



Reno
815 Maestro Drive
Reno, Nevada 89511
Ph: 775.829.2245

Las Vegas
1915 N. Green Valley Parkway
Suite 200
Henderson, Nevada 89074
Ph: 702.260.4961

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HAZARDOUS BUILDING MATERIALS SURVEY

Asbestos and Lead-Based Paint

**Brewery Arts Center Performance Hall
(APN 003-206-01)
501 West King Street
Carson City, Nevada**

***Contract DEP17-026
Task Number MA12-19***

Prepared for:

***State of Nevada
Department of Conservation & Natural Resources
Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, Nevada 89701***

On behalf of:

***Brewery Arts Center
449 West King Street
Carson City, Nevada***

March 6, 2019

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LIST OF ACRONYMS

ACM	Asbestos-containing Materials
AHERA	Asbestos Hazard Emergency Response Act
AIHA	American Industrial Hygiene Association
BEC	BEC Environmental, Inc.
CEM	Certified Environmental Manager
EMLAB	EMLab P&K Environmental Microbiology Laboratory
EMLAP	Accreditation Plan
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
Forensic	Forensic Analytical Laboratories
IAQ	Indoor Air Quality
HASP	Health and Safety Plan
HBMS	Hazardous Building Materials Survey
HUD	Housing and Urban Development
LBP	Lead-based Paint
McGinley	McGinley and Associates
NESHAP	National Emission Standard for Hazardous Air Pollutants National Voluntary Laboratory Accreditation Program
NVLAP	Program
OSHA	Occupational Health and Safety Administration
PE	Professional Engineer
PLM	Polarized Light Microscopy
QA	Quality Assurance
RACM	Regulated Asbestos-containing Material
RDSBC	Rural Desert Southwest Brownfields Coalition
SAP	Sampling and Analysis Plan
TSI	Thermal Systems Insulation
VFT	Vinyl Floor Tile
VSF	Vinyl Sheet Flooring
XRF	X-Ray Fluorescence

1. INTRODUCTION

McGinley and Associates, Inc. (McGinley) is pleased to submit this report summarizing the results of the Hazardous Building Materials Survey (HBMS) performed for the Brewery Arts Center Performance Hall located at 501 West King Street, Carson City, Nevada. These assessment activities were funded by a 128(a) Brownfields grant under United States Environmental Protection Agency (USEPA) Cooperative Agreement # RP-00T84901-3 to the Nevada Division of Environmental Protection (NDEP) and its associated State of Nevada Brownfields Program (NBP).

The purpose of this survey was to assess the potential presence of asbestos and lead-based paint within the building interior and exterior alike. Ms. Aurelia Walsh, a Nevada Asbestos Abatement Consultant and EPA Lead Inspector and Mr. Gene Johnson conducted these services at the subject site. Copies of professional certifications are included in Appendix A. The HBMS was performed in general conformance to the Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) prepared by McGinley (November 2018) and requirements in accordance with the NDEP Quality Assurance Program Plan (QA Program Plan) prepared for the NBP (NDEP, 2013).

1.1 Site Location

The site is located at 501 West King Street, Carson City, Nevada on Carson City parcel number 003-206-01. The site is comprised of a building and basement located on 0.55 acres of land located in the NE ¼ of the SE ¼ of Section 18, Township 15 North, Range 20 East, of the Mount Diablo Baseline and Meridian. The location of the site is presented in Figure 1.

1.2 Background

The subject property is currently owned by the Brewery Arts Center and is located in Carson City, Nevada. The property is comprised of a single-story building, a basement, an asphalt-surfaced parking lot, and landscaped areas. The main building was originally constructed in 1871 and was used as the St. Theresa of Avila Catholic church prior to 2001. According to Carson City Assessors' records, the building had always operated as a church prior to 2001 when The Brewery Arts Center purchased the property. Currently, the property is used as a performance hall.

The structure is approximately 6,975 square feet in size and the basement is approximately 3,040 square feet in size. The main floor is comprised of an entrance, lobby area, performance hall, stage area, audience seating (balcony and floor), office spaces, utility rooms, and bathrooms. The basement is comprised of a lobby area, classrooms, office spaces, a kitchen, mechanical rooms, and bathrooms.

No previous investigations are known to have been conducted on the Subject Property and it appears that no regulatory involvement has occurred in the past.

2. SCOPE OF WORK

The HBMS activities consisted of the following:

- Performing a Pre-renovation Asbestos Survey;
- Performing a Lead-based Paint Survey; and
- Preparing this technical report.

The field activities described below were conducted in general accordance with the project-specific SAP, which was developed by McGinley in November of 2018. The SAP describes sampling and analysis activities to be performed prior to proposed renovation activities in order to evaluate the

Carson City Brewery Arts Center Performance Hall for select hazardous building materials. The HASP was developed in conjunction with the SAP and is attached to the SAP as an Appendix.

3. PRE-RENOVATION ASBESTOS SURVEY

3.1 Asbestos Sampling Activities

On November 19, 2018, Ms. Aurelia Walsh conducted a pre-renovation asbestos survey at the property. The asbestos survey consisted of a preliminary visual assessment to identify suspect ACM and the collection of building material samples from the building. Representative samples of suspect ACM were collected after designating homogeneous sampling areas (areas in which the materials are uniform in color, texture, construction or application date, and general appearance). Each homogeneous area was observed for material type, location, condition, and friability. With the exception of areas inaccessible at the time of the survey, representative samples were collected from each area, within the limitations of this survey.

Samples were collected using EPA-recommended sampling procedures in general accordance with the procedures recommended in ASTM International Practice E 2356-04. Each bulk sample collected was placed and sealed in a sample bag and assigned a unique sample identification number (BRN053-AB-01 through BRN053-AB-034). Proper decontamination techniques described within the EPA-approved SAP were utilized after each sample was collected. The samples were submitted under chain-of-custody procedures to EMLab P&K (EMLab) located in Las Vegas, Nevada. EMLab is an accredited laboratory in the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos fiber analysis. The samples were analyzed using polarized light microscopy (PLM) with dispersion staining, for the presence and quantification of asbestos fibers, in accordance with EPA Method 600/R-93/116. A copy of the analytical report and chain-of-custody is included in Appendix B. Copies of laboratory certifications and accreditations are included in Appendix C.

The asbestos survey was conducted in general accordance with Asbestos Hazard Emergency Response Act (AHERA) regulations. The survey is intended to provide information necessary to satisfy the National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for asbestos abatement and is based upon site conditions at the time of field activities.

McGinley did not disassemble mechanical systems, fire-rated doors, piping, or machinery due to accessibility issues or safety concerns; therefore, unidentified asbestos may be present within mechanical equipment present at the site.

3.2 ACM Analytical Results

A copy of the analytical results reported by EMLab is included in Appendix C. Sample locations are presented in Figure 2. Based on the analytical results of bulk samples collected during this survey, the following building materials had an asbestos content in excess of 1%. NESHAP and OSHA classifications are provided below for each building material containing an asbestos content greater than 1%. According to the analytical report, no samples containing <1% (trace) asbestos content were identified. Therefore, no samples were analyzed using 400-point counting by PLM. A summary of reported samples with asbestos content in excess of 1% is provided in Table 1. The following describes the general location and approximate quantities of ACM at each general location:

Material Location	Material Description	Friable	Regulatory Requirement	
			NESHAP	OSHA
Basement Interior (Kitchen/Basement Storage)	Approximately 414 square feet of vinyl sheet flooring (VSF) (gray and yellow) containing 20% chrysotile asbestos located underneath multicolored carpet	Friable	RACM	Class II
Main Building Roof	Approximately 6,975 square feet of transite roofing tiles (brown/gray) containing 20% chrysotile asbestos	Non-Friable	ACM – Category II	Class II

Note: ACM quantities provided above are estimates only. ACM quantities should be re-measured or verified prior to bidding, asbestos abatement, or renovation activities.

There is a possibility that additional suspect ACM may be found during abatement/renovation activities (including but not limited to wall/crawl spaces). Should additional suspect ACM, not sampled or assessed in this report, be uncovered during abatement/renovation activities, the following steps should be taken:

- Samples of suspect material should be collected for laboratory analysis by a licensed asbestos inspector, and any activities which may affect the materials or expose workers to the damaged materials should cease until laboratory analysis is performed, or
- The materials should be considered ACMs and abated in accordance with applicable regulations.

4. LEAD-BASED PAINT SURVEY

4.1 Lead-based Paint Sampling Activities

On November 16, 2018, Mr. Gene Johnson conducted a lead-based paint (LBP) survey of the subject property while Ms. Aurelia Walsh oversaw the sampling activities. The LBP survey was conducted to determine the presence of lead in painted surfaces likely to be impacted by future renovation/restoration activities.

Prior to sampling, a preliminary visual assessment of the site building was conducted to evaluate presence, color, and condition of the painted components, determine homogeneous areas, and to

develop a sampling scheme. A representative number of the painted building components were analyzed for lead content by X-ray fluorescence (XRF) using a Heuresis Pb200i lead paint analyzer. A total of 158 readings were collected from the site building in general accordance with EPA recommendations. A full list of sample locations is presented in Table 2.

4.2 Lead-based Paint Analytical Results

4.2.1 XRF Analyzer Results

The LBP survey results are summarized in Table 2 which presents the painted surfaces found to be above the United States Department of Housing and Urban Development (HUD) action level of 1.0 milligrams per centimeter squared (mg/cm^2). Since the XRF analyzer's inconclusive range is from 0.8 to 1.2 mg/cm^2 , any results of 0.8 and above are considered to be above the 1.0 mg/cm^2 action level. Of the 158 readings collected, 27 of those were reported to contain greater than 1.0 mg/cm^2 with concentrations ranging from 1.0 mg/cm^2 to 21.3 mg/cm^2 .

5. CONCLUSIONS/RECOMMENDATIONS

5.1 Pre-renovation Asbestos Survey

Based on the pre-renovation asbestos survey results, several samples collected from the building were identified to contain ACM. Non-friable ACM

Both the EPA and Nevada Department of Industrial Relations regulations require the removal of all regulated asbestos-containing materials (RACM) prior to any renovation or demolition activities that could impact or disturb RACM. RACM is defined as:

- Friable asbestos-containing material;
- Category I nonfriable ACM that has become friable;
- Category I nonfriable ACM that has been or will be sanded, ground, cut, or abraded; or
- Category II nonfriable ACM that has already been or is likely to become crumbled, pulverized, or reduced to powder. If the coverage threshold for RACM is met or exceeded in a renovation or demolition operation, then all friable ACM in the operation, and in certain situations, nonfriable ACM in the operation, are subject to the NESHAP. (NESHAP 40 CFR, 61 Subpart M)

Therefore, prior to the disturbance of materials described in the following sections, it is recommended that the following procedures are performed in order to maintain regulatory compliance.

5.1.1 Vinyl Sheet Flooring

Approximately 414 square feet of friable vinyl sheet flooring (VSF) (gray and yellow) containing 20% chrysotile asbestos is located underneath multicolored carpet within the Kitchen and Basement Storage areas and was observed to be in good condition. Prior to renovation activities that would disturb the VSF located within the Kitchen and Basement Storage areas, a Nevada-licensed asbestos abatement contractor shall remove the RACM in accordance with all applicable federal, state, and local regulations.

A Nevada-licensed asbestos consultant should prepare an abatement specification document (prior to abatement), perform abatement project planning, perform abatement oversight, perform final visual inspections, perform final air clearance testing, and generate a report.

5.1.2 Transite Roofing Tiles

Approximately 6,975 square feet of non-friable transite roofing tiles (brown/gray) containing 20% chrysotile asbestos is located on the roof of the main building and was observed to be in good to damaged condition. This material is considered to be a non-friable ACM as defined by NESHAP which includes:

- Category I ACM: asbestos-containing gaskets, packings, resilient floor coverings, resilient floor covering mastic, and asphalt roofing products containing more than one percent asbestos.
- Category II ACM: includes all other nonfriable ACM, for example, asbestos-cement shingles and tiles, and transite boards or panels containing more than one percent asbestos. (NESHAP)

The applicability of the NESHAP to Category I and II ACM depends on the condition of the material at the time of demolition or renovation, the nature of the operation to which the material will be subjected, and the amount of ACM involved.

According to OSHA, the removal of asbestos-containing transite panels is considered Class II work and requires employees with proper training outlined in OSHA 29 CFR 1926.1101 and 1910.1001 to conduct proper removal. It is required that employees must keep all materials wet before and during removal and do not cut, abrade, or break transite tiles unless methods less likely to result in asbestos fiber release cannot be used.

Asbestos-cement products (such as transite) are considered Category II ACM that has a high probability of becoming friable during demolition/renovation activities. Any removal techniques that cause asbestos-cement products to become crumbled, pulverized or reduced to powder, will subject such Category II non-friable ACM to become RACM.

A Nevada-licensed asbestos consultant should prepare an abatement specification document (prior to abatement), perform abatement project planning, perform abatement oversight, and generate a report.

5.2 Lead-based Paint Survey

Based on the LBP survey results, of the 158 XRF paint readings collected, 27 were identified to contain lead at levels above the HUD action level of 1.0 mg/cm² (XRF inconclusive range adjusted action level 0.8 mg/cm²). These positive samples include elevated lead concentrations ranging from 0.9 mg/cm² to 21.3 mg/cm². A full list of sample concentration can be found in Table 2. These painted surface coatings are primarily located on original building materials (e.g. exterior/perimeter walls) in the portion of the facility that was constructed in the 1871 and 1949 construction periods. These areas primarily consist of the performance hall, stage area and rooms located south of the stage area. Elevated lead-based paint levels were also identified on the exterior of this portion of the structure. No elevated lead-based paint levels were identified in the basement area, or within the area of the facility that was constructed during the 1980 construction period.

US EPA and Nevada Occupational Health and Safety Administration (OSHA) regulations require the implementation of worker protection if there is a potential that lead-based paint will be disturbed during renovation activities. In accordance with these regulations, if disturbance is necessary, the following is recommended:

- A lead abatement contractor licensed in the State of Nevada should be contracted to stabilize and/or remove all regulated lead-based materials in accordance with local, state, and federal regulations.
- A certified lead consultant should prepare an abatement specification document (prior to abatement), perform abatement project planning, perform abatement oversight, perform final visual inspections, perform final clearance testing, and prepare a report.

6. LIMITATIONS

The conclusions presented herein are partially based on information provided by McGinley. McGinley makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. The results reported herein are applicable to the time the sampling occurred. There is a possibility that additional hazardous building materials may be found during renovation/demolition activities (including but not limited to wall/crawl spaces).

It should be recognized that definition and evaluation of environmental conditions is a difficult and inexact science. Judgments and opinions leading to conclusions and recommendations are generally made with an incomplete knowledge of the conditions present. More extensive studies, including additional environmental investigations, can tend to reduce the inherent uncertainties associated with such studies. Additional information not found or available to McGinley at the time of writing this report may result in a modification to the conclusions and recommendations contained herein.

The presentation of data presented herein is intended for the purpose of the visualization of environmental conditions. A greater degree of spatial and temporal data density may result in a more accurate representation of environmental conditions. Although such data visualization techniques may aid in providing a conceptual understanding of environmental conditions, such presentations are not intended to completely depict environmental conditions.

This report is not a legal opinion. The services performed by McGinley have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

7. CLOSURE

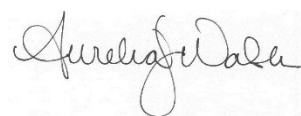
We appreciate the opportunity to provide these services to you. Should you have any questions regarding the contents of this report, or need additional information, please contact us at your convenience.

Respectfully submitted,

McGinley and Associates, Inc.

I hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession, and to the best of my knowledge, comply with all applicable federal, state and local statutes, regulations and ordinances

The use of the word "certify" in this document constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.



Aurelia J. Walsh
Nevada Asbestos License IM 2002, Exp. 7/1/19
EPA Certified Lead Inspector
Staff Geologist

Reviewed by:



Brett C. Bottenberg, P.E., C.E.M.
Senior Project Manager

8. REFERENCES

Nevada Division of Environmental Protection, 2013. *Final Nevada Brownfields Program Quality Assurance Program Plan (QAPP)*.

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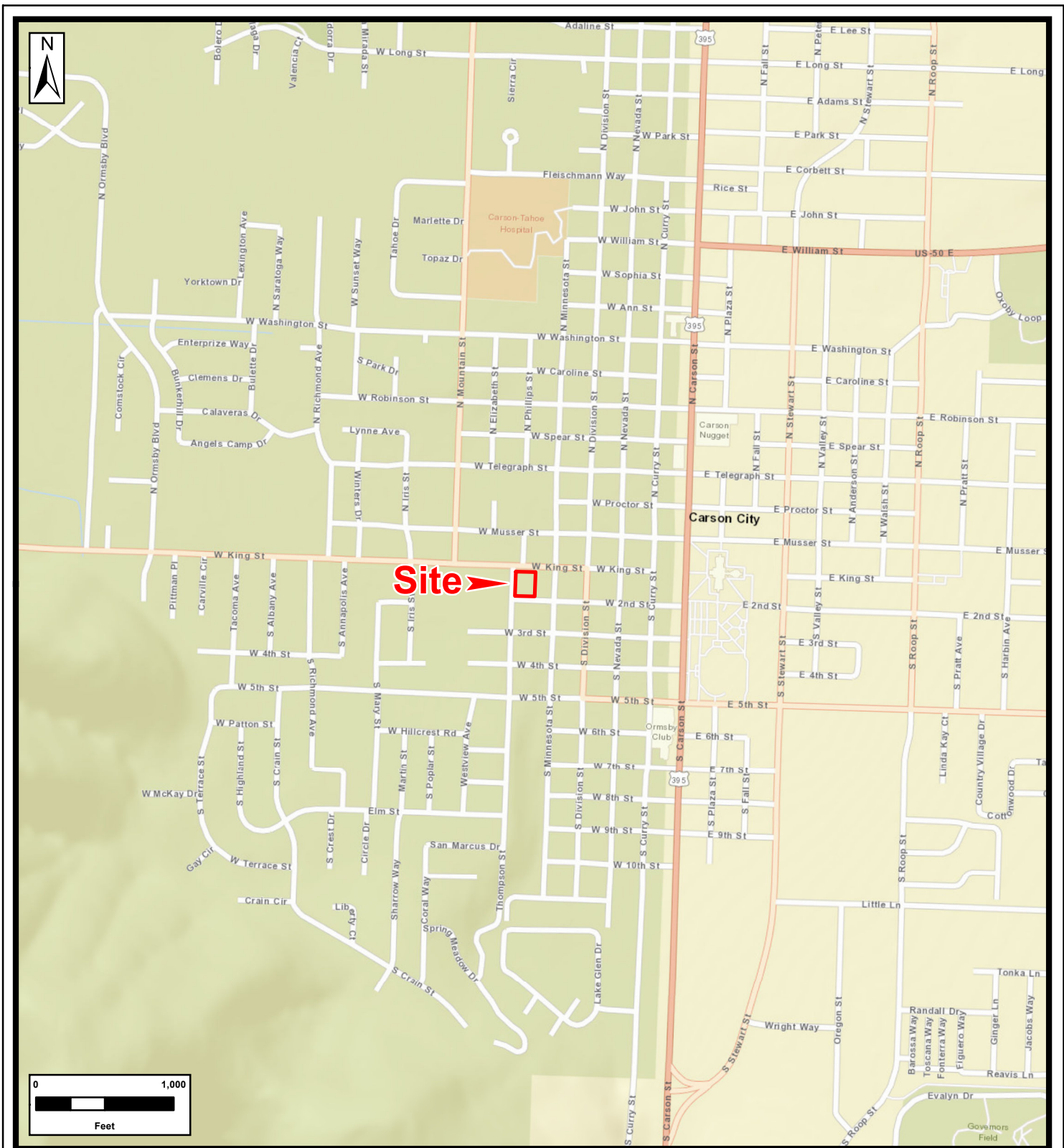


FIGURE 1

TITLE:
PROJECT LOCATION MAP
 -SHOWING-
BREWERY ARTS CENTER
PERFORMANCE HALL
501 W KING ST
CARSON CITY, NV

JOB NO.:
BRN053

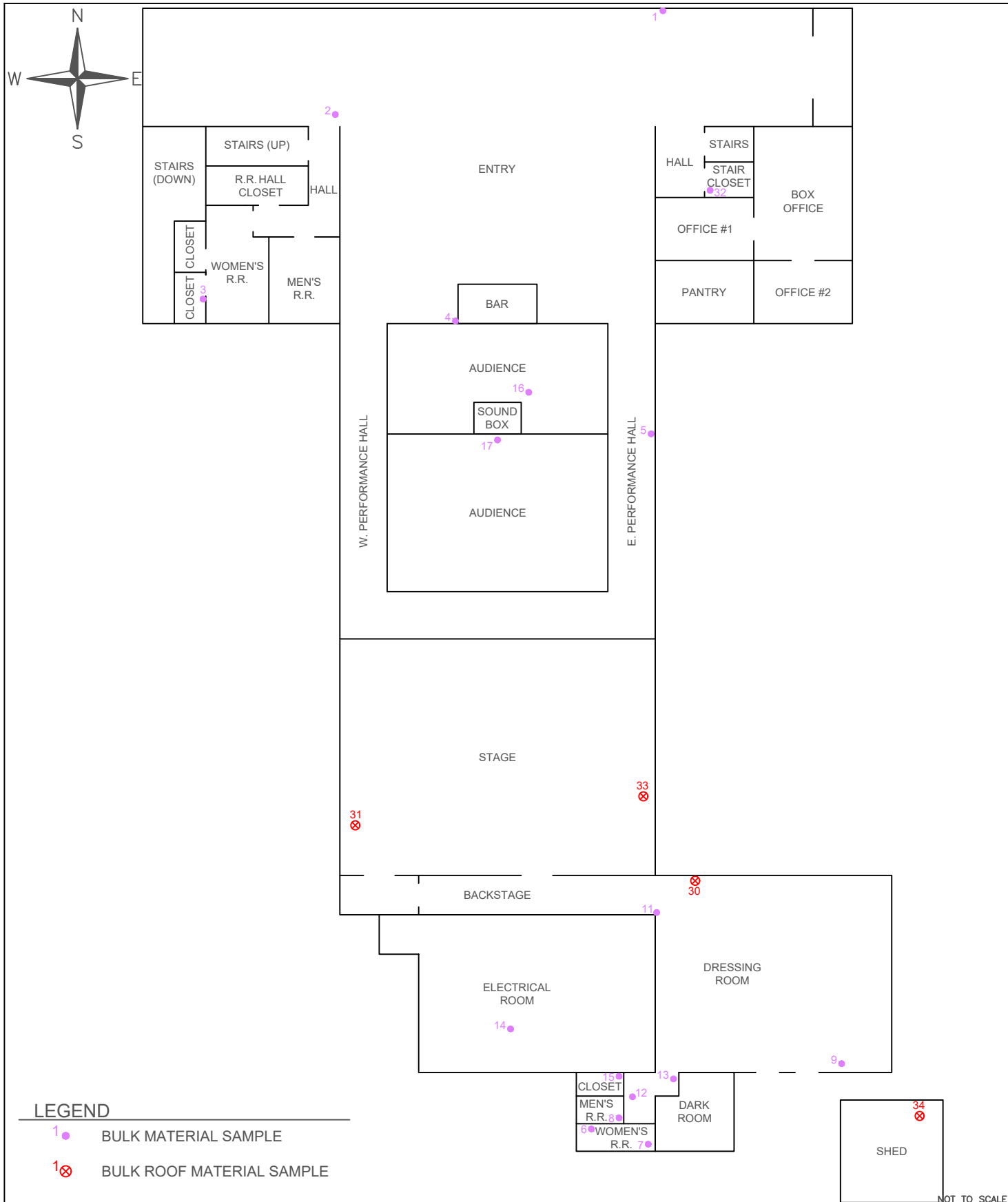
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Fig 1 - Project Location Map

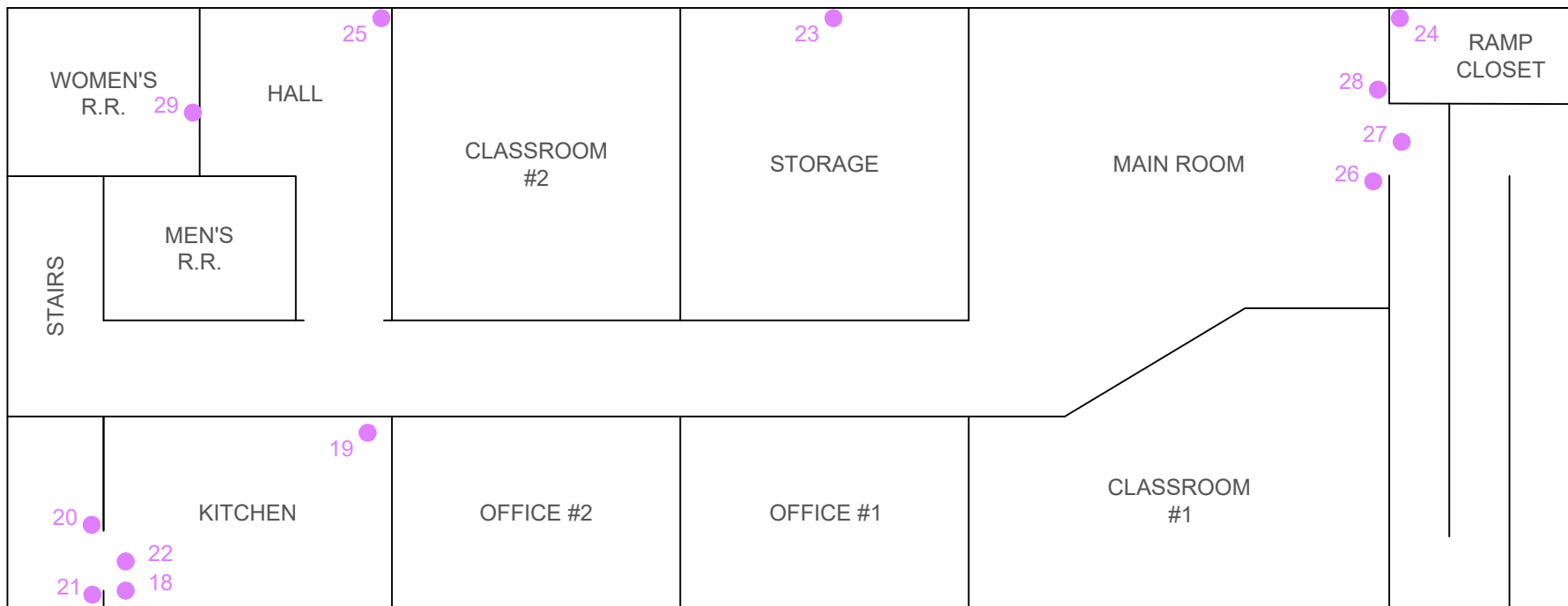
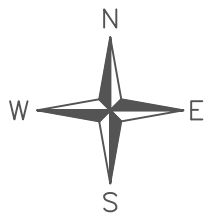
COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

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FIGURE 2
SAMPLE LOCATION MAP
BREWERY ARTS CENTER
PERFORMANCE HALL
501 W. KING ST.
CARSON CITY, NEVADA



BASEMENT

NOT TO SCALE

LEGEND

- 1 ● BULK MATERIAL SAMPLE
- 1 ⊗ BULK ROOF MATERIAL SAMPLE


REVISIONS	No.	DESCRIPTION	BY	DATE
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		REFERENCE	DESIGNED	AW 11/18
JOB NO. BRN-053			DRAWN	AG 11/18
			CHECKED	AW 11/18
			APPROVED	

FIGURE 3
SAMPLE LOCATION MAP
BREWERY ARTS CENTER
PERFORMANCE HALL
501 W. KING ST.
CARSON CITY, NEVADA



Table 1. Asbestos Survey Results

Sample ID	Layers	Building Area	Sample Location	Sample Description	Laboratory Description	Asbestos Content	Friable (Y/N)	Condition	Approximate Quantity (LF/SF/EA)
BRN053-AB-18	1	Basement	Kitchen - Adjacent to Fire Room Doorway	Mastic and Floorsheet	Yellow Mastic	ND	Y	Good	234 SF
	2				Gray Sheet Flooring with Fibrous Bakcing	20%			
BRN053-AB-19	1	Basement	Kitchen - Doorway	Mastic and Floorsheet	Yellow Mastic	ND	Y	Good	
	2				Gray Sheet Flooring with Fibrous Bakcing	20%			
BRN053-AB-23	1	Basement	Basment Storage Room	Carpet Mastic and Floorsheet	Yellow Mastic	ND	Y	Good	180 SF
	2				Gray Sheet Flooring with Fibrous Bakcing	20%			
BRN053-AB-30	1	Performance Hall Roof	Roofing - South	Transite Roofing Tile	Brown/Gray Transite	20%	N	Good/Poor	6,975 SF
BRN053-AB-31	1	Performance Hall Roof	Roofing - West	Transite Roofing Tile	Brown/Gray Transite	20%	N	Good/Poor	
BRN053-AB-33	1	Performance Hall Roof	Room 20	Transite Roofing Tile	Brown/Gray Transite	20%	N	Good/Poor	

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Basement	BRN053-L-01	Men's Restroom - South	Drywall	Wall	Intact	White	0.1	Negative
Basement	BRN053-L-02	Men's Restroom - South	Ceramic Tile	Ceramic Tile	Intact	Blue	0.3	Negative
Basement	BRN053-L-03	Men's Restroom - South	Ceramic Tile	Ceramic Tile	Intact	White	0.5	Negative
Basement	BRN053-L-04	Men's Restroom	Wood	Door Frame	Intact	Brown	0.1	Negative
Basement	BRN053-L-05	Men's Restroom	Wood	Door	Intact	Brown	0.1	Negative
Basement	BRN053-L-06	Men's Restroom	Ceramic Tile	Ceramic Tile Floor Tile	Intact	Brown	0.2	Negative
Basement	BRN053-L-07	Hall	Wood	Door Frame	Intact	Blue	0.1	Negative
Basement	BRN053-L-08	Hall	Wood	Cove Base	Intact	Blue	0.2	Negative
Basement	BRN053-L-09	Kitchen	Metal	Fire Sprinkler Door	Intact	White	0.1	Negative
Basement	BRN053-L-10	Kitchen	Drywall	Wall	Intact	Cream	0.1	Negative
Basement	BRN053-L-11	Kitchen	Wood	Baseboard	Intact	White	0.1	Negative
Basement	BRN053-L-12	Kitchen - Hall Side	Wood	Door	Intact	Light Blue	0.1	Negative
Basement	BRN053-L-13	Kitchen - Room Side	Wood	Door	Intact	White	0.1	Negative
Basement	BRN053-L-14	Main Room Hallway	Wood	Door	Intact	Light Blue	0	Negative
Basement	BRN053-L-15	Classroom #2	Drywall	Wall	Intact	Grey	0.1	Negative
Basement	BRN053-L-16	Classroom #2	Wood	Cove Base	Intact	Blue	0.2	Negative
Basement	BRN053-L-17	Classroom #2	Wood	Door Jamb	Intact	Blue	0	Negative
Basement	BRN053-L-18	Office #2	Drywall	Wall	Intact	Grey	0	Negative
Basement	BRN053-L-19	Office #2	Wood	Cove Base	Intact	White	0.1	Negative
Basement	BRN053-L-20	Office #2	Wood	Window Frame	Intact	White	0.1	Negative
Basement	BRN053-L-21	Office #1	Wood	Door	Intact	White	0.1	Negative
Basement	BRN053-L-22	Classroom #1	Drywall	Wall	Intact	Light Blue	0.1	Negative
Basement	BRN053-L-23	Classroom #2	Wood	Cove Base	Intact	Dark Blue	0.2	Negative
Basement	BRN053-L-24	Storage Room	Wood	Cove Base	Intact	White	0.1	Negative
Basement	BRN053-L-25	Storage Room	Metal	Pipe	Intact	Grey	0.1	Negative

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Basement	BRN053-L-26	Main Room	Wood	Door	Intact	Light Blue	0	Negative
Basement	BRN053-L-27	Ramp	Wood	Handrail	Intact	Blue	0	Negative
Basement	BRN053-L-28	Ramp Closet	Wood	Backside of Door	Intact	Yellow	0	Negative
Basement	BRN053-L-29	Ramp Closet	Drywall	Wall	Intact	Grey	0.02	Negative
Basement	BRN053-L-30	Exit Door	Metal	Door	Intact	Light Blue	0	Negative
Calibration	BRN053-L-31	Positive Instrument Calibration	N/A	N/A	N/A	N/A	1.2	Positive
	BRN053-L-32	Negative Instrument Calibration	N/A	N/A	N/A	N/A	0.1	Negative
Main Floor	BRN053-L-33	Basement Stairs to Main Floor	Wood	Handrail	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-34	Basement Stairs to Main Floor	Wood	Door	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-35	West Exit	Wood	Door	Intact	Brown	0	Negative
Main Floor	BRN053-L-36	West Exit	Wood	Door Casing	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-37	West Hall	Drywall	Wall	Intact	Cream	0.2	Negative
Main Floor	BRN053-L-38	West Main Floor Stairs to 2nd Floor Audience	Wood	Handrail	Intact	Brown	0	Negative
Main Floor	BRN053-L-39	West Main Floor Stairs to 2nd Floor Audience	Wood	Cove Base	Intact	Brown	0	Negative
Main Floor	BRN053-L-40	Northwest Entry	Wood	Window Sill	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-41	West Hall	Wood	Door Casing	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-42	Men's Restroom	Wood	Door Casing	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-43	Men's Restroom	Drywall	Wall	Intact	White	0	Negative
Main Floor	BRN053-L-44	Men's Restroom	Ceramic Tile	Ceramic Tile	Intact	White	0.3	Negative
Main Floor	BRN053-L-45	Men's Restroom	Ceramic Tile	Ceramic Tile	Intact	Red	0.4	Negative
Main Floor	BRN053-L-46	Restroom Hallway Closet	Wood	Door	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-47	Women's Restroom	Wood	Door Casing	Intact	Brown	0.1	Negative

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Main Floor	BRN053-L-48	Women's Restroom	Drywall	Wall	Intact	White	0.2	Negative
Main Floor	BRN053-L-49	Women's Restroom	Wood	Window Casing	Intact	Brown	0.1	Negative
Main Floor	BRN053-L-50	Women's Restroom Closet	Wood	Shelf	Intact	White	0	Negative
Main Floor	BRN053-L-51	Women's Restroom	Wood	Door	Intact	Brown	0	Negative
Main Floor	BRN053-L-52	Women's Restroom - Entry	Wood	Door	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-53	West Performance Hall Hallway	Drywall	Wall	Intact	Red	0.1	Negative
Performance Hall	BRN053-L-54	West Performance Hall Hallway	Drywall	Wall	Intact	Brown	0.3	Negative
Performance Hall	BRN053-L-55	West Performance Hall Hallway	Wood	Baseboard	Intact	Brown	0	Negative
Performance Hall	BRN053-L-56	West Performance Hall Hallway	Wood	Counter	Intact	Red	0.2	Negative
Performance Hall	BRN053-L-57	Entry Room Door Beneath Audinece	Wood	Door	Intact	Brown	0	Negative
Performance Hall	BRN053-L-58	East Performance Hall Hallway	Drywall	Wall	Intact	Red	0.3	Negative
Performance Hall	BRN053-L-59	East Performance Hall Hallway	Drywall	Wall	Intact	Brown	0.3	Negative
Performance Hall	BRN053-L-60	Northeast Performance Hall Hallway	Wood	Window Casing	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-61	Northeast Performance Hall Hallway	Wood	Door	Intact	Brown	0	Negative
Performance Hall	BRN053-L-62	Northeast Performance Hall Hallway	Wood	Door Casing	Intact	Brown	0	Negative
Performance Hall	BRN053-L-63	Northeast Performance Hall Hallway	Drywall	Wall	Intact	White	0	Negative
Performance Hall	BRN053-L-64	Northeast Performance Hall Hallway	Wood	Baseboard	Intact	Brown	0	Negative

Table 2: Summary of XRF Lead Readings								
Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Calibration	BRN053-L-65	Positive Instrument Calibration	N/A	N/A	N/A	N/A	1.2	Positive
Performance Hall	BRN053-L-66	Under Audience Storage	Wood	Door Frame	Intact	Brown	0	Negative
Performance Hall	BRN053-L-67	East Window	Wood	Window Sill	Intact	Brown	0.9	Positive
Performance Hall	BRN053-L-68	East Window	Wood	Window Frame	Intact	Brown	16.2	Positive
Performance Hall	BRN053-L-69	East Exterior Wall	Wood	Chair Rail	Intact	Brown	16.9	Positive
Performance Hall	BRN053-L-70	East Exterior Wall	Drywall	Wall	Intact	White	0.3	Negative
Performance Hall	BRN053-L-71	Audience	Wood	Wood Panel Trime	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-72	Audience	Wood	Handrail	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-73	East Exit Door	Wood	Door Casing	Intact	Brown	15.9	Positive
Stage	BRN053-L-74	Stage	Wood	Stage Floor	Intact	Black	0	Negative
Stage	BRN053-L-75	Stage Area	Drywall	Wall	Intact	Black	0.1	Negative
Stage	BRN053-L-76	Stage Back Wall	Wood	Chair Rail	Intact	Brown	14.5	Positive
Stage	BRN053-L-77	Stage Back Wall	Wood	Door Frame	Intact	Black on Brown	11.9	Positive
Stage	BRN053-L-78	South Stage	Drywall	Wall	Intact	Black	0	Negative
Stage	BRN053-L-79	South Stage	Wood	Wainscot	Intact	Black	0	Negative
Stage	BRN053-L-80	Stage - West Wall	Wood	Wainscot	Intact	Black on Brown	14.9	Positive
Stage	BRN053-L-81	Stage - West Wall	Wood	Wainscot	Intact	Black on Brown	15.4	Positive
Stage	BRN053-L-82	Stage - West Wall	Drywall	Wall	Intact	Black	0.2	Negative
Performance Hall	BRN053-L-83	West Exterior Wall	Drywall	Wall	Intact	White	0.1	Negative
Performance Hall	BRN053-L-84	West Exterior Wall	Wood	Baseboard	Intact	Brown	17.8	Positive
Performance Hall	BRN053-L-85	West Audience	Wood	Baseboard	Intact	Brown	0.1	Negative
Backstage Area	BRN053-L-86	Dressing Room	Wood	Window Sill	Intact	Blue	10.9	Positive
Backstage Area	BRN053-L-87	Dressing Room	Wood	Panel	Intact	Blue	0.2	Negative
Backstage Area	BRN053-L-88	Dressing Room Exit Door	Wood	Door Casing	Intact	Blue	8.9	Positive

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Backstage Area	BRN053-L-89	Dressing Room	Wood	Baseboard	Intact	Blue	0.7	Negative
Backstage Area	BRN053-L-90	Dressing Room South Window	Wood	Window Sill	Intact	Blue	8.9	Positive
Backstage Area	BRN053-L-91	Dressing Room - Women's Restroom	Wood	Door Casing	Intact	Blue	0	Negative
Backstage Area	BRN053-L-92	No Sample	N/A	N/A	N/A	N/A	N/A	N/A
Backstage Area	BRN053-L-93	Dressing Room - Women's Restroom	Wood	Window Frame	Intact	White	0.7	Negative
Backstage Area	BRN053-L-94	Dressing Room - Women's Restroom	Wood	Window Sill	Intact	Blue	0.2	Negative
Backstage Area	BRN053-L-95	Dressing Room - Women's Restroom	Drywall	Wall	Intact	Light Blue	0.1	Negative
Backstage Area	BRN053-L-96	Dressing Room - Men's Restroom	Wood	Window Frame	Intact	Blue	0.4	Negative
Backstage Area	BRN053-L-97	Dressing Room - Men's Restroom	Wood	Window Casing	Intact	Blue	0.5	Negative
Backstage Area	BRN053-L-98	Dressing Room	Wood	Wall Casing	Intact	White	11.5	Positive
Backstage Area	BRN053-L-99	Dressing Room	Drywall	Wall	Intact	Purple	0.2	Negative
Backstage Area	BRN053-L-100	Electric Room	Wood	Door Casing	Intact	White	0	Negative
Backstage Area	BRN053-L-101	Electric Room	Wood	Door	Intact	Black	0	Negative
Backstage Area	BRN053-L-102	Electric Room	Drywall	Wall	Intact	White	0.1	Negative
Backstage Area	BRN053-L-103	Backstage - Door	Wood	Door Casing	Intact	White	16.5	Positive
Backstage Area	BRN053-L-104	Backstage - Door	Wood	Door	Intact	Black	0	Negative
Backstage Area	BRN053-L-105	Backstage - Door	Wood	Door Casing	Intact	Black	0.1	Negative
Backstage Area	BRN053-L-106	Backstage - Hallway	Drywall	Wall	Intact	Black	0.1	Negative
Backstage Area	BRN053-L-107	Backstage - Hallway	Drywall	Wall	Intact	White	0	Negative
Backstage Area	BRN053-L-108	Southwest Backstage - Door	Metal	Door	Intact	Black	0.1	Negative
Backstage Area	BRN053-L-109	Southwest Backstage - Door	Metal	Door Frame	Intact	Black	0	Negative

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Backstage Area	BRN053-L-110	Southwest Backstage - Door	Metal	Inside Door Frame	Intact	Black	0	Negative
Backstage Area	BRN053-L-111	Southwest Backstage - Door	Wood	Chair Rail	Intact	Black on Brown	16.1	Positive
Performance Hall	BRN053-L-112	2nd Level Audience	Plaster	Ceiling	Intact	White	0.1	Negative
Performance Hall	BRN053-L-113	2nd Level Audience	Wood	Railing	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-114	2nd Level Audience	Wood	Railing	Intact	White	0	Negative
Performance Hall	BRN053-L-115	2nd Level Audience	Wood	Window Casing	Intact	Brown	0	Negative
Performance Hall	BRN053-L-116	2nd Level Audience	Wood	Window Frame	Intact	Brown	0.6	Negative
Performance Hall	BRN053-L-117	2nd Level Audience	Drywall	Wall	Intact	White	0.1	Negative
Main Floor	BRN053-L-118	West Main Floor Stairs to 2nd Floor Audience	Wood	Handrail	Intact	Brown	0	Negative
Main Floor	BRN053-L-119	West Main Floor Stairs to 2nd Floor Audience	Drywall	Wall	Intact	White	0.2	Negative
Performance Hall	BRN053-L-120	West Performance Hall Hallway	Wood	Chair Rail	Intact	Brown	0.1	Negative
Performance Hall	BRN053-L-121	East Main Floor Stairs to 2nd Floor Audience	Wood	Access Panel	Intact	White	0.1	Negative
Performance Hall	BRN053-L-122	East Main Floor Stairs to 2nd Floor Audience	Wood	Handrail	Intact	Brown	0	Negative
Performance Hall	BRN053-L-123	East Main Floor Stairs to 2nd Floor Audience	Drywall	Ceiling	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-124	Northeast Entry Door	Wood	Door Frame	Intact	White	0	Negative
Exterior Areas	BRN053-L-125	Northeast Entry Panel Above Door	Wood	Panel	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-126	Northeast Handicap Ramp	Wood	Ceiling Casing	Intact	White	0	Negative
Exterior Areas	BRN053-L-127	Handicap Ramp Entry Door	Metal	Door	Intact	Black	0	Negative
Exterior Areas	BRN053-L-128	East Window	Wood	Window Frame	Intact	White	21.3	Positive
Exterior Areas	BRN053-L-129	East Roof Trim	Wood	Roof Trim	Intact	White	0.1	Negative

Table 2: Summary of XRF Lead Readings

Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Exterior Areas	BRN053-L-130	Dressing Room Entry Door	Wood	Door Casing	Intact	White	17	Positive
Exterior Areas	BRN053-L-131	Cast/Crew Window	Wood	Window Casing	Intact	White	16.2	Positive
Exterior Areas	BRN053-L-132	Bench	Wood	Bench	Intact	Green	0	Negative
Exterior Areas	BRN053-L-133	East Dressing Room	Wood	Window Casing	Intact	White	19.6	Positive
Exterior Areas	BRN053-L-134	Storage Shed	Wood	Trim	Intact	Green	0.1	Negative
Exterior Areas	BRN053-L-135	Storage Shed	Wood	Siding	Intact	Tan	0	Negative
Exterior Areas	BRN053-L-136	Dark Room Entry	Wood	Door Casing	Intact	White	2.1	Positive
Exterior Areas	BRN053-L-137	South Window	Wood	Window Frame	Poor	White	0	Negative
Exterior Areas	BRN053-L-138	South Window	Wood	Window Casing	Poor	White	2.6	Positive
Exterior Areas	BRN053-L-139	South Side	Wood	Soffitt Trim	Poor	White	2	Positive
Exterior Areas	BRN053-L-140	South Side	Wood	Under Roof Trim	Poor	White	0	Negative
Exterior Areas	BRN053-L-141	Southwest Exit Door	Wood	Door	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-142	Performance Hall West Window	Wood	Window Casing	Poor	White	16.1	Positive
Exterior Areas	BRN053-L-143	Air Handler Equipment Area	Wood	Window Casing	Poor	White	1.8	Positive
Exterior Areas	BRN053-L-144	Air Handler Equipment Area	Wood	Window Casing	Poor	White	19.5	Positive
Exterior Areas	BRN053-L-145	Northwest Exit Door	Wood	Door Casing	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-146	North Side of Bldg.	Wood	Window Casing	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-147	North Side of Bldg.	Wood	Window Casing	Intact	White	0	Negative
Exterior Areas	BRN053-L-148	North Side of Bldg.	Wood	Siding	Intact	White	0.2	Negative
Exterior Areas	BRN053-L-149	North Side of Bldg.	Wood	Trim	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-150	North Side of Bldg.	Wood	Siding	Intact	White	0.1	Negative
Exterior Areas	BRN053-L-151	North Side of Bldg.	Wood	Under Roof Trim	Intact	White	0	Negative
Exterior Areas	BRN053-L-152	North Side of Bldg.	Wood	Soffitt Trim	Intact	White	0	Negative
Exterior Areas	BRN053-L-153	Above Northwest Door	Wood	Panel	Intact	White	0	Negative

Table 2: Summary of XRF Lead Readings								
Area	Sample	Location	Substrate	Component	Condition	Color	XRF Reading	Result
Exterior Areas	BRN053-L-154	West Side	Wood	Soffitt Trim	Intact	White	0	Negative
Exterior Areas	BRN053-L-155	West Side	Wood	Under Roof Trim	Intact	White	0	Negative
Exterior Areas	BRN053-L-156	West Side	Wood		Intact	White	0	Negative
Exterior Areas	BRN053-L-157	West Side of Older Bldg.	Wood	Under Soffitt	Intact	White	1.4	Positive
Exterior Areas	BRN053-L-158	West Side of Older Bldg.	Wood	Under Roof Trim	Intact	White	1	Positive

APPENDIX A

Professional Certifications

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

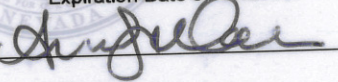
Certifies That Aurelia Walsh

is Licensed As Asbestos Abatement Consultant

License No. IM-2002

Expiration Date 07/01/2019

Signature Of Licensee



Certificate of Completion

Aurelia J. Walsh

3333 Calle Del Torre, Las Vegas, Nevada 89102

Has completed the EPA Accredited Lead Course:

24 Hour Lead Inspector Course on:

February 11-13, 2019

This certificate serves as EPA interim certificate for six months and expires on:

August 13, 2019

February 13, 2019

Course Completion Date

Steven Travers

Steven Travers
Training Director

Allstate Services, LLC
1101 California Avenue, Suite 100, Corona, CA 92881
(951) 273-3410

AS 4763

APPENDIX B

Analytical Reports and Chains-of-Custody



Report for:

Brett Bottenberg
McGinley and Associates
815 Maestro Drive
Reno, NV 89511

Regarding: Project: BRN053-AB; Brewery Arts Center-Performance Hall
EML ID: 2047459

Approved by:

Approved Signatory
Charlene Kingston

Dates of Analysis:
Asbestos PLM: 11-21-2018

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Total Samples Submitted:** 34**Total Samples Analyzed:** 34**Total Samples with Layer Asbestos Content > 1%:** 6**Location: BRN053-AB-01, Entry-DW/JC**

Lab ID-Version‡: 9668280-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-02, Entry-DW/JC

Lab ID-Version‡: 9668281-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-03, Womens RR Mop Closet 12x12 FT

Lab ID-Version‡: 9668282-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: BRN053-AB-04, Entry Bar-TeX DW

Lab ID-Version‡: 9668283-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. EMLab P&K 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.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-05, Performance Hall E-DW/JC**

Lab ID-Version‡: 9668284-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-06, DR Womens RR-SFC and Mastic

Lab ID-Version‡: 9668285-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	20% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-07, DR Womens RR-SFC and Mastic

Lab ID-Version‡: 9668286-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	20% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-08, DR Mens RR-SFC and Mastic

Lab ID-Version‡: 9668287-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Tan Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	20% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Moderate

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Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-09, DR-Window Putty**

Lab ID-Version‡: 9668288-1

Sample Layers	Asbestos Content
Off-White Window Putty	ND
Sample Composite Homogeneity:	Good

Location: BRN053-AB-10, DR-Window Putty

Lab ID-Version‡: 9668289-1

Sample Layers	Asbestos Content
Off-White Window Putty	ND
Sample Composite Homogeneity:	Good

Location: BRN053-AB-11, DR (Dressing Room)-DW/JC

Lab ID-Version‡: 9668290-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-12, 1x1 Ft Ceiling Tile-DR

Lab ID-Version‡: 9668291-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-13, 1x1 Ft Ceiling Tile-DR**

Lab ID-Version‡: 9668292-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-14, Electric Room-2x4 Ft Ceiling Tile

Lab ID-Version‡: 9668293-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 20% Mineral Wool
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-15, Heating Room-Plaster Wall

Lab ID-Version‡: 9668294-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-16, Upstairs Sound Box-DW/JC

Lab ID-Version‡: 9668295-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-17, Upstairs-Carpet Mastic**

Lab ID-Version‡: 9668296-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Brown Wood	ND
Composite Non-Asbestos Content:	55% Cellulose
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-18, Basement Kitchen-Mastic and Floorsheet

Lab ID-Version‡: 9668297-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Gray Sheet Flooring with Fibrous Backing	20% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-19, Basement Kitchen-Mastic and Floorsheet

Lab ID-Version‡: 9668298-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Gray Sheet Flooring with Fibrous Backing	20% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-20, Basement Fire Room-DW/JC

Lab ID-Version‡: 9668299-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-21, Basement-Floor Tile and Mastic**

Lab ID-Version‡: 9668300-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
White Flooring	ND
Sample Composite Homogeneity: Moderate	

Location: BRN053-AB-22, Basement Kitchen-Carpet and Mastic

Lab ID-Version‡: 9668301-1

Sample Layers	Asbestos Content
Black Flooring	ND
Green Carpet	ND
Composite Non-Asbestos Content:	50% Synthetic Fibers
Sample Composite Homogeneity: Moderate	

Location: BRN053-AB-23, Basement Storage-Carpet Mastic

Lab ID-Version‡: 9668302-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Yellow Sheet Flooring with Fibrous Backing	20% Chrysotile
Sample Composite Homogeneity: Moderate	

Location: BRN053-AB-24, Basement Ramp Closet-Carpet Mastic

Lab ID-Version‡: 9668303-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
White Woven Material	ND
Blue Carpet	ND
Composite Non-Asbestos Content:	75% Synthetic Fibers
Sample Composite Homogeneity: Moderate	

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-25, Basement RR Hallway-Carpet Mastic**

Lab ID-Version‡: 9668304-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
White Woven Material	ND
Multicolored Carpet	ND
Composite Non-Asbestos Content:	75% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: BRN053-AB-26, Basement Main Room-1x1 Ceiling Tile

Lab ID-Version‡: 9668305-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	98% Cellulose
Sample Composite Homogeneity:	Good

Location: BRN053-AB-27, Basement Main Room-1x1 Ceiling Tile

Lab ID-Version‡: 9668306-1

Sample Layers	Asbestos Content
Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	98% Cellulose
Sample Composite Homogeneity:	Good

Location: BRN053-AB-28, Basement Main Room-Cove Base and Mastic

Lab ID-Version‡: 9668307-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Blue Baseboard	ND
Sample Composite Homogeneity:	Moderate

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall

Date of Report: 11-23-2018

ASBESTOS PLM REPORT**Location: BRN053-AB-29, Basement Girls RR-Ceramic Tile**

Lab ID-Version‡: 9668308-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Sample Composite Homogeneity: Good	

Location: BRN053-AB-30, S Roofing-Transite Roofing Tile

Lab ID-Version‡: 9668309-1

Sample Layers	Asbestos Content
Brown/Gray Transite	20% Chrysotile
Sample Composite Homogeneity: Good	

Location: BRN053-AB-31, W Roof-Transite Roofing Tile

Lab ID-Version‡: 9668310-1

Sample Layers	Asbestos Content
Brown/Gray Transite	20% Chrysotile
Sample Composite Homogeneity: Good	

Location: BRN053-AB-32, Stair Closet-Carpet and Mastic

Lab ID-Version‡: 9668311-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
White Woven Material	ND
Green Carpet	ND
Composite Non-Asbestos Content:	70% Synthetic Fibers 25% Cellulose
Sample Composite Homogeneity: Moderate	

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: McGinley and Associates

Date of Sampling: 11-16-2018

C/O: Brett Bottenberg

Date of Receipt: 11-19-2018

Re: BRN053-AB; Brewery Arts Center-Performance Hall
Date of Report: 11-23-2018**ASBESTOS PLM REPORT****Location: BRN053-AB-33, E Roof-Transite Roofing Tile**

Lab ID-Version‡: 9668312-1

Sample Layers	Asbestos Content
Brown/Gray Transite	20% Chrysotile
Sample Composite Homogeneity:	Good

Location: BRN053-AB-34, Sited Roof-Roofing

Lab ID-Version‡: 9668313-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



002047459

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CONTACT INFORMATION

Company: McIntire Associates Address: 1915 N Green Valley Pkwy.
Contact: Brett Bottenberg Special Instructions: bottenberg@mcgin.com
Phone: 7022604908 Email: awalsn@mcgin.com

PROJECT INFORMATION

Project ID: 8EN053-AB STD - Standard (Default)
Project Description: Brewery Arts Center - Performance ND - Next Business Day
Project: 444 W. King St SD - Same Business Day
Zip Code: 89103 Sampling Date & Time: 11/10/18 Rush*
PO Number: 121110 Sampled By: AURICIA W. *Please call Client Services for locations with Rush services

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (As Sampled only)	Notes
8EN053-AB01	Entry-DW & JL	B	STD		White
"-AB-02	↓				↓
"-AB-03	WOMENS R.R. WOOD INSERT 12x12 FT				Brown
"-AB-04	Entry door-Tex DW				↓
"-AB-05	Performance Hall-DW & JL				White
"-AB-06	WOMENS RR-SEC & MASTIC				SEC (Brown) Mastic
"-AB-07	↓				↓
"-AB-08	DR. MENS RR- ↓				↓
"-AB-09	DR. WINDOW PUTTY				White/Grey
"-AB-10	↓				↓
"-AB-11	DR. (DRESSING ROOM)-DW & JL				Purple

TURN AROUND TIME CODES (TAT)

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

PCM Air	PLM				Rock & Soil	Other Requests
	Bulk	Bulk	Rock & Soil	Rock & Soil		
Fiber Count (NIOSH 7400)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OSHA with TWA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EPA Method 600/R-93/116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EPA Point Count (200 Point Count)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EPA Point Count (400 Point Count)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EPA Point Count (1000 Point Count)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gravimetric Point Count	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARB 435 Method (Pre-crushed Sample)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARB 435 Method (Regular Sample)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RELINQUISHED BY

DATE & TIME

RECEIVED BY

DATE & TIME

Relinquished By: Auricia Walsn Date & Time: 11/19/18 11:20am
Received By: Angela O'Leary Date & Time: 11/19 10:30

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at <http://www.emlab.com/infolab/gendocuments.html>

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CHAIN OF CUSTODY
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A TestAmerica Company

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NEW JERSEY: 9900 Lincoln Drive East, Suite A, Marlton, NJ 08053 • (609) 871-1984

Phoenix, AZ: 1501 West Knudsen drive, Phoenix, AZ 85027 * (800) 661-4802

SEE CA: 8000 Shoreline Court, Suite 205, South San Francisco, CA 94080 * (855) 888-6653

Weather	None
	Light
	Mode
	Heavy

Clear ☐



002047459

REQUESTED SERVICES
(Use checkboxes below)

(Use checkboxes below)

Non-Culturable		Culturable		Other Requests
Spore Trap Analysis	Tape Swab Bulk	BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plates		
Fungi – Spore Trap Analysis				
Spore Trap Analysis – Other particles				
Direct Microscopic Exam (Qualitative)				
Quantitative Spore Count Direct Exam				
		1-Media Surface Fungi (Genus ID + Asp. spp.)		
		2-Media Surface Fungi (Genus ID + Asp. spp.)		
		3-Media Surface Fungi (Genus ID + Asp. spp.)		
		Culturable Air Fungi (Genus ID + Asp. spp.)		
		Gram Stain & Counts (Culturable Air & Surface Bacteria)		
		Legionella culture		
		Total Coliform, E. coli (Presence/Absence)		
		Membrane Filtration (specify organism):		
		MPN Bacteria (specify organism):		
		QuantTray – Sewage Screen		
		Asbestos Analysis – PCM Airborne Fiber Count (NIOSH 7400)		
		Asbestos Analysis – PLM (EPA method 800-R-93-116)		
		PCR (specify test):		

CONTACT INFORMATION

Company:	Address:
Contact	Special Instructions:
Phone:	

PROJECT INFORMATION

Project ID:	STD - Standard (DEFAULT)		
Project Description:	ND - Next Business Day		
Project Zip Code:	Sampling Date & Time:	SD - Same Business Day Rush	
PO Number:	Sampled By:	WH - Weekend / Holiday	

Rushes received after 2 pm on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

Sample Type

Total Volume / Area

Notas

Sample ID	Description	(Below)	(Facing)	(in explanation)	# of samples collected & analyzed
J055-AB-23	Basement storage - Carpet mastic	B	S/O		Multi color carpet
" - AB-24	Basement reimp closet - carpet mastic				Blue/tan carpet
" - AB-25	Basement R.R. Hallway -				Multi color carpet
" - AB-26	Basement main room - 1x1 ceiling tile				White
" - AB-27	↓				↓
" - AB-28	Basement main room - cave bones & mastic				Blue/tan
" - AB-29	Basement gir & R.R. - Ceramic tile				↓
" - AB-30	S Roofing - Transite roofing file				Grey
" - AB-31	N Roof - ↓				↓
" - AB-32	Stair closet - carpet & mastic				Green
" - AB-33	E Roof - Transite roofing tile				Grey

SAMPLE TYPE CODES

BC - BioCassette™	ST - Spore Trap; Zefon, Allergenes, Burkard, ...	T - Tape	D - Dust
ATS - Andersen		SW - Swab	SO - Soil
SAS - Surface Air Sampler	P - Potable Water	B - Bulk	
CP - Contact Plate	NF - Non-Potable Water	O - Other:	

AS NOTIFIED BY

Angela Catburg

DATE & TIME

11/19 11:30

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at: [http://www.omb.com/\\$tand/\\$servicetms.html](http://www.omb.com/$tand/$servicetms.html)

[illegible][illegible]

SAMPLE TYPE CODES					RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
BC - BioCassette™	ST - Spore Trap; Zelon, Allergonox, Burkard ...	T - Tape	D - Dust					
A15 - Anderson		SW - Swab	SO - Soil					
SAS - Surface Air Sampler	P - Potable Water	B - Bulk						
CP - Contact Plate	NF - Non-Potable Water	O - Other:						

The undersigned hereby certifies that the above is a true and correct copy of the original report as submitted to the California Department of Public Health, and that the same has been reviewed and approved by the undersigned.

Date: 11/19/13
 Signature: *Angela Albright*
 Title: *Angela Albright*

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For more information, please visit <http://www.cdph.ca.gov/Programs/OPA/Pages/NR2013-001.aspx>

APPENDIX C

Laboratory Certifications and Accreditations

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 500056-0

EMLab P&K, LLC - Las Vegas
Henderson, NV

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2018-07-01 through 2019-06-30

Effective Dates

A handwritten signature in blue ink, reading "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

EMLab P&K, LLC - Las Vegas

6100 Mountain Vista

Suite #160

Henderson, NV 89014

Mr. Dan Shelby

Phone: 623-298-1015 Fax: 623-445-6217

Email: dshelby@emlabpk.com

<http://www.emlab.com>

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 500056-0

Bulk Asbestos Analysis

Code

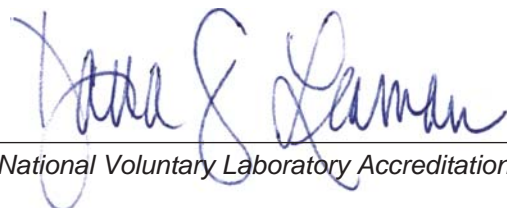
Description

18/A01

EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

18/A03

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials



For the National Voluntary Laboratory Accreditation Program