



AdamLabs, Inc.

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Asbestos Report

Date: October 6, 2025

Client: County of Nevada

Site: 135 E Empire St., Grass Valley, CA 95945 - House

On October 2, 2025, a survey was conducted at the above site by AdamLabs, Inc. The site is a residential structure that is planned for renovation. Results of the samples collected indicate **ACM (Asbestos Containing Material) was detected**. Handling, removing, or disposing of ACM must be performed in accordance with the local Air Resource Board, State, and Federal Regulations (CCR & CFR) by a DOSH (Division of Occupational Safety and Health) Registered Asbestos Abatement Contractor.

OSHA requires that levels even down to a tenth of a percent (0.1%) of ACM **can be removed only by a DOSH (State of California Division of Occupational Safety and Health) Registered Asbestos Abatement Contractor** with trained personnel holding valid asbestos worker certification, and proper PPE (Personal Protection Equipment). The work must be in accordance with State and Federal Law (Cal/OSHA and EPA). The identified asbestos-containing material must be properly removed prior to any renovation and/or demolition that may disturb asbestos-containing material. The information provided in this report can be used to obtain accurate bids from abatement contractors.

Because of possible "mix-match" and remodeling activities and/or history of repairs, it is difficult to determine the exact locations and/or amount of the sheetrock system (sheetrock, tape, and joint compound), and other, (see notes) that contain asbestos. Based on sample results and visual observations, the interior sheetrock system, and other, (see notes) with texture coat shall be classified as Friable asbestos-containing material throughout the structure. Material containing asbestos concentration equal to or greater than 1% and is regulated waste according to DTSC (State of California Division of Toxic Substance Control).

The ACM material is summarized in the description/table below and identifies asbestos-containing material with concentrations of asbestos greater than one percent and including trace asbestos (<1%). The building material tested is hereafter quantified

and categorized according to the present physical conditions, physical characteristic properties, and potential ability to be rendered airborne otherwise known as friability. Friable asbestos-containing material is more hazardous than non-friable asbestos and can be rendered airborne by hand pressure. According to the local Air Resource Board, the abbreviation RACM is used to classify friable and/or the potential to become friable asbestos-containing material and is categorized as Regulated Asbestos Containing Material (RACM). According to the State of California Department of Toxic Substance Control (DTSC) California Code of Regulations, section 66261.24, asbestos-containing material containing equal to or greater than 1% asbestos shall be treated as hazardous waste.

<u>Classification</u>	<u>Material</u>	<u>Total Quantity Throughout Structure</u>
Friable (NESHAP RACM) Asbestos Containing Material	texture coat w/paint	4,500 sq ft
Trace (<1%) Asbestos	Vermiculite	1,900 sq ft

**All materials in the above table shall be treated as their corresponding classification throughout the structure. The "Quantity from Sample Location" column in the below table indicates the quantity of material identified in each sample location. The 'Total Quantity Throughout Structure' column in the table above is the projected quantity of said material throughout the structure.*

Sample Number	Suspect Material	Asbestos Content % (PLM/PC)	EPA Category	Quantity from Sample Location Sq./Ln/Cu. Feet
2 - Laundry room NW corner N wall	texture coat w/paint	1%	RACM	64ft ²
4 - NW Bedroom W wall	texture coat w/paint	1%	RACM	144ft ²

The samples were collected by a State OSHA Certified "Site Surveillance Technician" and/or "Asbestos Consultant" under AdamLabs, Inc (in accordance with Rule 902 Section 401.3). An Asbestos Abatement Plan can be provided by request, if so please contact us at the number provided on the letterhead. Any suspect material not identified in this report shall be treated as presumed ACM. The location of material, quantity, percent, friability, type of asbestos, and date sampled can be found on the attached analytical lab report.

Sincerely,



Adam Jahnsen, Asbestos Consultant

Certified by the State of California Division of Occupational Safety and Health # 00-2813

This lab report is filed under lab number 25ABPbMI4078.



AdamLabs, Inc.

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AIHA Laboratory #163722

Lab #: 25ABPbMI4078
 Date Sampled: 10/2/2025
 Date Analyzed: 10/6/2025
 Sampled By: Adam Jahnsen
 Analyzed By: Aldrin Torres

Assessment and Analysis of Bulk Asbestos by Polarized Light Microscopy (PLM) EPA 600/M4 Method

CLIENT: County of Nevada SITE: 135 E Empire St., Grass Valley, CA 95945

No.	LAYERS	AREA	LOCATION	DESCRIPTION	I.D.	RACM	Result
1	5	*	Laundry room NW corner	joint compound w/sheetrock	Chrysotile < 1%		Trace Asbestos (as composite)
2	2	64ft ²	Laundry room NW corner N wall	texture coat w/paint	Chrysotile - 1%	X	Friable Asbestos
3	5	*	NW Bedroom W wall	joint compound w/sheetrock	Chrysotile < 1%		Trace Asbestos (as composite)
4	2	144ft ²	NW Bedroom W wall	texture coat w/paint	Chrysotile - 1%	X	Friable Asbestos
5	1	*	Attic	Vermiculite	Tremolite < 1%		Trace
6	1	*	Attic vent insulation	Brown/pink insulation	Glass and Cellulose Fibers		NAD

LEGEND

NAD = No Asbestos Detected. DL = detection limit: <1% asbestos (trace). I.D. = fiber identification and/or asbestos type - percent.

Friable Asbestos = NESHAP RACM (Regulated Asbestos Containing Material); can be crumbled, pulverized or reduced to powder by hand pressure

Friable Asbestos = NESHAP RACM (Regulated Asbestos Containing Material); can be crumbled, pulverized or reduced to powder by hand pressure.

Non-friable Asbestos = NESHAP Category I material (resilient floor covering, vinyl floor tile, asphalt roofing products, packings and gaskets that cannot be rendered airborne by hand pressure) and/or NESHAP Category II material (all other non-friable asbestos containing material). Note that because of age or treatment, Category I and Category II materials can be, and/or have the potential to become RACM.

RACM = NESHAP Regulated Asbestos Containing Material is all Friable ACM (>1% asbestos), including some conditions of Non-friable Category I & II ACM.

NESHAP = US EPA National Emissions Standards for Hazardous Air Pollutants

Analytical results represent the analysis of samples collected by AdamLab INC. This report is generated at the request and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies will not be released to a third party without written request from the client. Sample(s) will be retained for a period of twelve months for possible future analytical verification, after which, the sample(s) will be disposed of according to all state and federal guidelines. AdamLabs Inc. is a participant in the BAPAT (Bulk Asbestos Proficiency Analytical Testing) quality assurance program by AIHA (American Industrial Hygiene Association).

APPROVED BY:

Adam Jahnsen, Lab Director

Certified Asbestos Consultant
 Cal/OSHA 00-2813