

# ***ASBESTOS INSPECTION REPORT***

OF

QUEENS MOTEL  
16959 STODDARD WELLS ROAD  
VICTORVILLE, CA 92394

PROJECT NO. 3008709

DECEMBER 19, 2016



Prepared For:  
Housing Authority of the County of San Bernardino  
715 East Brier Drive  
San Bernardino, CA 92408

Inspected & Prepared By:

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Keith Piner  
State of California  
Certified Asbestos Consultant

Reviewed By:

*Matt Crochet*

Matt Crochet  
State of California  
Certified Asbestos Consultant

## **Integrated Property Analysis, Inc.**

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# **ASBESTOS INSPECTION REPORT**

## **1.0 INTRODUCTION**

This report presents the results of Integrated Property Analysis, Inc.'s asbestos inspection of the Queens Motel located at 16959 Stoddard Wells Road, Victorville, California (Subject Property). This document is prepared for the sole use of Housing Authority of the County of San Bernardino, and any regulatory agencies that are directly involved in this project. No other party should rely on the information contained herein without prior written consent of Housing Authority of the County of San Bernardino. The scope of services, inspection methodology, and results are presented below.

## **2.0 SCOPE OF WORK**

The purpose of this inspection is to identify and assess certain accessible Asbestos Containing Construction Materials (ACCM) at the subject property.

On December 07, 2016, Integrated Property Analysis, Inc. performed an inspection for asbestos at the subject property in Victorville, California. Physical bulk samples were collected of suspect materials from representative locations and submitted to an independent laboratory for analysis. If asbestos was detected at any concentration within a sample of a construction material, it was concluded that the material contains asbestos. Suspect materials were also visually inspected to assess their condition.

## **3.0 PROPERTY DESCRIPTION**

The subject property is a motel that was built circa 1967. It is a two-story building that is constructed over a slab foundation. The exterior walls are covered with stucco and the windows are a combination of vinyl and aluminum-framed types. All of the units are entered from the exterior and the upper units are accessed via common stairways. The units consist of a bedroom and bathroom.

## **4.0 INSPECTOR'S QUALIFICATIONS**

Keith Piner of Integrated Property Analysis, Inc. performed the inspection at the site. Personnel certificate(s) have been provided in *Appendix B*.

## **5.0 SAMPLING PROTOCOL / SAMPLE ANALYSIS**

**Sampling Protocol:** Sampling was patterned after the Asbestos School Hazard Emergency Response Act (40 CFR 763 Subpart E) as mandated by Cal/OSHA (Title 8 Section 1529) and South Coast Air Quality Management District (Rule 1403).

**Sample Analysis:** Physical bulk samples were collected from this property and analyzed for asbestos content by an independent environmental laboratory which is accredited by the National Voluntary Laboratory Accreditation Program (Lab Code 200358-0). The method of analysis was Polarized Light Microscopy (EPA 600/M4-82-020). Additional laboratory information can be found on the last page of the laboratory results (*Appendix A*).

## 6.0 SUMMARY OF RESULTS

**Asbestos Containing Construction Materials:** Asbestos was detected in samples of several construction materials. The following summary identifies these materials, their location within the property, the condition in which they were observed at the time of inspection, approximate quantity of material and percentage of asbestos contained in the material as reported by laboratory analysis.

Material	Sample #	Location	Condition	Quantity*	% Asbestos
Joint Compound	1 – 7	Interior Walls and Ceilings Throughout	Damaged	N/A	<0.1% <i>See Note**</i>
Wall Plaster	8 – 14	Interior Walls and Ceilings Throughout	Good	N/A	<0.1% <i>See Note**</i>
Acoustic Ceiling Material	15 – 21	Interior Ceilings Throughout	Good	9,750 S.F.	2%
Exterior Stucco	22 – 28	Exterior Walls Throughout	Good	N/A	<0.1% <i>See Note**</i>
Flooring	30	Unit 212 Bathroom, Unit 224 Bathroom and All Like Flooring Throughout	Good	90 S.F.	0.4% <i>See Note***</i>
Flooring (9x9 VFT)	33, 34, 35 & 47	2 <sup>nd</sup> Floor Telephone Closet, Storage Closets, Laundry Room, Kitchen Area in Office 1, Bathrooms in Units 101, 119, 204, 206, 207, 208, 209, 210, 218, 225, 227, 228, 229 and All Like Flooring Throughout	Damaged	1,300 S.F.	2% - 3%
Flooring	43	Unit 120 Bathroom and All Like Flooring Throughout	Damaged	N/A	<0.1% <i>See Note**</i>
Asbestos Cement Pipe(s)	Visual	Above Boiler	Good	12 L.F.	Assumed
Roofing Mastic	Visual	Roof at Penetrations	Unknown	Unknown	Assumed <i>See Note****</i>

***\*NOTE:** All quantification estimates are approximate and based on information and materials that were accessible at the time of inspection. The chosen contractor is solely responsible for verifying all final ACM quantities for bidding, abatement, and disposal purposes.*

***\*\*NOTE:** Drywall/Joint Compound, Plaster and Stucco, Bathroom Flooring in Unit 120 sample results initially indicated an asbestos content of <1%. In an effort to verify asbestos content, these samples were re-analyzed utilizing a 1000-point point count method and found to have an asbestos content of less than or equal to 0.1%. Because the results were less than or equal to 0.1% the material may be treated as non asbestos containing material as defined by AQMD and OSHA.*

***\*\*\*NOTE:** Bathroom Flooring in Unit 212 and Unit 224 sample results initially indicated an asbestos content of <1%. In an effort to verify asbestos content, these samples were re-analyzed utilizing a 1000-point point count method and found to have an asbestos content of greater than 0.1%. Because the point count analysis was above 0.1%, all CAL- OSHA regulations regarding asbestos containing materials must still be followed.*

***\*\*\*\*NOTE:** Roof access was not safely available and therefore the roofing mastic could not be inspected or sampled. All roofing mastic must be assumed positive until properly identified.*

## 7.0 RECOMMENDATIONS

The analysis and recommendations submitted in this survey are based in part on the data obtained from specific and discrete sampling locations. However, the nature and extent of variations between the sampling locations may not become evident until renovation or demolition procedures commence. If potential variations (i.e. different building materials) are identified during renovation or demolition activities, it will be necessary to conduct additional bulk sampling.

**ACCM in Damaged or Significantly Damaged Condition:** These materials present the greatest risk for asbestos exposure. It is recommended that all damaged areas of these materials be repaired immediately. If it is not feasible to repair these materials it is recommended that they be removed immediately. An asbestos abatement contractor registered with the Division of Occupational Safety and Health should perform any work that disturbs these materials.

**ACCM in Good Condition:** No action is recommended for these materials. Asbestos containing materials that are maintained in good condition present minimal risk for asbestos exposure.

Note: If renovation or demolition activities are to affect these materials, an asbestos abatement contractor registered with the Division of Occupational Safety and Health should be contracted to perform all portions of the work affecting these materials.

## **8.0 INSPECTION LIMITATIONS**

This inspection was planned, developed, and implemented based on Integrated Property Analysis, Inc.'s previous experience in performing asbestos inspections. Integrated Property Analysis, Inc. utilized state-of-the-art-practices and techniques in accordance with regulatory standards while performing this inspection. Integrated Property Analysis, Inc.'s evaluation of the relative risk of exposure to asbestos identified during this inspection is based on conditions observed at the time of the inspection. Integrated Property Analysis, Inc. cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

This inspection did not evaluate hidden, buried or unseen building or other materials. When future renovation or demolition activities are undertaken, Integrated Property Analysis, Inc. should be contacted if such are encountered for further evaluation. Any materials that were not sampled during the inspection must be presumed to contain asbestos until proven otherwise. Access and inspection of attics or crawl spaces could be limited due to visibility, obstructions, health and safety hazards or structural issues. All undocumented materials should be presumed to contain asbestos until sampled and analyzed.

Enclosed are the actual test results and all relevant certifications and licenses.

# APPENDIX

## A

*(LABORATORY RESULTS)*



# LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / [gardengrovelab@lateesting.com](mailto:gardengrovelab@lateesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

Attention: Barr & Clark, Inc.

16531 Bolsa Chica Street

Suite 205

Huntington Beach, CA 92649

Phone: (714) 894-5700

Fax:

Received Date: 12/08/2016 8:30 AM

Analysis Date: 12/09/2016

Collected Date: 12/07/2016

Project: Queens Motel: 16959 Stoddard Wells Road, Victorville, CA 92394

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Joint Compound 1 <small>331622014-0001</small> <i>Drywall not found in the sample</i>	Unit 110 Bed - DW/JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
1-Joint Compound 2 <small>331622014-0001A</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 110 Bed - DW/JC	White/Beige Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
2-Joint Compound 1 <small>331622014-0002</small>	Unit 112 Bed - DW/JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
2-Joint Compound 2 <small>331622014-0002A</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 112 Bed - DW/JC	White/Beige Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
2-Drywall <small>331622014-0002B</small>	Unit 112 Bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
3-Joint Compound <small>331622014-0003</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 219 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
3-Drywall <small>331622014-0003A</small>	Unit 219 bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
4-Joint Compound <small>331622014-0004</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 231 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
4-Drywall <small>331622014-0004A</small>	Unit 231 bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
5-Joint Compound <small>331622014-0005</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 204 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
5-Drywall <small>331622014-0005A</small>	Unit 204 bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
6-Joint Compound <small>331622014-0006</small> <i>Inseparable paint / coating layer included in analysis</i>	Unit 207 bed - DW/JC	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
6-Drywall <small>331622014-0006A</small>	Unit 207 bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
7-Joint Compound <small>331622014-0007</small>	Unit 120 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile

Initial report from: 12/09/2016 20:07:23





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5431 Industrial Drive Huntington Beach, CA 92649

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<http://www.LATesting.com> / [gardengrovelab@lateesting.com](mailto:gardengrovelab@lateesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
Inseparable paint / coating layer included in analysis					
7-Drywall 331622014-0007A	Unit 120 bed - DW/JC	Brown/White Fibrous Heterogeneous	10% Cellulose	70% Gypsum 20% Non-fibrous (Other)	None Detected
8 331622014-0008	Unit 110 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
9 331622014-0009	Unit 114 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
10 331622014-0010	Unit 216 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
11 331622014-0011	Unit 230 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
12 331622014-0012	Unit 203 bath - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
13 331622014-0013	Unit 124 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
14 331622014-0014	Unit 105 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
15 331622014-0015	Unit 111 bed - Acoustic	White Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
16 331622014-0016	Unit 114 bed - Acoustic				Positive Stop (Not Analyzed)
17 331622014-0017	Unit 214 bed - Acoustic				Positive Stop (Not Analyzed)
18 331622014-0018	Unit 219 bed - Acoustic				Positive Stop (Not Analyzed)
19 331622014-0019	Unit 229 bed - Acoustic				Positive Stop (Not Analyzed)
20 331622014-0020	Unit 205 bed - Acoustic				Positive Stop (Not Analyzed)
21 331622014-0021	Unit 124 bed - Acoustic				Positive Stop (Not Analyzed)
22 331622014-0022	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
23 331622014-0023	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
24 331622014-0024	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
25 331622014-0025	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile

Initial report from: 12/09/2016 20:07:23



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
26 331622014-0026	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
27 331622014-0027	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
28 331622014-0028	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
29-Vinyl Floor Tile 331622014-0029	Unit 109 bath - 12x12 VFT	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
29-Mastic 331622014-0029A	Unit 109 bath - 12x12 VFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
30 331622014-0030 <i>Inseparable paint / coating layer included in analysis</i>	Unit 212 bath - 12x12 VFT	Brown/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
31-Flooring 331622014-0031	Unit 213 bath - Rolled flooring	Gray/Black Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
31-Mastic 331622014-0031A	Unit 213 bath - Rolled flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32-Vinyl Floor Tile 331622014-0032	Unit 215 bath - 12x12 VFT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
32-Mastic 331622014-0032A	Unit 215 bath - 12x12 VFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
33-Vinyl Floor Tile 331622014-0033	2nd floor telephone closet - 9x9 VFT	Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
33-Mastic 331622014-0033A	2nd floor telephone closet - 9x9 VFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
34-Vinyl Floor Tile 331622014-0034	2nd floor storage room - 9x9 VFT	Green/Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
34-Mastic 331622014-0034A	2nd floor storage room - 9x9 VFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
35 331622014-0035	Unit 221 bath - Rolled flooring	Gray/Tan/White Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
36-Vinyl Floor Tile 331622014-0036	Unit 228 bath - 9x9 VFT	Tan/Green Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
36-Mastic 331622014-0036A	Unit 228 bath - 9x9 VFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
37 331622014-0037	Unit 223 bath - Flooring	Gray/Black Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

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LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

## Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
38-Flooring 331622014-0038	Unit 232 bath - Rolled flooring	Brown/White/Purple Fibrous Heterogeneous	10% Cellulose 5% Glass	85% Non-fibrous (Other)	None Detected
38-Mastic 331622014-0038A	Unit 232 bath - Rolled flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
39-Flooring 331622014-0039	Unit 231 bath - Rolled flooring	Brown/White Fibrous Heterogeneous	10% Cellulose 5% Glass	85% Non-fibrous (Other)	None Detected
39-Mastic 331622014-0039A	Unit 231 bath - Rolled flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
40-Flooring 331622014-0040	Unit 230 bath - Rolled flooring	Brown/White Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
40-Mastic 331622014-0040A	Unit 230 bath - Rolled flooring	Yellow Non-Fibrous Homogeneous	2% Synthetic	98% Non-fibrous (Other)	None Detected
41-Flooring 331622014-0041	Unit 202 bath - Rolled flooring	Tan/White Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
41-Mastic 331622014-0041A	Unit 202 bath - Rolled flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
42 331622014-0042	Unit 207 bath - Flooring	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
43 331622014-0043	Unit 120 bath - 12x12 VFT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
44 331622014-0044	Unit 105 bath - Rolled flooring	Gray/Red Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
45 331622014-0045	Unit 128 bath - Rolled flooring	Tan/White Fibrous Heterogeneous	10% Cellulose <1% Synthetic 5% Glass	85% Non-fibrous (Other)	None Detected
46 331622014-0046	Office 1 kitchen - Rolled flooring	Tan/White Fibrous Heterogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
47-Flooring 331622014-0047	Office 1 kitchen - 9x9 flooring	Tan/White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
47-Mastic 331622014-0047A	Office 1 kitchen - 9x9 flooring	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
48 331622014-0048	Roof - Roofing	Brown/Red/Black Fibrous Heterogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
49 331622014-0049	Roof - Roofing	Brown/Red/Black Fibrous Heterogeneous	15% Cellulose 20% Glass	65% Non-fibrous (Other)	None Detected
50 331622014-0050	Roof - Roofing	Brown/Red/Black Fibrous Heterogeneous	15% Cellulose 20% Glass	65% Non-fibrous (Other)	None Detected

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## LA Testing

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Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / [gardengrovelab@lateesting.com](mailto:gardengrovelab@lateesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

Analyst(s)

Mindy Le (30)

Monica Luna (33)

Michael DeCavallas, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This 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. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 12/09/2016 20:07:23

# BARR & CLARK ENVIRONMENTAL

#331622014

Project No. 3008709  
Date: 12/07/16  
Inspector: Keith Piner

Project Name: Queens Motel  
Address: 16959 Wells Road, Victorville, CA 92394  
Stockertel

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1 <sup>st</sup> Positive
1		Unit 110 Bed	DW/SL	G	Yes
2		Unit 112 Bed		G	
3		Unit 214 Bed		G	
4		Unit 231 Bed		G	
5		Unit 204 Bed		D	
6		Unit 207 Bed		G	
7		Unit 120 Bed		D	
8		Unit 110 Bath	Plester	G	Yes
9		Unit 114 Bath		G	
10		Unit 216 Bath		G	
11		Unit 230 Bath		G	
12		Unit 203 Bath		G	

Relinquished by: Joe P. Date: 12/7/16 Turnaround: 24 HR 48HR 72HR RUSH  
Received by: James (P.W.) Date: 12/8/16 Time: 8:30pm Analysis: PLM



# BARR & CLARK ENVIRONMENTAL

#331622014

Project No. 3008709  
Date: 12/07/16  
Inspector: Keith Piner

Project Name: Queens Motel  
Address: 16959 Wells Road, Victorville, CA 92394  
*Steelers*

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1 <sup>st</sup> Positive
13		Unit 124 Bedrn	Plaster	G	Yes
14		Unit 105 Bath		G	
15		Unit 111 Bed	Acoustic	G	Yes
16		Unit 114 Bed		G	
17		Unit 214 Bed		G	
18		Unit 219 Bed		G	
19		Unit 229 Bed		G	
20		Unit 205 Bed		G	
21		Unit 124 Bed		G	
22		Ext Walls		G	Yes
23				D	
24				D	

Relinquished by: Joe Piner Date: 12/7/16 Turnaround: 24 HR 48HR 72HR RUSH  
Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

# BARR & CLARK ENVIRONMENTAL

#331622014

Project No. 3008709  
Date: 12/07/16  
Inspector: Keith Piner

Project Name: Queens Motel  
Address: Wells Road, Victorville, CA 92394  
16959 Stoddard

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1 <sup>st</sup> Positive
25		Ext Walls	Stucco	G	Yes
26				D	
27				G	
28				G	
29		Unit 109 Bath	12x12 VET	G	No
30		Unit 212 Bath	12x12 VET	G	
31		Unit 213 Bath	12x12 VET	G	
32		Unit 215 Bath	Rolled Flooring	G	
33		2nd Floor Telephone Closet	12x12 VET	G	
34		2nd Floor Storage Room	9x9 VET	G	
35		Unit 221 Bath	9x9 VET	G	
36		Unit 228 Bath	Rolled Flooring	G	

Relinquished by: DRP

Date: 12/7/16

Turnaround: 24 HR

48HR

72HR

RUSH



# BARR & CLARK ENVIRONMENTAL

#331622014

Project No. 3008709  
Date: 12/07/16  
Inspector: Keith Piner

Project Name: Queens Motel  
Address: 16959 Wells Road, Victorville, CA 92394  
Stackyard

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1 <sup>st</sup> Positive
37		Unit 223 Bath	Flooring	G	No
38		Unit 232 Bath	Rolled Flooring	G	
39		Unit 231 Bath		G	
40		Unit 230 Bath		G	
41		Unit 202 Bath	Rolled Flooring	D	
42		Unit 207 Bath	Flooring	G	
43		Unit 120 Bath	12X12 VET	D	
44		Unit 105 Bath	Rolled Flooring	G	
45		Unit 128 Bath		D	
46		Office 2 Kitchen		D	
47			9x9 Flooring	D	
48		Roof	Roofing	G	Yes

Relinquished by: PR Date: 12/7/16 Turnaround: 24 HR 48HR 72HR RUSH  
Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_



# BARR & CLARK ENVIRONMENTAL

#331622014

Project No. 3008709  
Date: 12/07/16  
Inspector: Keith Piner

Project Name: Queens Motel  
Address: 16959 Wells Road, Victorville, CA 92394  
*State Road*

Sample #	Lab #	Location	Material	Condition (G/D/S)	Stop at 1 <sup>st</sup> Positive
49		Roof	Roofing	G	Yes
50		1	1	1	1
51					
52					
53					
54					
55					
56					
57					
58					
59					
60					

Relinquished by: Keith Piner  
Received by: \_\_\_\_\_

Date: 12/7/16  
Date: \_\_\_\_\_

Turnaround: 24 HR 48HR 72HR RUSH  
Time: \_\_\_\_\_

# **1000 POINT COUNT ANALYSIS**



# LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Phone/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / [gardengrovelab@lateesting.com](mailto:gardengrovelab@lateesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

**Attention:** Barr & Clark, Inc.  
16531 Bolsa Chica Street  
Suite 205  
Huntington Beach, CA 92649

**Phone:** (714) 894-5700  
**Fax:**  
**Received:** 12/08/2016 8:30 AM  
**Analysis Date:** 12/09/2016  
**Collected:** 12/07/2016

**Project:** Queens Motel: 16959 Stoddard Wells Road, Victorville, CA 92394

## Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1-Joint Compound 1 331622014-0001	Unit 110 Bed - DW/JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
2-Joint Compound 1 331622014-0002	Unit 112 Bed - DW/JC	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
3-Joint Compound 331622014-0003	Unit 219 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
4-Joint Compound 331622014-0004	Unit 231 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
5-Joint Compound 331622014-0005	Unit 204 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
6-Joint Compound 331622014-0006	Unit 207 bed - DW/JC	White/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
7-Joint Compound 331622014-0007	Unit 120 bed - DW/JC	White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
8 331622014-0008	Unit 110 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
9 331622014-0009	Unit 114 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
10 331622014-0010	Unit 216 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile

Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.1%. EMSL Analytical Inc suggests that samples reported as <0.1% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 12/09/2016 20:07:19



# LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Phone/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / [gardengrovelab@lateesting.com](mailto:gardengrovelab@lateesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

**Attention:** Barr & Clark, Inc.  
16531 Bolsa Chica Street  
Suite 205  
Huntington Beach, CA 92649

**Phone:** (714) 894-5700  
**Fax:**  
**Received:** 12/08/2016 8:30 AM  
**Analysis Date:** 12/09/2016  
**Collected:** 12/07/2016

**Project:** Queens Motel: 16959 Stoddard Wells Road, Victorville, CA 92394

## Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
11 331622014-0011	Unit 230 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
12 331622014-0012	Unit 203 bath - Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
13 331622014-0013	Unit 124 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
14 331622014-0014	Unit 105 bath - Plaster	Gray/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
22 331622014-0022	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
23 331622014-0023	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
24 331622014-0024	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
25 331622014-0025	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
26 331622014-0026	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
27 331622014-0027	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile

Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.1%. EMSL Analytical Inc suggests that samples reported as <0.1% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 12/09/2016 20:07:19



# LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Phone/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / [gardengrovelab@latesting.com](mailto:gardengrovelab@latesting.com)

LA Testing Order: 331622014

Customer ID: 32BACA26

Customer PO: 3008709

Project ID:

**Attention:** Barr & Clark, Inc.  
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Huntington Beach, CA 92649

**Phone:** (714) 894-5700  
**Fax:**  
**Received:** 12/08/2016 8:30 AM  
**Analysis Date:** 12/09/2016  
**Collected:** 12/07/2016

**Project:** Queens Motel: 16959 Stoddard Wells Road, Victorville, CA 92394

## Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
28 331622014-0028	Ext walls - Stucco	Gray/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
30 331622014-0030	Unit 212 bath - 12x12 VFT	Brown/White Non-Fibrous Homogeneous		99.6% Non-fibrous (Other)	0.4% Chrysotile
Point Count performed on NOB material without gravimetric reduction at client request.					
43 331622014-0043	Unit 120 bath - 12x12 VFT	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<0.1% Chrysotile
Point Count performed on NOB material without gravimetric reduction at client request.					

### Analyst(s)

Mindy Le (21)

Monica Luna (2)

Michael DeCavallas, Laboratory Manager  
or other approved signatory

Some samples may contain asbestos fibers present in dimensions below PLM resolution limits. The limit of detection as stated in the method is 0.1%. EMSL Analytical Inc suggests that samples reported as <0.1% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc liability is limited to the cost of sample analysis. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 12/09/2016 20:07:19

# APPENDIX

## B

*(INSPECTOR'S CERTIFICATES)*

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Matthew P Crochet**

Name



Certification No. **14-5176**

Expires on **03/12/17**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California  
Division of Occupational Safety and Health  
**Certified Asbestos Consultant**

**Keith A Piner**

Name



Certification No. **01-4021**

Expires on **11/16/17**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

# APPENDIX

## C

*(INSURANCE CERTIFICATE)*





# CERTIFICATE OF LIABILITY INSURANCE

AGJ

R045

DATE (MM/DD/YYYY)

8/23/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT NAME:</b>	
TEGNER-MILLER INSURANCE BRKRS/PHS		PHONE (A/C, No, Ext): (866) 467-8730	
251042 P:(866) 467-8730 F:(888) 443-6112		FAX (A/C, No): (888) 443-6112	
PO BOX 33015		E-MAIL ADDRESS:	
SAN ANTONIO TX 78265		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Sentinel Ins Co LTD	
		NAIC# 11000	
<b>INSURED</b>		INSURER B:	
		INSURER C:	
INTEGRATED PROPERTY ANALYSIS		INSURER D:	
550 W VISTA WAY TER 212		INSURER E:	
VISTA CA 92083		INSURER F:	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR HYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY			72 SBA LU5862	08/20/2016	08/20/2017	EACH OCCURRENCE	\$2,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
	General Liab	X					MED EXP (Any one person)	\$10,000
							PERSONAL & ADV INJURY	\$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$4,000,000
	POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$4,000,000
	OTHER:							
A	AUTOMOBILE LIABILITY			72 SBA LU5862	08/20/2016	08/20/2017	COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000
	ANY AUTO OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
	X HIRED AUTOS ONLY	X					BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	\$
							E.L. DISEASE- EA EMPLOYEE	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008, attached to this policy

**CERTIFICATE HOLDER****CANCELLATION**

Housing Authority of the County of San Bernardino  
715 E BRIER DR  
SAN BERNARDINO, CA 92408

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

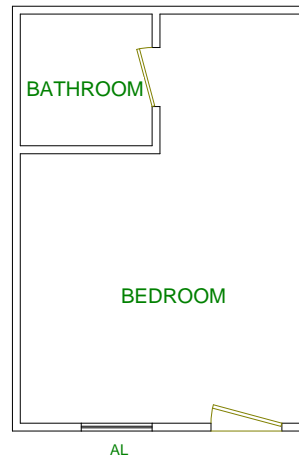
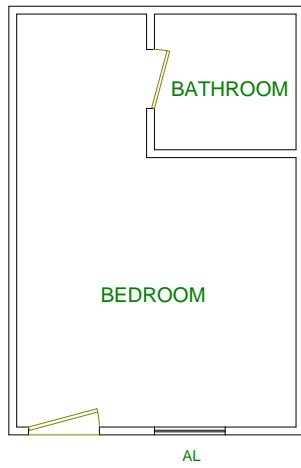
AUTHORIZED REPRESENTATIVE

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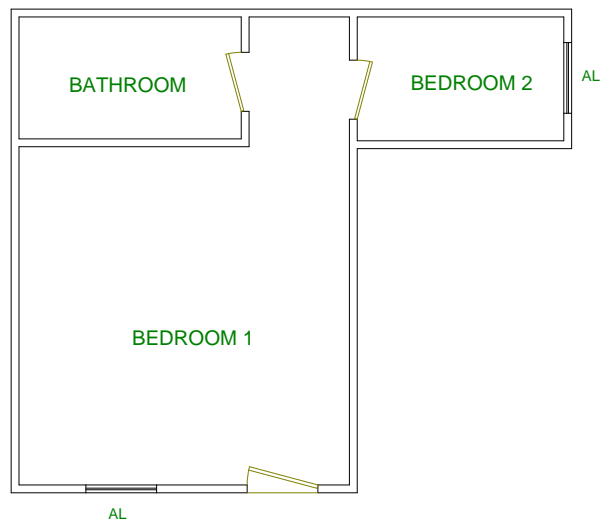
# APPENDIX

## D

*(MAPS)*



ROOM 211



Queens Motel  
16959 Stoddard Wells Road  
Victorville, CA  
Project# 3008709