

**Confirmatory Survey For Asbestos
And Lead-Based Paint
USVA – Sepulveda Building 63
Sepulveda, California**

**Prepared For
United States Department Of
Veterans Affairs
Greater Los Angeles Health Services
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USVA – Sepulveda Building 63
16111 Plummer Street
Sepulveda, California**

Environmental Engineering, Inc retained by the United States Department of Veterans Affairs, performed confirmatory Asbestos and lead-based paint surveys in Building 63 of Greater Los Angeles Health Services (VA-GLAHS) facility in Sepulveda, California. Dr. Zainul Abedin of Environmental Engineering Inc conducted the surveys on May 14, 2013.

Asbestos Containing Materials

Environmental Engineering Inc. conducted asbestos containing materials (ACM) survey of building 63 in Sepulveda in May 2004 in accordance with EPA guidelines for asbestos inspection. Bulk samples were collected of suspect asbestos containing materials in triplicate of 12”X12” vinyl floor tiles and associated mastic, 9”X9” vinyl floor tiles and associated mastic, 2’X4’ and 1’X1’ drop ceiling panels and mastic, sheet rock drywall tape, mud, and joint compound, exterior glass window putty, and asphaltic roofing materials and mastic. Based on laboratory results, 9”X9” vinyl floor tiles and grey roofing mastic contained non-friable chrysotile asbestos in undamaged conditions.

The presence and conditions of these asbestos containing materials were verified on May 14, 2013 during on-site survey. A new layer of 12”X12” vinyl floor tiles were observed in the building where 9”X9” vinyl floor tiles existed in 2004 survey. The asbestos containing roof mastic remained undisturbed at the facility. No other suspect asbestos containing materials were newly observed on May 14, 2013. Asbestos results are included in Exhibit I.

We recommend that asbestos containing roof mastic be abated prior to any roof replacement using a licensed asbestos contractor. They need to be maintained in place following VA adopted asbestos O&M plan in the interim, as they remained intact during site inspection on May 13, 2013.

Lead-Based Paint

Dr. Zainul Abedin, an accredited lead inspector/assessor conducted an inspection of lead-based paint on May 13, 2013 in accordance with EPA guidelines for lead inspection. All lead-laden components identified in 2004 (Exhibit II) were verified for damage, loose, peeling, and flaking and their relative risks to occupants or users were assessed. In addition, the areas which were previously inaccessible were tested (Exhibit III) for lead-based paint using LPA-1 XRF instrument on May 14, 2013.

Based on XRF testing, we conclude the following:

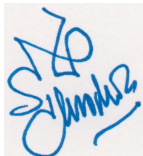
- ❖ All paint components tested on 2004 in building 63 were found intact. No such surfaces were observed damaged and/or dilapidated on May 14, 2013.
- ❖ Based on XRF measurements, lead based paint above the regulatory action level was detected on most interior window components in intact conditions and on exterior components in damaged conditions.
- ❖ Based on XRF measurements, ceramic floor coving in restroom 116V were lead-laden.

Based on the above findings, we recommend the followings:

- ❖ The lead-laden window components are friction surfaces and warrant immediate removal/stabilization. Occupants should be warned of lead presence. Properly trained and protected personnel should do lead stripping and/or removal.
- ❖ The lead-laden ceramic floor covings are stable non-friction surfaces and warrant no immediate removal. Occupants should be warned of lead presence. These components may be removed during future renovation and/or repairs. Properly trained and protected personnel should do removal.
- ❖ This property may undergo repair, remodeling and/or demolition. Because of the scattered testing protocol and the consistent and definable nature of the results, untested components are assumed to follow the same pattern. We recommend where economically feasible, that all components which tested positive and any similar untested components, be considered lead-containing and abatement procedures be incorporated into the overall renovation/demolition strategy, if any.

Environmental Engineering, Inc conducted the lead inspection in accessible areas of the site. Other conditions may exist in inaccessible areas. The conclusions and recommendations describe only the conditions present at the time of our survey, in areas that were observed. This survey was performed in general accordance with the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature. If you have any questions concerning the methodology or the results of this survey, please contact us at (818) 547-1330.

Yours sincerely,
ENVIRONMENTAL ENGINEERING, INC,



Zainul Abedin, PhD, REA, I/M -1151
Project Manager

Exhibit III : XRF Lead Results & Symbol
USVA-Sepulveda Building 63 (Tested on 5/14/2013)

<u>Room No.</u>	<u>Shot No</u>	<u>Loca -tion</u>	<u>Compo -nent</u>	<u>Subs -trate</u>	<u>Condi -tion</u>	<u>Results</u>	<u>Remarks</u>
Room 101 Restroom							
"	1	A	Wall	Dw	I	-0.1	
"	2	A	Door	W	I	-0.2	
"	3	A	Door Frame	W	I	-0.3	
"	4	A	Door Jamb	W	I	-0.4	
"	5	B	Window Sill	W	I	-0.2	North
"	6	B	Window Sash	W	I	1.2	"
"	7	B	Wall Heater	M	I	-0.4	South
"	8	C	Wall	Dw	I	-0.2	
"	9	D	Wall	Dw	I	-0.1	
Room 102 Copier Room							
"	10	A	Wall	P	I	-0.1	
"	11	B	Wall	P	I	-0.2	
"	12	D	Door Frame	W	I	-0.3	
"	13	D	Door Jamb	W	I	-0.3	
"	14	D	HVAC Cover	M	I	-0.3	On Ceiling
"	15	Ct	Ceiling	P	I	-0.3	
Room 103							
"	16	A	Wall	P	I	-0.3	
"	17	B	Window Sill	W	I	0.0	
"	18	B	Window Sash	W	I	1.3	
"	19	B	Window Frame	W	I	-0.2	
"	20	C	Wall	P	I	-0.2	
"	21	D	Door	W	I	-0.1	
"	22	D	Door Frame	W	I	0.2	
"	23	D	Door Jamb	W	I	0.2	
Room 104 Conference Room							
"	24	A	Door Frame	W	I	0.2	
"	25	A	Door Jamb	W	I	0.2	
"	26	B	Wall Heater	M	I	-0.2	Middle
"	27	B	Window Frame	W	I	-0.1	"
"	28	B	Window Sill	W	I	-0.2	"
"	29	B	Window Sash	W	I	1.0	"
"	28	Ct	Ceiling HVAC	M	I	-0.1	
Room 104A							
"	29	B	Door	W	I	-0.1	
"	30	B	Door Frame	W	I	0.0	
"	31	B	Door Jamb	W	I	0.1	
"	32	D	Door	M	I	-0.5	Exit Door
"	33	D	Door Frame	M	I	-0.1	"
"	34	D	Door Jamb	M	I	0.1	"

"	35	D	Window Sill	W	I	-0.3	
"	36	D	Window Frame	W	I	-0.1	
"	37	D	Window Sash	W	I	0.7	
Room 106	38	B	Wall	P	I	-0.4	
"	39	B	Door Frame	W	D	-0.1	
"	40	B	Door Jamb	W	I	0.2	
"	41	B	Ceiling HVAC	M	I	-0.2	
"	42	C	Wall	P	I	-0.1	
"	43	D	Window Sash	W	I	1.0	
"	44	D	Window Sill	W	I	-0.3	
"	45	D	Window Frame	W	I	0.0	
"	46	D	Wall Heater	W	I	-0.2	
Room 112	47	A	Window Sill	W	I	-0.2	
"	48	B	Wall	P	I	-0.5	
"	49	C	Door	W	I	0.3	
"	50	C	Door Frame	W	I	0.2	
"	51	C	Door Jamb	W	I	0.5	
"	52	D	Wall	P	I	-0.3	
Room 116V: Restroom							
"	53	A	Wall	P	I	-0.3	
"	54	A	Floor Coving	M	I	>9.9	
"	55	B	Window Sill	W	I	0.0	
"	56	B	Window Frame	W	I	-0.1	
"	57	B	Window Sash	W	I	1.6	
"	58	C	Wall	P	I	-0.2	
"	59	C	Floor Coving	M	I	>9.9	
"	60	D	Door	W	I	0.0	
"	61	D	Door Frame	W	I	-0.1	
"	62	D	Door Jamb	W	I	0.3	
"	63	D	Floor Coving	M	I	>9.9	
Building Exterior							
"	64	A	Window Apron	W	I	3.9	Middle
"	65	A	Window Sash	W	I	3.9	"
"	66	B	Parapet Cap	Cm	I	-0.3	"
"	67	B	Ramp Handrail	M	I	-0.4	Entrance Ramp
"	68	B	Handrail Post	M	I	-0.3	"
"	69	B	Window Sash	W	I	4.0	SE Conf Room
"	70	B	Window Apron	W	I	3.6	"
"	71	B	Parapet Cap	Cm	I	-0.4	Middle
"	72	C	Parapet Cap	Cm	I	-0.1	"
"	73	D	Handrail	M	I	0.3	Rear Exit Porch
"	74	D	Handrail Post	M	I	0.2	"
"	77	D	Window Frame	W	D	0.1	Main Lobby
"	78	D	Window Sash	W	D	0.1	"
"	79	D	Window Apron	W	D	3.4	"
"	80	D	Door	M	I	-0.4	Room 104A
"	81	D	Door Frame	M	I	0.0	

"	82	D	Handrail	M	I	0.2	SW Ramp
"	83	D	Handrail Post	M	I	0.1	"
"	84	D	Window Frame	W	I	2.9	Room 104 South
"	85	D	Window Sash	W	I	2.6	"
"	86	D	Window Apron	W	I	3.3	

XRF Lead Based Paint Measurements Substrate & Abbreviation Used

Bl	Block	Ct	Center/Middle
Cm	Ceramic Tile	Cn	Concrete
D	Damaged	Dw	Drywall
FM	Formica	Hw	Hardwood
Hb	Wooden Hard Board	I	Intact
M	Metal	Mid	Middle
NE	Northeast	NW	Northwest
Pb	Plastic Board on Shower Walls		
P	Plaster	Sa	Spray Acoustical Paint
Sp	Stucco plasters	S	Stucco
SE	Southeast	SW	Southwest
W	Wood	Wp	Wall Paper

Locations	A	North Side
Locations	B	East Side/ right side
Locations	C	South Side
Locations	D	West Side/ left side