



## CONFIDENTIAL AND PRIVILEGED ASBESTOS MATERIAL SURVEY

**120 West 87<sup>th</sup> Place  
Los Angeles, California**

**Prepared for:  
General Investment LA, LLC  
120 West 87<sup>th</sup> Place  
Los Angeles, California 90003**

Prepared by:

**RJ Demo**

5211 E Washington Blvd Ste 2.

Commerce, California 90040

May 2025

RJ Demolition was retained by General Investment LA, LLC to perform a comprehensive asbestos materials survey for the unoccupied one-story residence with a detached garage prior to the pre-demolition activity or any other activity that will involve disturbance to materials located at: 120 West 87<sup>th</sup> Place in Los Angeles, California. The survey was performed on May 14, 2025 by Mr. John L. Payne a California Certified Asbestos Consultant (#93-1226) and a United States Environmental Protection Agency (USEPA) certified asbestos building inspector. The property was accessible at the time of the survey with no limitation to access with no visible damage or fire damage. Laboratory analysis revealed detectable levels of asbestos or assumed asbestos in the following materials:

- There was no asbestos detected in any of the materials sampled during the survey.

The purpose of the asbestos survey was to locate and identify interior and exterior homogeneous materials for detectable levels of asbestos. All functional spaces were visually assessed. Homogeneous materials identification was performed by entering each functional space and assessing all structural/mechanical homogeneous material and architectural finishes. Homogeneous materials are defined as materials that are uniform in texture, construction or application date and general appearance. Homogeneous materials were divided into three main categories: Surfacing Materials, Thermal System Insulation and Miscellaneous Materials. The sample location, material type, friability and condition of material were also documented. If materials were installed at various times or if there is any reason to suspect homogeneous materials might be different through appearance, the inspector separated each homogeneous material into a new homogeneous sampling area. Friable and Non-friable materials assessments were conducted for each homogeneous material using hand pressure as defined in USEPA 40 CFR Part 763 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Friable material is defined as any material that by means of hand pressure can crumble into a powder.

All findings, recommendations, and analytical data presented in this report are based on the information (assessment and sampling data) obtained by our inspector during the survey.

Every effort was made to perform destructive asbestos bulk sampling and obtained samples in accordance with ASTM SE2356-14 (sample all layers of materials down to the substrates levels) and the USEPA established guidelines document, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (USEPA 560/5-85-024, 1985) and USEPA 40 CFR Part 763.86 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Each bulk sample was submitted for analysis of asbestos content by Polarized Light Microscopy (PLM) EPA Method 600/R-93-116 Visual Area Estimation and EPA Method 40CFR, Part 764 Appendix E to Subpart E.

When each homogeneous sampling area was identified, a random sampling grid was utilized for sample collection of each homogeneous material as described in the EPA guidance document, Asbestos in Building: Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a, October 1985 Random Number Diagrams). The minimum number of samples were obtained for each identified homogeneous area is three. The physical condition, friability, accessibility, activity and damage of materials were also assessed and documented.

Each suspect homogeneous material identified during the visual assessment was sampled in accordance with sampling guidelines established by the USEPA. Bulk samples were collected by extracting a representative section of each selected material, placing the selected material into a sampling container and assigning a unique sample number to each sample. The samples were then placed into a sealed shipping container for delivery to an accredited laboratory for analysis by PLM. Personnel performed proper decontamination procedures to prevent the spread of secondary contamination. The physical condition, friability, accessibility, activity and damage of materials were also assessed and documented. Each bulk sample was recorded on a bulk sample log and possession of the samples was tracked by a chain of custody.

The reported laboratory results in this report are a visual estimate by area of asbestos concentration. Results for heterogeneous samples examined by component are reported as a composite. The lower limit of reliable detection for this method is 1%. Samples which contain above 1% asbestos are reported in 5% range. Samples which contain asbestos in a concentration lower than the limit of reliable detection (<1%) are "Trace."

All bulk samples from the time they were collected to the time they were relinquished to the laboratory (via hand delivered or shipped), were under proper custody and secured. Samples were relinquished to SGS/Forensic Analytical located at: 20535 South Belshaw Avenue in Carson, California (310) 763-2374. SGS/Forensic Analytical is accredited by the American Industrial Hygiene Association (AIHA), National Voluntary Laboratory Accreditation Program (NVLAP #101459-1), National Institute of Standards and Testing (NIST), and is a successful participant in the Proficiency Analytical Testing Program (PAT).

**POSITIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS**  
**There was no asbestos detected in any of the materials sampled during the survey**

**NEGATIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS**

Material	Sample Number	Location of Material
Interior Plaster	01	Throughout Interior Walls and Ceiling
	02	
	03	
Ceramic Tile	04	Throughout Interior Walls and Flooring
	05	
	06	
Exterior Stucco and Paper	07	Throughout Exterior Walls
	08	
	09	
Roof Mastic	10	Throughout Exterior Walls
	11	
	12	
Roofing	13	Throughout Roofs
	14	
	15	
Concrete	16	Throughout Site
	17	
	18	

**DISCLAIMER**

During the survey, every effort was made to evaluate and sample any material throughout the scope of work like voids, cavities, chases, ceiling voids, floor voids or any other areas potentially containing asbestos materials. Although every effort was made there still could be other materials within the property that were not evaluated or sampled. For this reason, other asbestos containing materials may exist at the property and/or outside the scope of work. If other materials that are not identified in this report are discovered, all work should (stop) and these materials should be sampled prior to any removal activities. Also, if any changes to any regulation governing asbestos occurred after the date of this report, RJ Demolition cannot be responsible for these changes. If you have any questions regarding this report, please contact the below. Regards:

John L. Payne California Certified Asbestos Consultant #93-1226

APPENDIX A  
APPENDIX B  
APPENDIX C  
APPENDIX D

CHAIN OF CUSTODY AND BULK SAMPLE LOG  
LABORATORY CERTIFICATES OF ANALYSIS  
SITE DRAWING WITH SAMPLE LOCATION  
CERTIFICATION

120 West 87<sup>th</sup> Place  
Los Angeles, California

**APPENDIX A**

**CHAIN OF CUSTODY  
AND BULK SAMPLE LOG**

**RJ DEMO**  
 4937 Firestone Blvd.  
 South Gate, California 9028

**ASBESTOS BULK SAMPLE LOG**

Page 1 of 2

Client Name: General Investments LA, LLC

Project Location: 120 W 87th Pl LA

Date: 5-14-2025

Field Technician: John Payne


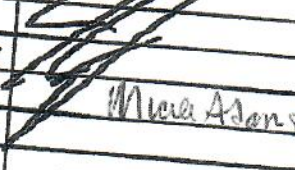
Project Number: \_\_\_\_\_

Priority: ASAP 24 HR  3-5 Days

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION
01	living room	Plaster
02	Bedroom	
03	Kitchen	
04	living room	Ceramic tile
05	Bathroom	
06	kitchen	
07	Exterior walls	Stucco/stucco over
08	Exterior walls	
09	Garage	
10	house roof	roof music

**Chain of Custody**

Analytical Method: PLM:  TEM: \_\_\_\_\_ Other: \_\_\_\_\_

Sampled By		Date	5-14-2025	Time	2:00pm
Relinquished By		Date	5-14-2025	Time	6:00pm
Received By	Maria Adams	Date	5/15/25	Time	8am ok
Relinquished By		Date		Time	
Received By		Date		Time	

Secured locked box

**RJ DEMO**  
 4937 Firestone Blvd.  
 South Gate, California 9028

**ASBESTOS BULK SAMPLE LOG**

Page 2 of 2

Client Name: General Investments LA, LLC

Project Location: 120 W 87th Pl LA

Date: 5-14-2015

Field Technician: John Pagan

Project Number: \_\_\_\_\_

Priority: ASAP 24 HR  3-5 Days

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION
11	house roof	
12	garage roof	I I
13	house roof	roof
14	house roof	
15	garage roof	I I
16	Driveway	concrete
17	Driveway	
18	Driveway	I I

**Chain of Custody**

Analytical Method: PLM:  TEM: \_\_\_\_\_ Other: \_\_\_\_\_

Sampled By		Date	5-14-2015	Time	2:00 PM
Relinquished By		Date	5-14-2015	Time	6:00 PM
Received By	Nick Adams	Date	5/15/15	Time	8 AM old
Relinquished By		Date		Time	
Received By		Date		Time	

secured locked Box

120 West 87<sup>th</sup> Place  
Los Angeles, California

**APPENDIX B**

**LABORATORY  
CERTIFICATES OF ANALYSIS**



# 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: 101459-1

RJ Demolition Inc  
Ramon Lopez  
5211 E Washington Blvd  
STE 2  
Commerce, CA 90040

**Client ID:** L2168  
**Report Number:** B371988  
**Date Received:** 05/15/25  
**Date Analyzed:** 05/16/25  
**Date Printed:** 05/16/25  
**First Reported:** 05/16/25

**Job ID/Site:** 120 W. 87th Pl., LA

**SGSFL Job ID:** L2168  
**Total Samples Submitted:** 18  
**Total Samples Analyzed:** 18

**Date(s) Collected:** 05/14/2025

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>01</b>	51859959						
Layer: Off-White Plaster			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>02</b>	51859960						
Layer: Off-White Plaster			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>03</b>	51859961						
Layer: Off-White Plaster			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>04</b>	51859962						
Layer: Grey Ceramic Tile			ND				
Layer: Light Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>05</b>	51859963						
Layer: Grey Ceramic Tile			ND				
Layer: Light Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>06</b>	51859964						
Layer: Grey Ceramic Tile			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)							
<b>07</b>	51859965						
Layer: Off-White Cementitious Material			ND				
Layer: Paint			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (5 %)							

Client Name: RJ Demolition Inc

Report Number: B371988

Date Printed: 05/16/25

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>08</b>	51859966						
Layer: Off-White Cementitious Material			ND				
Layer: Paint			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
<b>09</b>	51859967						
Layer: Off-White Cementitious Material			ND				
Layer: Paint			ND				
Layer: Black Felt			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
<b>10</b>	51859968						
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
<b>11</b>	51859969						
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
<b>12</b>	51859970						
Layer: Black Tar			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (5 %)							
<b>13</b>	51859971						
Layer: Black Tar with Stones			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (10 %)							
<b>14</b>	51859972						
Layer: Black Tar with Stones			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (10 %)							
<b>15</b>	51859973						
Layer: Black Tar with Stones			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (2 %) Fibrous Glass (10 %)							
<b>16</b>	51859974						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					

Client Name: RJ Demolition Inc

Report Number: B371988

Date Printed: 05/16/25

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
17	51859975						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
18	51859976						
Layer: Grey Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					



Vincent To, Laboratory Supervisor, Carson Laboratory

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

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories 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. All samples were received in acceptable condition unless otherwise noted.

120 West 87<sup>th</sup> Place  
Los Angeles, California

## **APPENDIX C**

### **SITE DRAWING WITH SAMPLE LOCATION**



120 West 87<sup>th</sup> Place  
Los Angeles, California

**APPENDIX D**  
**CERTIFICATION**

STATE OF CALIFORNIA

Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS  
Division of Occupational Safety and Health-Asbestos Certification 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](mailto:actu@dir.ca.gov)



310191226C

80 87

May 30, 2024

John Lee Payne  
352 Sierra Madre Way  
Corona CA 92881

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,

Kevin Graulich  
Principal Safety Engineer

Attachment: Certification Card

cc: File

State of California  
Division of Occupational Safety and Health  
Certified Asbestos Consultant

John Lee Payne

Certification No. 93-1226

Expires on 05/24/25



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