

HAZARDOUS MATERIALS SURVEY

ASBESTOS LEAD-BASED PAINT

for

**Residential Structure
220 W. 1st Ave.
Toppenish, WA 98948**

Project #A2024/1004

08/25/2024

prepared for:

**City of Toppenish
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Toppenish, WA 98948
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prepared by:



Blue Mountain Environmental & Consulting Co., Inc.
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EXECUTIVE SUMMARY

City of Toppenish retained Blue Mountain Environmental & Consulting Co., Inc. (BMEC) to perform a pre renovation HazMat assessment specific to asbestos and lead based paint at 220 W. 1st. Ave. Toppenish, WA 98948.

On October 17, 2024, Richard DeLorme with BMEC completed the hazardous building materials inspection. The survey was conducted in accordance with Blue Mountain Environmental & Consulting Company, Inc.'s written proposal dated October 9, 2024.

Asbestos-Containing Materials

Thirty-Five (35) bulk samples were collected for analysis. The results of laboratory testing confirm zero (0) homogeneous materials sampled from the Subject Property were found to contain asbestos >1%.

Lead

The Washington State Department of Labor and Industries (L&I) Lead in Construction Standard (WAC 296-155-1760) applies to demolition-related tasks that impact materials with detectable level of lead. One of six samples collected for lead have detectable levels of lead, specifically the white concrete exterior wall located in the former "apartment".

Demolition/Renovation Contractor(s) must be notified by the Owner, prior to the start of demolition/renovation activities that detectable levels of lead were identified in some of the painted surfaces sampled, and that all work must be completed in accordance with the United States, Occupational Safety and Health Administration's (OSHA) Lead Standard for the Construction Industry, Title 29 Code of Federal Regulations 1926.62, as amended on March 26, 2012, and Washington State Department of Labor and Industries, Division of Occupational Safety and Health WAC 296-62-07521.

1 INTRODUCTION

City of Toppenish retained Blue Mountain Environmental & Consulting Co., Inc. (BMEC) to perform a pre renovation HazMat assessment specific to asbestos and lead based paint at 220 W. 1st. Ave. Toppenish, WA 98948.

On October 17, 2024, Richard DeLorme with BMEC completed the hazardous building materials inspection. See Appendix G for applicable certifications.

2 SCOPE OF WORK

BMEC' s scope of work consisted of site inspections, material sampling, sample analysis, and reporting. All inspection tasks were completed by accredited, certified, or qualified professionals.

ASBESTOS SURVEY

The scope of the asbestos survey encompassed the Subject Property included the following:

1. Reviewing existing asbestos reports for the Subject Property, if available.
2. Identification of accessible suspect asbestos-containing materials (ACMs) that may be disturbed during renovations.
3. Collection of bulk samples for PLM analysis of suspect friable and non-friable materials.
4. Describing types, locations, and estimated quantities of identified ACM and PACM.

LEAD IN CONSTRUCTION ASSESSMENT

1. Collect paint chip samples for lead based paint to comply with OSHA's Lead Standard for the Construction Industry, Title 29 Code of Federal Regulations 1926.62. applies to demolition/renovation-related tasks that impact materials with detectable level of lead.

3 GENERAL SITE CONDITIONS

3.1 GENERAL PROPERTY AND BUILDING INFORMATION

General property and building information are partly extrapolated from the Yakima County Assessors website, site reconnaissance, prior assessments or presented by the site official and are presented in the following table:

Table 2-1
General Property Information

Date of Inspection:	October 17, 2024
Inspectors:	Richard DeLorme Asbestos Building Inspector Certification Number ASI-BIR-24-059 Department of Commerce Lead Risk Assessor Cert#6085
Property Address:	220 W. 1 st Ave. Toppenish, WA 98948
Parcel Number(s):	201010-22426
Property Owner	Jon Alke LLC
Property Owner Address	Unknown
Property Owner Telephone No.	Unknown
Building Construction Date:	1935
Date(s) of Significant Renovations:	Unknown
Building Description:	Subject property is a single-level, commercial structure.
Building Square Footage (Approximate):	Subject property encompasses approximately 5,192 sf.

3.2 EXTERIOR FINISH DESCRIPTIONS

The Subject Property is currently unoccupied. The Subject Property is wood framed with hardwood siding construction finished with flat built-up roofing.

3.3 INTERIOR FINISH DESCRIPTIONS

The former office/medical structure is finished with gypsum wallboard sheathed walls and ceilings. The flooring is finished with ceramic tiles and carpet.

4 ASBESTOS CONTAINING MATERIALS

Blue Mountain Environmental & Consulting Company, Inc. representatives Richard DeLorme conducted the asbestos inspection of the Subject Property on October 17, 2024. The Subject Property was visually inspected for the presence of building materials that are suspected to contain asbestos. Bulk samples of suspect asbestos containing materials (ACM) were collected and placed into individual containers for transport under Chain of Custody protocol, to a National Voluntary Lab Accreditation Program (NVLAP) accredited laboratory for polarized-light microscopy analysis. Materials typically known as non-asbestos items, i.e., wood, glass or metal were not sampled. The asbestos inspection consisted of the following three basic procedures:

1. Conducting a visual inspection of the structure(s).
2. Identifying homogeneous areas of suspect surfacing, thermal system insulation, and miscellaneous materials.
3. Sampling accessible, friable, and non-friable suspect materials.

4.1 HOMOGENEOUS AREAS

Prior to collecting any samples, homogenous areas were identified. A homogeneous sampling area can be described as one or more areas of material that are similar in appearance and texture and that have the same apparent installation date, appearance, and function. The actual number of samples collected from each homogeneous sampling area may vary, based on the type of material and professional opinion of the inspector.

4.2 LABORATORY ANALYTICAL METHODOLOGY

Bulk samples were analyzed by EMC Labs Inc. 9830 S. 51st St., Ste B-109 Phoenix, AZ 85044, using polarized-light microscopy (PLM) and dispersion staining (Method Reference: 40 CFR Part 763, Volume 47, No. 103, May 27, 1982, pg. 23376). This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP #101926-0), a quality assurance program for PLM analysis, and is accredited by the National Institute of Standards and Technology (NIST) as well as accreditation requirements under 15 CFR Part 25.

4.3 SAMPLING RESULTS

Bulk samples were collected from the Subject Property and analyzed by PLM utilizing EPA Method 600/R-93/116.

- Thirty-Five (35) samples were collected for analysis. The results of laboratory analysis confirm zero (0) homogeneous materials sampled from the Subject Property were found to contain asbestos >1%. Identified ACM, Non-ACM and PACM are summarized in Table 3-4 below.

Table 3-4
Summary Table

220 W. 1st Ave., Toppenish, WA 98948			
Material Sample #	Description	Asbestos	Approximate Square Feet
400	Gray Floor Leveler w/Tan Mastic	N/D	-
401	Brown Carpet Tan Mastic	N/D	-
500	Gypsum Wallboard w/Orange Peel Texture/Joint Compound	N/D	-
501	Gypsum Wallboard w/Heavy Orange Peel Texture w/Joint Comp.	N/D	-
502	4" Gray Covebase w/Mastic	N/D	-
503	FRP w/Mastic	N/D	-
600	2x4 Suspended Ceiling Tile	N/D	-
601	2X2 Suspended Ceiling Tiles	N/D	-
900	Stainless Steel Sink White Undercoat	N/D	-

N/D-Non-Detect for asbestos.

Laboratory results of the asbestos sampling are included in Appendix A, Asbestos Sample Photos Appendix B and Sample Drawing Appendix C.

5 LEAD CONTAINING PAINT

5.1 Regulatory Basis

The purpose of the LBP investigation is to facilitate pending demolition activities in compliance with pertinent regulations while protecting workers, the public, and the environment. For purposes of this investigation, LBP are being evaluated under or based upon the following regulations:

- WAC 296-155-176, Lead
- OSHA 29 CFR 1910.1025(a)(2) Lead

The most stringent lead regulations are found in the lead in construction regulations administered by the Occupational Safety and Health Administration (OSHA), in federally managed areas, and the Department of Occupational Safety and Health (DOSH) in Washington State. Under these worker protection regulations any material containing a detectable concentration of lead is LBP. Lead in construction regulations apply to all work environments during many types of tasks including, but not limited to, the following:

- Demolition or salvage of structures where lead or materials containing lead are present.
- Removal or encapsulation of materials containing lead.
- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain LBP or materials containing lead.
- Transportation, disposal, storage, or containment of LBP or materials containing lead on the site or location at which construction activities are performed; and
- Maintenance operations associated with the construction activities described in this section.

5.2 Inspection and Sampling Methodology

A visual inspection of accessible portions of the investigation area was conducted. The inspection was conducted in substantial conformance with applicable regulatory and industry standards. Relevant regulatory and industry standards include Washington State lead-based paint regulations. The LCM inspection consists of the following basic steps:

- Identification of homogenous areas and components
- Paint Chip sample collection for laboratory analysis

Characteristic painted surfaces were classified as homogeneous areas based on color of surface paint, substrate, construction era, and in some cases, color of sublayers. Homogeneous materials are one of the key elements for referencing both lead and non-lead materials identified during the inspection and used within this report. Sample locations in the facility were selected to be representative of the various homogeneous areas. Full-layer thicknesses of existing paint were evaluated to obtain a historical representation of all paints applied to the tested component.

For this inspection report, homogeneous areas/materials were developed using surface color, and component composition as primary considerations, supported by visual observations made in the painted surfaces were then sampled to determine if they contain lead or are non-lead containing based on laboratory results.

5.3 PAINT CHIP SAMPLE COLLECTION FOR LABORATORY ANALYSIS

BMEC's certified Lead Inspector or Risk Assessor collected paint chip samples of select building materials where homogenous materials were visually identified. Paint chip sample analytical results are used to determine if the lead concentrations in the paint are appropriate for disclosure to the project contractor for worker protection purposes.

Paint chip samples were submitted to EMC Labs accredited laboratory (102063-0) located in Phoenix, Arizona, an Environmental Lead Proficiency Analytical Testing (ELPAT) Program certified laboratory. Submitted samples are analyzed by EPA SW-846 METHOD 7420 for total lead. See Appendix E for complete Lead Analytical Results.

5.4 COMPONENTS IDENTIFIED DURING THE INSPECTION

During this inspection Six (6) paint chip samples were taken. The results from the paint chip samples are summarized below and laboratory results in Appendix E and paint chip sample photos Appendix F.

Material Sample #	Color Substrate Component	Location Sample Collected	Analysis Results (PPM)
Pb-1	Yellow-GWB-Wall	Interior	BRL
Pb-2	Yellow-GWB-Wall	Interior	BRL
Pb-3	Brown-GWB-Wall	Interior	BRL
Pb-4	Brown-GWB-Wall	Interior	BRL
Pb-5	White-Wood-Door Casing	Interior	BRL
Pb-6 See Photo#6	White-Concrete-Wall	Interior	5350

*BRL-Below Reportable Limit

6 FINDINGS AND RECOMMENDATIONS

ASBESTOS-CONTAINING MATERIALS

Thirty-Five (35) bulk samples were collected for analysis. The results of laboratory testing confirm zero (0) homogeneous materials sampled from the Subject Property were found to contain asbestos >1% and one (1) homogenous sample <1% asbestos.

LEAD

The Washington State Department of Labor and Industries (L&I) Lead in Construction Standard (WAC 296-155-1760) applies to demolition-related tasks that impact materials with detectable level of lead. One of six samples collected for lead have detectable levels of lead, specifically the white concrete exterior wall located in the former “apartment”.

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7 LIMITATIONS

BMEC Environmental Consulting, Inc.'s scope of services for this project was limited to a Hazardous Building Materials inspection of the building located at 220 W. 1st Ave., Toppenish, WA 98948 as outlined in the preceding sections. Results are specific to the time and day of inspection and may not reflect conditions at other times.

This document does not contain the elements necessary for an Abatement Workplan, and this document does not contain, nor should it take the place of technical specifications for ACM or LBP removal.

If the scope of work should change, including impact to materials not tested during this inspection or if new suspect materials are identified, the contractor(s) should stop work and contact BMEC to conduct additional sampling and analysis.

APPENDIX A
ASBESTOS LAB DATA

EMC LABS, INC.

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

Laboratory Report
0321072

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: BLUE MOUNTAIN ENV. CONSULTING Job# / P.O. #: A2024 1003
Address: 125 MAIN STREET Date Received: 10/21/2024
WAITSBURG,, WA 99361 Date Analyzed: 10/24/2024
Collected: 10/17/2024 Date Reported: 10/24/2024
Project Name: DEMOLITION ASBESTOS SURVEY-220 Submitted By: RICHARD DeLORME
W. 1ST AVE., TOPPENISH, WA Collected By:
Address:

EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-001 400.1		LAYER 1 Leveling Compound, Gray	No	None Detected	Carbonates Quartz Gypsum Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Synthetic Fiber <1% Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 98%
0321072-002 400.2		LAYER 1 Leveling Compound, Gray	No	None Detected	Carbonates Quartz Gypsum Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown Note: Difficult to separate adjacent layers	No	None Detected	Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 100%
0321072-003 400.3		LAYER 1 Leveling Compound, Gray	No	None Detected	Carbonates Quartz Gypsum Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Brown	No	None Detected	Cellulose Fiber 1% Synthetic Fiber <1% Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 98%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-004 401.1		LAYER 1 Carpet, Brown	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Tan/ Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0321072-005 401.2		LAYER 1 Carpet, Brown	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Tan/ Yellow	No	None Detected	Cellulose Fiber <1% Carbonates Quartz Non-Fibrous Binder/Filler 99%
0321072-006 401.3		LAYER 1 Carpet, Brown	No	None Detected	Synthetic Fiber 85% Carbonates Non-Fibrous Binder/Filler 15%
		LAYER 2 Mastic, Tan/ Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0321072-007 500.1		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-008 500.2		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0321072-009 500.3		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0321072-010 500.4		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-011 500.5		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0321072-012 500.6		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Cellulose Fiber <1% Carbonates Perlite Non-Fibrous Binder/Filler 99%
0321072-013 500.7		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-014 500.8		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Gypsum Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Cellulose Fiber <1% Carbonates Perlite Non-Fibrous Binder/Filler 99%
0321072-015 500.9		LAYER 1 Joint Compound, White Note: No Gypsum Wallboard Present	No	None Detected	Carbonates Gypsum Perlite Non-Fibrous Binder/Filler 100%
		LAYER 2 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
0321072-016 501.1		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Gypsum Quartz Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Gypsum Quartz Perlite Non-Fibrous Binder/Filler 100%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-017 501.2		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Gypsum Quartz Perlite Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Gypsum Quartz Perlite Non-Fibrous Binder/Filler 100%
0321072-018 501.3		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Joint Compound, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 3 Orange Peel Texture/ Paint, White	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0321072-019 501.4		LAYER 1 Drywall, White/ Beige	No	None Detected	Cellulose Fiber 10% Gypsum Carbonates Non-Fibrous Binder/Filler 90%
		LAYER 2 Orange Peel Texture/ Paint, White Note: Layer is mainly Paint - little Texture present	No	None Detected	Cellulose Fiber <1% Carbonates Perlite Non-Fibrous Binder/Filler 99%

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Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-020 501.5		LAYER 1	No	None Detected	Carbonates Perlite Non-Fibrous Binder/Filler 100%
		Joint Compound, White			
		Note: No Gypsum Wallboard			
		Present			
		LAYER 2	No	None Detected	Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 100%
		Orange Peel Texture/ Paint, White			
0321072-021 502.1		LAYER 1	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		4" Covebase, Gray			
		LAYER 2	No	None Detected	Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 100%
		Mastic, Yellow			
0321072-022 502.2		LAYER 1	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		4" Covebase, Gray			
		LAYER 2	No	None Detected	Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 100%
		Mastic, Yellow			

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W. 1ST AVE., TOPPENISH, WA Collected By:
Address:

EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-023 502.3		LAYER 1 4" Covebase, Gray	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Gypsum Quartz Non-Fibrous Binder/Filler 100%
0321072-024 503.1		LAYER 1 FRP, White	No	None Detected	Fibrous Glass 20% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0321072-025 503.2		LAYER 1 FRP, White	No	None Detected	Fibrous Glass 20% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%

EMC LABS, INC.

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

Laboratory Report

0321072

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: BLUE MOUNTAIN ENV. CONSULTING Job# / P.O. #: A2024 1003
Address: 125 MAIN STREET Date Received: 10/21/2024
WAITSBURG,, WA 99361 Date Analyzed: 10/24/2024
Collected: 10/17/2024 Date Reported: 10/24/2024
Project Name: DEMOLITION ASBESTOS SURVEY-220 Submitted By: RICHARD DeLORME
W. 1ST AVE., TOPPENISH, WA Collected By:
Address:

EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-026 503.3		LAYER 1 FRP, White	No	None Detected	Fibrous Glass 20% Carbonates Quartz Non-Fibrous Binder/Filler 80%
		LAYER 2 Mastic, Yellow	No	None Detected	Carbonates Quartz Non-Fibrous Binder/Filler 100%
0321072-027 600.1		2x4 Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber 60% Mineral Wool 20% Carbonates Perlite Non-Fibrous Binder/Filler 20%
0321072-028 600.2		2x4 Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber 60% Mineral Wool 20% Carbonates Perlite Non-Fibrous Binder/Filler 20%
0321072-029 600.3		2x4 Ceiling Tile, White/ Beige	No	None Detected	Cellulose Fiber 60% Mineral Wool 20% Carbonates Perlite Non-Fibrous Binder/Filler 20%
0321072-030 601.1		2x2 Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Non-Fibrous Binder/Filler 20%

EMC LABS, INC.

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

Laboratory Report
0321072

Bulk Asbestos Analysis by Polarized Light Microscopy

NVLAP# 101926-0

Client: BLUE MOUNTAIN ENV. CONSULTING
Address: 125 MAIN STREET
WAITSBURG,, WA 99361
Collected: 10/17/2024
Project Name: DEMOLITION ASBESTOS SURVEY-220
W. 1ST AVE., TOPPENISH, WA
Address:

Job# / P.O. #: A2024 1003
Date Received: 10/21/2024
Date Analyzed: 10/24/2024
Date Reported: 10/24/2024
Submitted By: RICHARD DeLORME
Collected By:

EPA Method: App.E to Sub.E of 40 CFR Part 763 and EPA/600/R-93

Lab ID Client ID	Sample Location	Layer Name / Sample Description	Asbestos Detected	Asbestos Type (%)	Non-Asbestos Constituents
0321072-031 601.2		2x2 Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Non-Fibrous Binder/Filler 20%
0321072-032 601.3		2x2 Ceiling Tile, White/ Beige	No	None Detected	Mineral Wool 50% Cellulose Fiber 30% Carbonates Perlite Non-Fibrous Binder/Filler 20%
0321072-033 900.1		Sink Undercoating, White	No	None Detected	Cellulose Fiber 10% Carbonates Mica Non-Fibrous Binder/Filler 90%
0321072-034 900.2		Sink Undercoating, White	No	None Detected	Cellulose Fiber 10% Carbonates Mica Non-Fibrous Binder/Filler 90%
0321072-035 900.3		Sink Undercoating, White	No	None Detected	Cellulose Fiber 10% Carbonates Mica Non-Fibrous Binder/Filler 90%



Analyst - Matt Kettler



Signatory - Lab Director - Kurt Kettler

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

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 321072
TAT: 3 day
Rec'd: OCT 21 AM

COMPANY NAME: **BLUE MOUNTAIN ENV. & CONSULTING**
P.O. Box 545 / 125 Main Street
Waitsburg, WA 99361
CONTACT: Ken Cole
Phone/Fax: (509) 520-6519 / (509) 337-6231
Email: USE GROUP EMAIL

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)

1. **TURNAROUND TIME:** [4hr rush] [8hr rush] [1-Day] [2-Day] **[3-Day]** [5-Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. **TYPE OF ANALYSIS:** **[Bulk-PLM]** [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]

3. **DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]
(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. **Project Name:** Demolition Asbestos Survey-220 W. 1st Ave., Toppenish, WA

P.O. Number: Project Number: A2024 1003

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED 10/17/2024	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON OFF FLOW RATE		
1	400.1		Gray Floor leveler w/Tan Mastic	Y N			
2	400.2			Y N			
3	400.3			Y N			
4	401.1		Brown Carpet Tan Mastic	Y N			
5	401.2			Y N			
6	401.3			Y N			
7	500.1		Gypsum Wallboard w/Orange Peel Texture/Joint Compound	Y N			
8	500.2			Y N			
9	500.3			Y N			
10	500.4			Y N			
11	500.5			Y N			
12	500.6			Y N			
13	500.7			Y N			
14	500.8			Y N			
15	500.9			Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Richard DeLorme

Relinquished by: *Richard DeLorme* Date/Time: 10/18/2024 1400hrs

(Signature) *Richard DeLorme*

Relinquished by: *Doreen Celano* Date/Time: 10/21/2024

Relinquished by: *Doreen Celano* Date/Time: 10/21/2024

Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 321072

TAT:

Rec'd:

COMPANY NAME: **BLUE MOUNTAIN ENV. & CONSULTING**
P.O. Box 545 / 125 Main Street
Waitsburg, WA 99361

CONTACT: Ken Cole

Phone/Fax: (509) 520-6519 / (509) 337-6231

Email: USE GROUP EMAIL

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [4hr rush} [8hr rush} [1-Day] [2-Day] **[3-Day]** [5-Day] [6-10 Day]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: **[Bulk-PLM]** [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: Demolition Asbestos Survey-220 W. 1st Ave., Toppenish, WA

P.O. Number: Project Number: A2024 1003

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED 10/17/2024	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
16	501.1		Gypsum Wallboard w/Heavy	Y N			
17	501.2		Orange Peel Texture w/Joint Comp.	Y N			
18	501.3			Y N			
19	501.4			Y N			
20	501.5			Y N			
21	502.1		4" Gray Covebase w/Mastic	Y N			
22	502.2			Y N			
23	502.3			Y N			
24	503.1		FRP w/Mastic	Y N			
25	503.2			Y N			
26	503.3			Y N			
27	600.1		2x4 Suspended Ceiling Tile	Y N			
28	600.2			Y N			
29	600.3			Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Richard DeLorme

(Signature) *Richard DeLorme*Relinquished by: *Richard DeLorme* Date/Time: 10/18/2024 1400hrsReceived by: *Doreen Celaya* Date/Time: OCT 21 2024Relinquished by: *Doreen Celaya* Date/Time: 10/21/24Received by: *[Signature]* Date/Time: 10/21/24

Relinquished by: Date/Time:

Received by: *[Signature]* Date/Time: OCT 21 2024

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

CHAIN OF CUSTODY
EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: 321072

TAT:

Rec'd:

COMPANY NAME: **BLUE MOUNTAIN ENV. & CONSULTING**

BILL TO: (If Different Location)

P.O. Box 545 / 125 Main Street

Waitsburg, WA 99361

CONTACT: Ken Cole

Phone/Fax: (509) 520-6519 / (509) 337-6231

Email: USE GROUP EMAIL

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [4hr rush} [8hr rush} [1-Day] [2-Day] **[3-Day]** [5-Day] [6-10 Day]****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: **[Bulk-PLM]** [Air-PCM] [Lead] [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: Demolition Asbestos Survey-220 W. 1st Ave., Toppenish, WA**P.O. Number:** **Project Number:** A2024 1003

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED 10/17/2024	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS		
					ON	OFF	FLOW RATE
30	601.1		2X2 Suspended Ceiling Tiles	Y N			
31	601.2			Y N			
32	601.3			Y N			
33	900.1		Stainless Steel Sink White	Y N			
34	900.2		Undercoat	Y N			
35	900.3			Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Richard DeLorme

(Signature) *Richard DeLorme*Relinquished by: *Richard DeLorme* Date/Time: 10/18/2024 1400hrsReceived by: *Doreen Celay* Date/Time: 10/21/24Relinquished by: *Doreen Celay* Date/Time: 10/21/24Received by: *[Signature]* Date/Time: OCT 21 2024

Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

APPENDIX B
ASBESTOS SAMPLE PHOTOS



Photo 1: Sample 400
Lab Data: Non-Detect



Photo 2: Sample 401
Lab Data: Non-Detect

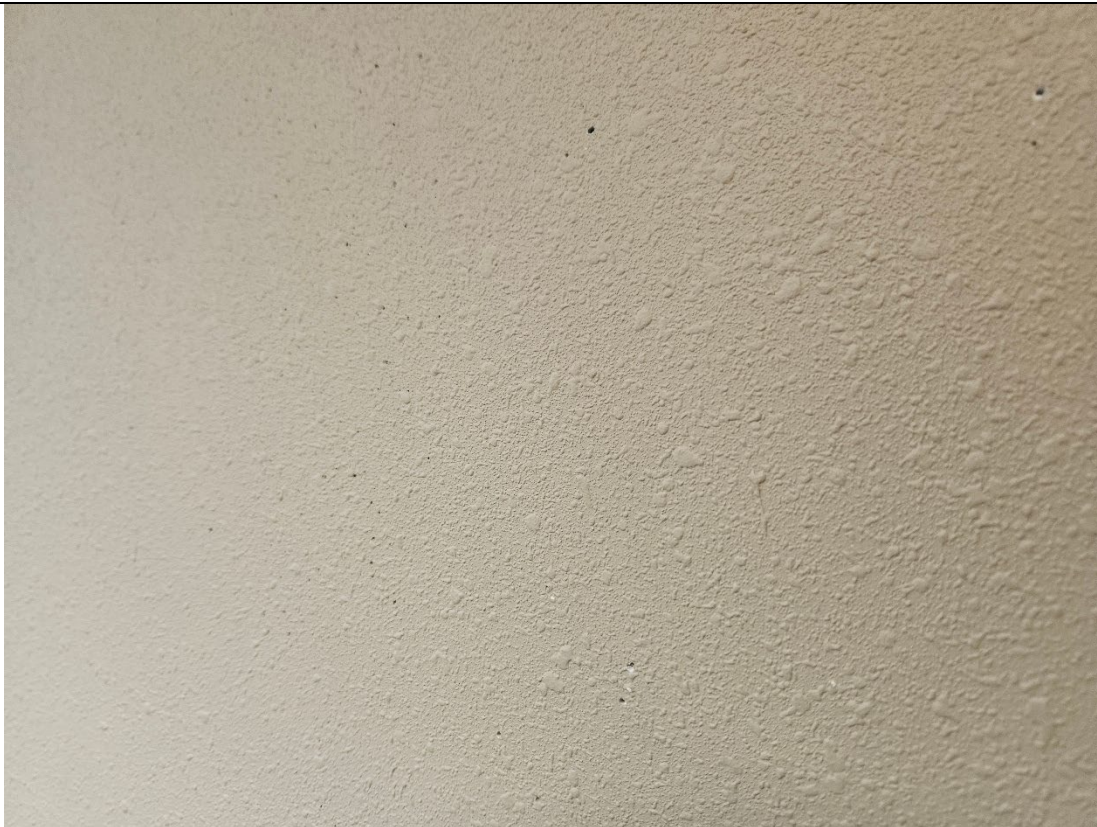


Photo 3: Sample 500
Lab Data: Non-Detect



Photo 4: Sample 501
Lab Data: Non-Detect



Photo 5: Sample 502
Lab Data: Non-Detect

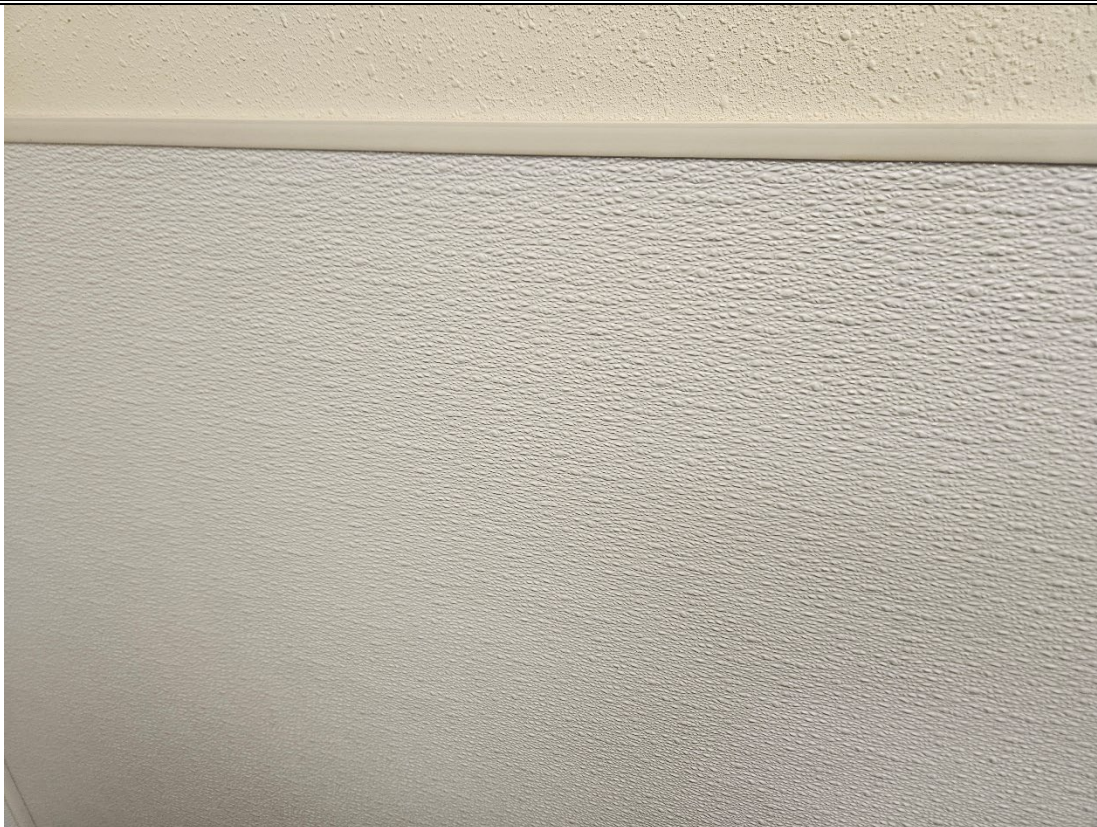


Photo 6: Sample 503
Lab Data: Non-Detect



Photo 7: Sample 600
Lab Data: Non-Detect



Photo 8: Sample 601
Lab Data: Non-Detect



Photo 9: Sample 900
Lab Data: Non-Detect

APPENDIX C
SAMPLE DRAWING



MAIN FLOOR PLAN

APPENDIX D
PAINT CHIP SAMPLE LAB DATA



9830 South 51st Street, Suite B-109 / PHOENIX, ARIZONA 85044 / 480-940-5294 or 800-362-3373 / FAX 480-893-1726
emclab@emclabs.com

LEAD (Pb) IN PAINT CHIP SAMPLES
 EMC SOP METHOD #L01/1 EPA SW-846 METHOD 7420

EMC LAB #: L107226			DATE RECEIVED: 10/21/2024		
CLIENT: Blue Mountain Env. & Consulting			REPORT DATE: 10/22/2024		
			DATE OF ANALYSIS: 10/22/2024		
CLIENT ADDRESS: P.O. Box 545/125 Main Street Waitsburg, WA 99361			P.O. NO.:		
PROJECT NAME: Demolition Lead in Construction Survey-220 W. 1 st Ave., Toppenish, WA			PROJECT NO.: A2024 1003		
EMC # L107226-	SAMPLE DATE /24	CLIENT SAMPLE #	DESCRIPTION	REPORTING LIMIT IN PPM	Pb IN PPM
1	10/17	Pb-1	Yellow-GWB-Wall	100	BRL
2	10/17	Pb-2	Yellow-GWB-Wall	100	BRL
3	10/17	Pb-3	Brown-GWB-Wall	100	BRL
4	10/17	Pb-4	Brown-GWB-Wall	100	BRL
5	10/17	Pb-5	White-Wood-Door Casing	100	BRL
6	10/17	Pb-6	White-Concrete-Wall	101	5350

^ = Dilution Factor Changed

Ins. = Insufficient Sample for Analysis

* = Excessive Substrate May Bias Sample Results

BRL = Below Reportable Limits

= Very Small Amount Of Sample Submitted, May Affect Result

This report applies to the standards or procedures identified and to the samples tested only. The test results are not necessarily indicative or representative of the qualities of the lot from which the sample was taken or of apparently identical or similar products, nor do they represent an ongoing quality assurance program unless so noted. Unless otherwise noted, all quality control analyses for the samples noted above were within acceptable limits.

Where it is noted that a sample with excessive substrate was submitted for laboratory analysis, such analysis may be biased. The lead content of such sample may, in actuality, be greater than reported. EMC makes no warranty, express or implied, as to the accuracy of the analysis of samples noted to have been submitted with excessive substrate. Resampling is recommended in such situations to verify original laboratory results. EMC Labs, Inc. (ID 101586) is accredited by the AIHA Laboratory Accreditation Programs, LLC (AIHA-LAP, LLC) in the Environmental Lead accreditation program(s) for Paint, Settled Dust by Wipe, Soil and Airborne Dust Fields of Testing as documented by the Scope of Accreditation Certificate and associated Scope. AIHA-LAP, LLC accreditation complies with the ISO/IEC Standard 17025:2017 requirements. The customer provides the Project number, name, address, sampling date, identification, and description. EMC Labs, Inc. is an EPA Recognized Testing Lab.

These reports are for the exclusive use of the addressed client and are rendered upon the condition that they will not be reproduced wholly or in part for advertising or other purposes over our signature or in connection with our name without special written permission. Samples not destroyed in testing are retained a maximum of sixty (60) days.

ANALYST:

Jason Thompson

QA COORDINATOR:

Kurt Kettler

CHAIN OF CUSTODY

EMC Labs, Inc.
9830 S. 51st St., Ste B-109
Phoenix, AZ 85044
(800) 362-3373 Fax (480) 893-1726

LAB#: L107226

TAT: 3 Day

Rec'd: 10/21/2024

COMPANY NAME: **BLUE MOUNTAIN ENV. & CONSULTING**
P.O. Box 545 / 125 Main Street
Waitsburg, WA 99361
CONTACT: Ken Cole
Phone/Fax: (509) 520-6519 / (509) 337-6231
Email: USE GROUP EMAIL

BILL TO: (If Different Location)

Now Accepting: **VISA - MASTERCARD**

Price Quoted: \$ / Sample \$ / Layers

COMPLETE ITEMS 1-4: (Failure to complete any items may cause a delay in processing or analyzing your samples)**1. TURNAROUND TIME:** [4hr rush] [8hr rush] [1-Day] [2-Day] **[3-Day]** [5-Day] [6-10 Day]

****Prior confirmation of turnaround time is required

****Additional charges for rush analysis (please call marketing department for pricing details)

****Laboratory analysis may be subject to delay if credit terms are not met

2. TYPE OF ANALYSIS: **[Bulk-PCM]** [Air-PCM] **[Lead]** [Point Count] [Fungi: AOC, W-C, Bulk, Swab, Tape]**3. DISPOSAL INSTRUCTIONS:** [Dispose of samples at EMC] / [Return samples to me at my expense]

(If you do not indicate preference, EMC will dispose of samples 60 days from analysis.)

4. Project Name: Demolition Lead in Construction Survey-220 W. 1st Ave., Toppenish, WA

P.O. Number: Project Number: A2024 1003

EMC SAMPLE #	CLIENT SAMPLE #	DATE & TIME SAMPLED 10/17/2024	LOCATION/MATERIAL TYPE	Samples Accepted Yes / No	AIR SAMPLE INFO / COMMENTS ON OFF FLOW RATE		
1	Pb-1		Yellow-GWB-Wall	Y N			
2	Pb-2		Yellow-GWB-Wall	Y N			
3	Pb-3		Brown-GWB-Wall	Y N			
4	Pb-4		Brown-GWB-Wall	Y N			
5	Pb-5		White-Wood-Door Casing	Y N			
6	Pb-6		White-Concrete-Wall	Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			
				Y N			

SPECIAL INSTRUCTIONS:

Sample Collector: (Print) Richard DeLorme

(Signature) *Richard DeLorme*Relinquished by: *Richard DeLorme* Date/Time: 10/18/2024 1400hrsReceived by: *DB* Date/Time: 10/21/2024Relinquished by: *DB* Date/Time: 10/21/2024Received by: *JA* Date/Time: OCT 21 2024

Relinquished by: Date/Time: Received by: Date/Time:

** In the event of any dispute between the above parties for these services or otherwise, parties agree that jurisdiction and venue will be in Phoenix, Arizona and prevailing party will be entitled to attorney's fees and court costs.

APPENDIX E
PAINT CHIP SAMPLE PHOTOS

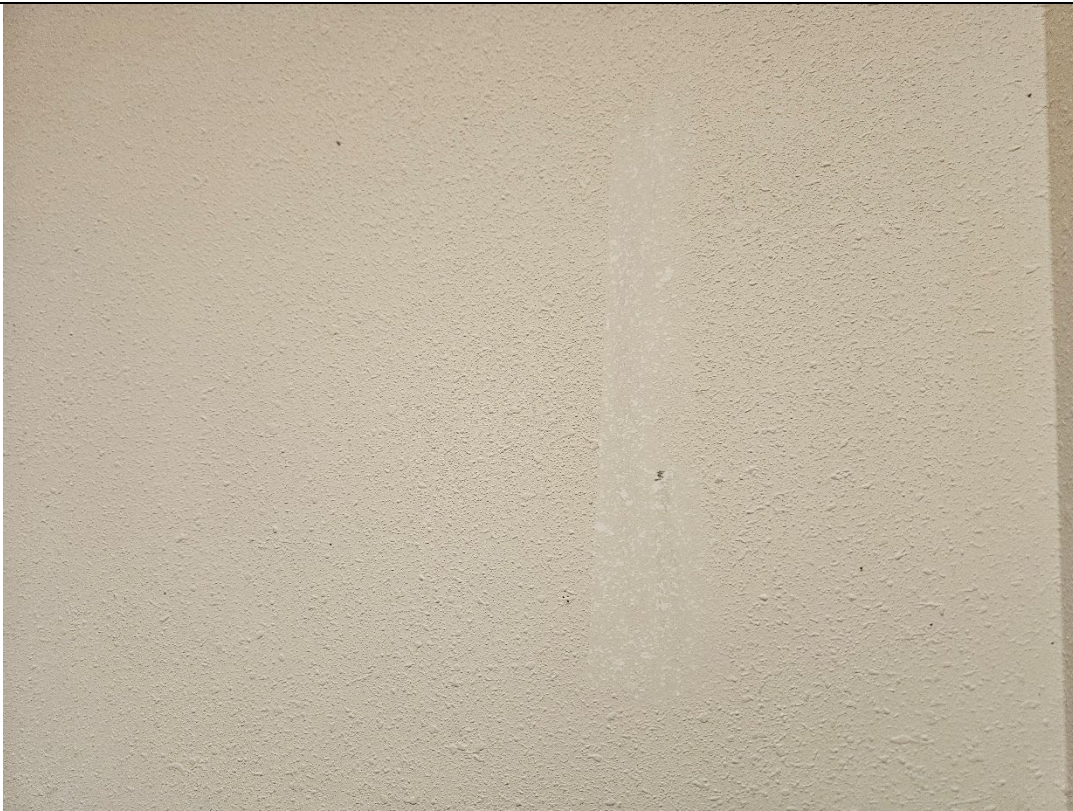


Photo 1: Sample Pb-1
Lab Data: BRL



Photo 2: Sample Pb-2
Lab Data: BRL



Photo 3: Sample Pb-3
Lab Data: BRL



Photo 4: Sample Pb-4
Lab Data: BRL



Photo 5: Sample Pb-5
Lab Data: BRL



Photo 6: Sample Pb-6
Lab Data: 5350ppm

APPENDIX F
LAB CERTIFICATIONS

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101926-0

EMC Labs, Inc.

Phoenix, AZ

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2023-07-01 through 2024-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read "Peter S. Lander".

For the National Voluntary Laboratory Accreditation Program



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMC Labs, Inc.

9830 S. 51st Street, Suite B-109, Phoenix, AZ 85044-5671

Laboratory ID: LAP-101586

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

<input checked="" type="checkbox"/>	INDUSTRIAL HYGIENE	Accreditation Expires: February 01, 2026
<input checked="" type="checkbox"/>	ENVIRONMENTAL LEAD	Accreditation Expires: February 01, 2026
<input checked="" type="checkbox"/>	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: February 01, 2026
<input type="checkbox"/>	FOOD	Accreditation Expires:
<input type="checkbox"/>	UNIQUE SCOPES	Accreditation Expires:
<input type="checkbox"/>	BE FIELD/MOBILE	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision21: 10/24/2023

Date Issued: 02/01/2024

APPENDIX G

PROFESSIONAL CERTIFICATIONS

STATE OF WASHINGTON

Department of Commerce

Lead-Based Paint Activities Program

Richard Joseph DeLorme

*Has fulfilled the certification requirements of
WAC 365-230
and has been certified to conduct lead based
paint activities as a
Risk Assessor.*

Certification #

6085

Issuance Date

03/25/2024

Expiration Date

03/29/2027

Certificate of Completion

This is to certify that on March 8, 2024

Richard DeLorme

Did attend and satisfactorily complete the training requirements in accordance with
TSCA Title II (Section 206) and 40 CFR 763 &
Missouri State RSMo 643.230

For designation as an

AHERA Building Inspector (Refresher)

Certificate No. ASI-BIR-24-059

Refresher Due:

March 8, 2025



Michael J. Moore

Training Director/Instructor

