INSIGHT ENVIRONMENTAL
BUILDING CONSULTANTS

Inspection report for the property at

# 401 N Cloverdale Blvd Cloverdale, CA

This report is prepared exclusively for **Dave Tichava**
Inspected On: **10-16-2024**

## Company Information

Insight Environmental

steve@insightebc.com
www.envirovue.com
Published Report

**Inspected By:**

Steve Ramos, CA State License
#CAC-17-6062

# The Scope and Purpose of an Asbestos Inspection

## Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

## An asbestos inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

## An asbestos inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems or materials cannot be tested during this inspection as testing risks damaging the building. For example, multiple layers of vinyl flooring or pipe insulation in an attic or wall cavity are generally not tested because accessing them safely may require demolition. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

## This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

# How to Read This Report

## Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the

time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

## Chapters and Sections

This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

## Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

**Method or Procedure:** Method or Procedure comments describe how the inspection or analysis was performed.

**Information:** Informational items are included to assist the reader in understanding the report and conditions present at the time of inspection.

**Recommendation:** A recommendation modifier informs the reader that the consultant is recommending an action.

**Results (BT):** This modifier informs the reader that result were below the industry recommended threshold limits.

**Limitations:** Conditions present at the time of inspection which limited the scope of this visual inspection

### Other Hazards

This report is limited to asbestos inspection and/or testing. Other hazards may exist that are not included in this report. We recommend you test for all applicable hazards prior to any renovation or demolition project.

### Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

# The Full Report

# Executive Summary

### Background Information

**Asbestos Inspection Type:** ☑ Asbestos Survey: Bulk Sampling ☐ Asbestos Survey: Visual Only ☐ Asbestos Air Quality ☐ Asbestos Air Clearance

**(ES-1) Information:** Insight Environmental is pleased to submit the enclosed Asbestos Air Quality Survey. Your survey was performed by Steve Ramos a California Certified Asbestos Consultant.
If you are required to submit a form for asbestos demolition/renovation form to the Bay Area Air Quality Management District you will need the following information to complete your form:

- **Name of the company that conducted survey:** Insight Environmental
- **Address:** 245 Kentucky St, Ste A
- **City/State/Zip:** Petaluma, CA 94952
- **Phone:** (707) 775-7800

- **Name of the person who completed the survey:** Steven Ramos CAC/CSST #: 17-6062
-

If you have questions or comments regarding the information in this report or if we can be of further assistance, please do not hesitate to contact the undersigned at (707) 775-7800.

**(ES-2) Information:** The scope of this inspection included a visual survey of the building or areas of concern for suspect asbestos containing materials (ACM). The materials were assessed for friability, condition and potential for disturbance.
**Friability** is defined in the regulations as material means any material , that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Friable asbestos material means any material containing more than **1 percent asbestos**, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.
Condition

**(ES-3) Results (BT):** The materials that were surveyed for this scope of work for collected and processed in accordance with industry best practices and regulation. The materials were packaged and shipped to an accredited lab for processing and analysis. The laboratory results did not identify any materials in the list submitted as asbestos-containing materials above the 1% threshold.

# Procedures, Results, and Recommendations

## Inspection Methods and Procedures

**Inspection Type:** ☑ Visual Survey ☐ Air Clearance ☐ Air Quality Inspection

**Air Analysis Method:** ☐ PCM ☐ TEM

**(PRR-1) Method or Procedure:** If available and provided prior to the inspection, Insight Environmental reviewed the building's asbestos file for previously identified ACM. The inspection process began with a visual survey of the site for bulk debris or ash debris that may contain asbestos. The suspect materials identified were then described and categorized into homogeneous areas. Homogeneous areas consist of suspect materials that are identical in color, appearance, pattern, texture, and date of installation. Samples were collected in accordance with AHERA requirements detailed at 40CFR Part 763, Subpart E.

**(PRR-2) Method or Procedure:** All suspect materials were identified and categorized into homogeneous areas (HAs). An HA includes all identical materials found in various locations within a single building, based on color, appearance, pattern, texture, and installation date. The asbestos inspection followed modified AHERA guidelines, using a minimum number of samples from each HA, in substantial compliance with 29 CFR 1926.1101.
Samples of suspect miscellaneous materials were collected randomly to determine asbestos content. No samples were taken from materials deemed non-ACM, such as carpet, foam, glass, wood, rubber, and ceramic tile. Sampling tools like a utility knife, chisel, and coring sleeve were used to penetrate materials without creating excessive dust. The area was pre-wetted to minimize fiber generation during sampling.
Insight Environmental's procedures include using labeled plastic zip-lock bags for storing bulk samples. Details such as sample number and material description were recorded on chain-of-custody sheets as each sample was collected.

**(PRR-3) Method or Procedure:** Bulk samples were submitted to the laboratory under chain of custody and analyzed by PLM using EPA Method 600/R-93/116, July 1993, in accordance with 40 CFR 763, Subpart F, Appendix A (AHERA), and if applicable, the point Count Method 600/R-93/116, July 1993, by EMSL Analytical located in San Leandro CA. Bulk samples of suspected ACM were examined under a stereomicroscope to identify suspect fibers. A polarized light microscope equipped with a dispersion staining objective lens was used to determine which of the suspect fibers are asbestos. The various asbestos minerals were identified on the basis of their unique optical characteristics. Reported asbestos percentages were based on visual volume estimates. Laboratory analysis reports and chain of custody are provided as an attachment to this report.

**(PRR-4) Information: Surfacing Material**
Interior ACBM that has been sprayed on, troweled on, or otherwise applied to surfaces (structural members, walls, ceilings, etc.) for acoustical, decorative, fireproofing, or other purposes. This includes acoustical plaster, hard plasters (wall or ceiling), fireproofing insulation, spray-applied or blown-in thermal material, joint or patching compound (wall or ceiling), and textured paints or plasters.

**(PRR-5) Information: Thermal Insulation (TSI)**
Insulation used to control heat transfer or prevent condensation on pipes and pipe fittings, boilers, breeching, tanks, ducts, and other parts of hot and cold water systems; heating, ventilation, and air conditioning (HVAC) systems; or other mechanical systems. These insulation materials include pipe lagging, pipe wrap, HVAC duct insulation, block insulation, cements and muds, and a variety of other products such as gaskets and ropes.

**(PRR-6) Information: Miscellaneous Materials**

Other, mostly non-friable products and materials found on structural components, structural members or fixtures, such as floor tile, ceiling tile, construction mastic for floor and ceiling materials, sheet flooring, fire doors, asbestos cement pipe and board, wallboard, acoustical wall tile, and vibration damping cloth. "Miscellaneous materials" do not include thermal system insulation or surfacing materials.

## Visual Inspection

**Visual Inspection:** ☑ Suspect Materials Present

**Friable Material Observed:** ☑ Yes

**Damaged Suspect ACM:** ☐ Damaged Observed ☑ No Damage Observed ☐ Not Applicable

**Renovation or Demolition:** ☐ Recent Abatement ☑ Recent Renovation or Demo ☐ No Information Available ☐ Not Applicable

## Laboratory Results

**Results:** ☑ Asbestos Not Present (Non-Detect)

✓✓ **(PRR-7) Results (BT):** Asbestos Containing Materials Were Not Present in the Samples Collected. Insight Environmental recommends that any material which cannot be adequately identified as having been previously tested negative, be assumed to be asbestos-containing until such time as testing proves otherwise. The following materials were surveyed for the bathroom renovation project:

- Drywall System to include surfacing texture, joint compound, gypsum, and tape
- 1" Tile Wall and Floor Grout
- 1" Floor and Wall Tiles

## Conclusions and Recommendations

**Bulk Sampling Results:** ☑ Non-Detect

**(PRR-8) Recommendation: Asbestos Containing Materials Were Not Present in the Samples Collected. Insight Environmental** recommends that any material which cannot be adequately identified as having been previously tested negative, be assumed to be asbestos-containing until such time as testing proves otherwise. If the asbestos-containing materials are to be left in place, Insight Environmental recommends that an Asbestos Operations and Maintenance Plan be developed to properly manage the identified and assumed asbestos-containing materials until such time as they are removed. Insight Environmental recommends that one staff member, who will develop and manage the program, be assigned as an Operations and Maintenance (O&M)

Program Manager. The person should receive appropriate training and be charged with coordinating periodic O&M inspections. These inspections should include surveying all asbestos-containing building products in the facility. Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Materials with significant damage or that are visibly deteriorating should be removed. All construction or remodeling activities in the buildings should be reviewed by the O&M Program Manager in the planning stage to determine if the planned work will disturb the ACM and if preparatory abatement work will be required.
A complete record should be maintained of all findings (including this report), procedures, and actions regarding ACCM in the building. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos management and abatement. In the future, if ACCM management cost recovery is sought from manufacturers, suppliers, or contractors, or in the event of litigation, this information will be required.

# General Asbestos Information

## General Information

**Types and Uses:** ☑ Asbestos

**General Medical Information:** ☑ Health Affects

**Confidentiality:** ☑ Information

**(GAI-1) Information: Types of Asbestos**
The word asbestos refers to several types of naturally occurring fibrous minerals. Deposits of asbestos are found throughout the world. The primary sites of commercial production are Canada, Russia, South Africa, and the United States. Asbestos gained widespread use in commercial products because it was readily available, inexpensive, and because it is strong, it does not burn, it does not conduct heat or electricity well, and it is impervious to chemical corrosion.
Asbestos is comprised of a group of natural minerals. Unlike other minerals, however, the crystals of asbestos form long, thin fibers. Asbestos deposits are found throughout the world, but the primary sites of commercial asbestos production are Canada, Russia, and South Africa. Commercial mining of asbestos in the United States was halted in the 1980s. Once extracted from the earth, asbestos-containing rock is crushed, milled (or ground), and graded. This produces long, thread-like fibers of the material. What appears to the naked eye as a single fiber is actually a bundle of hundreds or thousands of fibers, each of which can be divided even further into tiny fibers (fibrils), invisible without the aid of a microscope. Asbestos materials are divided into two groups -- serpentine and amphibole. All asbestos in the serpentine group is called Chrysotile. This is the most common type of asbestos found in buildings in the United States, accounting for approximately 95 percent of the asbestos found in the nation's buildings. It is commonly known as "white asbestos" because of its natural color. The amphibole group contains five types of asbestos.

Amosite, the second most common type of asbestos found in buildings in the United States, is often referred to as "brown asbestos" for the color of the natural mineral. Crocidolite, or "blue asbestos" has been used in high-temperature insulation products and on chemical-resistant surfaces, such as laboratory tables for chemistry and biology classes (upon occasion, the custodial staff will drill holes in tabletops for new fixtures without realizing that the material may contain crocidolite. The remaining three types of asbestos in the amphibole group -- Anthophyllite, Tremolite, and Actinolite -- are rare and have little commercial value. They are occasionally found as contaminants or minor constituents in asbestos-containing materials.

**(GAI-2) Information: Asbestos Health Effects**

Asbestos can cause asbestosis, lung cancer, and mesothelioma. The onset of asbestosis has been linked to the concentration of the asbestos dust, the type of asbestos fiber in the dust, and the length of exposure. It is a progressive disease that may develop fully 20 to 30 years after the first exposure. It is characterized by scarring of the lungs, and will significantly decrease the ability of the lungs to exchange air.

Mesothelioma, or cancer of the lining of the lung or abdominal cavity, may occur without evidence of asbestosis. Mesothelioma may occur after a short, intensive exposure to asbestos fibers. Approximately 85 percent of all mesothelioma cases are attributable to asbestos exposure. According to the Department of Labor, information is insufficient at the present time to set an exposure standard (other than zero) that could assure the prevention of mesothelioma in all workers, since the disease may occur following a very limited exposure 10 to 15 years earlier. People exposed to industrial concentrations of asbestos are at risk five times greater than the general public of developing lung cancer.

Cigarette smoking is strongly implicated as a “co-carcinogen” among asbestos workers. Calculations suggest that cigarette-smoking asbestos workers have approximately 50 to 90 times the risk of developing lung cancer compared with other smokers.

**(GAI-3) Limitations: Confidentiality & Limitations**

This report was prepared for the sole use of the client(s) the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of Insight Environmental and the Client(s). Insight Environmental understands that our services to the Client are to be held in strict confidence. Insight Environmental will not discuss or disclose any information about our services to any third party without the Client’s consent.

The survey was conducted in conformance with generally accepted current standards for identifying and evaluating asbestos in construction materials. Insight Environmental uses only qualified professionals to perform building surveys; the reasonable effort was made to survey accessible suspect materials. Although state-of-the-art techniques were implemented during this investigation, the scope of work may extend beyond that which could not be assessed through reasonable visual and analytical means. All findings and recommendations presented within reflect generally accepted industrial practices and the professional opinion of Insight Environmental. The investigation was performed within the limitations prescribed by the client. No warranties, either expressed or implied nor guarantees, are made. The sample results and instrument readings on which this report was developed should be considered a “snapshot” of the conditions at the time of

sample collection. Due to the complexity of HVAC systems, Insight Environmental cannot guarantee the completeness of decontamination work conducted on HVAC systems. All medical questions and concerns should be addressed by a qualified medical physician.
Insight Environmental assessment of the risk of exposure to airborne asbestos fibers followed generally accepted protocols and is based on conditions at the time of the survey. Insight Environmental is not responsible for changes in conditions or accepted protocols subsequent to our site visit.

# Other Documents

## Lab Reports

**(OD-1) Results (BT):**


*1004-321319*


*Chain of Custody*

INSIGHT ENVIRONMENTAL
BUILDING CONSULTANTS

Insight Environmental

www.envirovue.com
steve@insightebc.com

**Inspected by:**

Steve Ramos
CA State Inspector License No. CAC-17-6062