September 17, 2025

TO Nathan Schalesky
Skyline Engineering, Inc.
Nate@skylineengineering.com
Phone: 831-521-0076

FROM Steve Parpan
Forensic Analytical Consulting Services, Inc.
21228 Cabot Boulevard
Hayward, California
steve.parpan@facs.com
Phone: 510-266-4600

RE **Asbestos and Lead Survey Report**
Mohr Fry House Re-roof Project
25555 Hesperian Boulevard, Hayward, CA
Project No. PJ88627

At the request of Mr. Nathan Schalesky of Skyline Engineering, Inc. (Skyline), Forensic Analytical Consulting Services, Inc. (FACS) performed a survey for the Mohr Fry House Re-roof Project located at 25555 Hesperian Boulevard, Hayward, California on August 26, 2025.

Jim Sevilla of FACS performed the survey. Mr. Sevilla is certified by the State of California as a Certified Site Surveillance Technician (CSST No. 19-6720) and California Department of Public Health (CDPH) Lead Inspector (CDPH No. LRC-00010379). Project Management was provided by Steve Parpan, who is a Certified Asbestos Consultant (CAC No. 07-4302) and CDPH Lead Inspector (CDPH No. LRC-00008192). Certifications of FACS personnel are presented in Attachment C.

Scope of Work

The scope of this project was to survey the roof for the Mohr Fry House Re-roof Project for materials that would be impacted by the planned roof replacement. Suspect materials included roof field and flashing, roofing mastic, roof coating, and paints.

Our investigation consisted of the following:

- Visual inspection
- Documentation of relevant conditions
- Collection of samples of suspect asbestos-containing materials using the AHERA sampling protocol
- Collection of suspect lead paint/coating samples
- Submitting samples to SGS Forensic Laboratories (SGS), a laboratory accredited by AIHA, NVLAP, and ELAP, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA Method 600/R-93-116, and Atomic Absorption Spectrometry (FlameAA) in accordance with EPA Method 3050B/7000B
- Presenting analytical results, conclusions, and recommendations in a report, which can be submitted to the Bay Area Air Quality Management District (BAAQMD)

The types, numbers, and locations of samples were determined based on information about the planned roof replacement, visual observations, regulatory requirements, and other project management considerations.

Findings

A total of eight (8) asbestos bulk samples and one (1) lead bulk sample were collected from the project roof. Laboratory Reports are presented in Attachment A.

An asbestos-containing material was identified in this survey.

Asbestos-Containing Material Description	Location(s) of Material	NESHAP ACM Category
Black tar	**Roof, in gray mastic at skylight, roof hatch, and antenna**	**Category I Non-friable ACM**

No asbestos was identified in the following materials:

- Roof field
- Roof flashing
- White roof coating

Lead was identified in the following materials:

Material Description / Location(s)	Sample Number	Analytical Result
White paint on metal / Roof, on downspout and gutter	**Pb01**	**16 wt.%**
Solid lead flashing / Roof, on pipes and drain sump areas	**Not sampled**	**Assumed lead**

Discussions

Asbestos

An Asbestos-Containing Material (ACM) and Asbestos-Containing Construction Material (>0.1% asbestos) in California is subjected to regulations of USEPA, Bay Area Air Quality Management District (BAAQMD), Cal/OSHA, and CSLB.

Asbestos was detected in the building material identified above. An asbestos-containing material for which sample analysis results by PLM are greater than one percent asbestos is classified as Asbestos-Containing Material (ACM) under regulations promulgated by: US EPA, BAAQMD, Cal-EPA, OSHA, and Cal/OSHA. US EPA and BAAQMD require that a material with a PLM analytical result less than 10% (including Trace results of less than one percent) be confirmed by the point count method, or else the material must be assumed to be ACM.

An asbestos-containing material for which sample analysis results by PLM are greater than 0.1 percent asbestos is classified as Asbestos-Containing Construction Material (ACCM) by Cal/OSHA and by the California Contractor State Licensing Board (CSLB).

OSHA (Cal/OSHA) regulates all materials that contain any level of asbestos, including trace (<1%) levels. At a minimum, employee training, wet methods, HEPA vacuums, and prompt cleanup and disposal of debris in leak-proof containers are recommended or required for the disturbance of any material that contains asbestos.

Lead

Lead is primarily regulated in California by Cal/OSHA and the California Department of Public Health. The current Cal/OSHA Lead in Construction Safety Standard (8 CCR 1532.1) regulation applies to all construction work where an employee may be occupationally exposed to lead. Therefore, work performed on surfaces (including manual demolition, scraping, welding, etc.) containing any amount of lead must comply with the standard, including an exposure assessment (personal air monitoring) to determine if the airborne lead exposure levels are within acceptable limits.

Lead was detected in the building components identified above. As a result, 8 CCR 1532.1 applies to any work that will disturb these components. Other components represented by the positive lead samples in the Summary of Lead Testing Laboratory Results shall be considered as lead-containing until proven otherwise.

For detailed regulatory requirements in specific situations, FACS should be consulted, or the applicable regulations should be examined.

Recommendations

1. **The above-identified ACM** should be removed prior to the planned roof replacement by a licensed asbestos abatement contractor who complies with all applicable regulations.

2. A Certified Asbestos Consultant should be consulted to assist with project design and monitoring, including clearance inspection after asbestos removal.

3. Removal of the lead components at areas scheduled for disturbance by the roof replacement would eliminate the applicability of the Cal/OSHA standard for lead. If the work will involve a Cal/OSHA trigger task (such as torch cutting), workers must be trained and protected during the initial exposure monitoring, per the Cal/OSHA Lead Standard requirements, as if they were exposed above the Permissible Exposure Limit, until actual exposures are determined.

4. Waste generated from the lead-containing material removal, should be tested to determine it waste category. For reference, lead waste is considered a hazardous waste if the result of the Toxicity Characterization Leaching Procedure (TCLP) test exceeds 5 mg/liter, under the Resource Conservation and Recovery Act (RCRA), 40 CFR 261, Appendix II. In California, a waste is also considered hazardous if the result of soluble lead content by a Waste Extraction Test (WET) is greater than 5 mg/l, or if the total lead content exceeds 1,000 mg/kg in accordance with Title 22 of the CCR. When TTLC results are below 50 mg/kg, STLC/TCLP limits cannot be exceeded, so the waste would be classified as non-hazardous for lead.

5. If additional suspect asbestos and lead-containing materials are discovered during the roof replacement, the work should stop, and the material should be tested for asbestos and lead content.

6. For further assistance with regulatory requirements, FACS should be consulted, and the applicable regulations should be reviewed.

Limitations

The results of this asbestos and lead survey do not apply beyond the planned roof replacement described above. Construction materials in areas not included in the scope of this survey should be assumed to be asbestos-containing materials, unless testing is conducted which determines otherwise. If revisions to the roof replacement project are made that impact additional materials or areas, FACS should be contacted to review the changes and/or to conduct additional asbestos survey work to address potential impacts to untested materials.

This investigation is limited to the conditions and practices observed and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our offices at 510-266-4600 with any questions or concerns. Thank you for the opportunity to assist Skyline Engineering, Inc. in promoting a more healthful environment.

FORENSIC ANALYTICAL (FACS)

Steve Parpan
Project Manager
Certified Asbestos Consultant #07-4302
CDPH I/A #LRC-00008192

FORENSIC ANALYTICAL (FACS)

Wilson Wong
Program Manager
Certified Asbestos Consultant #92-0791
CDPH I/A #LRC-00003660

Attachment A: Laboratory Results
Attachment B: Sample Location Diagram
Attachment C: Staff Certifications

Attachment A

Laboratory Results

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

Forensic Analytical Consulting Svcs
Steve Parpan
21228 Cabot Blvd.

Hayward, CA 94545

Client ID: HAY01
Report Number: B375478
Date Received: 08/28/25
Date Analyzed: 09/06/25
Date Printed: 09/06/25
First Reported: 09/06/25

Job ID/Site: PJ88627; Skyline Engineering 25555 Hesperian Boulevard Hayward CA 94544

Date(s) Collected: 08/26/2027

SGSFL Job ID: HAY01
Total Samples Submitted: 8
Total Samples Analyzed: 8

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01-A01	12824417						
Layer: Multicolored Roof Shingle			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (15 %) Fibrous Glass (10 %) Synthetic (20 %)							
Comment: Bulk complex sample.							
01-A02	12824418						
Layer: Tan Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (20 %) Fibrous Glass (10 %) Synthetic (20 %)							
02-A03	12824419						
Layer: Black Semi-Fibrous Tar			**ND**				
Layer: Stones			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (10 %) Synthetic (15 %)							
02-A04	12824420						
Layer: Black Semi-Fibrous Tar		Chrysotile	**10 %**				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (Trace)							

19743 Cabot Blvd., Hayward, CA 94545 | Phone: 510.887.8828 | https://www.sgs-ehsusa.com/

Report Number: B375478

Client Name: Forensic Analytical Consulting Svcs **Date Printed:** 09/06/25

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
03-A05	12824421						
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %) Synthetic (25 %)							
Comment: Bulk complex sample.							
03-A05	12824422						
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %) Synthetic (25 %)							
Comment: Bulk complex sample.							
04-A07	12824423						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Silver Non-Fibrous Material			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
04-A08	12824424						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Silver Non-Fibrous Material			**ND**				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

Maria E. Casper

Maria Cosper, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

19743 Cabot Blvd., Hayward, CA 94545 | Phone: 510.887.8828 | https://www.sgs-ehsusa.com/

FACS
Forensic Analytical Consulting Services

Sampling Data Form/Chain of Custody

Client: HAY01 San Francisco, CA Office 21228 Cabot BLVD Hayward, CA 94545	Sampled By: JIM SEVILLA	Sample Date: 08/26/27
	Turnaround Time: RUSH 24 hr 48 hr Extended (5 days)	
	Analysis: ____PLM Standard ____PLM w/ Point Count(____400 pt.; ____1,000 pt.)	
	Special Instructions:	
Site: 25555 HESPERIAN BLVD, HAYWARD, CA 94545		FACS Job Number: PJ.80627
FACS Project Manager: STEVE PARPAN		FACS PM Phone: 510-561-1975
Email results to: facslabssf@forensicanalytical.com & STEVE PARPAN@facs.com		PO #:

HA # / Sample Number	Homogeneous Material Description	Sample Location	Photo # (if applicable)
01 - A01	ROOF FIELD	UPPER ROOF / NE AREA / ROOF FIELD	
↓ - A02	↓ ↓ ↓	↓ / SW AREA / ↓	
02 - A03	GRAY MASTIC	UPPER ROOF / EAST AREA / ON ROOF HATCH	
↓ - A04	↓ ↓ ↓	↓ / WEST AREA / ON ROOF ANTENNA	
03 - A05	ROOF FLASHING	UPPER ROOF / EAST AREA / ON ROOF ACCESS HATCH	
↓ - A06	↓ ↓ ↓	↓ / WEST AREA / ON SKY LIGHT	
04 - A07	WHITE ROOF COATING	LOWER ROOF / EAST AREA / ROOF LEDGE / NORTH AREA	
↓ - A08	↓ ↓ ↓	↓ / ↓ / ↓ / SOUTH AREA	

Sampled & Relinquished by: J. SEVILLA Date & Time: 08/26/25	Relinquished by: Date & Time:	Relinquished by: Date & Time:
Received by: FA Date & Time: 8/28/25 8AM D10	Received by: Date & Time:	Received by: Date & Time:

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Forensic Analytical Consulting Svcs
Steve Parpan
21228 Cabot Blvd.

Hayward, CA 94545

Client ID: HAY01
Report Number: M271859
Date Received: 08/28/25
Date Analyzed: 09/03/25
Date Printed: 09/05/25
First Reported: 09/05/25

Job ID / Site: PJ88627; Skyline Engineering 25555 Hesperian Boulevard Hayward CA 94544
Date(s) Collected: 8/27/25

SGSFL Job ID: HAY01
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
PB01	30960305	Pb	16	wt%	2	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Kevin Poon

Kevin Poon, Laboratory Supervisor, Hayward Laboratory

FACS
Forensic Analytical Consulting Services

Paint Chip Sample Request Form

Client: HAY01
FACS: San Francisco, CA Office
Site: 25555 HESPERIAN BLVD HAYWARD, CA 94545
Client #:
Contact: STEVE PARPAN
Phone: 510-266-4600
Sampled By: JIM SEVILLA
Date: 08/27/25
PM: STEVE PARPAN
Proj #: P580627

Turnaround Time:	<12hr Same-D 1-Day 2-Day 3-Day (5-Day) Other Due Date & Time:
Analysis:	(Flame AA (Pb)) Other
Email results to:	facslabssf@forensicanalytical.com & STEVE.PARPAN@FACS.COM

Sample #	Sample Location	Component	Color	Substrate	Condition
D501	EXT / SW AREA / GUTTER	DOWN SPOUT	WHITE	METAL	POOR

Substrate: wood, metal, concrete, plaster, drywall, brick

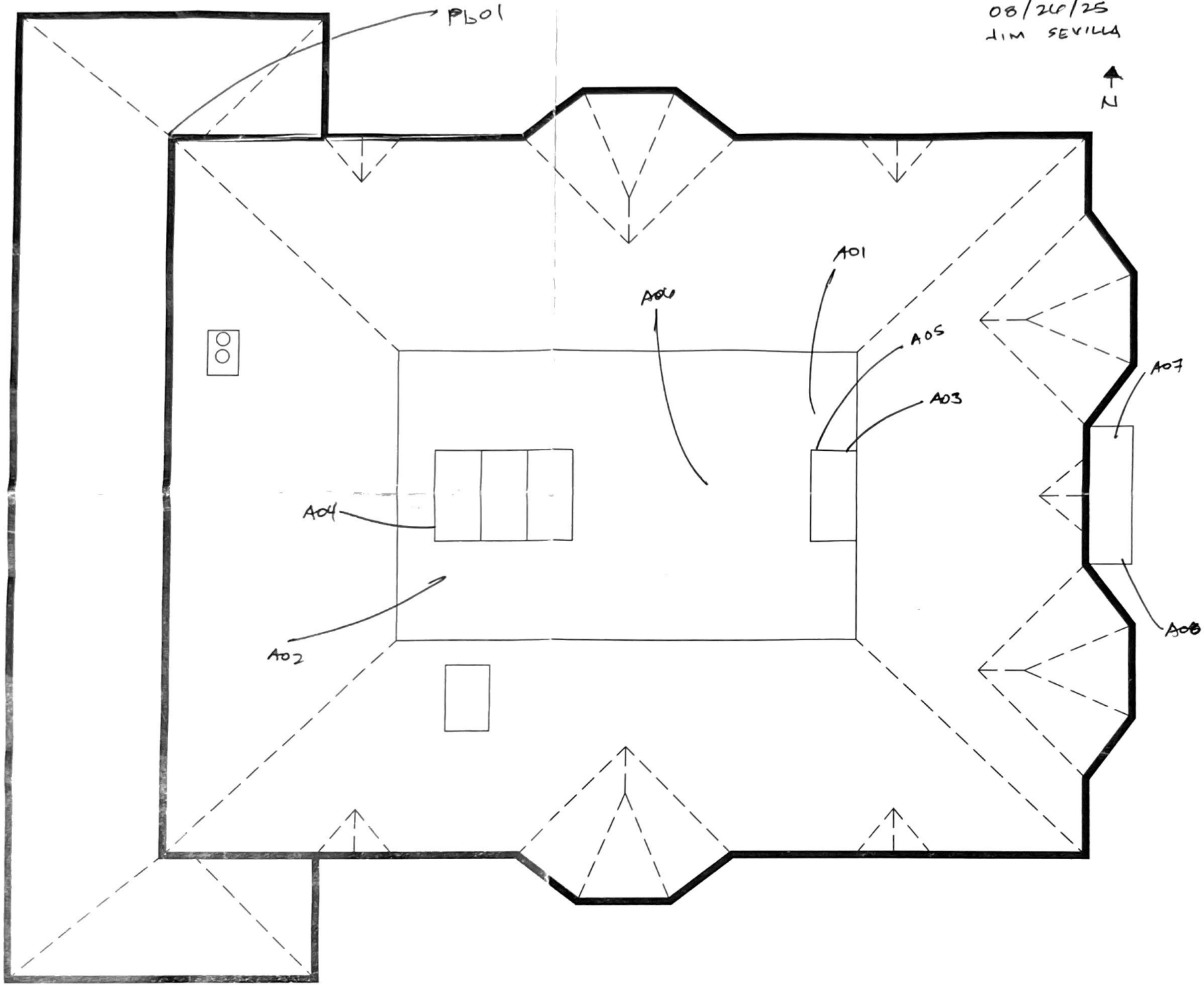
Shipped via: FedEx Airborne UPS US Mail Courier Drop Off Other

Relinquished by: JIM SEVILLA **Date and Time:** 08/27/25	**Relinquished by:** **Date and Time:**	**Relinquished by:** **Date and Time:**
Received by: FA **Date and Time:** 8/28/25 8am D10	**Received by:** **Date and Time:**	**Received by:** **Date and Time:**

Attachment B

Sample Location Diagram

PJ88627
08/26/25
JIM SEVILLA



Attachment C

Staff Certifications

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos & Carcinogen Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

Gavin Newsom, Governor

911256720T

9/9/2025

Forensic Analytical Consulting Services, Inc.
Virgilito Sevilla
21228 Cabot Boulevard
Hayward CA 94545

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician
Virgilito C. Sevilla
Name

Certification No. **19-6720**
Expires on **10/06/2026**
This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Virgilito Sevilla**	Lead Inspector/Assessor	LRC-00010379	2/20/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

STATE OF CALIFORNIA Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos & Carcinogen Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html actu@dir.ca.gov

711274302C 309 311

Forensic Analytical Consulting Services, Inc.
Steve M Parpan
21228 Cabot Boulevard
Hayward CA 94545

December 23, 2024

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

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Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Steve M Parpan
Name

Certification No. **07-4302**
Expires on **02/21/2026**
This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

Renewal – Card Attached (08/24)

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00008192	3/9/2026
	Lead Project Monitor	LRC-00008191	3/9/2026

Steve Parpan

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD