



PropertyHealth Inc.

Inspection, Testing & Consulting for the Built Environment:
Hazardous Materials, Asbestos, Lead-Paint, Mold,
Water Intrusion & Fire Damage Assessments.
Moisture Mapping.
Abatement Oversight, Regulatory Compliance Audits &
Post-Abatement Clearance Certification

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May 4, 2023

Summary of Asbestos, Lead, Mold, and Abatement/Remediation Requirements

El Monte M Motel 10024 Valley Blvd., El Monte, CA 91731

Asbestos Containing Material (ACM):

- 5,000 sq.ft. intact non-friable asbestos containing black mastic (>1%) in all 1st floor unit's bathrooms, vanities, and closets on concrete slab under other non-asbestos multi-layered flooring (ceramic/underlayment, plywood, laminate, vapor barrier, etc. approx. 2 to 6 layers). Approx. 47 units. The base layer flooring material contains adhered asbestos black mastic as well. Excludes bathrooms in units *105, 106, 110, 111, 119, and 136 (previously removed)*.

Provide separate line-item costs for the following options:

1. Removal of all floor finishes including complete removal of the asbestos black mastic from the slab using solvents per SCAQMD Rule 1403 Procedure 3 requirements (except for mastics in deep concrete crack's cervixes that cannot be physically removed). Include filling the deep cracks with durable filler or caulking used for concrete. Disposal of waste as non-hazardous asbestos waste at a landfill that legally accepts asbestos.
2. Removal of all floor finishes including complete removal of the asbestos black mastic from the slab using mechanical methods per SCAQMD Rule 1403 Procedure 1, full negative pressure containment. Disposal of waste as friable hazardous asbestos waste at a landfill that legally accepts asbestos.

3. Removal of all floor finishes except the back mastic on the slab followed by pouring concrete over the mastic/slab, if the slab is depressed, flush with adjacent slab finishes.
- Provide separate line-item cost: 372 sq.ft. intact non-friable presumed asbestos containing black mirror mastics on walls above the vanity sinks in 93 units (mirrors are approx. 15 sq.ft. each). Complete removal per SCAQMD Rule 1403 Procedure 3 and disposal as non-hazardous asbestos waste at a landfill that legally accepts asbestos.
 - Provide separate line-item cost: 25 sq.ft. intact non-friable scattered asbestos roof penetration, seam, and patch mastics on the lower flat roof above the storage room and electrical room. Full removal required to the base roof wood sheathing. Complete removal per SCAQMD Rule 1403 Procedure 3 and disposal as non-hazardous asbestos waste at a landfill that legally accepts asbestos.

See the asbestos survey report for this project for more details as well as the confirmed non-asbestos material. Asbestos removal shall be performed in strict compliance with the South Coast Air Quality Management District (SCAQMD) Rule 1403 requirements as well as Cal/OSHA Title 8 CCR Section 1529, including required pre-abatement notifications and fees.

Post-abatement clearance criteria:

- Independent visual inspection by the City's Certified Asbestos Consultant (CAC), verifying that all asbestos has been removed, and no residue, dust or debris remains. Asbestos air clearance sampling/analysis by Phase Contrast Microscopy (PCM) with same day results.

Lead:

- No regulated levels of lead are present in surface coatings, ceramics, and porcelain components throughout the structure.

Mold:

Provide lump sum cost:

Mold remediation shall be performed per all current published standards and guidelines. Remediation shall include removal of all interior finishes and insulation to bare structural wood framing (1st and 2nd floors) and concrete slab (1st floor) including utility closets, storage and electrical rooms. The presence of mold on wall/ceiling finish backings, layers, and in cavities and substrates is presumed at this property.

The interior finishes to be removed include:

- All plaster walls and ceilings on gypsum lath including textured ceiling finishes (all layers) including all insulation
- All drywall patches in bathrooms and vanities including finish coats (all layers) including all insulation
- All floor finishes throughout including 2 to 8 layers in various areas: hardwood, ceramic/underlayment (single and double layer in select bathrooms/vanities/closets), hard laminate, vinyl/adhesive layers, plywood (between 1 and 3 layers in select bathrooms/vanities/closets and rooms), black vapor barrier felt, and newer vapor barrier under hard laminate and plywood in rooms. The 1st floor bathrooms/vanities/closets contain asbestos black mastic on concrete slab. See above.
- Bathtubs, toilets, sinks, vanity countertops, backsplash, mirrors, doors/frames to bathrooms as well as the wall mounted air condition units. The mirror mastics contain asbestos. See above.
- Deliver the interior of the structure with bare wood framing, vapor barrier paper in wall cavities, and bare concrete slab.

The remediation scope shall include:

- Exposing cavities and substrates
- **Physical removal of mold** in cavities and substrates, on wood framing, studs, joists, wood blocks, decking, sheathing, shear panels, plywood, baseplates, top plates, other lumber, and vapor barrier paper in wall cavities (without causing damage to the paper).
- Cleaning of the affected areas/surfaces (HEPA vacuuming, damp wiping, brushing, buffing, abrading, scrubbing with warm water and mild detergent, or other appropriate safe cleaning products recommended by the remediation contractor). Please note that the EPA cautions regarding the use of biocides as their use is not recommended as a routine practice during mold cleanup. Sterilization of an affected area will not remove all mold spores. Even dead mold spores are considered allergenic. So, it is not enough to simply kill the mold; It must also be removed. [Mold Course Chapter 1: | US EPA](#)
- Dehumidification and moisture extraction in damp areas
- Fogging the work area with a transparent mold prohibitive sealant (not encapsulation of the remediated cavities, substrates, and components)

- The practice of painting over the remediated surfaces is prohibited. The remediated surfaces in exposed cavities and substrates must be clearly visible so the quality and effectiveness of the contractor's work can be evaluated.

Post remediation verification and clearance inspection/certification shall include:

- Visual inspection by the City's Certified Indoor Environmentalist to confirm no mold or suspect mold stain/discoloration remains on wood components, cavity substrates and wall cavity vapor barrier paper
- Moisture testing to very levels are similar to or lower than unaffected areas.
- Standard total spore mold air sampling/analysis in the work areas to be compared with outdoor air samples for normalcy determination as follows:

In the absence of any published regulatory guidelines or standards, the following are the professional opinions of PHI for determining indoor mold normalcy in structures:

Indoor air sample normalcy criteria via standard total-spore analysis (general breathing zone and post-remediation verification samples):

- The outdoor total concentrations are higher than indoors.
- All indoor mold genus types are also present outdoors within similar range of concentration.
- Each mold genus present indoors, is also present outdoor at higher concentrations.
- No unique mold genus is present indoors that is not also present outdoors.
- The exception to the above conditions is mold genus concentrations <200 spores per cubic meter of air (spores/m³), regardless of the genus type, which is unremarkable: <https://www.emlab.com/resources/education/ask-dr-burge/what-is-the-proper-way-to-interpret-mold-lab-reports/>
- Another exception is indoor Aspergillus/Penicillium, Basidiospores & Cladosporium genera with concentrations <1,000 spores/m³.

License and Certification Requirements:

Contractors State License Board (CSLB):

- B – General Building
- C22 – Asbestos Abatement

Certifications & Training:

- ASB – Asbestos: Registration through CA Department of Industrial Relations (DIR) Division of Occupational Safety & Health (DOSH)
- South Coast Air Quality Management District (SCAQMD) Rule 1403 (i) Asbestos Training Requirements: “The owner or operator performing a demolition or renovation activity shall provide asbestos-related training as follows: (1) On-site supervisory personnel shall successfully complete the Asbestos Abatement Contractor/Supervisor course pursuant to the Asbestos Hazard Emergency Response Act (AHERA) and obtain and maintain accreditation as an AHERA Asbestos Abatement Contractor/Supervisor. (2) Workers shall successfully complete the Abatement Worker course pursuant to the AHERA. (3) Supervisory personnel and workers shall be trained on the provisions of this rule as well as on the provisions of 40 CFR Part 61.145, 61.146, 61.147 and 61.152 (Asbestos NESHAP provisions) and Part 763, and the means by which to comply with these provisions”

Attachments:

- Combined Asbestos Survey Report (PropertyHealth, Inc. and Ellis Environmental)
- Lead Survey Report