# L.Y. Environmental, Inc.

1050 Nevada Street, Suite# 401, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

September 16, 2026

[redacted]

**Summary Report: Limited Asbestos & Lead Based Paint Survey (1000 Point Count)**
**13226 Quapaw Rd, Apple Valley, CA 92308**

## I. Introduction

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos & Lead Based Paint Survey for the property located on 13226 Quapaw Rd, Apple Valley, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos and lead containing materials and to provide a written report of findings.

## II. Background

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on September 14, 2026. The report was reviewed and completed by Yonan Benjamin, a Certified Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure appears to be intact and in good condition. The samples of the Wall and Ceiling Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Ph: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA AHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

In addition, XRF Niton XL #9739, Model XLp 300A, 40 mCi Cd-109, readings of all impacted and painted components were taken onsite by Yonan Benjamin, Lead Inspector/Assessor, Cert.# LRC-00008161.

## III. Findings/Conclusions

***Asbestos***

Results of the bulk sample analysis are attached to this report and showed **trace quantities, less than 1%, of asbestos in the drywall and joint compound material in the walls and ceilings collected and tested.** See attached, Asbestos Sampling Field Log for the results and locations. **After further testing (1000 Point Counting, which has a lower detection limit), the above Drywall and Joint Compound Materials in the walls and ceilings were found to contain less than 0.1% Asbestos, and hence these (Drywall and Joint Compound Materials) are not considered asbestos containing materials by OSHA definition.** See attached Inland Asbestos Lab Bulk Sample Analysis Point Count Results.

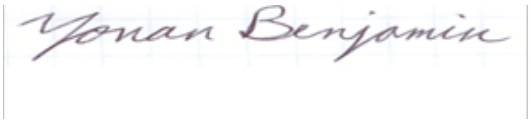
***Note:*** *In California, the Department of Occupational Safety and Health (DOSH) enforces the OSHA regulations under Section 1529 of Title 8 of the California Code of Regulations (CCR). DOSH also requires that asbestos consultants & asbestos abatement contractors performing work in California be trained and certified. In California, materials containing concentrations of asbestos greater than one-tenth of one percent (>0.1%) are regulated.*

***Lead Based Paint***

The results of the onsite XRF readings of the painted and ceramic tile components showed readings below the HUD & CDPH standard/guideline of 1.0 mg/cm$^2$.

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,
L.Y. Environmental, Inc.



Yonan Benjamin, CIH CAC LPM
Director, Indoor Air Quality and Industrial Hygiene
Certified Industrial Hygienist (ABIH #7299)
Certified Asbestos Consultant (DOSH #02/3228)
Lead Inspector/Assessor (LRC-00008161)

Attachments:
Laboratory Results for Asbestos
Chain of Custody

# CONDITIONS AND LIMITATIONS

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client. LYEI, in its survey's measurements, applies approximations of the dimensional areas (square footage) it is not to be relied upon for bidding purposes.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

Inland Asbestos Lab, Inc.
1040 Nevada St., Suite 300, Redlands, CA 92374
(909) 219-4285
info@inlandalab.com



# Test Report: PLM Bulk Asbestos Analysis

Analytical Method: EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, in conjunction with EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

| | | | |
|---|---|---|---|
| L.Y. Environmental, Inc.<br>Yonan Benjamin<br>(909) 307-9730<br>yonan@lyenvironmental.com | Number of Samples: 8<br>Sampler: Yonan Benjamin<br>Sample Condition: Acceptable | Lab Ref. No.: 26091802<br>Date Collected: September 14, 2026<br>Date Received: September 15, 2026<br>Date Analyzed: September 15, 2026<br>Date Amended: | |

**Project Name/Number: Mr. Vy Tran**

**Project Address: 13226 Quapaw Road., Apple Valley, CA 92308**

| Client Sample ID<br>Inland Sample ID | Sample Description - Color<br>*Comment* | Asbestos Type, % | | | | | | | Non-Asbestos Constituents, % | | | | | QC |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Asbestos Detected | Chrysotile | Amosite | Crocidolite | Anthophyllite | Tremolite | Actinolite | Cellulose | Fiberglass | Synthetic Fibers | Non-Asbestos Non-Fibrous | | |
| WS-1<br>261802-01 | Wall (Drywall & Joint Compound) - white, brown<br>*Living Room, Entry* | Yes | <1 | | | | | | 5 | | | 95 | | |
| WS-2<br>261802-02 | Wall (Drywall & Joint Compound) - white, brown<br>*Kitchen, Dining* | Yes | <1 | | | | | | 5 | | | 95 | | |
| WS-3<br>261802-03 | Wall (Drywall & Joint Compound) - white, brown<br>*Bedroom - 1&2, M. Bedroom* | Yes | <1 | | | | | | 5 | | | 95 | | |
| WS-4<br>261802-04 | Wall (Drywall & Joint Compound) - white, brown<br>*H.W. Bathroom, M. Bathroom* | Yes | <1 | | | | | | 5 | | | 95 | | |
| WS-5<br>261802-05 | Wall (Drywall & Joint Compound) - white, brown<br>*Garage* | Yes | <1 | | | | | | 5 | | | 95 | | |
| CS-1<br>261802-06 | Ceiling (Drywall & Joint Compound) - white, brown<br>*Living Room, Entry, Dining* | Yes | <1 | | | | | | 5 | | | 95 | | |
| CS-2<br>261802-07 | Ceiling (Drywall & Joint Compound) - white, brown<br>*Bed-1, Bed-2, M. Bed* | Yes | <1 | | | | | | 5 | | | 95 | | |
| CS-3<br>261802-08 | Ceiling (Drywall & Joint Compound) - white, brown<br>*Garage* | Yes | <1 | | | | | | 5 | | | 95 | | |

Analyst(s):

Mia Young

Approved by: Julia Benjamin, Laboratory Director
Approved Signatory

N/A=not analyzed. The above analyses of the samples were performed in general compliance with the procedures outlined in EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, in conjunction with EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. Non-friable organically bound materials may present a problem matrix, therefore Inland Asbestos Lab, Inc. recommends gravimetric analysis. The client is responsible for interpretation and use of test results. This report relates only to the samples reported above and reflects the samples as received. Sample descriptions are generated from the client's field sampling data on the Chain of Custody. This report may not be reproduced, except in full, without written approval from Inland Asbestos Lab, Inc. and must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Inland Asbestos Lab, Inc. bears no responsibility for client sample collection activities or analytical method limitations. The limit of detection for this analytical method is less than 1% and total sample constituents may total greater than 100% due to trace amounts. Building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample unless requested otherwise by the client. Inland Asbestos Lab, Inc. is accredited under the NIST/NVLAP (NVLAP Lab Code: 201000-0) program for bulk asbestos analysis using polarized light microscopy. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty is available upon request. Please feel free to contact Inland Asbestos Lab, Inc. regarding any questions about this report.

26091802

# L.Y. ENVIRONMENTAL, INC.

| | |
|---|---|
| **Date:** | 9-14-2026 |
| **Project No:** | |
| **Client:** | Mr. Vy Tran |
| **Site:** | 13226 Quapaw Rd., Apple Valley, CA 92308 |
| **Inspector (s):** | Yonan Benjamin CAC 02-3228 |

Please see the attached Map.

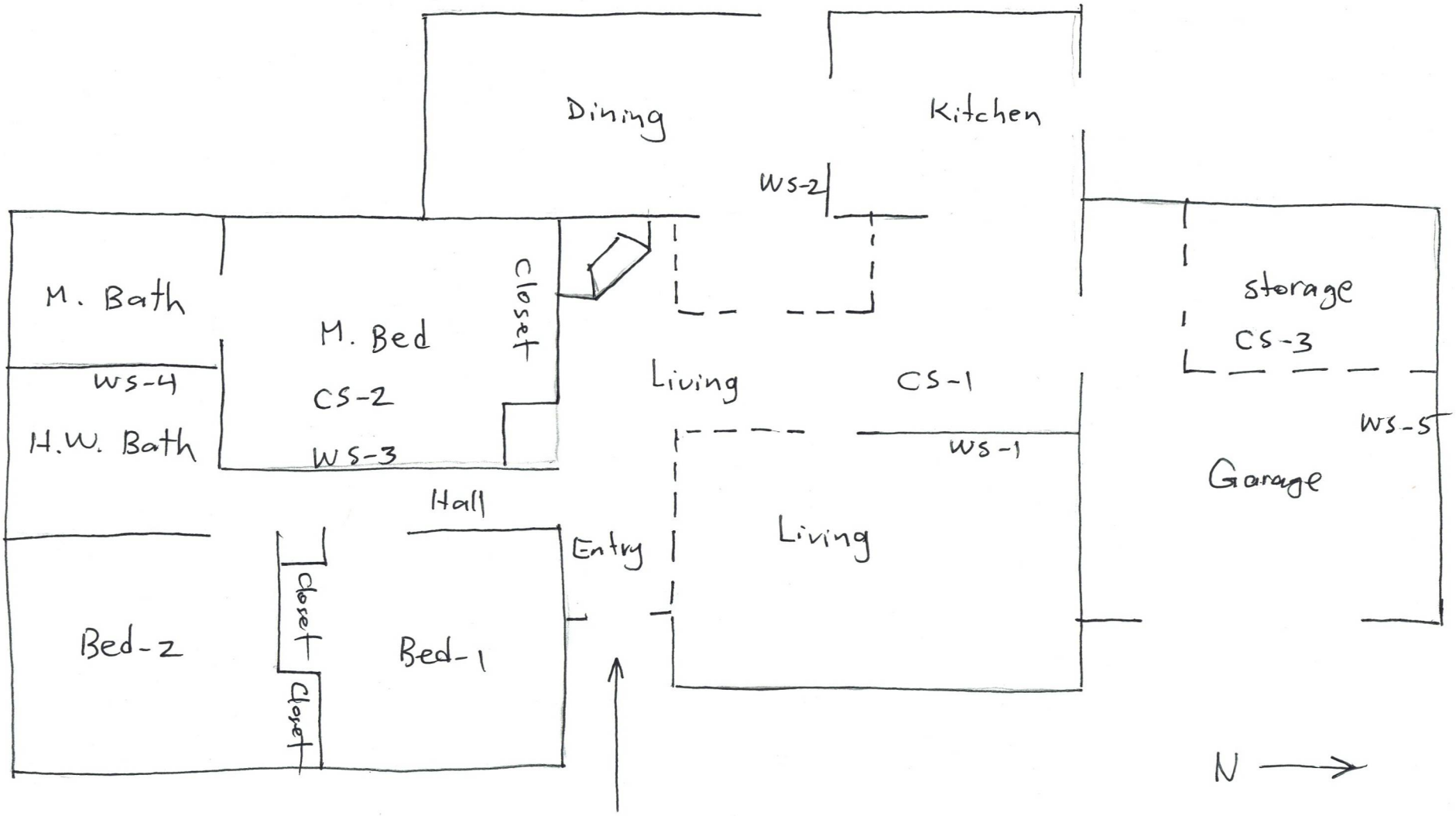
## ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

| Sample Number | Material Sampled | Sample Location | Quantity ($ft^2$) | Analytical Results | Friability | Condition | Damaged % |
|---|---|---|---|---|---|---|---|
| WS-1 | Wall (Drywall & Joint Comp.) | Living Room, Entry | 320-T | | N | I | 0 |
| WS-2 | " | Kitchen, Dining | 220-T | | N | I | 0 |
| WS-3 | " | Bedroom-1&2, M. Bedroom | 440-T | | N | I | 0 |
| WS-4 | " | H.W. Bathroom, M. Bathroom | 160-T | | N | I | 0 |
| WS-5 | " | Garage | 320 | | N | I | 0 |
| CS-1 | Ceiling (Drywall & Joint Comp.) | Living Room, Entry, Dining | 500-T | | N | I | 0 |
| CS-2 | " | Bed-1, Bed-2, M. Bed | 440-T | | N | I | 0 |
| CS-3 | " | Garage | 320 | | N | I | 0 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| LBP-1 | XRF (-) Walls, Ceilings, Baseboard throughout the Property | | | | | | |
| LBC-1 | XRF (-) Ceramic Wall & Floor Tile in M. Bath & | | H.W. | Bath | | | |

ND = Not Detected
F = Friable ; N = Non Friable
I = Intact ; D = Damaged ; SD = Significantly Damaged
T=Total Homogeneous Material

Rush

| RELINQUISHED BY | DATE | RECEIVED BY (DB) | DATE |
|---|---|---|---|
| Yonan Benjamin | 9-14-2026 | Noah Alexander | 9/15/26 @0800 |

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# Test Report: PLM Bulk Asbestos Analysis (Point Count - 1000 Points)

Analytical Method: EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, in conjunction with EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

| | | | |
|---|---|---|---|
| L.Y. Environmental, Inc. | | | Lab Ref. No.: 26091802 |
| Yonan Benjamin | Number of Samples: | 2 | Date Collected: September 14, 2026 |
| 909-307-9730 | Sampler: | Yonan Benjamin | Date Received: September 15, 2026 |
| yonan@lyenvironmental.com | Sample Condition: | Acceptable | Date Analyzed: September 16, 2026 |
| | | | Date Amended: |

**Project Name/Number: Mr. Vy Tran**

**Project Address:** **13226 Quapaw Road., Apple Valley, CA 92308**

| **Client Sample ID**<br>Inland Sample ID | Sample Description<br>*Comments* | Non-Asbestos (%) | Asbestos Anaytical Results (%) |
|---|---|---|---|
| WS-1 | Wall (Drywall & Joint Compound) - white, brown | 95.00% Non-Fibrous | **<0.1% Chrysotile** |
| 261802-01p | *Living Room, Entry* | 5.00% Cellulose | |
| CS-1 | Ceiling (Drywall & Joint Compound) - white, brown | 95.00% Non-Fibrous | **<0.1% Chrysotile** |
| 261802-06p | *Living Room, Entry, Dining* | 5.00% Cellulose | |

Analyst(s):

Egypt Bailey

Analyzed by: Julia Benjamin, Laboratory Director
Approved Signatory

N/A=not analyzed. The limit of detection for this analytical method is 0.25 percent using 400 points and 0.10 percent using 1000 points (visual area estimates). The above analyses of the samples were performed in general compliance with the procedures outlined in EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, in conjunction with EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. Non-friable organically bound materials may present a problem matrix, therefore Inland Asbestos Lab, Inc. recommends gravimetric analysis prior to analysis. The client is responsible for interpretation and use of test results. This report relates only to the samples reported above and reflects the samples as received. Sample descriptions are generated from the client's field sampling data on the Chain of Custody. This report may not be reproduced, except in full, without written approval from Inland Asbestos Lab, Inc. and must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Inland Asbestos Lab, Inc. bears no responsibility for client sample collection activities or analytical method limitations. The limit of detection for this analytical method is less than 1% and total sample constituents may total greater than 100% due to trace amounts. Building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample unless requested otherwise by the client. Inland Asbestos Lab, Inc. is accredited under the NIST/NVLAP (NVLAP Lab Code: 201000-0) program for bulk asbestos analysis using polarized light microscopy. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty is available upon request. Please feel free to contact Inland Asbestos Lab, Inc. regarding any questions about this report.