



April 16, 2019
Wise Project No. 1903-106

**Squaw Valley Public Service District
PO Box 2026
Olympic Valley, CA 96146**

**Attn: Dave Hunt, PE, District Engineer
CC: Perry Norris, TD Land Trust**

**RE: ASBESTOS RENOVATION SURVEY
House and Apartment Building
325 Squaw Valley Rd, Olympic Valley, CA**

Ladies and Gentlemen:

Wise Consulting and Training (WISE) was contracted to conduct an asbestos renovation survey at the site referenced above. A consultant from WISE conducted the survey on April 4, 2019. **The scope of work that necessitated this survey includes the intended extensive renovation of the two buildings at this site for new use.**

The purpose of the survey was to determine if Asbestos Containing Material (ACM) exists in the building materials that will be disturbed by the referenced project. With this knowledge, the Owner or the Owner's agent can determine what abatement action is necessary for appropriate health and safety precautions and to comply with all applicable federal, state and local regulatory requirements prior to and during the proposed building renovation.

The survey work included conducting a visual inspection of the buildings to determine the types of building materials present, then developing and implementing a sampling plan of all accessible suspect asbestos containing materials that may be disturbed by future renovation work. *The sampling plan was based on establishing homogeneous materials presence based on age, location and approximate quantity of materials using both the site construction history and the appearance of the materials.*

Nineteen samples were collected, resulting in twenty-four analyses for asbestos content by EPA Method 600/R-93/116. Since more than one material was present in a sample, and each material must be analyzed separately per EPA mandated laboratory protocols, sample splits were necessary.

5400 Mill Street Suite A Reno, NV 89502 (775) 827-2717 Fax (775) 324-5577

www.WiseCandT.com

FINDINGS

The following homogeneous materials were determined to not be ACM based on the analytical results attached to this report that indicate the homogeneous material samples did not contain regulated quantities of asbestos.

- Rolled Roofing – Typical on Apartment Building
- Rolled Roofing and Foam – Typical on House Building
- 12x36 Vinyl Floor Tile – Typical in Apartment Storage Room
- 12x12 Vinyl Floor Tile and Mastic – Typical in Apartment Kitchen Pantry
- Plaster Coated Drywall System – Typical on Apartment Lower Floor
- Light Spray Textured Drywall System – Typical in Apartment
- Knockdown Textured Drywall System – Typical In-House Basement Access
- Smooth Coat Drywall System – Typical in Bathrooms
- Rough Coat Drywall System – Typical in Pool Room

CONCLUSION AND RECOMMENDATIONS

Since no ACM was detected in the materials that are intended for renovation, further asbestos regulatory requirements do not apply. For projects in Placer County, we recommend this report be submitted to the Placer County Environmental Health Department (PCEHD), 565 West Lake Boulevard, Tahoe City, CA, 96145 to receive an *Acknowledgment of Asbestos Assessment*. By doing this, you have verifiable documentation that this survey was performed and may receive directions on how to comply with local and Federal EPA regulations.

We recommend this survey report be retained with project files and property records.

CLOSURE

This report consists of this written report and the laboratory analytical report. If any portions of this report are missing, the report should be considered incomplete.

It was not the intent of this survey to find buried materials, or to evaluate any other materials than the homogeneous materials specifically determined to be suspect ACM for the purpose of the intended renovation or demolition work, as listed above. If additional suspect Asbestos Containing Materials are encountered during renovation or demolition, that were previously undetected, the consultant requests to be notified so that sampling or other appropriate responses can be determined.

The condition of ACM may change over time. In addition, asbestos content will vary from location to location within materials due to manufacturing and application processes. This report represents information relating to the specific sample locations and material conditions at the time the survey was conducted. No other claims, warranties, or guarantees are either expressed or implied.

We appreciate the opportunity to be of service on this project. Please let us know if you have any questions regarding this report.

Prepared By:

A handwritten signature in blue ink, appearing to read "J. Tom Wise".

J. Tom Wise, President
CA Asbestos Consultant #92-0340

Enc.: Laboratory Analytical Report No. 19016245



The Identification Specialists

Analysis Report
prepared for
Wise Consulting

Report Date: 4/9/2019

Project Name: 325 Squaw Valley

Project #: 1903-106

SanAir ID#: 19016245



NVLAP LAB CODE 200870-0

1551 Oakbridge Dr. Suite B | Powhatan, Virginia 23139-8061
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number
19016245
FINAL REPORT
4/9/2019 4:58:46 PM

Name: Wise Consulting
Address: 5400 Mill Street
Suite A
Reno, NV 89502
Phone: 775-827-2717

Project Number: 1903-106
P.O. Number:
Project Name: 325 Squaw Valley
Collected Date: 4/4/2019
Received Date: 4/8/2019 8:35:00 AM

Dear Nick Wahnefried,

We at SanAir would like to thank you for the work you recently submitted. The 19 sample(s) were received on Monday, April 08, 2019 via FedEx. The final report(s) is enclosed for the following sample(s): 1903-106-1, 1903-106-2, 1903-106-3, 1903-106-4, 1903-106-5, 1903-106-6, 1903-106-7, 1903-106-8, 1903-106-9, 1903-106-10, 1903-106-11, 1903-106-12, 1903-106-13, 1903-106-14, 1903-106-15, 1903-106-16, 1903-106-17, 1903-106-18, 1903-106-19.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is fluid and cursive.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 19 samples in Good condition.



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Analyst: Tallert, Jonathan

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1903-106-1 / 19016245-001 Roofing Felt /Foam House Roof, Felt	Black Fibrous Homogeneous	50% Glass	50% Other	None Detected
1903-106-1 / 19016245-001 Roofing Felt /Foam House Roof, Foam	Pink Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-1 / 19016245-001 Roofing Felt /Foam House Roof, Tar Paper	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
1903-106-2 / 19016245-002 Roofing Felt /Tar Apartment Roof, Felt	Black Fibrous Homogeneous	50% Glass	50% Other	None Detected
1903-106-2 / 19016245-002 Roofing Felt /Tar Apartment Roof, Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-2 / 19016245-002 Roofing Felt /Tar Apartment Roof, Tar Paper	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
1903-106-3 / 19016245-003 Linoleum Apartement Storage	Beige Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-4 / 19016245-004 12x12 FT /Mastic Apartment Kitchen, Floor Tile	Brown Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-4 / 19016245-004 12x12 FT /Mastic Apartment Kitchen, Mastic	Various Non-Fibrous Heterogeneous		100% Other	None Detected
1903-106-5 / 19016245-005 Apartment, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/9/2019

Date: 4/9/2019



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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1903-106-5 / 19016245-005 Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-6 / 19016245-006 Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-7 / 19016245-007 Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-8 / 19016245-008 DW /Texture Apartment, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
1903-106-8 / 19016245-008 DW /Texture Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-9 / 19016245-009 DW /Texture Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-10 / 19016245-010 DW /Texture Apartment, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-11 / 19016245-011 Knock Down Texture /DW House Basement, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
1903-106-11 / 19016245-011 Knock Down Texture /DW House Basement, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-12 / 19016245-012 Knock Down Texture /DW House Basement, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/9/2019

Date: 4/9/2019



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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1903-106-12 / 19016245-012 Knock Down Texture /DW House Basement, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-13 / 19016245-013 Knock Down Texture /DW House Basement, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-14 / 19016245-014 Smooth Coat Texture Only House Bathroom	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-15 / 19016245-015 Smooth Coat Texture Only House Bathroom	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-16 / 19016245-016 Smooth Coat Texture Only House Bathroom	White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-17 / 19016245-017 Rough Texture Pool Room	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-18 / 19016245-018 Rough Texture Pool Room	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
1903-106-19 / 19016245-019 Rough Texture Pool Room	Off-White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/9/2019

Date: 4/9/2019

Disclaimer

The final report cannot be reproduced, except in full, without written authorization from SanAir. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Samples are held for a period of 60 days.

For NY state samples, method EPA 600/M4-82-020 is performed.

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Certifications

NVLAP lab code 200870

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075

New York ELAP lab ID: 11983

Rhode Island License Number: AAL-126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

West Virginia License Number: LT000566

Vermont License: AL166318

Revision Date: 11/30/2017

ASBESTOS SURVEY DATA SHEET

9016245

Analysis/Turnaround: *PLM / 1 day*

Inspector: Nick Wahnefried Cell: 775-223-1107	Project Name: <i>325 Squash Valley</i>	Date: <i>4/15/19</i>
E-mail: nickw@wisecandt.com	Project Location:	Client Contact:
Project #: <i>1903-106-</i>	Wise Consulting & Training, Inc. (775) 827-2717	Page: 1 of 1

Sample #	Material Description	Sample Location	H. Mat. #	Friability	Comments	Asbestos Content
<i>1903-106-1</i>	<i>Roofing felt / Epom</i>	<i>House Roof</i>				
<i>2</i>	<i>Roofing felt / tar</i>	<i>Apartment Roof</i>				
<i>3</i>	<i>As L. noleum</i>	<i>Apartment Storage</i>				
<i>4</i>	<i>12x12 FT / Mastic</i>	<i>Apartment Kitchen</i>				
<i>5</i>	<i>Apartment Plaster</i>	<i>Apartment</i>			<i>Test to 1st Positive (HIT)</i>	
<i>6</i>	↓	↓			↓	
<i>7</i>						
<i>8</i>	<i>DW / Texture</i>	<i>Apartment</i>			<i>HIT</i>	
<i>9</i>	↓	↓			↓	
<i>10</i>						
<i>11</i>	<i>Knockdown Texture/DW</i>	<i>House Basement</i>			<i>HIT</i>	
<i>12</i>	↓	↓			↓	
<i>13</i>						
<i>14</i>	<i>Smooth Coat Texture Only</i>	<i>House Bathroom</i>			<i>HIT</i>	
<i>15</i>	↓	↓			↓	
<i>16</i>						
<i>17</i>	<i>Rough Texture Only</i>	<i>Pool Room</i>			<i>HIT</i>	
<i>18</i>	↓	↓			↓	
<i>19</i>						
<i>20</i>						

VT - Vinyl Tile
T - Texture
SF - Sheet Flooring
EP - Exterior Plaster
R - Roofing
JC - Joint Compound
DW - Drywall
TSI - Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Insulation
CBM - Cove Base Mastic
CM - Carpet Mastic

FT - Floor Tile
SA - Spray Acoustic
P - Plaster
PP - Pool Plaster
CT - Ceiling Tile
M - Mastic
PFI - Pipe Fitting Insulation
PRI - Pipe Run Insulation
DI - Duct Insulation
TI - Tank Insulation
FP - Fire Proofing
LC - Leveling Compound

Friability

F = Friable

PF = Potentially
Friability

NF = Not Friable

Relinquished By:

Name/Company: **WISE - Nick Wahnefried**

Signature: *[Signature]*

Received By:

Name/Company:

Signature: *[Signature]*

Date/Time

4/15/19

Date/Time

APR 08 2019

835

Jessica Asher

From: Tom Wise <tom@wisecandt.com>
Sent: Tuesday, April 16, 2019 4:36 PM
To: Dave Hunt
Cc: Tina Vellone; Nick Wahnefried
Subject: 325 Squaw valley Road Mold and Lead Preview

Dave,

Per our proposal, here is our report on the potential for Lead or Mold with renovation of the two buildings at this site.

Lead

Due to the construction date being newer than 1977, our visual walk-around inspection and the fact that no asbestos was present, we don't think there is Lead-Based Paint present at this site on painted wood and drywall. We do caution that there is lead in other materials that would possibly be involved in renovation including the following:

- Kitchen Counter Tile – Garage/Apartment Kitchen Counter – 18sq. ft.
- Kitchen Counter Tile – House Kitchen Counter – 50 sq. ft.
- Bathroom Tile – House Bathroom Counter and Floor – 150 sq. ft.
- Bathroom Tile – Pool Bathroom Counter – 30 sq. ft.
- Stained Glass – House Entryway – 12 sq. ft.

Demo or removal would best be conducted by a qualified Lead contractor.

Mold

The pool drywall had staining or cracking at all observed seams and rust on exposed metal. We believe based on the location and appearance that the majority of the drywall around the pool and Jacuzzi will have mold in the wall cavity and on the back side of the drywall. If disturbed or removed it is likely that mold spore contamination will result and spread. Options include:

1. Sealing or layering new materials over the existing wall materials if the studs are not shot in the wall and leaving the walls alone.
2. Making the entire area a Containment and removing the drywall system and cleaning and disinfecting the pool area by a qualified Fungal Remediation Contractor with inspection and air quality testing at the conclusion by a qualified consultant.

The wooden ceiling and rafters appeared to be in good condition and there was no obvious visible mold growth at the other water locations of the buildings, ***however when bathrooms and kitchens walls are opened up that picture tends to be different.***

Please let me know any questions or if you need assistance with costs for these items referenced above.

Tom

J.Tom Wise

President /Professional Industrial Hygienist

Wise Consulting & Training, Inc.

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Reno, NV 89502

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Email: tom@wisecandt.com

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