the valid analytical data are obtained, divided by the total number of samples collected, and multiplied by 100. The reviewer confirmed that the project data quality objective for completeness was met (i.e., greater than 90 percent).

General Qualifications

According to report 602131, the EPA TO-15 tetrachloroethene results from samples LONG-002, LONG-003, and LONG-004 exceeded the calibration range of the instrument. The reviewer qualified the associated sample results with J+.

Report	Sample	Analyte	Original Result (ug/m ³)	Qualified Result (ug/m ³)
602131	LONG-002	Tetrachloroethene	25,000	25,000 J+
	LONG-003		2,100	2,100 J+
	LONG-004		3,900	3,900 J+

Notes

J = result is estimated.

ug/m³ = micrograms per cubic meters.

Sample Conditions

Sample Custody

Sample custody was appropriately documented on the chain-of-custody (COC) form accompanying the reports.

The reviewer confirmed that the gap in custody on the COC form accompanying report 602131 is due to shipment via a third-party service.

Holding Times

Extractions and analyses were performed within the recommended holding times.

Preservation and Sample Storage

The samples were preserved and stored appropriately.

Soil Vapor Sample Collection

The reviewer confirmed that soil vapor samples were collected under a helium shroud to detect leaks in the collection system. The associated sample results were non-detect for helium by ASTM Method D1946 in report 602131.

Reporting Limits

The laboratory evaluated results to MRLs. Samples that required dilutions because of high analyte concentrations, matrix interferences, and/or dilutions necessary for preparation and/or analysis were reported with raised MRLs.

The reviewer confirmed that when samples were diluted for analysis or when a higher sample volume was used for the extraction, F&B provided the preparation or dilution factor after the laboratory sample identification number.

Blank Results

Method Blanks

Laboratory method blanks are used to evaluate whether laboratory contamination was introduced during sample preparation and analysis. Laboratory method blank analyses were performed at the required frequencies, in accordance with laboratory- and method-specific requirements.

All laboratory method blank results were non-detect to MRLs.

Equipment Rinsate Blanks

Equipment rinsate blanks are used to evaluate the adequacy of the field equipment decontamination process when decontaminated sampling equipment is used to collect samples.

No equipment rinsate blanks were submitted for analysis. The reviewer was unable to evaluate field samples for possible contamination from sampling equipment.

Laboratory Control Sample and Laboratory Control Sample Duplicate Results

Laboratory control sample (LCS) and laboratory control sample duplicate (LCSD) results are used to evaluate laboratory precision and accuracy. LCSD were not included, and batch precision was evaluated based on laboratory duplicates. All LCS were prepared and analyzed at the required frequency, in accordance with laboratory- and method-specific requirements.

All LCS results were within acceptance limits for percent recovery.

Laboratory Duplicate Results

Laboratory duplicate results are used to evaluate laboratory precision and sample homogeneity. Fremont reported duplicates as replicate samples. All laboratory duplicate samples were prepared and analyzed at the required frequency, in accordance with laboratory- and method-specific requirements.

Laboratory duplicate results greater than five times the MRL were evaluated using laboratory relative percent difference (RPD) control limits. A secondary criterion was used when laboratory duplicate

results were non-detect or less than five times the MRL. Results meet the secondary criterion if the absolute difference of the laboratory duplicate sample result and the parent sample result, or the MRL for non-detects, is equal to or less than the MRL value of the parent sample.

All laboratory duplicate results met the acceptance criteria.

Matrix Spike and Matrix Spike Duplicate Results

Matrix spike (MS) and matrix spike duplicate (MSD) results are used to evaluate laboratory precision, accuracy, and the effect of the sample matrix on sample preparation and target analyte recovery. All MS and MSD samples are not required for the methods.

Surrogate Results

Surrogate results are used to evaluate laboratory performance of target organic compounds for individual samples.

All surrogate results were within percent recovery acceptance limits.

Field Duplicate Results

Field duplicate results are used to evaluate field precision and sample homogeneity. No field duplicate samples results were submitted for analysis.

Data Package

The data package was reviewed for transcription errors, omissions, and anomalies.

None were found.

References

- EPA. 1986. *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods*. EPA publication SW-846. 3rd ed. U.S. Environmental Protection Agency. Final updates I (1993), II (1995), IIA (1994), IIB (1995), III (1997), IIIA (1999), IIIB (2005), IV (2008), V (2015), VI phase I (2017), VI phase II (2018), VI phase III (2019), VII phase I (2019), and VII phase II (2020).
- EPA. 2020. *National Functional Guidelines for Organic Superfund Methods Data Review*. EPA 540-R-20-005. U.S. Environmental Protection Agency, Office of Superfund Remediation and Technology Innovation: Washington, DC. November.
- F&B. 2024. *Quality Assurance Manual*. Rev. 19. Friedman & Bruya, Inc.: Seattle, WA. October 9.
- Fremont. 2023. *Quality Assurance*. Rev. 3.7. Fremont Analytical, Inc.: Seattle, WA. April 18.
- MFA. 2025. *Site-Specific Vapor Assessment Work Plan/Sampling and Analysis Plan*. Prepared for Oregon Cascades West Council of Governments and City of Sweet Home. Maul Foster & Alongi, Inc.: Portland, OR. December 10.