

Prepared for:

Castillo Construction  
5041 North Cimarron Road  
Las Vegas, Nevada 89149

**Post Asbestos Abatement Inspection Report  
Fish Lake Valley Community Center  
Dyer, Nevada  
(Revision 1)**

Prepared by:

BROADBENT & ASSOCIATES, INC.  
8 West Pacific Avenue  
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January 24, 2023

Project No. 22-01-194-101



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**CREATING SOLUTIONS. BUILDING TRUST.**

January 24, 2023

Project No. 22-01-194-101

Castillo Construction  
5041 North Cimarron Road  
Las Vegas, Nevada 89149

Attn: Mr. Eduardo Castillo

Re: Post Asbestos Abatement Inspection Report, Fish Lake Valley Community Center, Dyer, Nevada (Revision 1).

Dear Mr. Castillo:

Please find attached the report entitled *Post Asbestos Abatement Inspection Report, Fish Lake Valley Community Center, Dyer, Nevada (Revision 1)*. Should you have questions regarding the work performed or results obtained, please do not hesitate to contact us at (702) 563-0600.

Sincerely,  
BROADBENT & ASSOCIATES, INC.

Jeremy Holst, IJPM-1559 (exp. 8/1/23)  
Nevada Asbestos Abatement Consultant

cc. Stefanie Costa Rica, BEC Environmental, Inc. [stefanie@becnv.com](mailto:stefanie@becnv.com)  
Sara Nimsgern, Alliance Environmental Group, LLC. [Saranimsgern@alliance-enviro.com](mailto:Saranimsgern@alliance-enviro.com)  
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Emory La Rue, Esmeralda County Public Works. [escopw@gmail.com](mailto:escopw@gmail.com)  
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## **1.0 INTRODUCTION**

Asbestos abatement activities were performed at the Fish Lake Valley Community Center (Center) located in Dyer, Nevada (Property). The abatement activities were performed to remove asbestos containing materials (ACM) in preparation for renovations to the Center. Broadbent and Associates, Inc. (Broadbent) was contracted by Castillo Construction to provide inspection activities subsequent to completing the abatement of ACM at the Center. Work was executed in accordance with a Broadbent proposal dated October 26, 2022. This report serves to document visual observations and air sampling data obtained during the performance of the post asbestos abatement inspection activities at the Property. Figure 1 depicts the location of the Property.

## **2.0 BUILDING MATERIAL INSPECTION REPORT**

The abatement of ACM was performed based on the results of a building material inspection performed by McGinley and Associates. Findings of the inspection were documented in a McGinley and Associates report dated April 1, 2022 entitled *Limited Pre-renovation Asbestos and Lead-based Paint Survey, Three Esmeralda County Community Centers, Esmeralda County, Nevada* (Inspection Report). The Inspection Report identified asbestos in the texture and joint compound associated with the drywall system at the Center. The abatement activities were performed to remove the asbestos containing drywall system to the extent required to allow for the expansion of the Center by Castillo Construction.

## **3.0 POST ASBESTOS ABATEMENT INSPECTION ACTIVITIES**

Asbestos abatement activities documented in this report were performed by Alliance Environmental Group, LLC (Alliance), a subcontractor to Castillo Construction. Inspection activities performed by Broadbent to evaluate the successful removal of the asbestos containing drywall system were performed on January 20 and January 21, 2023. The activities included the performance of a visual inspection to evaluate for remnant ACM and air clearance monitoring to allow for building re-occupancy. The inspection activities were performed by Mr. Jesse Castro of Broadbent. Management of the project was provided by Mr. Jeremy Holst of Broadbent. Mr. Castro and Mr. Holst are licensed through the Nevada Occupational Safety and Health Administration (OSHA) Asbestos Control Program as Asbestos Abatement Consultants. Copies of Mr. Castro's and Mr. Holst's State of Nevada Asbestos Abatement Consultant licenses are provided in Appendix A.

Prior to performing the abatement activities, a negative pressure containment within a regulated area was setup in the Center by Alliance. On January 20, 2023, upon completing the abatement of the asbestos containing drywall system, Broadbent inspected the regulated area for remnant ACM. Minor remnant ACM was identified by Broadbent during the visual inspection. The remnant ACM observed was removed at the time of the visual inspection by

representatives of Alliance. Remnant ACM was not identified subsequent to the completion of the visual inspection activities performed by Broadbent on January 20, 2023.

On January 21, 2023, subsequent to passing the visual inspection and after the containment area fully dried, final air clearance monitoring was performed in accordance with Nevada Administrative Code (NAC) 618.956 and 29 Code of Federal Regulations (CFR) 1926.1101 Appendix A. The air clearance monitoring included setting up five air stations within the containment area at a height of approximately 5 feet above the surface of the floor. A flow rate of 10 liters of air per minute (LPM) was achieved utilizing high flow air pumps at each test station. The test period was two hours in duration thereby meeting the minimal air sample volume (1,200 liters) required under NAC 618.956. Air samples were collected on 25-millimeter mixed cellulose ester filter membranes as specified in 29 CFR 1926.1101 Appendix A. Aggressive sampling methods (i.e. leaf blower) were utilized during the air clearance testing.

A rotometer calibrated with a primary standard in the last six months was used to evaluate the air flow of each pump at the start and completion of the sampling activities. The evaluation of the measurements showed the air flow did not change from the set limit of 10 LPM during the test period. A copy of the documentation for the calibration of the rotometer is attached as Appendix B.

In addition to the samples collected from the air stations setup in the Center, two field blank samples and one lot blank sample were collected in accordance with 29 CFR 1926.1101 Appendix A. The field blank samples were collected to evaluate if contamination occurred during sample handling. The field blank samples were collected by opening an unused filter cassette for approximately 30 seconds at the Property with no air being drawn through it. Upon closing the cassette, the field blank sample was handled and transported with the remaining sample cassettes to the laboratory. The lot blank sample was collected to evaluate if the factory-provided sample cassettes were contaminated prior to receipt. The sample was collected by selecting a random cassette from the box of cassettes received from the manufacturer and submitting it to the laboratory without opening for analysis.

The samples obtained during the air clearance monitoring were delivered under chain-of-custody procedures to SGS Forensic Analytical Laboratories in Las Vegas, Nevada. Analysis included airborne asbestos fibers by the National Institute for Occupational Safety and Health (NIOSH) 7400 Method. The analytical results obtained indicated the detected concentrations of fibers did not exceed the final clearance concentration standard of less than or equal to 0.01 fibers per cubic centimeter (f/cc). The following table depicts the results of the final air clearance sampling performed on January 21, 2023. Figure 2 depicts the locations at which the final air clearance samples were collected. The laboratory report generated by Forensic Analytical Laboratories is included as Appendix C.

**Fish Lake Valley Community Center****Laboratory Report – A304043**

Sample Identification	Sample Type	Concentration (f/cc)
P-1	Clearance	<0.002
P-2	Clearance	<0.002
P-3	Clearance	<0.002
P-4	Clearance	<0.002
P-5	Clearance	<0.002
1FBCR782588	Field Blank	No Fibers Detected
1FBCR782521	Field Blank	No Fibers Detected
LBCR782508	Lot Blank	No Fibers Detected

f/cc – fibers per cubic centimeter

&lt; - Less than

**4.0 CLOSURE**

The conclusion and recommendations presented in this report are based on the observations of our field personnel, the points investigated, and laboratory analysis provided by SGS Forensic Analytical Laboratories. Our services were performed in accordance with generally accepted standards of practice at the time this report was written. No warranty or guarantee of Property conditions is intended.

## FIGURES





LEGEND

37.696788, -118.094015      GPS Coordinates of Building

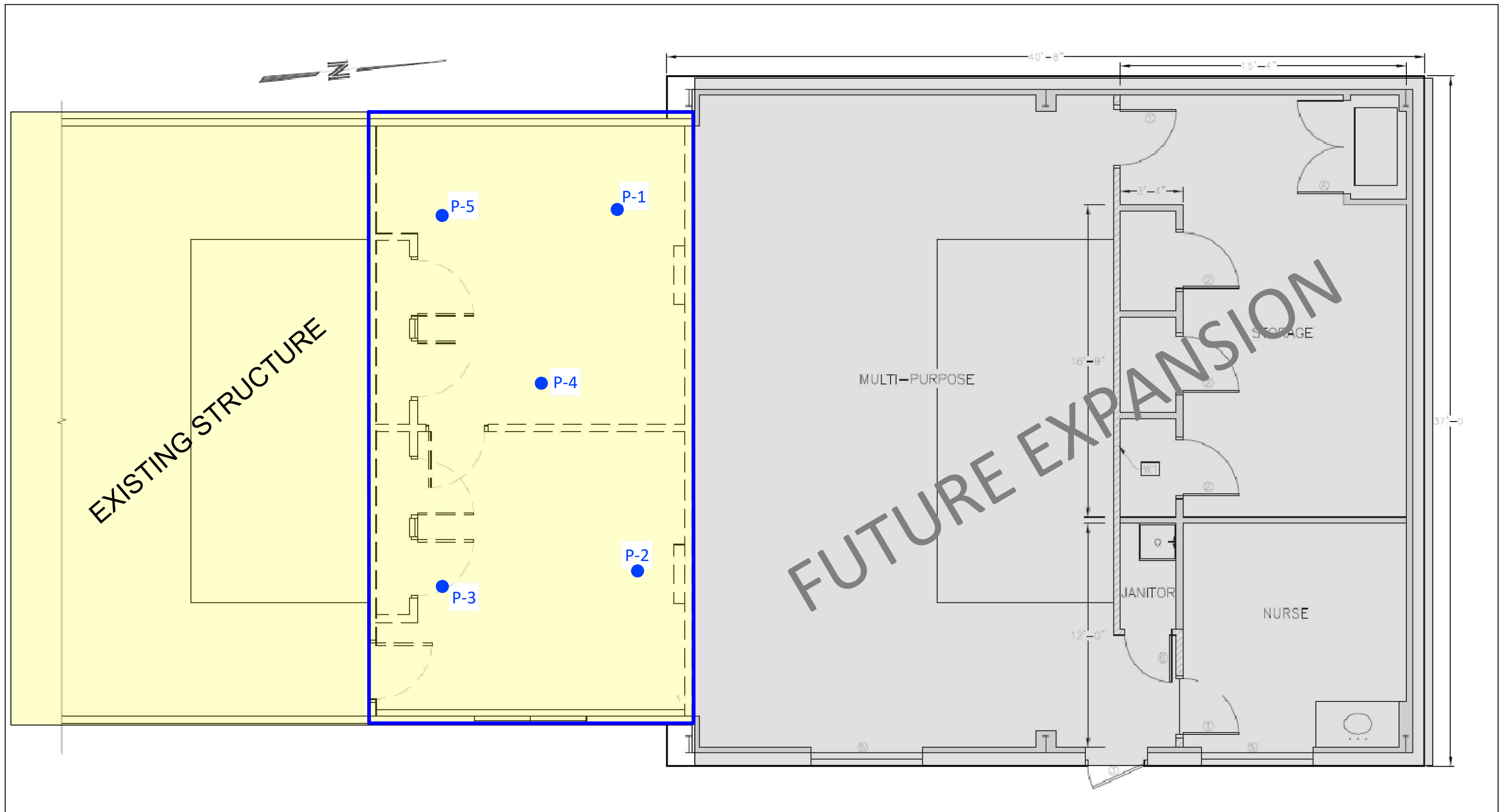
Fish Lake Valley Community Center  
Dyer, Nevada

**BROADBENT**

Project No. 22-01-194-101

Figure No. 1  
Site Location Figure





**LEGEND**

- P-1 Asbestos air sample location and identification
- Existing structure and area of asbestos abatement

Fish Lake Valley Community Center  
Dyer, Nevada



Project No. 22-01-194-101

Figure No. 2  
Sample Location Figure

## **APPENDIX A**

State of Nevada Asbestos Abatement Consultant Licenses

**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**DIVISION OF INDUSTRIAL RELATIONS**  
Occupational Safety and Health Administration  
Asbestos Control Program

✓  
Certifies That Jesse Castro

is Licensed As Asbestos Abatement Consultant

License No. IM-2172

Expiration Date 03/01/2023

Signature Of Licensee

*Jesse Castro*

**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**DIVISION OF INDUSTRIAL RELATIONS**  
Occupational Safety and Health Administration  
Asbestos Control Program

Certifies That Jeremy Holst  
Broadbent & Associates Inc  
is Licensed As Asbestos Abatement Consultant

License No. IJPM-1559

Expiration Date 08/01/2023

Signature Of Licensee Jeremy Holst



## **APPENDIX B**

### **Rotometer Calibration Documentation**



# Rotometer Calibration

Broadbent & Associates, Inc.  
Jeremy Holst  
8 West Pacific Avenue

Henderson, NV 89015

**Client ID:** 7345  
**Report Number:** R002614  
**Date Received:** 11/30/22  
**Date Calibrated:** 12/04/22  
**Date Printed:** 12/04/22

---

A "best fit" curve of calibration data has been generated and appears below and is affixed to the rotometer. Rotometer readings and "actual values" taken from a primary standard may be read directly from the chart. All readings were taken from the middle of the ball with the rotometer in an absolute vertical position. For proper readings, the rotometer should be used in an identical position. Calibration performed on a DryCal Defender 510-H Primary Calibrator SN# 111563.

---

**Sample ID:** VR100325

**Lab Number:** VR100463

**Comment:**

**Temperature:** 74.5 °F

**Barometric Pressure:** 27.79 inHg

Laboratory Analyst, Las Vegas Laboratory



# Rotometer Calibration

Broadbent & Associates, Inc.  
Jeremy Holst  
8 West Pacific Avenue

Henderson, NV 89015

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## Actual Calibration Data

Rotometer Readings (LPM)	Actual Flow (LPM)
3.0	2.9
6.5	6.8
9.0	9.7
11.5	12.6
13.0	14.2

## Regression of Data

12/04/22 74.5°F

BP: 27.79 inHg

VR100325

Rotometer Reading (LPM)	Actual Flow (LPM)
20.0	22.2
19.5	21.6
19.0	21.0
18.5	20.5
18.0	19.9
17.5	19.3
17.0	18.8
16.5	18.2
16.0	17.6
15.5	17.1
15.0	16.5
14.5	15.9
14.0	15.4
13.5	14.8
13.0	14.2
12.5	13.7
12.0	13.1
11.5	12.5
11.0	12.0
10.5	11.4
10.0	10.8
9.5	10.3
9.0	9.7
8.5	9.1
8.0	8.6
7.5	8.0
7.0	7.4
6.5	6.9
6.0	6.3
5.5	5.7
5.0	5.2
4.5	4.6
4.0	4.0
3.5	3.5
3.0	2.9
2.5	2.3
2.0	1.8
1.5	1.2
1.0	0.6

Laboratory Analyst, Las Vegas Laboratory



# Rotometer Calibration

Broadbent & Associates, Inc.  
Jeremy Holst  
8 West Pacific Avenue

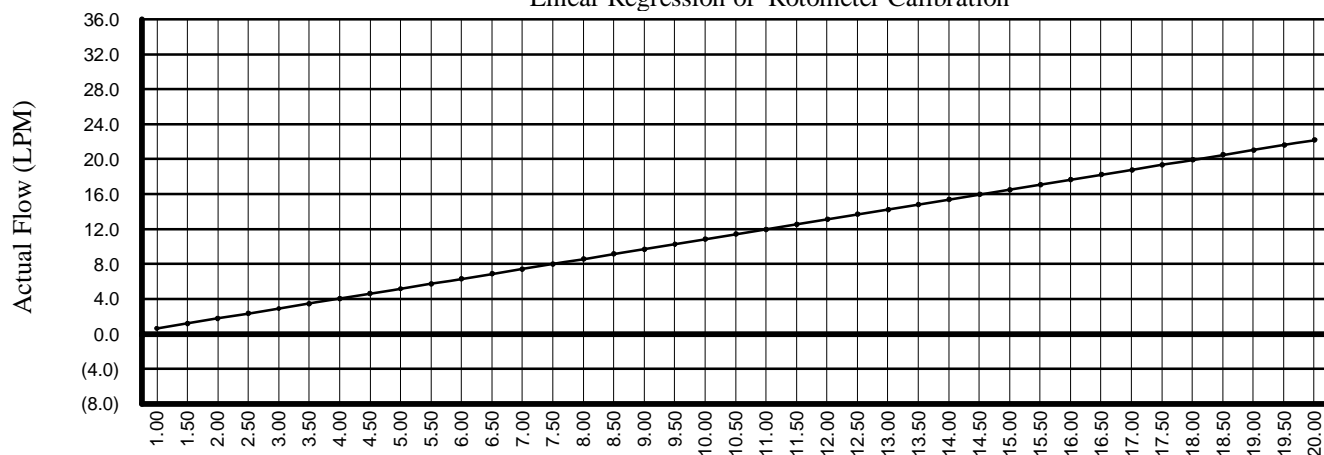
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**VR100325**

Linear Regression of Rotometer Calibration



Laboratory Analyst, Las Vegas Laboratory



## **APPENDIX C**

### Laboratory Analytical Results and Chain-of-Custody Documentation



# Airborne Fiber Analysis

NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

Broadbent & Associates, Inc.  
Jeremy Holst  
8 West Pacific Avenue  
  
Henderson, NV 89015

**Client ID:** 7345  
**Report Number:** A304043  
**Date Received:** 01/23/23  
**Date Analyzed:** 01/23/23  
**Date Printed:** 01/23/23  
**First Reported:** 01/23/23

**Job ID/Site:** Fsh Lake 22-01-194-101

**SGSFL Job ID:** 7345  
**Total Samples Submitted:** 8  
**Total Samples Analyzed:** 8

Sample ID	Lab Number	Date Collected	Volume (L)	Fibers	Fields	Fibers/mm <sup>2</sup>	LOD F/cc	Fibers/cc
<b>P-1</b>	<b>01323180</b>	01/21/23	1200.0	1.5	100	<7.0	0.002	< <b>0.002</b>
<b>P-2</b>	<b>01323181</b>	01/21/23	1200.0	0.0	100	<7.0	0.002	< <b>0.002</b>
<b>P-3</b>	<b>01323182</b>	01/21/23	1200.0	0.5	100	<7.0	0.002	< <b>0.002</b>
<b>P-4</b>	<b>01323183</b>	01/21/23	1200.0	1.0	100	<7.0	0.002	< <b>0.002</b>
<b>P-5</b>	<b>01323184</b>	01/21/23	1200.0	0.0	100	<7.0	0.002	< <b>0.002</b>
<b>1FBCR782588</b>	<b>01323185</b>	01/21/23	0.0	0.0	100	--	--	--
Comments:	This result was used to blank correct the other samples on this rpt. Blank filters are reported only as # of fibers & fields counted.							
<b>2FBCR782521</b>	<b>01323186</b>	01/21/23	0.0	0.0	100	--	--	--
Comments:	This result was used to blank correct the other samples on this rpt. Blank filters are reported only as # of fibers & fields counted.							
<b>LBCR782508</b>	<b>01323187</b>	01/21/23	0.0	0.0	100	--	--	--
Comments:	This result was used to blank correct the other samples on this rpt. Blank filters are reported only as # of fibers & fields counted.							



# Airborne Fiber Analysis

NIOSH 7400 Method, Issue 3, 14 June 2019, counting rules 'A'

Broadbent & Associates, Inc.  
Jeremy Holst  
8 West Pacific Avenue  
  
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Sample ID	Lab Number	Date Collected	Volume (L)	Fibers	Fields	Fibers/mm <sup>2</sup>	LOD F/cc	Fibers/cc
-----------	------------	----------------	------------	--------	--------	------------------------	----------	-----------

Vincent To, Laboratory Supervisor, Las Vegas Laboratory

Intralaboratory Relative Standard Deviation (Sr) per 100 graticule fields: 5 to 20 fibers: 0.41; >20 to 50 fibers: 0.37; >50 fibers: 0.26

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 and results are based upon sample information provided by the client. 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. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. 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. Samples are not blank corrected unless otherwise noted. All samples were received in acceptable condition unless otherwise noted.

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

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