ProTech
Consulting & Engineering

1208 Main Street, Redwood City, CA 94063
P: (650) 569-4020 • F: (650) 569-4023 • E: info@protech-cal.com

Report

Pre-Demolition Survey & Evaluation

• Asbestos Containing Materials (ACM) •
• Lead-Based Paint (LBP) •

Report Date	July 27, 2021
Project No.:	305-MA21
Client	**Windy Hill Property Ventures** 530 Emerson Street, Suite 150 Palo Alto, CA.
Project	**Former Swift Auto Repair** 435 E. Third San Mateo, CA
Service Area	Throughout building
Project Description	ProTech conducted limited environmental consulting services to assess conditions associated with asbestos-containing materials (ACM), lead-based paint (Pb). Consulting services were requested by the client in an effort to obtain regulatory compliance data **prior to demolition** of the project.

Report Attachments:
1) PLM laboratory report
2) XRF Report
3) AAS laboratory report

Introduction

On July 8, 2021, **ProTech Consulting & Engineering, Inc.** Performed a building survey to identify asbestos-containing materials (ACM) and lead-based paint (LBP) at the subject project. The survey was conducted in an effort to comply with pre-demolition/renovation regulatory requirements. The services provided by ProTech were limited to the specific areas, items, tasks, and analytes described herein. No other services are intended or implied.

Survey Limitations

1. The survey was conducted in a occupied, functioning auto repair shop. Care was taken not to disrupt or disturb the business and patrons.

Note: *Limitations may not have allowed for comprehensive characterization of all possible suspect materials associated with the project.*

Certified Staff

Environmental consulting services were conducted by ProTech's licensed and accredited staff as follows:

Consultant	Discipline	Issuing Agency	Certification No.
Ron Mason	Asbestos	Cal OSHA	96-1903
	Lead	CDPH	LRC-4500/LRC-4499 /LRC4498
Emanuel Dounias	Asbestos	Cal OSHA	00-2766
	Lead	CDPH	LRC-3765
Ryan Cozart	Asbestos	Cal OSHA	00-4634
	Lead	CDPH	LRC-3895
Bob Newman	Asbestos	Cal OSHA	00-2767

Services Requested By Client

Consulting services were limited by the client to the following scope of services:

Asbestos Survey

- Performed a visual survey of the project to identify, document, and assess suspect asbestos-containing materials (ACM). Services were limited to areas and materials visibly accessible through reasonable means. Except for minor disturbance due to sampling, destructive methods and/or demolition of building components was not be employed to discover hidden, inaccessible, or subsurface conditions.
- Collected representative samples to confirm or rebut the presence of ACM.
- Submitted samples to a certified laboratory for analysis by standard polarized light microscopy (PLM) to determine asbestos content.
- Assessed the friability and abatement classification of identified ACM.
- Prepared this written report presenting an evaluation and assessment of the data.

LBP Survey

- Performed a visual survey of the project to identify, document, and assess suspect lead-based paint (LBP).
- Tested painted/coated surfaces using a calibrated X-ray fluorescence analyzer (XRF).
- Collected representative conformational paint chip samples to confirm or rebut the presence of lead.
- Submitted paint chip samples to a certified laboratory for analysis by atomic absorption spectroscopy (AAS)
- Prepared this written report presenting an evaluation and assessment of the data.

Laboratory Results & Regulatory Assessment

Asbestos Bulk Sample Results

Asbestos-Containing Materials (ACM)

	Material Description	Material, System, Location	Smpl Nos.	Approx. Quant.	Lab Result	Regulatory Assessment Cal OSHA	Regulatory Assessment EPA/ AQMD
1	Gray/black built up roof	Patch over office	**22**	10 sq ft.	10% Chr	Class 2 Abatement	Category II Non-friable
2	Gray/black roof mastic	Office overhang, repair shop and canopy roof	**23, 24, 25, 26, 27**	200 sq ft	10% Chr	Class 2 Abatement	Category II Non-friable

Chr - Chrysotile; Amo - Amosite; Cro - Crocidolite; Tre - Tremolite; Act - Actinolite

No Asbestos Detected

	Material Description	Material, System, Location	Sample No.
1	Drywall, joint tape and compound	Reception area	01, 02, 03
2	Wood look vinyl flooring	Beneath laminate reception area	04, 05
3	Gray ceramic floor tile mortar	Reception area beneath vinyl flooring	06
4	Gray epoxy floor	Auto repair area	07, 08
5	Pink epoxy floor	Exterior auto repair	09, 10
6	Black asphalt	Parking	11, 12
7	Gray concrete	Walkways exterior repair area	13, 14
8	Gray concrete	Foundation	15, 16
9	Gray ceramic floor tile mortar	Restroom	17
10	Gray ceramic wall tile mortar	Restroom	18
11	Faux brick exterior wall membrane	Exterior facades	19, 20
12	Tan 12 x 12 vinyl floor tile self stick	Restroom	21
13	Gray fastener caulk	Roof fasteners	28, 29
14	Gray ceramic wall tile mortar	Exterior entrance restroom	30
15	Gray ceramic floor tile mortar	Exterior entrance restroom	31

ACM Assessment Notes

Assessment of ACMs:
ACM assessments are based on the current condition of material at the time of inspection. Category I & II non-friable materials may become friable RACM during demolition or renovation. This report does not attempt to forecast category changes to ACM based on future work on ACMs.

Lead XRF Results

Lead-Based Paint (LBP)

(1 mg/cm^2 or greater)

6 XRF reading were positive for LBP - (high lead)

	Description (Color, Substrate, Component)	Component	Location(s)
1	Tan and white ceramic wall tiles	Ceramic tiles	Restrooms
2	Metal pipe paint	Metal pipes	Throughout
3	White metal window paint	Metal windows	Throughout

See attached XRF data for details

Lead-Containing Paint (LCP)
(Less than 1 mg/cm²)

12 XRF reading were positive for LCP - (low lead)

See attached XRF data for details

No Lead Detected

17 XRF reading were negative for lead – (no lead detected)

Note: Cal OSAH does not accept XRF results to prove that a material is non-lead. To treat a material as non-lead in an occupation situation, paint-chip laboratory analysis is required.

See attached XRF data for details

Lead Paint Chip Results

	Description (Color, Substrate, Component)	Results	Regulatory Assessment
1	White interior metal wall/ceiling paint	0.088 wt %	Lead-Containing Paint
2	White exterior metal wall paint	0.096 wt %	Lead-Containing Paint
3	White exterior metal wall paint	0.084 wt %	Lead-Containing Paint

See attached lab data for details

Conclusions & Recommendations

Asbestos

Asbestos Results Summary

- ACM was identified on this project.
- The asbestos materials identified on this project are regulated.

See attached analytical reports

Recommendations Prior to ACM Disturbance

ACM should be removed prior to activity that may disturb it. Prior to ACM disturbance/removal, the following should be performed:

Task		Task Description	Fee
1	Prepare Project Specification	Prepare a written scope of work & instructions to bidders (site plans not included).	ProTech will Price these services upon request
2	Bid Review and Contractor Selection	Select qualified contractors (prospective bidders), review bids and award contract.	
3	Project Monitoring & Oversight	Monitoring work and document contractor compliance.	
4.	Project Clearance	Perform final inspection and collect air samples to certify work area clearance.	

Lead

Lead Results Summary

- Lead-based paint (LBP) was identified on this project.
- Lead-containing paint (LCP) was identified on this project.
- If ***trigger tasks*** are performed involving any amount of lead, employers must train, protect (w/ PPE) and assessment employee exposure.

Cal OSHA Trigger Task Categories		
Low Exposure Trigger Tasks	Medium Exposure Trigger Tasks	High exposure Trigger Tasks

- Manual demolition
- Manual scraping and sanding
- Heat gun use
- Power tools use w/ dust collection systems
- Spray painting with lead paint
- Using lead containing mortar
- Lead burning
- Rivet busting
- Power tool cleaning w/out dust collection system
- Clean-up of dry abrasive blast residue.
- Abrasive blasting
- Welding
- Cutting
- Torch burning.

See attached analytical results

Lead-Related Construction Work – Cal OSHA Requirements

- Cal OSHA worker protection rules, CDPH certification requirements, US EPA standards, and DTSC disposal requirements need to be assessed by each contractor/employer who performs work on this project.

- Contractors, whose employees work at this site, are required to assess if their work will be subject to the requirements of the Cal OSHA lead construction standard (CCR Title 8 § 1532). Cal OSHA standards are designed to regulate and enforce on-the-job worker safety. Employers are required by law to ensure that employees are <u>not</u> exposed to airborne lead levels which exceed the permissible exposure limit (PEL). The standard requires worker exposure monitoring, medical surveillance, training, special work practices, etc.

- Each contractor/employer who bids and/or performs work at the site will need to assess potential lead exposure to employees performing their particular scope of work. Contractors who perform work at this site may need to obtain additional data (beyond the data presented in this report) during their assessment and Cal OSHA compliance planning. Individual contractors/sub-contractors should be allowed access to the project to obtain any needed data (samples, consultation, etc.) to complete their employee exposure assessment.

- ProTech recommends that the building owner and/or general contractor disseminate this report as well as any other lead-related information to all prospective contractors bidding work at the subject site.

- Contractors, whose employees disturbs more that 100 sf of lead-based paint (LBP), are required to submit written notification to Cal OHSA (per Health and Safety Code, Title 17 CCR Section 36000 (c)). The Cal OSHA LBP notification rule requires 24-hour advance notice prior to LBP disturbance.

- Any work performed at the site where LBP or LCP is likely to be disturbed should be performed by a contractor trained and qualified to perform lead-related construction work. Any work that exceeds Cal OSHA's permissible exposure limit or is performed to remediate a lead hazard must be conducted by CDPH certified personnel. All lead related work should be conducted employing lead work practices in accordance with HUD guidelines.

Asbestos Regulatory Notes

Cal OSHA (DOSH)

Asbestos-Containing Material (ACM): A material is an asbestos containing material (ACM) when the sample aggregate or any one of its layers (analyzed individually) contains greater than 1% asbestos. Cal OSHA does **not** allow composite analysis (mixing layers of materials together).

Less than 1% Asbestos: Materials containing less than 1% asbestos are not regulated by most governmental agencies. However, Cal OSHA is not one of those agencies. The Cal OSHA asbestos standard must be followed for work involving materials that contain a concentration of asbestos as low as **0.1%.**

If a material can be shown to contain less than 1% asbestos by PLM point count (or other approved method), it can be treated as an asbestos-containing construction material (ACCM). ACCM is a term Cal OSHA uses to describe materials containing **less than 1%** (but greater than 0.1%) asbestos. In certain situations, there may be some economic advantages to making this characterization. The decision to do so is evaluated on a case-by-case basis at the client's request.

Less than 0.1% Asbestos: If a material can be shown to contain less than **0.1%** asbestos by an approved method, it can be treated as a non-asbestos material. In certain situations, there may be some economic

advantages to making this characterization. The decision to do so is evaluated on a case-by-case basis at the client's request.

Class I Asbestos Work: Cal OSHA prescribes specific work practices involving the removal of asbestos-containing insulation and surfacing (i.e. sprayed-on) materials.

Class II Asbestos Work: Cal OSHA prescribes specific work practices involving the removal of ACM which is not insulation or surfacing material. This includes, but is not limited to, the removal of asbestos-containing wallboard, floor tile and sheeting, roofing, cement products, and construction mastics.

EPA/AQMD

Asbestos-Containing Material (ACM): Any building material which contains commercial asbestos in an amount greater than 1%.

Less than 1% Asbestos: Materials that are found to contain less than 1% asbestos by standard polarized light microscopy (PLM) may be considered non-asbestos (by EPA/AQMD) if confirmation analysis is performed. To be treated as a non-asbestos material, the EPA and AQMD require analytical verification by PLM Point Count (or better). This verification is required because the standard PLM analysis is not sensitive enough to accurately determine asbestos content at or below 1%. In certain situations, there may be some cost advantages to making this characterization. The decision to do so is evaluated on a case-by-case basis at the client's request.

Regulated Asbestos-Containing Material (RACM): RACM includes friable (easily crumbled) ACM, or Category I non-friable ACM that has or will become friable or that has been subjected to sanding, drilling, grinding, cutting, or abrading, or Category II non-friable ACM that may become or has become crumbled, pulverized, or reduced to powder.

Friable: Materials that can be crumbled, pulverized, or reduced to powder, when dry, by hand pressure.

Non-Friable: Materials that **cannot** be easily crumbled, pulverized, or reduced to powder, when dry, by hand pressure. Non-friable materials are categorized by EPA/AQMD as follows:

- *Category I Non-friable ACM:* Asbestos-containing packing, gaskets, resilient floor coverings, mastics and asphalt roofing products.
- *Category II Non-friable ACM:* Asbestos-containing material, excluding Category I non-friable asbestos-containing material, that, when dry, and in its present form, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

LEAD REGULATORY NOTES

Lead Standards

LEAD TYPES		ANALYSIS BY	THRESHOLD
Lead-based paint (or material)	LBP	X-ray Fluorescence Analyzer (XRF): Laboratory Analysis (Paint Chip):	- At or above **1 mg/cm²** - At or above **0.5 weight % or 5,000 ppm**
Lead containing paint (or material)	LCP	XRF: Paint Chip:	- Below **1 mg/cm²** - Below **0.5 wt % or 5,000 ppm**
No lead detected - Negative	ND	XRF: Paint Chip:	- XRF data are not used to determine ND - **<90 ppm** for Consumer Product Safety Commission - **<600 ppm** for Cal OSHA non-trigger tasks

Regulatory Oversight

MATERIAL DESCRIPTION	REGULATORY ASSESSMENT - GOVERNING REGULATIONS
1. Lead-based paint components (LBP)	• Cal OSHA standards apply if LBP will be disturbed by employees/workers • CDPH standards apply of lead "abatement" is performed • DTSC requires characterization of waste and proper disposal • US EPA standards apply if LBP is disturbed in a children occupied site

2. Lead containing materials (LCM)	• Cal OSHA standards apply if LCM will be disturbed by employees • CDPH standards apply if worker exposure standards are exceeded • DTSC requires characterization of waste and proper disposal
3. No Lead Detected by XRF	• Cal OSHA standards apply unless paint chip laboratory analysis confirms non-lead
4. No Lead Detected by Paint-chip	• No regulations apply

Regulatory Applicability

California Occupational Safety & Health Administration (Cal OSHA):
- Regulates any detectable amount of lead (does not have to be LBP) when trigger tasks are performed
- Requires worker training
- Regulates employee safety during lead-related work
- Enforces proper work practices
- Requires notification when 100 sq ft (or more) of LBP is disturbed.

California Department of Public Health (CDPH):
- Regulates "abatement" of Lead-based paint
- Requires *accredited* training for workers and supervisors
- Provides certification of workers and supervisors performing abatement
- Mandates lead abatement be performed in accordance with US HUD guidelines
- Defines "abatement" as an action performed for the purpose and intent of reducing or eliminating a lead "hazard"
- Requires notification when abatement is performed

California Department of Toxic Substance Control (DTSC):
- Regulates disposal of lead waste
- Requires testing of waste stream to characterize hazard level

US Environmental Protection Agency (US EPA):
- Regulates Lead-based paint in child occupied facilities
- Regulates work involving the disturbance of as little as 6 sq ft of interior & 20 sq ft exterior LBP
- Requires *accredited* training for workers and supervisors
- Requires certification of companies performing LBP work
- Mandates minimal work practices

Cal OSHA Trigger Tasks

The following table lists the Cal OSHA trigger tasks, presumed exposure and the type of respiratory protection that is required while performing those tasks:

Cal OSHA Trigger Task	Lead Content of Impacted Material	Presumed Exposure	Required Respiratory Protection
• Manual demolition • Manual scraping and sanding • Heat gun use • Use of power tools with dust collection systems • Spray painting with lead paint • Any other activity that the employer has any reason to believe that an employee may be exposed in excess of the PEL.	≥600 ppm	50-100 µm/m^3	Half-mask, air purifying
• Using lead containing mortar • Lead burning • Rivet busting • Power tool cleaning without dust collection system • Clean-up of dry abrasive blast residue.	≥600 ppm	500-2500 µm/m^3	Full-face, air purifying, or Tight fitting PAPR, or Supplied air, contiguous flow
• Abrasive blasting • Welding • Cutting • Torch burning.	≥600 ppm	>2500 µm/m^3	Supplied air, pressure demand

Scope & Report Limitations

- This report has been prepared for the exclusive use of ProTech's client and is not intended for use by any other party. The scope of work and results presented in this report may not be appropriate for uses by any other party. Scope of work limitations were established by the Client to include areas and items of interest and concern to the Client. ProTech is only responsible for the specific scope of work performed. No other services are intended or implied. Any use by a third party of this report shall be at their own risk and shall constitute a release and an agreement to defend and indemnify ProTech from any and all liability in connection therewith whether arising out of ProTech's negligence or otherwise.

- ProTech's environmental consulting services were limited to areas and materials visibly accessible through reasonable means. Except for minor disturbance due to sampling, destructive methods and/or demolition of building components was not be employed to discover hidden, inaccessible, or subsurface conditions.

- This project may contain undiscovered suspect materials in areas that were not accessible or identified during ProTech's survey. Suspect asbestos may be discovered during demolition, renovation, or maintenance. If suspect asbestos is discovered, stop all work that could impact asbestos to allow properly trained personnel to perform sampling and or removal.

- This report and it's evaluations/conclusions/assessments are based on the current condition of the project. This report does not assess or anticipate future events that may impact or damage subject materials. Future changes in the condition of asbestos and/or lead materials will require a new assessment by a certified asbestos consultant/technician.

- ProTech accepts no liability for minor aesthetic damage to architectural finishes or structural damage due to sampling.

- This report is not a hazard assessment for persons or contractors performing work on the site. Each person, contractor, and/or employer who performs work on the project will need to assess their potential exposure to hazards and evaluate regulatory compliance associated with their particular scope of work.

- The quantities of subject material stated in this report are approximations. This report is not a work plan or project specification. Contractors should not rely on this document for bidding purposes.

- ProTech does not provide expert roof patching services. We strongly urge the Client to hire a licensed roofing contractor to patch and repair our sample locations. ProTech is not responsibility for possible future roof leaks.

- Reasonable efforts were made to examine below carpeted areas and resilient floor coverings to determine and quantify the presence of suspect materials. ProTech accepts no liability for additional materials or under-reporting of suspect materials which exist below other floor coverings.

- Glass fiber insulated mechanical systems were inspected as completely as possibly without destroying the integrity of the glass fiber insulation. The condition and presence or absence of asbestos associated with mechanical systems is assumed to be consistent with those areas exposed and examined during our inspection. However, ProTech does not guarantee that this is the case.

- ProTech does not represent this limited survey as a comprehensive inspection or evaluation. ProTech recommends that an expanded, comprehensive asbestos survey be conducted at this site if renovation or demolition activities are expected to impact any building materials other then those specifically addressed in this report.

- Because this survey was conducted in an occupied building, intrusive inspection methods were limited. Specific care and caution were observed to:

  1. Avoid significant aesthetic impact to architectural finishes.

2. Avoid disturbing tenants and patrons.
3. Avoid disturbing tenant spaces.

SURVEY APPROACH

Inspection & Sample Collection

ProTech performed a survey of the project to identify suspect asbestos-containing materials (ACM) and lead-based paint (LBP). Identified materials were categorized for sampling into homogenous area for ACM and testing combinations for LBP.

Bulk Sampling of ACM & LBP: Bulk samples were collected by misting small areas with water, then cutting or scraping sample material from the substrate with a clean sampling tool. Whenever possible, samples were collected from areas previously damaged or deteriorating locations. Each suspect bulk sample was sealed in its own Zip-lock plastic container and labeled with a unique identification number. Sampling tools were individually cleaned before and after each sample was collected to avoid sample cross contamination. Decontamination was accomplished using single-use, pre-moistened cloths. No building systems, components, or structures were demolished to obtain samples of potentially hidden ACM or LBP. Sample information was recorded on ProTech's chain-of-custody form. This form accompanied the samples to the laboratory for possessing and analysis.

X-Ray Fluorescence Readings: Surface reading to identify LBP were taken using a X-Ray Fluorescence (XRF) lead paint analyzer. Three calibration readings were made before beginning the inspection. Additional calibration check readings were made at least every 4 hours and at the end of the inspection/day. **A**t least one individual XRF reading was taken on each testing combination.

Bulk Sample Analysis

Laboratory Certification: a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), Environmental Lead Laboratory Accreditation Program (ELLAP), and Environmental Laboratory Accreditation Program (ELAP) analyzed each bulk sample.

Laboratory: Samples were analyzed by SGS Forensic Laboratories of Hayward, California.
Analytical Method:

- Suspect ACM samples were analyzed by polarized light microscopy (PLM) – EPA Method 600/R-93-116

SGS FORENSIC LABORATORIES

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Protech Consulting & Engineers Inc.
Project Manager

1208 Main St.
Redwood City, CA 94063

Client ID: 1454
Report Number: B320297
Date Received: 07/12/21
Date Analyzed: 07/13/21
Date Printed: 07/14/21
First Reported: 07/14/21

Job ID/Site: 305-MA21, 708-305-31 - 435 E 3rd Ave., San Mateo

Date(s) Collected: 07/08/2021

SGSFL Job ID: 1454
Total Samples Submitted: 31
Total Samples Analyzed: 31

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01	12445989						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: White Tape			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
02	12445990						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
03	12445991						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: White Tape			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
04	12445992						
Layer: Brown Tile			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
05	12445993						
Layer: Brown Tile			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
06	12445994						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
07	12445995						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
08	12445996						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
09	12445997						
Layer: Red/Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
10	12445998						
Layer: Red/Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
11	12445999						
Layer: Black Cementitious Tar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
12	12446000						
Layer: Black Cementitious Tar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
13	12446001						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
14	12446002						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Report Number: B320297

Client Name: Protech Consulting & Engineers Inc. **Date Printed:** 07/14/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
15	12446003						
Layer: Light Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
16	12446004						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
17	12446005						
Layer: Light Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
18	12446006						
Layer: Light Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
19	12446007						
Layer: Tan Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (95 %)		**Asbestos (ND)**					
20	12446008						
Layer: Tan Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (95 %)		**Asbestos (ND)**					
21	12446009						
Layer: Tan Tile			**ND**				
Layer: Clear Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
22	12446010						
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Roof Shingle			**ND**				
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace) Fibrous Glass (15 %)		**Asbestos (5%)**					
23	12446011						
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (10%)**					

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Report Number: B320297

Client Name: Protech Consulting & Engineers Inc. **Date Printed:** 07/14/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
24	12446012						
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (10%)**					
25	12446013						
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (10%)**					
26	12446014						
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (10%)**					
27	12446015						
Layer: Grey Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (10%)**					
28	12446016						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
29	12446017						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
30	12446018						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
31	12446019						
Layer: Grey Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

Report Number: B320297

Client Name: Protech Consulting & Engineers Inc. **Date Printed:** 07/14/21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

ProTech
Consulting & Engineering
1208 Main Street, Redwood City, CA 94063
Phone: (650) 569-4020 Fax: (650) 569-4023
info@protech-cal.com
Environmental Services

Page 1 of 1
Job # 305-MA21
P.O. # 708-305-31

General Information

Date: 07-08-21
Job ID: 435 E. 3rd Ave San Mateo
Collected By: RC/RN
Lab: FASI

Analysis Requested

- ☐ PCM NIOSH 7400
- ☐ TEM
  - ○ AHERA
  - ○ Level 2
  - ○ Bulk Quantitative
  - ○ Bulk Qualitative
- ☒ PLM BULK - EPA/600/R/116
- ☐ Lead
  - ○ AA
  - ○ TTLC
  - ○ STLC
  - ○ TCLP
- ☐ Mold
- ☐ Other

Turn Around Time

- ☐ Rush
- ☐ 12 hours
- ☐ 24 hours
- ☒ 48 hours
- ☐ 3-5 days
- ☐ _____

Special Instructions

☐ Prior Positive

Filter Type: ☐ MCE, 0.8 µm, 25mm ☐ MCE, 0.45µm, 25mm ☐ MCE, 0.8µm, 37mm ☐ Other _____

Sample # / Date	Sample Type	Sample Protocol	Location / Activity / Material Description	Time On/Off	LPM	Total Min. / Total Vol. / Fibers/Fields	Results
#01-03 04-05	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	SR VFT	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#06 07-08	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	CTM Epoxy	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#09-10 11-12	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	↓ Asphalt	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#13-14 15-16	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	Concrete ↓	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#17 18	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	CTM ↓	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#19-20 21	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	Membrane 12x12 VFT a/m	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#22 23-27	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	BUR Mastic	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#28-29 30	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	Cav/K CTM	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		
#31	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	CTM	on ___ off ___ pump# ___	on ___ end ___ Ave ___ Roto# ___		

CHAIN OF CUSTODY

Relinquished By:	Date/Time	Received By:	Date/Time

RECEIVED
JUL 12 2021
By

WHITE - RETAIN WITH SAMPLES CANARY - FILE COPY

SGS FORENSIC LABORATORIES

Final Report

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Protech Consulting & Engineers Inc.
Project Manager

1208 Main St.
Redwood City, CA 94063

Client ID: 1454
Report Number: M235436
Date Received: 07/27/21
Date Analyzed: 07/28/21
Date Printed: 07/28/21
First Reported: 07/28/21

Job ID / Site: 305-MA21, 708-305-03 - 435 E 3rd Ave., San Mateo
Date(s) Collected: 07/08/21

SGSFL Job ID: 1454
Total Samples Submitted: 3
Total Samples Analyzed: 3

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
LP-01	30892485	Pb	0.088	wt%	0.006	EPA 3050B/7000B
LP-02	30892486	Pb	0.096	wt%	0.007	EPA 3050B/7000B
LP-03	30892487	Pb	0.084	wt%	0.006	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Kevin Poon

Kevin Poon, Laboratory Analyst, Hayward Laboratory

Analytical results and reports are generated by SGS Forensic Laboratories at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS Forensic Laboratories to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS Forensic Laboratories. The client is solely responsible for the use and interpretation of test results and reports requested from SGS Forensic Laboratories. SGS Forensic Laboratories is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Any modifications that have been made to referenced test methods are documented in SGS Forensic Laboratories' Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.

Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

3777 Depot Road, Suite 409, Hayward, CA 94545 / Telephone: (510) 887-8828 (800) 827-FASI / Fax: (510) 887-4218

ProTech
Consulting & Engineering
1208 Main Street, Redwood City, CA 94063
Phone: (650) 569-4020 Fax: (650) 569-4023
info@protech-cal.com
Environmental Services

Job # 305-M21
P.O. # 708-305-03

General Information

Date: 07-08-21
Job ID: 435 E. 3rd Ave San Mateo
Collected By: EV
Lab: FASS

Analysis Requested

- ☐ PCM NIOSH 7400
- ☐ TEM
  - ○ AHERA
  - ○ Level 2
  - ○ Bulk Quantitative
  - ○ Bulk Qualitative
- ☐ PLM BULK - EPA/600/R/116
- ☒ Lead
  - ● AA
  - ○ TTLC
  - ○ STLC
  - ○ TCLP
- ☐ Mold ____
- ☐ Other ____

Turn Around Time

- ☐ Rush
- ☐ 12 hours
- ☒ 24 hours
- ☐ 48 hours
- ☐ 3-5 days
- ☐ ____

Special Instructions

☐ Prior Positive

Filter Type: ☐ MCE, 0.8 µm, 25mm ☐ MCE, 0.45µm, 25mm ☐ MCE, 0.8µm, 37mm ☐ Other ____

Sample # / Date	Sample Type	Sample Protocol	Location / Activity / Material Description	Time On/Off	LPM	Total Min. / Total Vol. / Fibers/Fields	Results
# LP-01	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	White Interior Metal Paint Walls/Ceiling	on / off / pump#	on / end / Ave / Roto#		
# LP-02	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	White ~~Interior Ceiling~~ Paint Exterior Metal	on / off / pump#	on / end / Ave / Roto#		
# LP-03	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.	White Exterior Metal Paint	on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		
#	☐ Post ☐ Area ☐ Background ☐ Personal ☐ Blank ☐ Bulk	☐ Amb. ☐ ALS ☐ Agg.		on / off / pump#	on / end / Ave / Roto#		

CHAIN OF CUSTODY

Relinquished By:	Date/Time	Received By:	Date/Time
EV		RECEIVED JUL 27 2021 By [signature]	

WHITE - RETAIN WITH SAMPLES CANARY - FILE COPY

LEGEND

HOW TO READ THE REPORT

Wall A, is the front wall of the building.
Walls B, C and D go clockwise around the building or room

REPORTS

Summary-- Gives only those readings at or above the action level of 1.0mg/cm2.

Detailed Report—Gives all reading by room and component.
Readings are not in numerical order. This report also gives comments

PAINT CONDITION

I=Intact

F=Fair

P=Poor

Comments

There were 41 readings taken, including calibrations, using the RMD XRF instrument. 6 of the readings registered at or above the action level of 1.0mg/cm2. A contractor practicing Lead Safe Practices should do any repairs or repainting of the actionable areas.

" A copy of this summary report must be provided to new lessees and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards."

Emanuel Dounias
DPH 3765

_____
Date

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01369 - 07/08/21 11:17

INSPECTION FOR: Windy Hill Property Ventures
530 Emerson Street, Suite 150
Palo Alto, CA 94301

PERFORMED AT: 435 E Third
San Mateo, California

INSPECTION DATE: 07/08/21

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01369

ACTION LEVEL: 1.0 mg/cm**2

OPERATOR LICENSE: California General

STATEMENT: Lead paint survey as agreed.
No representations are made for any areas not tested.

SIGNED _____ DATE _____

ProTech Consulting & Engineering
1208 Main Street
Redwood City, Ca. 94063
Phone: 650-569-4020
Fax: 650-569-4023

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Windy Hill Property Ventures

Inspection Date: 07/08/21
Report Date: 7/20/2021
Abatement Level: 1.0
Report No. S#01369 - 07/08/21 11:17
Total Readings: 41
Job Started: 07/08/21 11:17
Job Finished: 07/08/21 13:02

435 E Third
San Mateo, California

Read No.	Rm	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm▒)	Mode
1		CALIBRATION								0.8	TC
2		CALIBRATION								0.7	TC
3		CALIBRATION								0.8	TC
4	001	Interior	D	Wall	L Rgt		I	Metal	White	0.0	QM
5	001	Interior	C	Wall	U Rgt		I	Metal	White	0.6	QM
6	001	Interior	D	Wall	L Ctr		I	Metal	Blue	0.4	QM
7	001	Interior	C	Wall	L Rgt		I	Metal	Red	0.1	QM
8	001	Interior	A	Door	Lft	Rgt casing	I	Metal	White	0.1	QM
9	001	Interior	D	Window	Ctr	Rgt casing	I	Metal	White	1.0	QM
10	001	Interior	D	Window	Ctr	Sash	I	Metal	White	1.0	QM
11	001	Interior	C	Pipe	Lft		I	Metal	White	-0.1	QM
12	001	Interior	B	Pipe	Ctr		I	Metal	White	1.0	QM
13	001	Interior	B	Door	Lft	U Ctr	I	Wood	Blue	-0.1	QM
14	001	Interior	A	Door	Lft	U Ctr	I	Wood	White	0.0	QM
15	001	Interior	B	Door	Rgt	U Ctr	I	Metal	White	0.0	QM
16	001	Interior	B	Wall	U Lft		I	Drywall	Blue	-0.1	QM
17	001	Interior	A	Ceiling			I	Drywall	White	0.3	QM
18	001	Interior	A	Window	Rgt	Sill	I	Wood	White	0.0	QM
19	001	Interior	D	Floor			I	Concrete	Tan	0.1	QM
20	001	Interior	C	Wall	U Lft		I	Ceramic	White	8.2	QM
21	001	Interior	B	Wall	L Rgt		I	Ceramic	Tan	9.0	QM
22	001	Interior	B	Floor			I	Ceramic	Tan	-0.1	QM
23	001	Exterior	D	Window	Lft	Rgt casing	I	Metal	White	1.0	QM
24	001	Exterior	D	Wall	L Rgt		I	Metal	Tan	0.0	QM
25	001	Exterior	D	Wall	U Rgt		I	Metal	Red	0.0	QM
26	001	Exterior	D	Wall	U Ctr		I	Metal	Brown	0.3	QM
27	001	Exterior	D	Foundation	Rgt		I	Concrete	Yellow	0.1	QM
28	001	Exterior	C	Wall	L Lft		P	Metal	White	0.0	QM
29	001	Exterior	C	Wall	L Rgt		P	Metal	White	0.4	QM
30	001	Exterior	C	Wall	U Ctr		I	Metal	Red	0.2	QM
31	001	Exterior	C	Wall	U Ctr		P	Metal	Yellow	0.4	QM
32	001	Exterior	A	Entry	Lft		I	Concrete	Beige	0.3	QM
33	001	Exterior	A	Column	Lft	L column	I	Metal	White	0.0	QM
34	001	Exterior	A	Canopy	Lft		I	Metal	White	0.0	QM
35	001	Exterior	A	LiftFloor	Lft		I	Concrete	Gray	0.0	QM
36	001	Exterior	A	Post	Lft		I	Metal	Yellow	0.0	QM
37	001	Exterior	A	Post	Lft		I	Metal	Yellow	0.0	QM
38	001	Exterior	A	Post	Lft		I	Metal	Yellow	-0.1	QM
39		CALIBRATION								0.9	TC
40		CALIBRATION								0.8	TC
41		CALIBRATION								0.8	TC

---- End of Readings ----

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Windy Hill Property Ventures

Inspection Date: 07/08/21 435 E Third
Report Date: 7/20/2021 San Mateo, California
Abatement Level: 1.0
Report No. S#01369 - 07/08/21 11:17
Total Readings: 41 Actionable: 6
Job Started: 07/08/21 11:17
Job Finished: 07/08/21 13:02

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm▒)	Mode
Exterior Room 001 Exterior									
023	D	Window	Lft	Rgt casing	I	Metal	White	1.0	QM
Interior Room 001 Interior									
021	B	Wall	L Rgt		I	Ceramic	Tan	9.0	QM
012	B	Pipe	Ctr		I	Metal	White	1.0	QM
020	C	Wall	U Lft		I	Ceramic	White	8.2	QM
009	D	Window	Ctr	Rgt casing	I	Metal	White	1.0	QM
010	D	Window	Ctr	Sash	I	Metal	White	1.0	QM

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Windy Hill Property Ventures

Inspection Date: 07/08/21 435 E Third
Report Date: 7/20/2021 San Mateo, California
Abatement Level: 1.0
Report No. S#01369 - 07/08/21 11:17
Total Readings: 41
Job Started: 07/08/21 11:17
Job Finished: 07/08/21 13:02

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm▒)	Mode
Exterior Room 001 Exterior									
033	A	Column	Lft	L column	I	Metal	White	0.0	QM
032	A	Entry	Lft		I	Concrete	Beige	0.3	QM
034	A	Canopy	Lft		I	Metal	White	0.0	QM
035	A	LiftFloor	Lft		I	Concrete	Gray	0.0	QM
036	A	Post	Lft		I	Metal	Yellow	0.0	QM
037	A	Post	Lft		I	Metal	Yellow	0.0	QM
038	A	Post	Lft		I	Metal	Yellow	-0.1	QM
028	C	Wall	L Lft		P	Metal	White	0.0	QM
029	C	Wall	L Rgt		P	Metal	White	0.4	QM
030	C	Wall	U Ctr		I	Metal	Red	0.2	QM
031	C	Wall	U Ctr		P	Metal	Yellow	0.4	QM
024	D	Wall	L Rgt		I	Metal	Tan	0.0	QM
026	D	Wall	U Ctr		I	Metal	Brown	0.3	QM
025	D	Wall	U Rgt		I	Metal	Red	0.0	QM
027	D	Foundation	Rgt		I	Concrete	Yellow	0.1	QM
023	D	Window	Lft	Rgt casing	I	Metal	White	1.0	QM
Interior Room 001 Interior									
017	A	Ceiling			I	Drywall	White	0.3	QM
018	A	Window	Rgt	Sill	I	Wood	White	0.0	QM
008	A	Door	Lft	Rgt casing	I	Metal	White	0.1	QM
014	A	Door	Lft	U Ctr	I	Wood	White	0.0	QM

021	B	Wall	L Rgt		I	Ceramic	Tan	9.0	QM
016	B	Wall	U Lft		I	Drywall	Blue	-0.1	QM
022	B	Floor			I	Ceramic	Tan	-0.1	QM
013	B	Door	Lft	U Ctr	I	Wood	Blue	-0.1	QM
015	B	Door	Rgt	U Ctr	I	Metal	White	0.0	QM
012	B	Pipe	Ctr		I	Metal	White	1.0	QM
007	C	Wall	L Rgt		I	Metal	Red	0.1	QM
020	C	Wall	U Lft		I	Ceramic	White	8.2	QM
005	C	Wall	U Rgt		I	Metal	White	0.6	QM
011	C	Pipe	Lft		I	Metal	White	-0.1	QM
006	D	Wall	L Ctr		I	Metal	Blue	0.4	QM
004	D	Wall	L Rgt		I	Metal	White	0.0	QM
019	D	Floor			I	Concrete	Tan	0.1	QM
009	D	Window	Ctr	Rgt casing	I	Metal	White	1.0	QM
010	D	Window	Ctr	Sash	I	Metal	White	1.0	QM

Calibration Readings

001	0.8	TC
002	0.7	TC
003	0.8	TC
039	0.9	TC
040	0.8	TC
041	0.8	TC

---- End of Readings ----

DISTRIBUTION REPORT OF LEAD PAINT INSPECTION FOR: Windy Hill Property Ventures

Inspection Date: 07/08/21
Report Date: 7/20/2021
Abatement Level: 1.0
Report No. S#01369 - 07/08/21 11:17
Total Reading Sets: 35
Job Started: 07/08/21 11:17
Job Finished: 07/08/21 13:02

435 E Third
San Mateo, California

Structure	Total	Positive	Negative	Inconclusive
Canopy	1	0 <0%>	1 <100%>	0 <0%>
Ceiling	1	0 <0%>	1 <100%>	0 <0%>
Column L column	1	0 <0%>	1 <100%>	0 <0%>
Door Rgt casing	1	0 <0%>	1 <100%>	0 <0%>
Door U Ctr	3	0 <0%>	3 <100%>	0 <0%>
Entry	1	0 <0%>	1 <100%>	0 <0%>
Floor	2	0 <0%>	2 <100%>	0 <0%>
Foundation	1	0 <0%>	1 <100%>	0 <0%>
LiftFloor	1	0 <0%>	1 <100%>	0 <0%>
Pipe	2	1 <50%>	1 <50%>	0 <0%>
Post	3	0 <0%>	3 <100%>	0 <0%>
Wall	14	2 <14%>	12 <86%>	0 <0%>
Window Rgt casing	2	2 <100%>	0 <0%>	0 <0%>
Window Sash	1	1 <100%>	0 <0%>	0 <0%>
Window Sill	1	0 <0%>	1 <100%>	0 <0%>
Inspection Totals:	35	6 < 17%>	29 < 83%>	0 < 0%>