



# NOW Environmental Services, Inc.

*Environmental Consulting & Compliance*

## **ASBESTOS INVESTIGATION Residential Property**

**3305 Fruitland Ave S, Puyallup, WA 98373**

Prepared For: Full Tilt Construction  
Attn: Paul Lockwood  
10751 A St S  
Tacoma, Washington 98444

Project Number: **N24-0502**

Project Name/Location: **Fruitland Pre-Demo and TCLP  
3305 Fruitland Ave S, Puyallup, WA**

Specific Building Area/Location: Residential Property

Work to be performed/Work: "Good Faith" Asbestos Survey

Report Deliverable Date: May 16, 2024

Company Name: NOW Environmental Services, Inc.

Inspector Name: Brady Mautz  
Certificate Number: BI/R-NES-01-12-24-17  
Expiration Date: January 12, 2025

**34004 9<sup>th</sup> Avenue South, Suite A12, Federal Way, Washington 98003**  
**Phone: (253) 927-5233 Email: [frontdesk@nowenvironmental.com](mailto:frontdesk@nowenvironmental.com)**  
**[www.nowenvironmental.com](http://www.nowenvironmental.com)**

Background:  
(Executive  
Summary):

The structures covered under the scope of this survey on property located at 3305 Fruitland Ave South in Puyallup, WA 98374, are a barn, and a shed. The buildings are primarily comprised of wood and the roofing materials were metal and wood. Materials to be impacted include: roofing vapor barrier, concrete foundation.

**Asbestos Containing Materials**

No suspect domestic water or high-pressure steam ACM pipe system insulation identified in any areas inspected. No suspect ACM duct insulation identified in the areas inspected.

There **ARE NO** asbestos containing building materials identified during this survey.



Barn



Shed

Survey Process:  
(Limitations of  
Survey):

The survey was performed in support of future Demolition activities. This project will disturb building materials associated with renovation. On May 13, 2024, NOW Environmental Services conducted this survey.

Building systems inspected and suspect materials sampled are representative of materials that may be disturbed during this project. (See Table II – **Summary of Non-Asbestos Containing Building Materials**) Any material identified during the course of this project that was not identified in this survey must be inspected and sampled by an EPA Accredited Building Inspector prior to disturbance.

Other hazardous materials were not included in the scope of work during the course of this survey. Other risks that were not evaluated with this survey; Risks such as 1) toxic and hazardous substances in (or in contact with or associated with) soil or ground water; 2) risks associated with structural, electrical, or mechanical working of the building; 3) risks associated with radon gas, slope stability, building settlement, moisture, or site drainage and flooding have not been evaluated during this survey.

Findings:

There **ARE NO** building materials sampled within the scope of work for this project that were found to contain asbestos. Please see **Table I** – Asbestos Containing Building Materials for a list of Asbestos Containing Materials Sampled; **Table II** – List of **Suspect** Building Materials.

**Lead**

The presence of lead-containing coatings raises concerns about worker and environmental protection. Workers disturbing lead-containing coatings are covered under the lead standard (WAC 296-155-176) until shown they are not being exposed above the action limit of  $30\mu\text{g}/\text{m}^3$ . The requirements for this standard include, but are not limited to, air monitoring, respiratory protection, medical surveillance, lead work plan, warning signs and wash stations.

- The Hazardous Materials Abatement Contractor or Demolition Contractor is responsible to conduct any and all monitoring for exposure to lead as defined in WAC 296-155-17609.
- **See Table III for TCLP Lead Results**

Department of Occupational Safety and Health (DOSH) – Regulation WAC 296 - 155-176 & 296-62-07521. DOSH enacted the lead standard for the purpose of protecting construction and maintenance workers from exposure to lead. DOSH is primarily concerned with activities that disturb paints with any detectable amounts of lead. DOSH applies to all construction work and to general industry where an employee may be occupationally exposed to lead. Construction work is defined as work for construction, alteration and/or repair, including painting and decorating. It includes but is not limited to the following:

- Demolition or salvage of structures where lead or materials containing lead are present;
- Removal or encapsulation of materials containing lead;

- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- Installation of products containing lead
- Lead contamination/emergency cleanup;
- Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed, and
- Maintenance operations associated with the construction activities described in this paragraph.

Department of Ecology (DOE – Regulation WAC 173-303)

Washington State Department of Ecology is responsible for regulating dangerous waste disposal. Lead-based paint debris from renovation, remodeling and abatement must be tested for lead concentration to determine if they exceed the dangerous waste threshold of **5.0 part per million (PPM)**. If above this threshold the lead-bearing components must be managed as dangerous waste. See **Table III** for TCLP Lead Results.

**Table I**

Summary of **Asbestos Containing Building Materials** for the residential structures located at 3305 Fruitland Ave S, Puyallup, WA 98373

Sample Number	Material Description	Location	Analytical (Laboratory)Results	Quantity	Friability
<b>NO ASBESTOS CONTAINING BUILDING MATERIAL IDENTIFIED</b>					

**Table II**

Summary of **Non-Asbestos Containing Building Materials** for the residential structures located at 3305 Fruitland Ave S, Puyallup, WA 98373

Sample Number	Material Code Description	Material	Location	Analytical (Laboratory) Result(s)	Friability
01	VB1	Roof Vapor Barrier	Barn Roof	NAD	N/A
02	MISC1	Concrete Foundation	Barn Foundation	NAD	N/A

\*NAD – No Asbestos Detected

**Table III**

Summary **TCLP LEAD Results** for residential structures located at 3305 Fruitland Ave S, Puyallup, WA 98373

Client Number	Orion Number	TCLP Lead (PPM)
TCLP-01	233805-31	<0.1

**Sample Detection Limit 0.1 PPM\***

**Results are below the regulated limit of 5.0 ppm.**

Recommendations: There **ARE NO** asbestos containing materials identified during this investigation.

Asbestos surveys are non-comprehensive by nature and subject to many limitations including those presented below. Our assessment has considered risks pertaining to asbestos; however, this survey is limited to only those locations sampled. This survey was not designed to identify all potential concerns or eliminate all risk associated with asbestos.

Other hazardous materials were not included in the scope of work during the course of this survey. Other risks that were not evaluated with this survey; Risks such as 1) toxic and hazardous substances in (or in contact with or associated with) soil or ground water; 2) risks associated with structural, electrical, or mechanical working of the building; 3) risks associated with radon gas, slope stability, building settlement, moisture, or site drainage and flooding have not been evaluated during this survey. No warranty, expressed or implied, is made.

NOW Environmental Services performed this survey in accordance with the generally accepted standards of care that exist in the industrial hygiene profession in Washington State at the time of this study. The asbestos survey was performed in preparation for removal of asbestos-containing materials in accordance with NESHAPS regulations.

This survey is not intended for use as plans and specifications. **Quantity estimates are for approximating** actual bid prices from contractors only, and may **not reflect** the actual final costs of asbestos and/or lead abatement. They do not include sales tax, or Owner costs such as abatement project oversight and monitoring for compliance to law and/or compliance to project plans and specifications. These estimates assume that adequate, professional plans and specifications are prepared and the abatement costs are minimized by professional project management, and that all asbestos containing materials are abated during one project by the same asbestos contractor.

Any further demolition and/or renovation activities outside of the sampling scope done for the purposes outlined in this report may require additional sampling to be performed by an PA Accredited AHERA Building Inspector.



Laboratory Results: See Attachment A

Field Notes & Mapping: See Attachment B

AHERA Inspector Certification: See Attachment C

INSPECTOR ENDORSEMENT:

Brady Mautz  
Field Technician  
AHERA Building Inspector

PROJECT REVIEW:

Carole Seng  
Operations Manager

ANALYSIS METHOD:

Polarized Light Microscopy

PARAMETERS:

Puget Sound Clean Air Agency (PSCAA) and Washington State Department of Labor and Industries (L&I) regulations require an inspection of all buildings for the presence of asbestos-containing materials (ACM) prior to renovation and demolition.

ACM is identified as those building materials containing greater than one percent (>1.0%) of asbestos as verified by laboratory analysis. All building materials fabricated prior to 1980 are assumed to contain asbestos unless proven otherwise by a licensed building inspector.

According to Washington Administrative Code (WAC) 296-62-07721 Communication of Hazards to Employees, prior to the start of work, a building owner must identify the presence, location, and quantity of ACM and/or presumed ACM (PACM) in the work area. This information must be communicated to contractors bidding on work, contractors performing other work, employees and tenants in or adjacent to the work area. The Puget Sound Clean Air Agency Regulation III, Article 4 requires that an asbestos survey be conducted prior to any renovation or demolition of existing buildings. This survey was intended to meet these regulatory requirements.

Lead based coatings may have been used on and in this structure. Washington State Department of Labor and Industries (L&I) regulation WAC 296-155-176 Lead, requires that workers be protected from exposure during the demolition and removal of materials that contain lead in any detectable amount.

DEFINITIONS: ACM is subdivided into three types:

(1) Surfacing Materials: These are defined as those materials that are sprayed-on, troweled-on or otherwise applied to surfaces including, but not limited to, lath and plaster, acoustical plaster on ceilings, paints, fireproofing materials on structural members or other materials on surfaces applied for decorative purposes.

(2) Thermal System Insulation (TSI): These materials are defined as those applied to pipes, fillings, boilers, tanks, ducts or other structural components to prevent heat loss or gain.

(3) Miscellaneous Materials: All other building materials that may be ACM but not surfacing materials or TSI fall into this category.

LIMITATIONS:

During demolition it is possible that additional suspect ACM may be discovered within assemblies and systems that were not accessible at the time of this survey. Should any such suspect material be discovered, an AHERA-certified building inspector will have to sample and test the materials to provide evidence that they are non-asbestos containing.

NOW Environmental Services is neither responsible for the classification of materials that were not identifiable with reasonable diligence at the time of this inspection, nor for the identification of materials beyond the scope for this project as we understood it at the time of this survey.

***Disclaimer***

***This report and its contents are limited to the scope and activities performed at the subject property as described. We represent that our services were performed within the limits prescribed by applicable regulations and in a manner consistent with the level of and skill ordinarily exercised by other professional consultants under similar circumstances. No other representation is made to the client, expressed or implied, and no warranty or guarantee is included or intended.***



## Attachment A



**ORION Environmental Services**

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WBE W2F9219763

**Polarized Light Microscopy Test Report  
EPA Method 600/R-98/116**

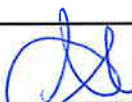
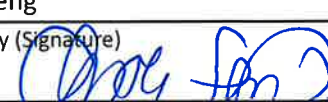
**Client:** Full Tilt Construction  
**Address:** 10751 A St S, Tacoma, WA 98444  
**Attention:** Paul Lockwood  
**Project Name:** Pole Barn Pre-Demo  
**Project Number:** N24-0502

**Rpt. Date:** 5/15/2024  
**Page:** 1 of 1  
**Invoice:** 244187  
**Date Rcvd:** 5/13/2024

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
1	20240513-30	Roof Vapor Barrier		ND		cellulose
2	20240513-31	Concrete Slab	crush	ND		cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.

Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print) Alexis Heath	Date 5/7/2024	Reviewed By (Print) Carole Seng	Date 5/14/2024
Analyzed By (Signature) 	Time	Reviewed By (Signature) 	Time



# Test Report TCLP METAL EPA 1311

**Client** Full Tilt Construction  
Attn: Paul Lockwood  
10751 A St S  
Tacoma, WA 98444

**Date** May 17, 2024  
**Page** Page 1 of 1  
**Invoice** 244187  
**Date Received** May 13, 2024


**Project Number** N24-0502  
**Project Name** Pole Barn Pre-Demo  
3305 S Fruitland, Puyallup, WA 98373

<u>Client Number</u>	<u>Orion Number</u>	<u>TCLP Lead (mg/l)</u>	<u>SDL</u>	<u>EPA Method</u>
0502-03	240513-32	<0.1	0.10	1311

Results reported in PPM (mg/l).  
NOTE: SDL – Sample detection limit.

### Quality Assurance Information

Method Blank: < 0.5 mg/kg  
Linear Regression Lower Limit: 0.990  
Actual Batch Linear Regression: 0.999  
Check Standard Per Set: ± 0.2 mg/l

Analyzed By   
**Donna McNeal M.S.**  
**Industrial Hygienist, CEO**

Reviewed By \_\_\_\_\_  
**Carole Seng**  
**Operations Manager**

## Attachment B







Toxic Characterization Leaching Profile (TCLP) Data Form

Technician:

Client Name <i>Full Tilt Construction</i>		Project Number <i>N24-0502</i>	
Project Name <i>Pole Barn Pre-Demo</i>			
Invoice Number	Sample Number <i>20240573 -</i>		Date <i>05/13/24</i>
PART 1 Painted Matrix Identification		Color	Estimated Waste Stream Percentage (by weight)
Matrix 1	<i>Painted wood int</i>	<i>green</i>	<i>10</i>
Matrix 2	<i>Painted wood siding</i>	<i>Red</i>	<i>20</i>
Matrix 3	<i>Painted wood trim</i>	<i>white</i>	<i>5</i>
Matrix 4			
Matrix 5			
Matrix 6			
Matrix 7			
Matrix 8			
Total Weight Percentage of Painted Waste Stream			<i>35</i>
PART 2 Non-Painted Matrix Identification (inert components)		Estimated Waste Stream Percentage (by weight)	
Matrix 1	<i>unPainted wood</i>	<i>45</i>	
Matrix 2	<i>concrete slabs</i>	<i>20</i>	
Matrix 3			
Matrix 4			
Matrix 5			
Matrix 6			
Matrix 7			
Matrix 8			
Total Weight Percentage of Inert Components			<i>65</i>

Total Weight of Waste Stream (Part 1 + Part 2) = 100%

Comments: \_\_\_\_\_

## Attachment C

# AHERA

## CERTIFICATE

This is to certify that

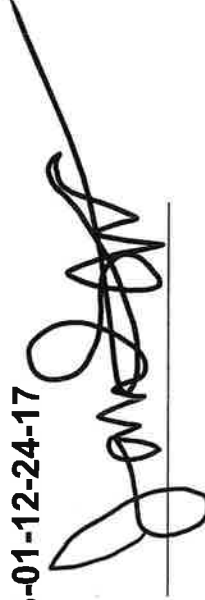
*Brady Mautz*

has attended and satisfactorily completed all requirements to maintain accreditation as an AHERA Building Inspector in accordance with the Toxic Substance Control Act Title (Section 206) and 40 CFR 763.

**Accreditation No. B1/R-NES-01-12-24-17**

**Course Date: January 12<sup>th</sup>, 2024**

**Valid through: January 12<sup>th</sup> 2025**



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