



Alliance Environmental Group, LLC

Alliance Environmental Group, LLC
9160 Kearny Villa Ct.
San Diego, CA 92123
(619) 229-6135
License # 716538
Tax ID #95-4549377
D.O.S.H. #630

Insured: Rebecca Fortune, Esq. - Administrator of the Estate
of Lois Vanderbeek
Billing: 655 W. Broadway, Suite 1600
San Diego, CA 92101
Property: 17768 Sintonte Drive
San Diego, CA 92128

Business: (619) 643-2545

Estimator: Josh Quinones
Company: Alliance Environmental Group
Business: 9160 Kearny Villa Ct.
San Diego, CA 92123

Business: (619) 869-0159
E-mail: joshquinones@alliance-
enviro.com

Claim Number:

Policy Number:

Type of Loss: Asbestos

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 6/10/2025 12:18 PM

Price List: CASD8X_JAN26
Restoration/Service/Remodel
Estimate: VANDERBEEK_REVISED

Attached is the scope/estimate for the abatement needed at the above referenced property. Enclosed scope includes personal contents and structure abatement. Please review and contact me if you have any questions.

This is only an estimate. Alliance Environmental will contact customer in the event that scope of work changes or additional damage is discovered. Areas must be free of any/all contents prior to scheduled abatement start. Work areas will be contained with plastic sheeting. Decontamination chamber(s) to be set at containment entryway. Abatement work will be completed under negative pressure, using HEPA filtration devices to exhaust air to exterior of property. Debris will be bagged for disposal and hauled off to proper landfill. Removal of containments and equipment to be completed upon work completion and/or final air clearance. Estimate does not include any/all 3rd party testing fees.



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VANDERBEEK_REVISD

**Source - DocuSketch
 Structural Abatement**

General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Add for personal protective equipment (hazardous cleanup)	40.00 EA	0.00	25.01	0.00	1,000.40
2. Respirator cartridge - HEPA only (per pair)	20.00 EA	0.00	16.95	0.00	339.00
3. Respirator - Half face - multi-purpose resp. (per day)	20.00 DA	0.00	1.67	0.00	33.40
4. Ducting - flexible - 6" round	25.00 LF	0.00	2.10	0.00	52.50
5. Containment Barrier/Airlock/Decon. Chamber	1,250.00 SF	0.00	1.46	0.00	1,825.00

Three stage decontamination chamber system to be installed at containment entry point. Containment includes shower/wash.

****NOTE**** We can use containment setup for both structure and contents abatement. There will not be 2 charges.

6. Peel & seal zipper	2.00 EA	0.00	15.23	0.00	30.46
7. Negative air fan/Air scrubber (24 hr period) - No monit.	20.00 DA	0.00	80.57	0.00	1,611.40
8. Equipment decontamination charge - per piece of equipment	2.00 EA	0.00	54.35	0.00	108.70
9. Equipment and containment pick up and tear down (hourly charge)	6.00 HR	0.00	78.50	0.00	471.00
10. Add for HEPA filter (for negative air exhaust fan)	2.00 EA	0.00	217.64	0.00	435.28
11. Hazardous waste hauling & disposal	2.00 EA	0.00	3,420.00	0.00	6,840.00

Disposal charge for asbestos containing building materials.

Includes (2) x 40 yard hazardous waste can.

12. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA	1,502.36	0.00	0.00	3,004.72
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Includes (2) x 40 yard cans for general debris disposal.

13. Temporary toilet (per month)	1.00 MO	0.00	302.78	0.00	302.78
14. Asbestos test fee - post abatement air clearance- base fee	1.00 EA				BY OTHERS

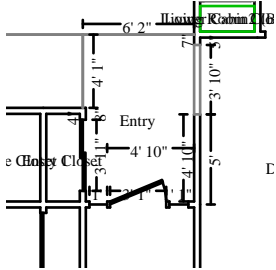
3rd party clearance is not included in the attached scope of work. Clearance must be performed by a state accredited CAC.

Totals: General Items				0.00	16,054.64
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Entry

Height: 8'

76.86 SF Walls	56.24 SF Ceiling
133.11 SF Walls & Ceiling	56.24 SF Floor
6.25 SY Flooring	9.55 LF Floor Perimeter
26.62 LF Ceil. Perimeter	

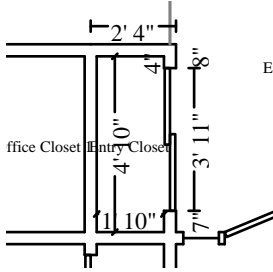
Missing Wall - Goes to Floor	3' 10 1/8" X 6' 8 11/16"	Opens into DINING_ROOM
Window	1' 5/8" X 6' 7 15/16"	Opens into Exterior
Door	3' 1 5/16" X 6' 9 1/2"	Opens into Exterior
Window	11 13/16" X 6' 5 3/16"	Opens into Exterior
Door	3' 11 5/16" X 6' 8 5/16"	Opens into ENTRY_CLOSET
Missing Wall	4' 3/4" X 8'	Opens into HALLWAY
Missing Wall - Goes to Floor	6' 2 1/16" X 8'	Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Tear out wet non-salvageable carpet, cut & bag for disp.	56.24 SF	0.83	0.00	0.00	46.68
16. Tear off asbestos drywall (no haul off)	133.11 SF	2.15	0.00	0.00	286.19
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
17. Tear out and bag wet insulation	56.24 SF	0.99	0.00	0.00	55.68
18. Clean more than the walls and ceiling	189.35 SF	0.00	0.55	0.00	104.14
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
19. HEPA Vacuuming - Detailed - (PER SF)	189.35 SF	0.00	1.21	0.00	229.11
20. Apply asbestos fiber encapsulating compound	133.11 SF	0.00	1.79	0.00	238.27
21. Apply anti-microbial agent to the walls and ceiling	133.11 SF	0.00	0.40	0.00	53.24
Totals: Entry				0.00	1,013.31



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Entry Closet

Height: 8'

81.05 SF Walls	9.03 SF Ceiling
90.08 SF Walls & Ceiling	9.03 SF Floor
1.00 SY Flooring	9.49 LF Floor Perimeter
13.43 LF Ceil. Perimeter	

Door

3' 11 5/16" X 6' 8 5/16"

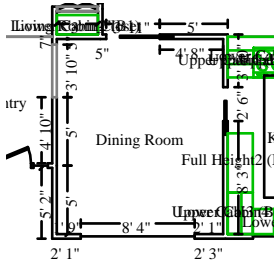
Opens into ENTRY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Tear out wet non-salvageable carpet, cut & bag for disp.	9.03 SF	0.83	0.00	0.00	7.49
23. Tear off asbestos drywall (no haul off)	90.08 SF	2.15	0.00	0.00	193.67
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
24. Tear out and bag wet insulation	9.03 SF	0.99	0.00	0.00	8.94
25. Clean more than the walls and ceiling	99.10 SF	0.00	0.55	0.00	54.51
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
26. HEPA Vacuuming - Detailed - (PER SF)	99.10 SF	0.00	1.21	0.00	119.91
27. Apply asbestos fiber encapsulating compound	90.08 SF	0.00	1.79	0.00	161.24
28. Apply anti-microbial agent to the walls and ceiling	90.08 SF	0.00	0.40	0.00	36.03
Totals: Entry Closet				0.00	581.79



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Dining Room

Height: 8'

320.29 SF Walls	173.40 SF Ceiling
493.69 SF Walls & Ceiling	173.40 SF Floor
19.27 SY Flooring	42.60 LF Floor Perimeter
52.84 LF Ceil. Perimeter	

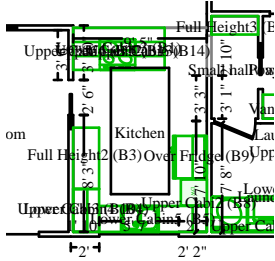
Window	8' 3 7/8" X 4' 1 5/8"	Opens into Exterior
Door	2' 5 3/4" X 6' 5 15/16"	Opens into KITCHEN
Door	3' 10 15/16" X 6' 7 15/16"	Opens into FAMILY_ROOM
Missing Wall - Goes to Floor	3' 10 1/8" X 6' 8 11/16"	Opens into ENTRY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
29. Tear out wet non-salvageable carpet, cut & bag for disp.	173.40 SF	0.83	0.00	0.00	143.92
30. Tear off asbestos drywall (no haul off)	493.69 SF	2.15	0.00	0.00	1,061.43
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
31. Tear out and bag wet insulation	173.40 SF	0.99	0.00	0.00	171.67
32. Clean more than the walls and ceiling	667.09 SF	0.00	0.55	0.00	366.90
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
33. HEPA Vacuuming - Detailed - (PER SF)	667.09 SF	0.00	1.21	0.00	807.18
34. Apply asbestos fiber encapsulating compound	493.69 SF	0.00	1.79	0.00	883.71
35. Apply anti-microbial agent to the walls and ceiling	493.69 SF	0.00	0.40	0.00	197.48
Totals: Dining Room				0.00	3,632.29



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Kitchen

Height: Tray

237.84 SF Walls	149.27 SF Ceiling
387.11 SF Walls & Ceiling	136.24 SF Floor
15.14 SY Flooring	33.17 LF Floor Perimeter
47.91 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	2' 9 13/16" X 6' 7 1/2"	Opens into SMALL_HALLWA
Missing Wall - Goes to Floor	9' 5 5/16" X 7' 6"	Opens into FAMILY_ROOM
Door	2' 5 3/4" X 6' 5 15/16"	Opens into DINING_ROOM
Window	5' 7 1/2" X 2' 9 7/8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Refrigerator - Detach Remove for disposal.	1.00 EA	0.00	40.35	0.00	40.35
37. Dishwasher - Detach Remove for disposal.	1.00 EA	0.00	78.47	0.00	78.47
38. Remove Cooktop - electric Remove for disposal.	1.00 EA	34.47	0.00	0.00	34.47
39. Sink - double basin - Detach Remove for disposal.	1.00 EA	0.00	44.77	0.00	44.77
40. Garbage disposal / disposer - Detach Remove for disposal.	1.00 EA	0.00	56.12	0.00	56.12
41. Tear out non-salv. tile countertop & bag for disposal	48.00 SF	6.09	0.00	0.00	292.32
42. Tear out cabinetry - lower (base) units	26.33 LF	13.00	0.00	0.00	342.29
43. Tear out cabinetry - upper (wall) units	16.33 LF	13.00	0.00	0.00	212.29
44. Tear out cabinetry - full height unit	2.00 LF	15.61	0.00	0.00	31.22
45. Tear out non-salvageable vinyl, cut & bag for disposal	136.24 SF	2.02	0.00	0.00	275.20
46. Tear off asbestos drywall (no haul off) Includes removal and disposal of all baseboard, door trim, or crown molding.	387.11 SF	2.15	0.00	0.00	832.29
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
47. Tear out and bag wet insulation	149.27 SF	0.99	0.00	0.00	147.78

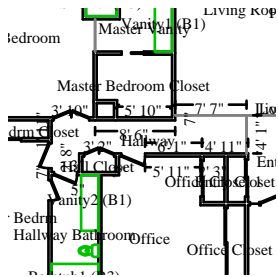


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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
48. Clean more than the walls and ceiling	523.35 SF	0.00	0.55	0.00	287.84
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
49. HEPA Vacuuming - Detailed - (PER SF)	523.35 SF	0.00	1.21	0.00	633.25
50. Apply asbestos fiber encapsulating compound	387.11 SF	0.00	1.79	0.00	692.93
51. Apply anti-microbial agent to the walls and ceiling	387.11 SF	0.00	0.40	0.00	154.84
Totals: Kitchen				0.00	4,156.43



Hallway

Height: 8'

241.27 SF Walls	83.09 SF Ceiling
324.35 SF Walls & Ceiling	83.09 SF Floor
9.23 SY Flooring	27.49 LF Floor Perimeter
49.76 LF Ceil. Perimeter	

Door	3' 2 3/8" X 6' 6 3/4"	Opens into HALL_CLOSET
Door	2' 6 7/16" X 6' 8 5/16"	Opens into OFFICE
Missing Wall	4' 3/4" X 8'	Opens into ENTRY
Missing Wall - Goes to Floor	7' 7 1/4" X 8'	Opens into LIVING_ROOM
Door	3' 9 3/4" X 6' 4 3/4"	Opens into MASTER_BEDRO
Door	2' 7 7/8" X 6' 5 15/16"	Opens into FRONT_CORNER
Door	2' 5 1/2" X 6' 7 15/16"	Opens into HALLWAY_BATH

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
52. Tear off asbestos drywall (no haul off)	324.35 SF	2.15	0.00	0.00	697.35
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
53. Tear out and bag wet insulation	83.09 SF	0.99	0.00	0.00	82.26
54. Clean more than the walls and ceiling	407.44 SF	0.00	0.55	0.00	224.09
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					

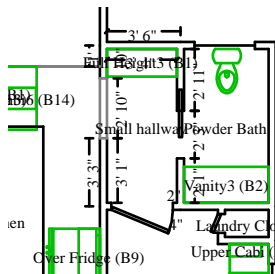


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CONTINUED - Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
55. HEPA Vacuuming - Detailed - (PER SF)	407.44 SF	0.00	1.21	0.00	493.00
56. Apply asbestos fiber encapsulating compound	324.35 SF	0.00	1.79	0.00	580.59
57. Apply anti-microbial agent to the walls and ceiling	324.35 SF	0.00	0.40	0.00	129.74
Totals: Hallway				0.00	2,207.03



Small hallway

Height: 8'

115.93 SF Walls	23.90 SF Ceiling
139.83 SF Walls & Ceiling	23.90 SF Floor
2.66 SY Flooring	13.13 LF Floor Perimeter
21.09 LF Ceil. Perimeter	

- Door** 2' 2 7/8" X 6' 6 3/4" **Opens into POWDER_BATH**
- Missing Wall - Goes to Floor** 2' 9 13/16" X 6' 7 1/2" **Opens into KITCHEN**
- Door** 2' 10 3/4" X 6' 8 5/16" **Opens into LAUNDRY**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
58. Tear off asbestos drywall (no haul off) Includes removal and disposal of all baseboard, door trim, or crown molding. In areas with acoustic ceiling texture; removal of texture materials is included in this line item.	139.83 SF	2.15	0.00	0.00	300.63
59. Tear out and bag wet insulation	23.90 SF	0.99	0.00	0.00	23.66
60. Clean more than the walls and ceiling Clean all surfaces within the containment area (stud walls, ceiling, & floor)	163.73 SF	0.00	0.55	0.00	90.05
61. HEPA Vacuuming - Detailed - (PER SF)	163.73 SF	0.00	1.21	0.00	198.11
62. Apply asbestos fiber encapsulating compound	139.83 SF	0.00	1.79	0.00	250.30
63. Apply anti-microbial agent to the walls and ceiling	139.83 SF	0.00	0.40	0.00	55.93
Totals: Small hallway				0.00	918.68

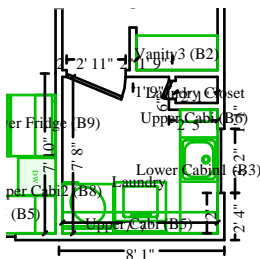


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CONTINUED - Powder bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
71. Toilet - Detach	1.00 EA	0.00	70.24	0.00	70.24
Remove for disposal.					
72. Tear out cabinetry - vanity and countertop	4.00 LF	16.24	0.00	0.00	64.96
73. Water line copper cap/plug - per cap	3.00 EA	0.00	32.88	0.00	98.64
Cap supply lines in bathroom.					
74. Tear out non-salvageable vinyl, cut & bag for disposal	28.87 SF	2.02	0.00	0.00	58.32
75. Tear off asbestos drywall (no haul off)	187.87 SF	2.15	0.00	0.00	403.92
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
76. Tear out and bag wet insulation	28.87 SF	0.99	0.00	0.00	28.58
77. Clean more than the walls and ceiling	216.73 SF	0.00	0.55	0.00	119.20
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
78. HEPA Vacuuming - Detailed - (PER SF)	216.73 SF	0.00	1.21	0.00	262.24
79. Apply asbestos fiber encapsulating compound	187.87 SF	0.00	1.79	0.00	336.29
80. Apply anti-microbial agent to the walls and ceiling	187.87 SF	0.00	0.40	0.00	75.15
Totals: Powder bath				0.00	1,559.42



Laundry

Height: 8'

208.55 SF Walls	54.58 SF Ceiling
263.13 SF Walls & Ceiling	54.58 SF Floor
6.06 SY Flooring	26.79 LF Floor Perimeter
30.58 LF Ceil. Perimeter	

Door	2' 10 3/4" X 6' 8 5/16"	Opens into SMALL_HALLWA
Door	10 11/16" X 6' 6 3/4"	Opens into LAUNDRY_CLOS
Window	3' 1 3/4" X 3' 5 5/16"	Opens into Exterior



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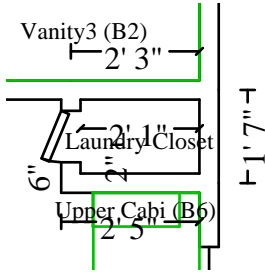
CONTINUED - Laundry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
81. Washer/Washing machine - Detach	1.00 EA	0.00	39.26	0.00	39.26
Remove for disposal.					
82. Dryer - gas - Detach	1.00 EA	0.00	46.24	0.00	46.24
Remove for disposal.					
83. Sink - single basin - Detach	1.00 EA	0.00	41.88	0.00	41.88
Remove for disposal.					
84. Water line copper cap/plug - per cap	2.00 EA	0.00	32.88	0.00	65.76
Cap supply lines.					
85. Tear out cabinetry - lower (base) units	6.08 LF	13.00	0.00	0.00	79.04
86. Tear out cabinetry - upper (wall) units	1.50 LF	13.00	0.00	0.00	19.50
87. Tear off asbestos drywall (no haul off)	263.13 SF	2.15	0.00	0.00	565.73
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
88. Tear out and bag wet insulation	54.58 SF	0.99	0.00	0.00	54.03
89. Clean more than the walls and ceiling	317.71 SF	0.00	0.55	0.00	174.74
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
90. HEPA Vacuuming - Detailed - (PER SF)	317.71 SF	0.00	1.21	0.00	384.43
91. Apply asbestos fiber encapsulating compound	263.13 SF	0.00	1.79	0.00	471.00
92. Apply anti-microbial agent to the walls and ceiling	263.13 SF	0.00	0.40	0.00	105.25
Totals: Laundry				0.00	2,046.86



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Laundry Closet

Height: 8'

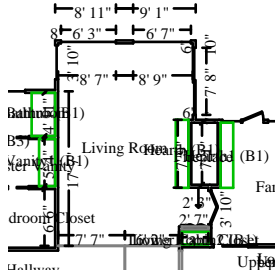
47.49 SF Walls	2.63 SF Ceiling
50.11 SF Walls & Ceiling	2.63 SF Floor
0.29 SY Flooring	5.78 LF Floor Perimeter
6.67 LF Ceil. Perimeter	

Door	10 11/16" X 6' 6 3/4"		Opens into LAUNDRY		
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
93. Tear off asbestos drywall (no haul off)	50.11 SF	2.15	0.00	0.00	107.74
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
94. Tear out and bag wet insulation	2.63 SF	0.99	0.00	0.00	2.60
95. Clean more than the walls and ceiling	52.74 SF	0.00	0.55	0.00	29.01
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
96. HEPA Vacuuming - Detailed - (PER SF)	52.74 SF	0.00	1.21	0.00	63.82
97. Apply asbestos fiber encapsulating compound	50.11 SF	0.00	1.79	0.00	89.70
98. Apply anti-microbial agent to the walls and ceiling	50.11 SF	0.00	0.40	0.00	20.04
Totals: Laundry Closet				0.00	312.91



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Living Room

Height: Sloped

659.82 SF Walls	370.61 SF Ceiling
1,030.43 SF Walls & Ceiling	354.42 SF Floor
39.38 SY Flooring	53.14 LF Floor Perimeter
83.47 LF Ceil. Perimeter	

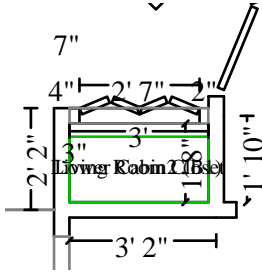
Missing Wall - Goes to Floor	7' 7 1/4" X 8'	Opens into HALLWAY
Missing Wall - Goes to Floor	6' 2 1/16" X 8'	Opens into ENTRY
Missing Wall - Goes to Floor	3' X 2' 9"	Opens into LIVING_ROOM_
Door	2' 7 3/16" X 3' 10"	Opens into LIVING_ROOM_
Door	3' 9 5/8" X 6' 8 11/16"	Opens into FAMILY_ROOM
Door	7' 7 5/8" X 6' 6 3/4"	Opens into Exterior
Window	6' 3 3/16" X 4' 10"	Opens into Exterior
Window	6' 7" X 4' 10"	Opens into Exterior
Window	3' 10 7/16" X 4' 10"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
106. Tear out wet non-salvageable carpet, cut & bag for disp.	354.42 SF	0.83	0.00	0.00	294.17
107. Tear off asbestos drywall (no haul off)	1,030.43 SF	2.15	0.00	0.00	2,215.42
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
108. Tear out and bag wet insulation	370.61 SF	0.99	0.00	0.00	366.90
109. Clean more than the walls and ceiling	1,384.84 SF	0.00	0.55	0.00	761.66
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
110. HEPA Vacuuming - Detailed - (PER SF)	1,384.84 SF	0.00	1.21	0.00	1,675.66
111. Apply asbestos fiber encapsulating compound	1,030.43 SF	0.00	1.79	0.00	1,844.47
112. Apply anti-microbial agent to the walls and ceiling	1,030.43 SF	0.00	0.40	0.00	412.17
Totals: Living Room				0.00	7,570.45



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Living Room Closet

Height: 8'

57.16 SF Walls	5.12 SF Ceiling
62.27 SF Walls & Ceiling	5.12 SF Floor
0.57 SY Flooring	6.42 LF Floor Perimeter
9.42 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' X 2' 9"

Opens into LIVING_ROOM

Door

2' 7 3/16" X 3' 10"

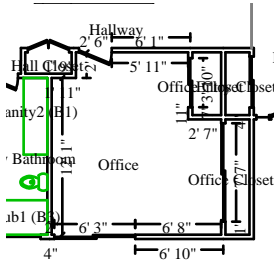
Opens into LIVING_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
113. Tear out wet non-salvageable carpet, cut & bag for disp.	5.12 SF	0.83	0.00	0.00	4.25
114. Tear off asbestos drywall (no haul off)	62.27 SF	2.15	0.00	0.00	133.88
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
115. Tear out and bag wet insulation	5.12 SF	0.99	0.00	0.00	5.07
116. Clean more than the walls and ceiling	67.39 SF	0.00	0.55	0.00	37.06
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
117. HEPA Vacuuming - Detailed - (PER SF)	67.39 SF	0.00	1.21	0.00	81.54
118. Apply asbestos fiber encapsulating compound	62.27 SF	0.00	1.79	0.00	111.46
119. Apply anti-microbial agent to the walls and ceiling	62.27 SF	0.00	0.40	0.00	24.91
Totals: Living Room Closet				0.00	398.17



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Office

Height: 8'

304.28 SF Walls	167.93 SF Ceiling
472.21 SF Walls & Ceiling	167.93 SF Floor
18.66 SY Flooring	34.23 LF Floor Perimeter
54.43 LF Ceil. Perimeter	

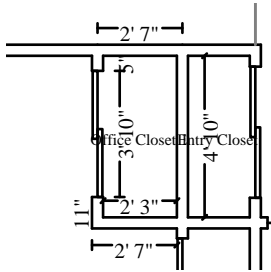
Door	6' 3 1/16" X 6' 5 3/16"	Opens into Exterior
Door	7' 7 5/16" X 6' 4"	Opens into OFFICE_CLOS1
Door	3' 9 1/2" X 6' 9 1/2"	Opens into OFFICE_CLOSE
Door	2' 6 7/16" X 6' 8 5/16"	Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
120. Tear out wet non-salvageable carpet, cut & bag for disp.	167.93 SF	0.83	0.00	0.00	139.38
121. Tear off asbestos drywall (no haul off)	472.21 SF	2.15	0.00	0.00	1,015.25
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
122. Tear out and bag wet insulation	167.93 SF	0.99	0.00	0.00	166.25
123. Clean more than the walls and ceiling	640.14 SF	0.00	0.55	0.00	352.08
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
124. HEPA Vacuuming - Detailed - (PER SF)	640.14 SF	0.00	1.21	0.00	774.57
125. Apply asbestos fiber encapsulating compound	472.21 SF	0.00	1.79	0.00	845.26
126. Apply anti-microbial agent to the walls and ceiling	472.21 SF	0.00	0.40	0.00	188.88
Totals: Office				0.00	3,481.67



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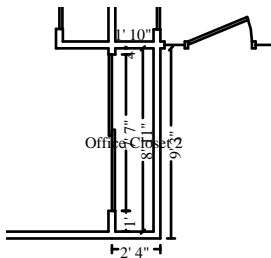
Office Closet 1

Height: 8'

87.46 SF Walls	10.78 SF Ceiling
98.24 SF Walls & Ceiling	10.78 SF Floor
1.20 SY Flooring	10.36 LF Floor Perimeter
14.15 LF Ceil. Perimeter	

Door **3' 9 1/2" X 6' 9 1/2"** **Opens into OFFICE**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
127. Tear out wet non-salvageable carpet, cut & bag for disp.	10.78 SF	0.83	0.00	0.00	8.95
128. Tear off asbestos drywall (no haul off)	98.24 SF	2.15	0.00	0.00	211.22
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
129. Tear out and bag wet insulation	10.78 SF	0.99	0.00	0.00	10.67
130. Clean more than the walls and ceiling	109.02 SF	0.00	0.55	0.00	59.96
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
131. HEPA Vacuuming - Detailed - (PER SF)	109.02 SF	0.00	1.21	0.00	131.91
132. Apply asbestos fiber encapsulating compound	98.24 SF	0.00	1.79	0.00	175.85
133. Apply anti-microbial agent to the walls and ceiling	98.24 SF	0.00	0.40	0.00	39.30
Totals: Office Closet 1				0.00	637.86



Office Closet 2

Height: 8'

124.20 SF Walls	16.57 SF Ceiling
140.77 SF Walls & Ceiling	16.57 SF Floor
1.84 SY Flooring	13.94 LF Floor Perimeter
21.55 LF Ceil. Perimeter	

Door **7' 7 5/16" X 6' 4"** **Opens into OFFICE**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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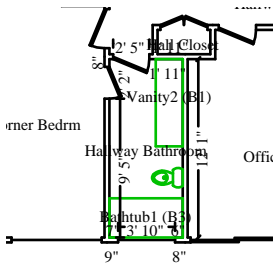


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CONTINUED - Office Closet 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
134. Tear out wet non-salvageable carpet, cut & bag for disp.	16.57 SF	0.83	0.00	0.00	13.75
135. Tear off asbestos drywall (no haul off)	140.77 SF	2.15	0.00	0.00	302.66
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
136. Tear out and bag wet insulation	16.57 SF	0.99	0.00	0.00	16.40
137. Clean more than the walls and ceiling	157.34 SF	0.00	0.55	0.00	86.54
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
138. HEPA Vacuuming - Detailed - (PER SF)	157.34 SF	0.00	1.21	0.00	190.38
139. Apply asbestos fiber encapsulating compound	140.77 SF	0.00	1.79	0.00	251.98
140. Apply anti-microbial agent to the walls and ceiling	140.77 SF	0.00	0.40	0.00	56.31
Totals: Office Closet 2				0.00	918.02



Hallway Bathroom

Height: 8'

237.29 SF Walls	60.38 SF Ceiling
297.67 SF Walls & Ceiling	60.38 SF Floor
6.71 SY Flooring	29.59 LF Floor Perimeter
34.20 LF Ceil. Perimeter	

Door	2' 5 1/2" X 6' 7 15/16"	Opens into HALLWAY
Door	2' 1 15/16" X 6' 7 15/16"	Opens into FRONT_CORNER
Window	3' 10 7/16" X 1' 5 5/16"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
141. Sink - single basin - Detach	1.00 EA	0.00	41.88	0.00	41.88
142. Toilet - Detach	1.00 EA	0.00	70.24	0.00	70.24
Remove for disposal.					
143. Tear out cabinetry - vanity and countertop	5.92 LF	16.24	0.00	0.00	96.14



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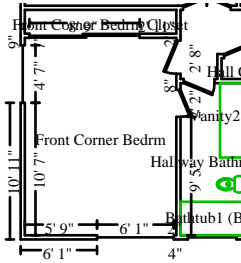
CONTINUED - Hallway Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
144. Water line copper cap/plug - per cap Cap supply lines in bathroom.	3.00 EA	0.00	32.88	0.00	98.64
145. Tear out non-salvageable vinyl, cut & bag for disposal	47.08 SF	2.02	0.00	0.00	95.10
146. Remove Tile tub surround - 60 to 75 SF Tear out tile tub surround.	1.00 EA	223.56	0.00	0.00	223.56
147. Bathtub - Detach Remove for disposal.	1.00 EA	0.00	159.92	0.00	159.92
148. Tear off asbestos drywall (no haul off) Includes removal and disposal of all baseboard, door trim, or crown molding. In areas with acoustic ceiling texture; removal of texture materials is included in this line item.	297.67 SF	2.15	0.00	0.00	639.99
149. Tear out and bag wet insulation	60.38 SF	0.99	0.00	0.00	59.78
150. Clean more than the walls and ceiling Clean all surfaces within the containment area (stud walls, ceiling, & floor)	358.05 SF	0.00	0.55	0.00	196.93
151. HEPA Vacuuming - Detailed - (PER SF)	358.05 SF	0.00	1.21	0.00	433.24
152. Apply asbestos fiber encapsulating compound	297.67 SF	0.00	1.79	0.00	532.83
153. Apply anti-microbial agent to the walls and ceiling	297.67 SF	0.00	0.40	0.00	119.07
Totals: Hallway Bathroom				0.00	2,767.32



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Front corner bedrm

Height: 8'

301.62 SF Walls	189.88 SF Ceiling
491.50 SF Walls & Ceiling	189.88 SF Floor
21.10 SY Flooring	42.00 LF Floor Perimeter
55.60 LF Ceil. Perimeter	

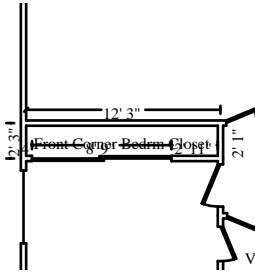
Door	8' 9 3/8" X 6' 7 1/8"	Opens into FRONT_CORNE1
Window	4' 7" X 4' 8 5/16"	Opens into Exterior
Window	6' 1 7/16" X 5' 3"	Opens into Exterior
Door	2' 1 15/16" X 6' 7 15/16"	Opens into HALLWAY_BATH
Door	2' 7 7/8" X 6' 5 15/16"	Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
154. Tear out wet non-salvageable carpet, cut & bag for disp.	189.88 SF	0.83	0.00	0.00	157.60
155. Tear off asbestos drywall (no haul off)	491.50 SF	2.15	0.00	0.00	1,056.73
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
156. Tear out and bag wet insulation	189.88 SF	0.99	0.00	0.00	187.98
157. Clean more than the walls and ceiling	681.38 SF	0.00	0.55	0.00	374.76
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
158. HEPA Vacuuming - Detailed - (PER SF)	681.38 SF	0.00	1.21	0.00	824.47
159. Apply asbestos fiber encapsulating compound	491.50 SF	0.00	1.79	0.00	879.79
160. Apply anti-microbial agent to the walls and ceiling	491.50 SF	0.00	0.40	0.00	196.60
Totals: Front corner bedrm				0.00	3,677.93



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Front Corner Bedrm Closet

Height: 8'

165.56 SF Walls	22.87 SF Ceiling
188.43 SF Walls & Ceiling	22.87 SF Floor
2.54 SY Flooring	19.15 LF Floor Perimeter
27.93 LF Ceil. Perimeter	

Door

8' 9 3/8" X 6' 7 1/8"

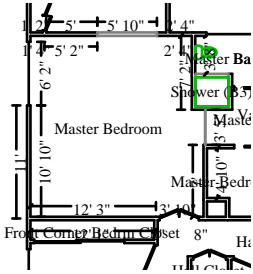
Opens into FRONT_CORNER

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
161. Tear out wet non-salvageable carpet, cut & bag for disp.	22.87 SF	0.83	0.00	0.00	18.98
162. Tear off asbestos drywall (no haul off)	188.43 SF	2.15	0.00	0.00	405.12
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
163. Tear out and bag wet insulation	22.87 SF	0.99	0.00	0.00	22.64
164. Clean more than the walls and ceiling	211.29 SF	0.00	0.55	0.00	116.21
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
165. HEPA Vacuuming - Detailed - (PER SF)	211.29 SF	0.00	1.21	0.00	255.66
166. Apply asbestos fiber encapsulating compound	188.43 SF	0.00	1.79	0.00	337.29
167. Apply anti-microbial agent to the walls and ceiling	188.43 SF	0.00	0.40	0.00	75.37
Totals: Front Corner Bedrm Closet				0.00	1,231.27



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Master Bedroom

Height: 8'

430.07 SF Walls	290.06 SF Ceiling
720.13 SF Walls & Ceiling	290.06 SF Floor
32.23 SY Flooring	56.15 LF Floor Perimeter
65.77 LF Ceil. Perimeter	

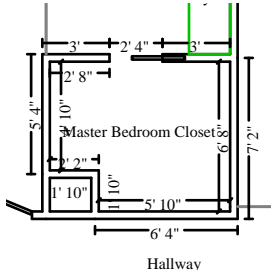
Missing Wall	3' 5 3/16" X 8'	Opens into MASTER_VANIT
Missing Wall - Goes to Floor	5' 9 3/4" X 6' 6 3/8"	Opens into MBR_RETREAT
Window	6' 2 3/8" X 5' 5 3/8"	Opens into Exterior
Door	3' 9 3/4" X 6' 4 3/4"	Opens into HALLWAY

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
168. Tear out wet non-salvageable carpet, cut & bag for disp.	290.06 SF	0.83	0.00	0.00	240.75
169. Tear off asbestos drywall (no haul off)	720.13 SF	2.15	0.00	0.00	1,548.28
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
170. Tear out and bag wet insulation	290.06 SF	0.99	0.00	0.00	287.16
171. Clean more than the walls and ceiling	1,010.19 SF	0.00	0.55	0.00	555.60
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
172. HEPA Vacuuming - Detailed - (PER SF)	1,010.19 SF	0.00	1.21	0.00	1,222.33
173. Apply asbestos fiber encapsulating compound	720.13 SF	0.00	1.79	0.00	1,289.03
174. Apply anti-microbial agent to the walls and ceiling	720.13 SF	0.00	0.40	0.00	288.05
Totals: Master Bedroom				0.00	5,431.20



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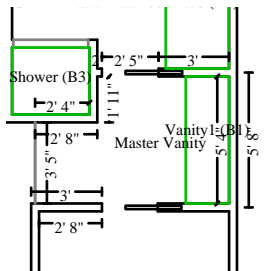


Master Bedroom Closet

Height: 8'

220.05 SF Walls	49.69 SF Ceiling
269.74 SF Walls & Ceiling	49.69 SF Floor
5.52 SY Flooring	27.07 LF Floor Perimeter
29.43 LF Ceil. Perimeter	

Door	2' 4 3/8" X 6' 6 3/8"	Opens into MASTER_VANIT			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
175. Tear out wet non-salvageable carpet, cut & bag for disp.	49.69 SF	0.83	0.00	0.00	41.24
176. Tear off asbestos drywall (no haul off)	269.74 SF	2.15	0.00	0.00	579.94
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
177. Tear out and bag wet insulation	49.69 SF	0.99	0.00	0.00	49.19
178. Clean more than the walls and ceiling	319.44 SF	0.00	0.55	0.00	175.69
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
179. HEPA Vacuuming - Detailed - (PER SF)	319.44 SF	0.00	1.21	0.00	386.52
180. Apply asbestos fiber encapsulating compound	269.74 SF	0.00	1.79	0.00	482.83
181. Apply anti-microbial agent to the walls and ceiling	269.74 SF	0.00	0.40	0.00	107.90
Totals: Master Bedroom Closet				0.00	1,823.31



Master Vanity

Height: 8'

159.75 SF Walls	38.97 SF Ceiling
198.72 SF Walls & Ceiling	38.97 SF Floor
4.33 SY Flooring	19.13 LF Floor Perimeter
23.89 LF Ceil. Perimeter	

Door	2' 4 3/4" X 6' 7 15/16"	Opens into MASTER_BATHR
Missing Wall	3' 5 3/16" X 8'	Opens into MASTER_BEDRO
Door	2' 4 3/8" X 6' 6 3/8"	Opens into MASTER_BEDR1

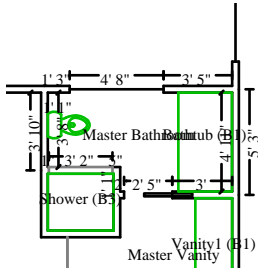


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CONTINUED - Master Vanity

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
182. Sink - single basin - Detach	1.00 EA	0.00	41.88	0.00	41.88
183. Tear out cabinetry - vanity and countertop	5.33 LF	16.24	0.00	0.00	86.56
184. Water line copper cap/plug - per cap	2.00 EA	0.00	32.88	0.00	65.76
Cap supply lines in bathroom.					
185. Tear out non-salvageable vinyl, cut & bag for disposal	39.17 SF	2.02	0.00	0.00	79.12
186. Tear off asbestos drywall (no haul off)	198.72 SF	2.15	0.00	0.00	427.25
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
187. Tear out and bag wet insulation	38.97 SF	0.99	0.00	0.00	38.58
188. Clean more than the walls and ceiling	237.70 SF	0.00	0.55	0.00	130.74
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
189. HEPA Vacuuming - Detailed - (PER SF)	237.70 SF	0.00	1.21	0.00	287.62
190. Apply asbestos fiber encapsulating compound	198.72 SF	0.00	1.79	0.00	355.71
191. Apply anti-microbial agent to the walls and ceiling	198.72 SF	0.00	0.40	0.00	79.49
Totals: Master Vanity				0.00	1,592.71



Master Bathroom

Height: 8'

168.53 SF Walls	40.82 SF Ceiling
209.36 SF Walls & Ceiling	40.82 SF Floor
4.54 SY Flooring	25.82 LF Floor Perimeter
28.21 LF Ceil. Perimeter	

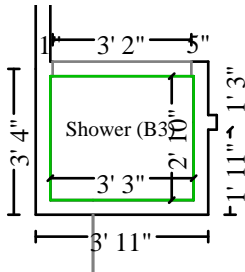
Door 2' 4 3/4" X 6' 7 15/16" **Opens into MASTER_VANIT**
Window 4' 8 1/8" X 4' 3 9/16" **Opens into Exterior**



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CONTINUED - Master Bathroom



Subroom: Master Bathroom (1)

Height: 7'

64.31 SF Walls	9.26 SF Ceiling
73.57 SF Walls & Ceiling	9.26 SF Floor
1.03 SY Flooring	12.20 LF Floor Perimeter
12.20 LF Ceil. Perimeter	

Missing Wall - Goes to neither Floor/Ceiling 3' 2" X 6' 8"

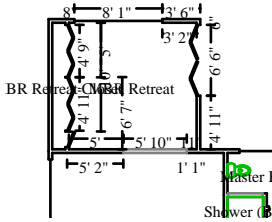
Opens into MASTER_BATHR

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
192. Toilet - Detach Remove for disposal.	1.00 EA	0.00	70.24	0.00	70.24
193. Water line copper cap/plug - per cap Cap supply line in bathroom.	1.00 EA	0.00	32.88	0.00	32.88
194. Tear out non-salvageable vinyl, cut & bag for disposal	36.69 SF	2.02	0.00	0.00	74.11
195. Remove Tile shower - 61 to 100 SF Demo tile shower surround and pan.	1.00 EA	287.94	0.00	0.00	287.94
196. Tear off asbestos drywall (no haul off) Includes removal and disposal of all baseboard, door trim, or crown molding. In areas with acoustic ceiling texture; removal of texture materials is included in this line item.	282.93 SF	2.15	0.00	0.00	608.30
197. Tear out and bag wet insulation	50.08 SF	0.99	0.00	0.00	49.58
198. Clean more than the walls and ceiling Clean all surfaces within the containment area (stud walls, ceiling, & floor)	333.01 SF	0.00	0.55	0.00	183.16
199. HEPA Vacuuming - Detailed - (PER SF)	333.01 SF	0.00	1.21	0.00	402.94
200. Apply asbestos fiber encapsulating compound	282.93 SF	0.00	1.79	0.00	506.44
201. Apply anti-microbial agent to the walls and ceiling	282.93 SF	0.00	0.40	0.00	113.17
Totals: Master Bathroom				0.00	2,328.76



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MBR Retreat

Height: 8'

172.92 SF Walls	135.79 SF Ceiling
308.71 SF Walls & Ceiling	135.79 SF Floor
15.09 SY Flooring	23.18 LF Floor Perimeter
46.61 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

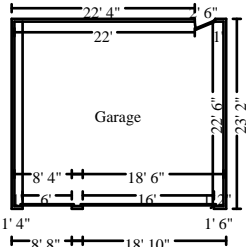
Door	5' 9 3/4" X 6' 6 3/8"	Opens into MASTER_BEDRO
Door	6' 6" X 6' 8 5/16"	Opens into Exterior
Window	8' 3/4" X 3' 11 1/4"	Opens into Exterior
Door	1' 5 5/16" X 7' 10 1/2"	Opens into MBR_RETREAT_
Door	4' 10 11/16" X 7' 9 5/16"	Opens into MBR_RETREAT_
Door	4' 9 1/2" X 7' 9 11/16"	Opens into MBR_RETREAT_

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
202. Tear out wet non-salvageable carpet, cut & bag for disp.	135.79 SF	0.83	0.00	0.00	112.71
203. Tear off asbestos drywall (no haul off)	308.71 SF	2.15	0.00	0.00	663.73
Includes removal and disposal of all baseboard, door trim, or crown molding.					
In areas with acoustic ceiling texture; removal of texture materials is included in this line item.					
204. Tear out and bag wet insulation	135.79 SF	0.99	0.00	0.00	134.43
205. Clean more than the walls and ceiling	444.51 SF	0.00	0.55	0.00	244.48
Clean all surfaces within the containment area (stud walls, ceiling, & floor)					
206. HEPA Vacuuming - Detailed - (PER SF)	444.51 SF	0.00	1.21	0.00	537.86
207. Apply asbestos fiber encapsulating compound	308.71 SF	0.00	1.79	0.00	552.59
208. Apply anti-microbial agent to the walls and ceiling	308.71 SF	0.00	0.40	0.00	123.48
Totals: MBR Retreat				0.00	2,369.28



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Garage

Height: Peaked

918.92 SF Walls
 608.97 SF Ceiling
 1,527.89 SF Walls & Ceiling
 573.75 SF Floor
 63.75 SY Flooring
 71.50 LF Floor Perimeter
 99.13 LF Ceil. Perimeter

Door 16' X 7' **Opens into Exterior**
Door 6' X 7' **Opens into Exterior**
Door 2' 6" X 6' 7" **Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
216. Tear off asbestos drywall (no haul off)	1,527.89 SF	2.15	0.00	0.00	3,284.96

Includes removal and disposal of all baseboard, door trim, or crown molding.

In areas with acoustic ceiling texture; removal of texture materials is included in this line item.

NOTE: IN ORDER TO COMPLETE ABATEMENT AND CLEANING IN GARAGE AREA, THE VEHICLES WILL NEED TO BE REMOVED. ALLIANCE WILL WIPE DOWN SURFACES AND HEPA VACUUM VEHICLES TO ALLOW THEM TO BE MORE SAFELY REMOVED/TRANSPORTED.

217. Clean more than the walls and ceiling	2,101.64 SF	0.00	0.55	0.00	1,155.90
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Clean all surfaces within the containment area (stud walls, ceiling, & floor)

218. HEPA Vacuuming - Detailed - (PER SF)	2,101.64 SF	0.00	1.21	0.00	2,542.98
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219. Apply asbestos fiber encapsulating compound	1,527.89 SF	0.00	1.79	0.00	2,734.92
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220. Apply anti-microbial agent to the walls and ceiling	1,527.89 SF	0.00	0.40	0.00	611.16
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Totals: Garage				0.00	10,329.92
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Total: Structural Abatement				0.00	82,575.01
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Total: Source - DocuSketch				0.00	82,575.01
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Contents

General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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CONTINUED - General Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
221. Add for personal protective equipment (hazardous cleanup)	64.00 EA	0.00	25.01	0.00	1,600.64
222. Respirator cartridge - HEPA only (per pair)	32.00 EA	0.00	16.95	0.00	542.40
223. Respirator - Half face - multi-purpose resp. (per day)	32.00 DA	0.00	1.67	0.00	53.44
224. Negative air fan/Air scrubber (24 hr period) - No monit.	16.00 DA	0.00	80.57	0.00	1,289.12
Totals: General Items				0.00	3,485.60

Inventory

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
225. Inventory Technician - Full Protection - Asbestos Certified - Particulate Suit - Full Face Respirator - HEPA Filtered - per hour	128.00 HR	0.00	63.57	0.00	8,136.96

This charge is for the labor involved in the digital inventory and photographing of asbestos affected contents throughout the contaminated areas. Labor includes data entry/uploads, edits, and generation of TLI list.

Includes packing of salvageable items into boxes for decontamination and storage. Includes providing up to 300 boxes of various sizes to accommodate processed inventory.

226. Bubble wrap - 24" wide - Add-on cost for fragile items	1,500.00 LF	0.00	0.22	0.00	330.00
227. Packing paper - Add-on cost per LF - 24" wide	1,000.00 LF	0.00	0.05	0.00	50.00
228. Provide stretch film/wrap - 20" x 1000' roll	5.00 RL	0.00	29.83	0.00	149.15
229. Specialty Items - Paper Shredding	1.00 EA				OPEN ITEM

All paper items will be disposed of as hazardous material, and thus will be manifested and buried in the appropriate hazardous waste disposal site. This is the safest method considering paper has been contaminated by disturbed asbestos materials within the property.

Totals: Inventory				0.00	8,666.11
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Abatement (Hepa, Wipe Down & Ozone)



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CONTINUED - Abatement (Hepa, Wipe Down & Ozone)

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
230. Hazardous Waste/Mold Cleaning Technician - per hour	296.00 HR	0.00	96.93	0.00	28,691.28
This line item will cover the following:					
*Evaluation and separation of salvageable and non-salvageable items.					
*Hepa vacuuming and wet wiping of non-porous contents items (Items will then be placed into on-site ozone chamber for treatment).					
*Special attention to be paid to antique or potentially sentimental items (even if damaged from the loss, some items may be set aside for possible restoration).					
NOTE: Soft goods/textiles will be not be inventoried. No textile goods will be saved, per customer request.					
231. Deodorization chamber - Ozone treatment	7,200.00 CF	0.00	0.13	0.00	936.00
Build on-site ozone chamber and treat personal contents items set aside for salvage.					
232. Content Manipulation charge - per hour	104.00 HR	0.00	61.11	0.00	6,355.44
Labor hours to place contents items into on-site ozone chamber area for treatment and removal upon completion of treatment. Items will then be placed into boxes or wrapped for storage.					
Totals: Abatement (Hepa, Wipe Down & Ozone)				0.00	35,982.72

Storage

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
233. Job-site cargo/storage container - 16' long (per month)	12.00 MO	0.00	140.00	0.00	1,680.00
2 x 16 foot storage containers x 6 months					
Due to limited space on the property, each storage unit will need to be loaded and then picked up for storage off-site at the MiBox facility.					
NOTE: Any storage accrued beyond a 6 month period will not be the responsibility of Alliance Environmental Group. Transfer of responsibility will be required during final month of the 6 month storage period. Thank you.					
234. Delivery charge (Bid Item)	1.00 EA	0.00	468.00	0.00	468.00
Includes delivery and pickup for (2) x 16' storage containers					
Totals: Storage				0.00	2,148.00

Disposal



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CONTINUED - Disposal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
235. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA	0.00	6,625.00	0.00	6,625.00
Disposal of asbestos and/or lead contaminated personal contents items.					
This line items accounts for (2) x 40 yard hazardous waste dumpsters.					
236. Hazardous Waste/Mold Cleaning Technician - per hour	160.00 HR	0.00	96.93	0.00	15,508.80
This line item accounts for handling, sorting, bagging, load-out of non salvageable contents into hazardous waste dumpsters.					
Workers are required to be full suited in PPE and certified to handle items within the property/containment areas, including load-out.					
Totals: Disposal				0.00	22,133.80
Total: Contents				0.00	72,416.23
Line Item Totals: VANDERBEEK_REVIS				0.00	154,991.24

Grand Total Areas:

6,252.13 SF Walls	2,894.03 SF Ceiling	9,146.16 SF Walls and Ceiling
2,829.58 SF Floor	314.40 SY Flooring	726.19 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,005.35 LF Ceil. Perimeter
2,829.58 Floor Area	3,050.72 Total Area	6,252.13 Interior Wall Area
2,807.06 Exterior Wall Area	357.84 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	82,575.01	53.28%	82,575.01	53.28%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	72,416.23	46.72%	72,416.23	46.72%
Total	154,991.24	100.00%	154,991.24	100.00%



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Summary for Dwelling

Line Item Total	82,575.01
Replacement Cost Value	\$82,575.01
Net Claim	\$82,575.01

Josh Quinones



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Summary for Contents

Line Item Total	72,416.23
Replacement Cost Value	\$72,416.23
Net Claim	\$72,416.23

Josh Quinones

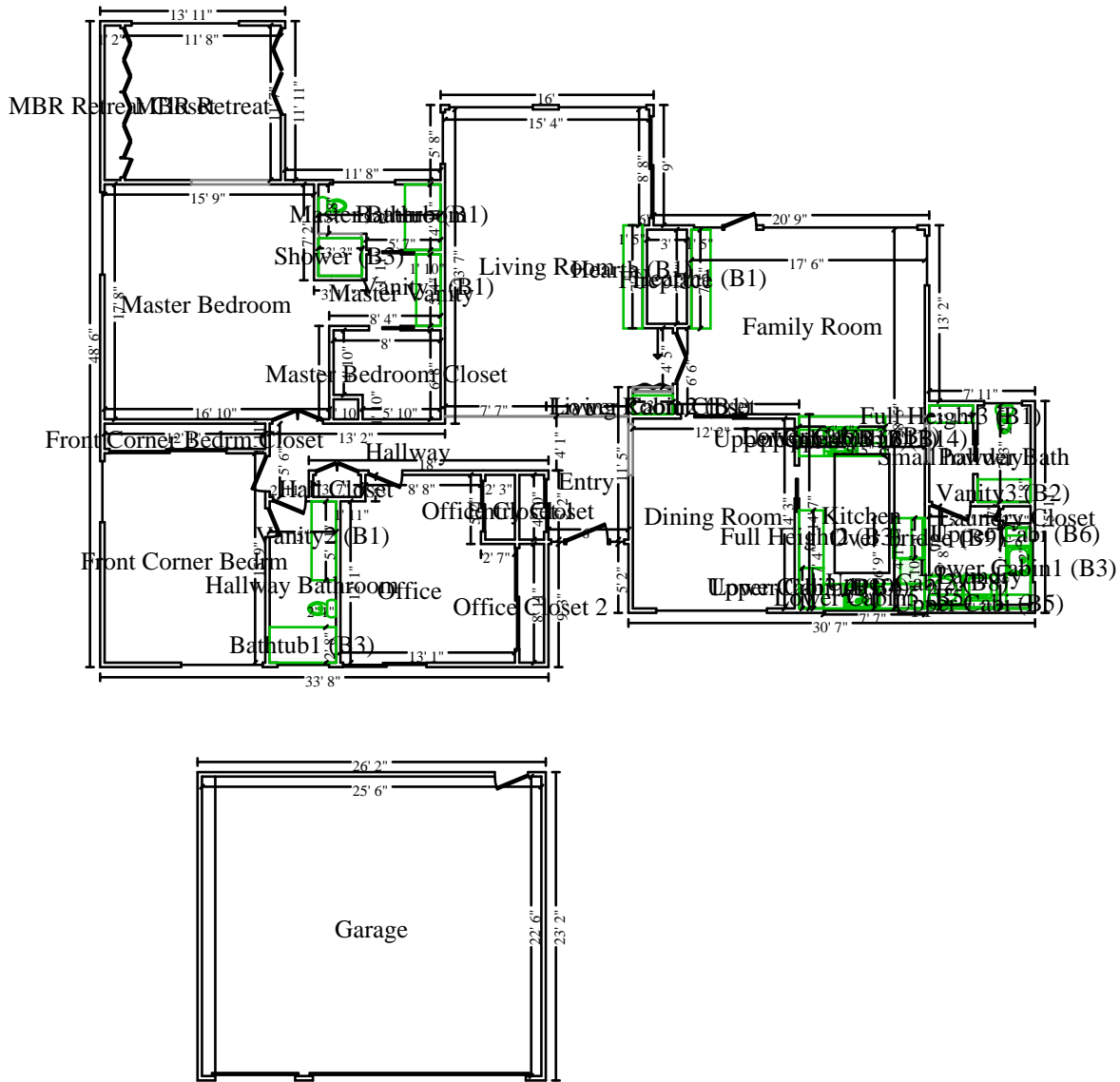


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Recap by Category

Items			Total	%
CONT: CLEAN - GENERAL ITEMS			936.00	0.60%
Coverage: Contents	@	100.00% =	936.00	
CLEANING			6,442.30	4.16%
Coverage: Dwelling	@	100.00% =	6,442.30	
CONTENT MANIPULATION			8,035.44	5.18%
Coverage: Contents	@	100.00% =	8,035.44	
CONT: PACKING,HANDLNG,STORAGE			8,666.11	5.59%
Coverage: Contents	@	100.00% =	8,666.11	
GENERAL DEMOLITION			28,196.96	18.19%
Coverage: Dwelling	@	100.00% =	28,196.96	
PERMITS AND FEES			468.00	0.30%
Coverage: Contents	@	100.00% =	468.00	
HAZARDOUS MATERIAL REMEDIATION			96,674.10	62.37%
Coverage: Dwelling	@	43.82% =	42,363.42	
Coverage: Contents	@	56.18% =	54,310.68	
PLUMBING			361.68	0.23%
Coverage: Dwelling	@	100.00% =	361.68	
TEMPORARY REPAIRS			302.78	0.20%
Coverage: Dwelling	@	100.00% =	302.78	
WATER EXTRACTION & REMEDIATION			4,907.87	3.17%
Coverage: Dwelling	@	100.00% =	4,907.87	
Subtotal			154,991.24	100.00%





Integrity Restoration, Inc

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CSLB 760732

Client: Rebecca Fortune, ESQ C/O Lois Vanderbeek
Property: 17768 Sintonte Drive
San Diego, CA 92128

Business: (619) 643-2545

Operator: GLENN

Estimator: Glenn Morris
Position: Estimator
Company: Integrity Restoration Inc

Business: (858) 899-0402
E-mail: Glenn@IntegrityRestoration.com

Type of Estimate: Repairs

Date Entered: 5/10/2025

Date Assigned:

Price List: CASD8X_JUN25

Labor Efficiency: Restoration/Service/Remodel

Estimate: VANDERBEEK-1



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VANDERBEEK-1 Source - DocuSketch

Source - DocuSketch

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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This preliminary estimate is a result of our site visit and visual inspection of the property, encompassing the fencing, gates, patio covers, the home, and the detached garage.

Following the removal of all contents and the completion of asbestos abatement in both the garage and home, we will conduct a detailed re-inspection of the interiors for any hidden or unexpected damages. Should we uncover any additional repairs, we will promptly discuss these with you to determine the most effective path forward.

We are committed to ensuring that your property is restored and will work closely with you throughout this process.

General Items

General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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1. Roofing	1.00 EA @	59,815.00 =	59,815.00
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Shake to Shingle Reroof at all shake elevations of main roof and detached garage only

1. Demo out, cap off the lines, and dispose of existing rooftop thermal solar panels.
2. Tear off one (1) layer of existing heavy wood shake and dispose of.
 - a. Note: any additional layers of shingles found will be removed at an additional charge of \$95 per SQ (100sqft).
3. Inspect substrate for signs of rot or delamination and advise owner of any necessary wood replacement.
 - a. Note: Due to the age and condition of home, it is likely that extensive damage will be found at existing 2x8 starter board.
 - b. 2x8 tongue-in-groove starter board replacement will be performed in addition to Contract price at a rate of \$10.40 per linear foot.
 - c. Note: Additional wood replacement is an addition to contract price at \$162.50 per hour plus materials.
4. Provide and install new 7/16 OSB roof sheathing throughout entire roof deck.
5. Install (1) ply of approved synthetic roof underlayment.
6. Install edge metal at all perimeters. Existing color will be matched.
7. Install GAF Timberline High-Definition Reflector Series, Owens Corning TruDefinition Duration Cool, or equivalent shingles per manufacturer's specifications.
8. Install new galvanized flashings to include saddle, step flashing, roof to wall, and pipe flashings.
9. Seal and paint all pipes and penetrations.

2. Framing Repairs/Replacement	1.00 EA @	56,975.00 =	56,975.00
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CONTINUED - General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Framing Repairs:

Note: All wood replacement to be like in-kind.

At detached garage North entry overhang:

1. Replace two (2) 4x6x10 headers with associated column cap trim boards.
2. Remove and replace one (1) 4x6x10 rafter with corbel tail.
3. Remove and replace 1 linear feet of 5'5" picket fencing with two (2) 2x4 rails.
4. Provide shoring as necessary to replace three (3) 6x6 posts.
5. Provide four (4) post bases with standoffs, to include new epoxy injection and all-thread anchor.
6. Remove and replace 2'6" left in swing garage pedestrian door, to include exterior wood trim.

At front door trellis area:

1. Remove and replace approximately 90% of trellis, to include necessary shoring, three (3) 4x6x8 rafters, four (4) 4x6x12 rafters, 6x8 header with plant-on wood trim to match at column caps.
2. Remove and replace four (4) 6x6 column posts with post bases, standoffs, and epoxy injected all-thread anchor.
3. Replace two (2) 6x8x14 rafters; four (4) 4x8x16 rafters.
4. Remove and replace approximately four linear feet of 5'5" picket divider fence with 4x6 top and bottom rail.
5. Remove and replace post base, standoff, and epoxy-injected all-thread anchor.
6. Remove and replace 5' x 6'8" double door, to include three (3) pieces of 2x4 stud, service door and molding.
7. Replace lower resawn window trim, approximately six (6) linear feet.

At rear trellis at Northwest corner of home:

1. Replace one (1) full cantilever 4x6 rafter.
2. Replace seven (7) 2x2 trellis members, approximately 12 linear feet each.

At rear backyard trellis at center of home:

1. Remove and replace all 2x2 trellis members, 6x8 header, five (5) 4x6 rafters, and three (3) 4x6 rafter tails.

At rear of home:

1. Replace approximately fifty (50) linear feet of 2x8 fascia at Southwest corner of home.

At South side of home:

1. Re-trim two (2) 5-0 4-0 windows at South wall of home with new Doug fir matching trim.
2. Remove and repair up to thirty (30) linear feet of existing slumpstone wall. Please note: existing slumpstone to be cleaned and reused. Includes up to 30 linear feet of radiused mortar wall cap.
3. Remove wood-framed stucco-finished partition wall at South elevation connecting main home to detached garage, approximately 17 linear feet.
4. Demo out existing wall footings at connecting wall. Remove three (3) small cut-off tree stumps; provide grinding of one (1) large palm stump located at inside of wall area.
5. Provide new soil compaction and additional soil as necessary for compaction. No Engineering included.
6. Provide new 3.5" x 12" deep wall footing with anchors, approximately 17 linear feet.
7. Provide new 2x4 pressure treated bottom plate, 2x4 stud wall framing, weep screed, moisture barrier, wire lathe, scratch coat, brown coat, and texture to match. Painting to be done by others.



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CONTINUED - General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
8. Remove and replace 36" gate with 2x2 pickets and ACX plywood backing to match existing. Includes hinges and mounting hardware.			
Garage: Demo Rear Door and jamb, replace with New Door and jamb and lock set.			
. 3. Clean with pressure/chemical spray (House and Garage). Recapture water	4,805.41 SF @	0.76 =	3,652.11
. 4. Painting Exterior	1.00 EA @	23,845.00 =	23,845.00



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CONTINUED - General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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PAINTING Exterior (House and Garage)

Stucco/concrete will be repaired and patched to match existing texture as closely as possible. New patches will be conditioned, and spot primed to prevent "flashing."

Wood trim areas will be scraped to remove loose paint and foreign matter then spot primed with a premium 100% acrylic bonding primer to ensure proper adhesion of topcoat.

Exterior doors shall be clean and free of surface elements: hand sanded to dull existing sheen for finish paint adhesion followed by spot priming bare areas with appropriate primer to top coating. Hardware will be masked off and protected as needed.

Metal and wrought-iron surfaces will have all loose paint and rust scale removed by scraping and/or sanding and spot primed with red oxide primer.

Surfaces not to be painted (i.e., plants, concrete, windows, hardware, etc.) will be covered and protected with drop cloths and/or clear plastic. Trenching: we will dig a 4- 6-inch trench where house meets the earth to insure coatings go below grade.

Exterior Stucco :

Painting of all exterior stucco. Stucco will be sprayed then back-rolled or rolled by hand. Two complete coats to be applied as needed.

Exterior Eaves and Fascia :

Painting of all exterior eaves and fascia. Two complete coats as needed.

Exterior Doors, Frames & Jambs :

Prepping and painting of all exterior doors, frames and jambs. Two complete coats to be applied as needed.

Perimeter Fences :

Prepping and painting of all perimeter fencing. (owners side only).

Perimeter Walls :

Prepping and painting of all perimeter walls.

Exterior Windows & Frames :

Painting of all previously painted exterior windows, window frames and sills. Two complete coats.

Exterior Wood Trim :

Prepping and painting of all previously painted exterior wood trim. Two complete coats to be applied.

Exterior Colors:

This proposal is for repainting the same number of existing colors on the exterior of building, in the same fashion.



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CONTINUED - General Items

DESCRIPTION	QTY	UNIT PRICE	TOTAL
5. Seal attic framing (shellac) - up to 5/12 (House and Garage) Includes: Stain/odor sealer, thinner, and labor. Quality: Clear or pigmented shellac on rafters and sheathing on roofs of 3/12 to 5/12 pitch. Note: Priced per SF of area covered by roof structure. If the ceiling joists need to be sealed use PNTJST+.	3,492.03 SF @	2.28 =	7,961.83
6. Seal ceiling joist system (shellac) (House and Garage)	3,492.03 SF @	2.14 =	7,472.94
7. Residential Supervision / Project Management - per hour Note: Superintendent/Project Manager to coordinate the work of in house crews and subcontractors, ensuring quality, safety, and compliance. Managing tasks and workflows to ensure that project milestones are met.	320.00 HR @	83.08 =	26,585.60
8. Temporary toilet (per month)	4.00 MO @	281.25 =	1,125.00
9. Temporary fencing	1.00 EA @	2,425.00 =	2,425.00
10. General Demolition - per hour, Remove contents and debris around the exterior of the home and garage in preparation of Repairs and Painting.	24.00 HR @	67.46 =	1,619.04
11. Tandem axle dump trailer - per load - including dump fees	4.00 EA @	389.13 =	1,556.52

Note, this estimate does not include any repairs to the pool or pool equipment, or for drilling holes in the bottom of the pool to prevent any damages to the pool, pool coping or concrete decking around the pool caused from hydrostatic pressure.

Grand Total Areas:

6,252.13 SF Walls	2,894.03 SF Ceiling	9,146.16 SF Walls and Ceiling
2,829.58 SF Floor	314.40 SY Flooring	726.19 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,005.35 LF Ceil. Perimeter
2,829.58 Floor Area	3,050.72 Total Area	6,252.13 Interior Wall Area
2,807.06 Exterior Wall Area	357.84 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



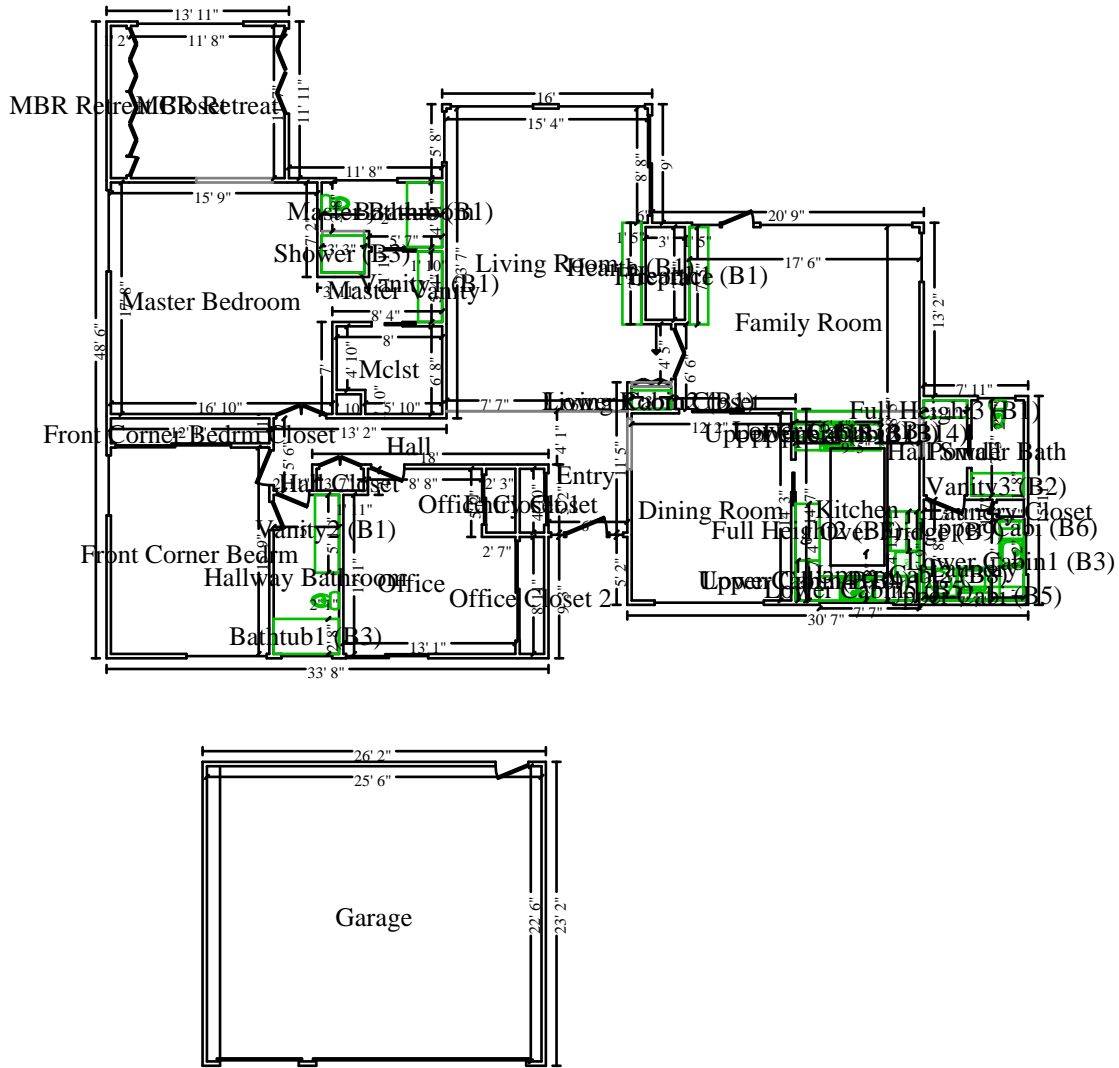
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Summary for Dwelling

Line Item Total	193,033.04
Material Sales Tax	263.52
Subtotal	193,296.56
Overhead	19,329.64
Profit	19,329.64
Replacement Cost Value	\$231,955.84
Net Claim	\$231,955.84

Glenn Morris
Estimator





Jakobsen Restoration

CSLB #1105012
IICRC #70171311
4901 Morena Blvd. Ste 905
San Diego, CA 92117
(858)326-8430

Client: Lois Vanderbeek
Property: 17768 Sintonte Drive
San Diego, CA 92128

Business: (619) 643-2545

Operator: MNICK

Estimator: Mike Nickerson
Business: 4901 Morena blvd #905
San Diego, CA 92117

Business: (858) 326-8430
E-mail: mnickerson@jakobsenrestoration.com

Type of Estimate: Repairs

Date Entered: 8/20/2025

Date Assigned:

Price List: CASD8X_JUN25

Labor Efficiency: Restoration/Service/Remodel

Estimate: VANDERBEEK-JKB

Dear Valued Customer,

We are pleased to present you with this comprehensive breakdown of services provided by Jakobsen Restoration. At Jakobsen Restoration, we are deeply passionate about our work, our employees, and, above all, providing the best possible service to each one of our clients.

Your satisfaction and understanding are important to us, which is why we have meticulously crafted this document for your review.

Please take a moment to peruse the detailed breakdown and scope outlined herein. Should any queries arise or if further clarification is required, our dedicated team remains at your disposal. We encourage you to reach out to our office at your convenience; we are committed to ensuring your complete confidence in every aspect of our service.

Insurance Claims:

Upon your review and comprehension of this scope of work breakdown, we kindly request that you promptly forward a copy to your insurance carrier for seamless processing of payment. Your cooperation in this matter signifies your agreement with the contents of this invoice and validates the services rendered.

Our Quality & Guarantee:

Jakobsen Restoration makes it a point to use our homegrown & trained W-2 employees and Top leader Sub-Contractors in San Diego County to assure the full scope of work can be entirely completed successfully. At the end of every project, our clients will have the option to receive pictures of their project upon request, from start to finish, where they can see the results of the work completed. At Jakobsen Restoration, we understand that you have many options for your home Restoration needs. We are thrilled that you chose us, and we promise to take care of your home as if it were our own. It is our pleasure to serve you, and we thank you for your loyal support.

Description of Work:

With homeowner authorization secured through a signed work authorization and the rate sheet below which followed a comprehensive on-site inspection, Jakobsen Restoration is diligent to execute the following services:

- ** COMPANY is not responsible for Pre-existing conditions.
- ** This does not include hidden or unknown damages.
- ** Code upgrades are not included as a supplement will be submitted for the fees.
- ** This estimate is subject to change based on approved structural plans by the city.

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VANDERBEEK-JKB

Source - DocuSketch

Main Level

General

DESCRIPTION

QTY

This preliminary estimate is a result of report documentation that was provided to me, Re-inspection will be required after 1st phase. Any unforeseen concerns arise we will make sure to communicate with all parties involved.

Please note: this estimate does not include any repairs to the pool or pool equipment.

- | | |
|---|-------------|
| 1. Tandem axle dump trailer - per load - including dump fees | 5.25 EA |
| 2. Temporary fencing
Includes: Temporary fence rental charge including labor to set up and take down. | 1.00 EA |
| 3. Temporary toilet (per month)
Includes: Rental charge for a temporary on-site toilet.
Note: Priced per month, including delivery and pick-up. | 5.00 MO |
| 4. General Demolition | 24.00 HR |
| 5. Clean
Includes: Pressure washing machine, cleaning chemical, and labor. | 5,000.00 SF |
| 6. Framing Repairs/Replacement
Framing Repairs
All wood replacements to match existing in-kind materials. | 1.00 EA |

Detached Garage – North Entry Overhang:

Replace 2x 4x6x10 headers with column cap trim.

Replace 1x 4x6x10 rafter with corbel tail.

Replace ~1 linear foot of 5’5” picket fencing with 2x4 rails.

Shore and replace 3x 6x6 posts.

Install 4 post bases with standoffs, epoxy injection, and all-thread anchors.

Replace 2’6” left-swing garage pedestrian door with trim.

Front Door Trellis:

Replace ~90% of trellis, including 3x 4x6x8 rafters, 4x 4x6x12 rafters, and 6x8 header with trim at column caps.

Replace 4x 6x6 column posts with post bases, standoffs, and epoxy anchors.

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CONTINUED - General

DESCRIPTION

QTY

Replace 2x 6x8x14 rafters and 4x 4x8x16 rafters.	
Replace ~4 linear feet of 5'5" picket divider fence with 4x6 rails.	
Replace post base with standoff and epoxy anchor.	
Replace 5' x 6'8" double door with 3x 2x4 studs, service door, and molding.	
Replace ~6 linear feet of lower window trim.	
Rear Trellis – Northwest Corner:	
Replace 1 full cantilever 4x6 rafter.	
Replace 7x 2x2 trellis members (~12 linear feet each).	
Rear Backyard Trellis – Center:	
Replace all 2x2 trellis members, 6x8 header, 5x 4x6 rafters, and 3x 4x6 rafter tails.	
Rear of Home:	
Replace ~50 linear feet of 2x8 fascia at SW corner.	
South Side of Home:	
Re-trim 2x windows (5'0" x 4'0") with Douglas fir.	
Remove/repair up to 30 linear feet of slumpstone wall; clean and reuse existing stone, including 30 linear feet of radiused mortar wall cap.	
Remove 17 linear foot stucco partition wall between main home and garage.	
Demo wall footings, remove 3 small tree stumps, grind 1 large palm stump.	
Provide soil compaction and additional fill as needed (no engineering included).	
Install 17 linear feet of 3.5" x 12" wall footing with anchors.	
Build new 2x4 bottom plate, stud wall, weep screed, moisture barrier, wire lath, scratch coat, brown coat, and texture. Painting by others.	
Replace 36" gate with 2x2 pickets and ACX plywood backing, including hardware.	
Garage:	
Remove rear door/jamb; install new door, jamb, and lock set.	

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CONTINUED - General

DESCRIPTION	QTY
<p>7. Roofing</p> <p>Shake-to-Shingle Reroof – Main Roof & Detached Garage</p> <p>Remove/dispose rooftop thermal solar panels; cap lines.</p> <p>Tear off 1 layer of heavy wood shake; additional layers at \$95/SQ.</p> <p>Inspect substrate; notify owner of any wood replacement.</p> <p>2x8 starter board replacement: \$10.40/linear foot.</p> <p>Additional wood replacement: \$162.50/hr + materials.</p> <p>Install 7/16” OSB roof sheathing.</p> <p>Install 1 layer of approved synthetic underlayment.</p> <p>Install edge metal at all perimeters; match existing color.</p> <p>Install shingles per manufacturer specs (GAF Timberline HD, Owens Corning TruDefinition Cool, or equivalent).</p> <p>Install galvanized flashings: saddle, step, roof-to-wall, pipe.</p> <p>Seal and paint all pipes and penetrations.</p>	1.00 EA
<p>8. Painting Exterior</p> <p>Exterior Painting – House and Garage</p> <p>Surface Prep: Repair and patch stucco/concrete to match existing texture; condition and spot-prime patches. Scrape loose paint on wood trim; spot-prime with 100% acrylic primer. Sand and spot-prime exterior doors; mask/protect hardware. Remove loose paint/rust from metal surfaces; spot-prime with red oxide primer. Protect non-painted surfaces with drop cloths/plastic. Dig 4–6” trench at house base for coating below grade.</p> <p>Stucco: Spray and back-roll or hand-roll two coats as needed.</p> <p>Eaves & Fascia: Two coats.</p> <p>Exterior Doors, Frames & Jambs: Two coats.</p> <p>Perimeter Fences: Prep and paint owner’s side only.</p> <p>Perimeter Walls: Prep and paint.</p> <p>Exterior Windows & Frames: Two coats on previously painted surfaces.</p> <p>Exterior Wood Trim: Two coats on previously painted surfaces.</p> <p>Colors: Repaint existing colors in same fashion.</p>	1.00 EA



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CONTINUED - General

DESCRIPTION	QTY
9. Seal attic framing (shellac) - up to 5/12 (House and Garage) Includes: Stain/odor sealer, thinner, and labor.	900.00 SF
Note: Priced per SF of area covered by roof structure. If the ceiling joists need to be sealed use PNTJST+.	
10. Seal ceiling joist system (shellac) (House and Garage)	900.00 SF
11. Residential Supervision / Project Management - per hour	512.00 HR
Note: This is for a Proj. Manager used to manage residential jobs where formal Supervision/Proj. Management is needed to coordinate the work of subcontractors, or to perform other project management duties.	

Grand Total	\$279,120.09
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Mike Nickerson

Grand Total Areas:

6,198.60 SF Walls	2,891.26 SF Ceiling	9,089.86 SF Walls and Ceiling
2,826.82 SF Floor	314.09 SY Flooring	719.50 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	998.65 LF Ceil. Perimeter
2,826.82 Floor Area	3,047.96 Total Area	6,198.60 Interior Wall Area
2,867.29 Exterior Wall Area	364.53 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

This breakdown is based on the information available at the time it was prepared. Jakobsen Restoration reserves the right to amend or change this billing breakdown as new information becomes available. Jakobsen Restoration is a general contracting firm, has an office, secretaries, staff, vehicles, equipment, utilities, and insurance; Jakobsen Restoration does have overhead. Further, Jakobsen Restoration like other businesses is in business to make a profit. Therefore, Jakobsen Restoration is entitled to, and does charge for overhead and profit. Once again, the following is an INVOICE and BREAKDOWN FOR SERVICES RENDERED. This is not an estimate, rather a line-by-line accounting of labor and equipment used for the emergency service. This is not subject to negotiation. Finally, according to the emergency work authorization signed by the customer hereto, "Customer further understands that the outstanding balance will accrue interest at a rate of one and half (1 1/2%) percent per month until outstanding balance is paid off. There will also be a one time delinquency charge of five percent for outstanding



Jakobsen
Water & Fire Restoration

Jakobsen Restoration

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balances more than 10 days past the invoice date. Jakobsen Restoration shall receive full payment once this invoice has been submitted; after payment has been received in full, if any of the items that was charged for are misplaced, inaccurate or incorrect please feel free to request further information Regarding that specific item/s; if stand corrected, Jakobsen Restoration will issue reimbursement for the misplaced/incorrect item/s including one and half (1 1/2%) percent interest charge. Please note this estimate is only valid for 30 days from submittal.



June 17, 2025

RAE Project ID No. R252415

Integrity Design + Remodel
Attn: Accounts Payable
655 West Broadway, Suite 1600
San Diego, California 92101

RE: Limited Asbestos Survey and XRF Lead Inspection Report
17768 Sintonte Drive
San Diego, California 92128

1.0 Introduction

On the date of June 13, 2025, Rarefied Air Environmental, Inc. (RAE) conducted a limited asbestos survey at the above-referenced property. RAE collected bulk samples of building materials suspected to contain asbestos which are to be impacted during the proposed renovation activities. Additionally, RAE performed a limited XRF (X-ray fluorescence) lead inspection of the painted surfaces or surface coatings to also be impacted during renovation activities.

All field activities were performed by Rory Hollis, a representative of RAE and California Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician; (CSST#23-7268) and California Department of Public Health (CDPH) Certified Lead Sampling Technician; (LRC-00009705) under the direct supervision of Matthew Zar, a representative of RAE and CA (DOSH) Certified Asbestos Consultant; (CAC#11-4841) and California Department of Public Health (CDPH) Certified Lead Inspector/Assessor; (LRC-00005231).

2.0 Asbestos Laboratory Accreditation & Analytical Methods

Samples collected for asbestos content were analyzed by Environmental Protection Agency (EPA) Method 600/R-93/116 and/or 600/M4-82-020 per the Code of Federal Regulations (CFR) Title 40 *Part* 763.86 using Polarized Light Microscopy (PLM) by the following independent and accredited laboratory:

- Rarefied Air Analytical, Inc. - 3675 Ruffin Road, #235, San Diego, California 92123. National Voluntary Laboratory Accreditation Program NVLAP Lab Code: (600362-0)

3.0 ASBESTOS

3.1 Asbestos Sampling Protocol

Sampling activities were performed in compliance with the National Emissions Standard for Hazardous Air Pollutants (NESHAP) regulation 40 CFR (Code of Federal Regulations), Part 61, Subpart M. The Environmental Protection Agency (EPA) has designed a protocol in which the sampling of suspect materials is to take place. Materials shall be considered homogeneous if they are similar in color and texture. A homogenous material shall be considered to contain asbestos if any of the samples collected representing that material indicate the presence of asbestos. Contrarily, a homogenous material shall be considered to not contain asbestos only if all the samples collected representing that material indicate the absence of asbestos.

The EPA and California Occupational Safety and Health Administration (Cal-OSHA) have defined building materials containing asbestos as follows:

- **Asbestos-Containing-Material (ACM)** - any material containing greater than 1 percent (>1%) asbestos as determined by PLM, *40 Code of Federal Regulations (CFR) Part 61, Subpart M*.
- **Asbestos-Containing-Construction-Material (ACCM)** - any material containing less than one percent (<1%) asbestos and greater than one tenth of one percent (>0.1%) asbestos by weight, *California Code of Regulations (CCR), Title 8, Section 1529 & Business & Professions Code Division 3, Chapter 9, Article 11, Sections 7058.5 & 6, 7180-7189.7 and 7028.1*.

3.2 Asbestos Sample Results

RAE collected a total of twenty-three (23) bulk samples for asbestos content. In accordance with EPA bulk sampling method protocols, the laboratory must separate and analyze all layers within a single sample, resulting in additional sample analysis. The following table summarizes the building materials sampled that were found to **contain asbestos** based on the limitations of the analytical method:

Table I: Asbestos-Containing Materials and/or Asbestos-Containing Construction-Materials

Sample #	Material	Material Location	Results	Est. Qty.	Condition	Friable Y/N
004 – 008	Texture Coat	Throughout Structure	2% CH	4,500 Sq. ft.	G	N
016 – 020	Stucco	Exterior Walls	Stucco = NAD Finish Coat = <1% CH*	4,000 Sq. ft.	G	N
022 - 023	Penetration Mastic	Roof	3% CH	150 Sq. ft.	G	N

No asbestos was detected in any of the other samples collected based on the limitations of the analytical method. The following table summarizes the building materials samples that were found to contain **no asbestos** based on the limitations of the analytical method:

Table II: Materials with No Asbestos Detected

Sample #	Material	Material Location
001 - 003	Drywall/Joint Compound Composite	Throughout Structure
009 – 013	Acoustical Texture	Laundry Room, Family Room, Living Room, Hallway, Master Bedroom, Bedroom 2, Bedroom 3 Garage
014 – 015	Vinyl with Mastic	Kitchen, Laundry Room
021	Moisture Barrier	Exterior Walls

Legend

* - Material contains trace amounts of asbestos and may be regulated under Cal/OSHA guidelines as an ACCM. The material may be required to be removed by an asbestos licensed contractor. However, the material is not considered asbestos waste.

CH – Chrysotile Asbestos

NAD – No Asbestos Detected

G = Good, D = Damaged, SD = Significantly Damaged

Friable- any material that can be crumbled, pulverized, or reduced to powder by hand pressure.

A copy of the asbestos PLM analytical results and chain of custody are included as an attachment to this document.

3.3 Asbestos Recommendations

Due to the presence of asbestos, any work that will disturb any of the above referenced asbestos-containing materials (ACM's) and/or asbestos-containing construction materials (ACCM's) as a result of planned or other renovations to the subject property must comply with all applicable local, state and federal regulations governing the removal and/or disturbance of ACM's and/or ACCM's.

3.4 Disposal

Any materials containing greater than 1% asbestos are subject to regulations under EPA (National Emission Standards for Hazardous Air Pollutants [NESHAP]) governing the storage, transportation and disposal of **hazardous waste**. If any materials contain less than 1% asbestos (and no lead-based paint is present), these materials may be properly bagged and disposed of as construction debris. If neither asbestos nor lead-based-paint is present, the material may be disposed of as construction debris.

NESHAP has allowed for the composite sampling of drywall and joint compound for disposal purposes *only*. If the drywall and joint compound composite sample results indicate a content of less than (<) 1% asbestos, the drywall and joint compound may be properly bagged and disposed of as construction debris, regardless of the asbestos content of the joint compound itself. If the drywall and joint compound composite sample results indicate a content of greater than (>) 1% asbestos, then this material must be disposed of as hazardous waste. If the drywall and joint compound contain a texture coating with an asbestos content greater than (>) 1%, the drywall and joint compound with texture coating must be disposed of as hazardous waste.

4.0 LEAD

4.1 XRF Lead Inspection

RAE conducted a limited XRF lead inspection utilizing the SciAps X-550 portable analyzer (Serial No. 02089). The purpose of the inspection was to determine the amount of lead present in the surfaces to be potentially disturbed. Results indicated by way of XRF analysis are provided in mg/cm². Residential lead inspections follow Housing Urban Development (HUD) Guidelines for the Evaluation and Control of Lead-Based Paint in Housing. Any structure built prior to the year 1978 shall be presumed to contain lead-based-paint unless a Certified Lead Inspector/Assessor has performed a survey prior to commencement of activities and established levels of lead to be below the applicable EPA lead-based paint levels.

4.2 Applicable Lead Regulations

- **The U.S. Environmental Protection Agency (EPA)**, Toxic Substances Control Act, Section 403 **defines lead-based-paint as any paint, varnish, shellac or other surface coating containing lead at or above 1.0 milligram per square centimeter (mg/cm²), 0.5% by weight, or 5,000 parts per million (ppm).**
- **The San Diego City Municipal Code, Chapter 5, Section 54.1005** (a) states, "It is presumed that paint in the interior or on the exterior of all dwelling units and all structures constructed prior to January 1, 1979, and all steel structures is lead-based paint. (b) Any person who disturbs or removes paint from any surface in the interior or on the exterior of a dwelling unit or structure constructed prior to January 1, 1979, or from any surface on a steel structure shall use lead-safe work practice standards as set forth in section 54.1006, unless a Certified Lead Inspector/Assessor determines, prior to the commencement of activities which disturb or remove paint, that the concentration of lead in the paint is below 1000 ppm or 0.5 mg/cm²."

- **Cal-OSHA Title 8, CCR Section 1532.1-** provides requirements for workers who may come in contact with Lead-based-paint (LBP) during demolition, removal or disposal of LBP.

4.3 XRF Lead Inspection Results

Please review the following table for a summary of the XRF lead results collected on site:

Table III: Summary of XRF Lead Results

No.	Mode	Unit type	Location	Component	Substrate	Color	Side	Condition	Action Level	Pb Concentration	Pb +/-	Result
1	Calibration	mg/cm2							1	0.94	0.03	Negative
2	Calibration	mg/cm2							1	1	0.03	Positive
3	Calibration	mg/cm2							1	1.03	0.03	Positive
4	Calibration	mg/cm2							1	0.99	0.02	Positive
5	Lead Paint	mg/cm2	Laundry Room	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
6	Lead Paint	mg/cm2	Laundry Room	Wall	Drywall	Beige	D	I	1	0	0.01	Negative
7	Lead Paint	mg/cm2	Laundry Room	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
8	Lead Paint	mg/cm2	Laundry Room	Door	Wood	Beige	A	I	1	0	0.01	Negative
9	Lead Paint	mg/cm2	Laundry Room	Cabinet	Wood	Beige	B	I	1	0	0.01	Negative
10	Lead Paint	mg/cm2	½ Bath	Ceiling	Drywall	Beige	NA	I	1	0	0.01	Negative
11	Lead Paint	mg/cm2	½ Bath	Wall	Drywall	Beige	C	I	1	0	0.01	Negative
12	Lead Paint	mg/cm2	½ Bath	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
13	Lead Paint	mg/cm2	½ Bath	Door	Wood	Beige	A	I	1	0	0.01	Negative
14	Lead Paint	mg/cm2	½ Bath	Vanity	Wood	Beige	D	I	1	0	0.01	Negative
15	Lead Paint	mg/cm2	Kitchen	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
16	Lead Paint	mg/cm2	Kitchen	Cabinet	Wood	Beige	A	I	1	0	0.01	Negative
17	Lead Paint	mg/cm2	Kitchen	Countertop	Ceramic tile	White	NA	I	1	5.35	0.18	Positive
18	Lead Paint	mg/cm2	Kitchen	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
19	Lead Paint	mg/cm2	Living Room	Wall	Drywall	Beige	C	I	1	0	0.01	Negative
20	Lead Paint	mg/cm2	Living Room	Wall	Drywall	Beige	D	I	1	0	0.01	Negative
21	Lead Paint	mg/cm2	Living Room	Door casing	Wood	Beige	C	I	1	0	0.01	Negative
22	Lead Paint	mg/cm2	Living Room	Door	Wood	Beige	C	I	1	0	0.01	Negative
23	Lead Paint	mg/cm2	Entry	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
24	Lead Paint	mg/cm2	Entry	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
25	Lead Paint	mg/cm2	Entry	Door	Wood	Beige	A	I	1	0	0.01	Negative
26	Lead Paint	mg/cm2	Entry	Floor	Ceramic tile	Yellow	NA	I	1	9.56	0.25	Positive
27	Lead Paint	mg/cm2	Bedroom 2	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
28	Lead Paint	mg/cm2	Bedroom 2	Door	Wood	Beige	A	I	1	0	0.01	Negative
29	Lead Paint	mg/cm2	Bedroom 2	Door casing	Wood	Beige	A	I	1	0.04	0.01	Negative
30	Lead Paint	mg/cm2	Bedroom 3	Wall	Drywall	Beige	B	I	1	0	0.01	Negative
31	Lead Paint	mg/cm2	Bedroom 3	Door casing	Wood	Beige	A	I	1	0.11	0.01	Negative
32	Lead Paint	mg/cm2	Bedroom 3	Door	Wood	Beige	A	I	1	0	0.01	Negative
33	Lead Paint	mg/cm2	Bedroom 3	Baseboard	Wood	Beige	A	I	1	0	0.01	Negative
34	Lead Paint	mg/cm2	Hallway	Wall	Drywall	Beige	D	I	1	0	0.01	Negative
35	Lead Paint	mg/cm2	Hallway	Wall	Drywall	Beige	B	I	1	0	0.01	Negative
36	Lead Paint	mg/cm2	Hallway	Baseboard	Wood	Beige	B	I	1	0	0.01	Negative
37	Lead Paint	mg/cm2	Master Bedroom	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
38	Lead Paint	mg/cm2	Master Bedroom	Wall	Drywall	Beige	D	I	1	0	0.01	Negative
39	Lead Paint	mg/cm2	Master Bedroom	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
40	Lead Paint	mg/cm2	Master Bedroom	Door	Wood	Beige	A	I	1	0	0.01	Negative
41	Lead Paint	mg/cm2	Master Bedroom	Baseboard	Wood	Beige	D	I	1	0	0.01	Negative
42	Lead Paint	mg/cm2	Master Bathroom	Ceiling	Drywall	Beige	NA	I	1	0	0.01	Negative
43	Lead Paint	mg/cm2	Master Bathroom	Wall	Drywall	Beige	C	I	1	0	0.01	Negative
44	Lead Paint	mg/cm2	Master Bathroom	Door casing	Wood	Beige	A	I	1	0.03	0.01	Negative
45	Lead Paint	mg/cm2	Master Bathroom	Door	Wood	Beige	A	I	1	0	0.01	Negative
46	Lead Paint	mg/cm2	Master Bathroom	Vanity	Wood	Beige	D	I	1	0	0.01	Negative
47	Lead Paint	mg/cm2	Master Bathroom	Shower enclosure	Ceramic tile	Beige	A	I	1	0	0.01	Negative
48	Lead Paint	mg/cm2	Master Bathroom	Shower enclosure	Ceramic tile	White	A	I	1	6.28	0.2	Positive
49	Lead Paint	mg/cm2	Master Closet	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
50	Lead Paint	mg/cm2	Master Closet	Door casing	Wood	Beige	A	I	1	0	0.01	Negative
51	Lead Paint	mg/cm2	Master Closet	Door	Wood	Beige	A	I	1	0	0.01	Negative
52	Lead Paint	mg/cm2	Exterior	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
53	Lead Paint	mg/cm2	Exterior	Wall	Drywall	Beige	A	I	1	0	0.01	Negative
54	Lead Paint	mg/cm2	Exterior	Eave	Wood	Beige	A	I	1	0	0.01	Negative
55	Lead Paint	mg/cm2	Exterior	Fascia	Wood	Green	A	I	1	0	0.01	Negative
56	Lead Paint	mg/cm2	Exterior	Flashing	Metal	Green	A	I	1	0	0.01	Negative
57	Lead Paint	mg/cm2	Exterior	Door casing	Wood	Green	A	I	1	0	0.01	Negative
58	Lead Paint	mg/cm2	Exterior	Door	Wood	Green	A	I	1	0	0.01	Negative
59	Lead Paint	mg/cm2	Exterior	Garage door casing	Wood	Green	A	I	1	0	0.01	Negative
60	Lead Paint	mg/cm2	Exterior	Garage door	Wood	Green	A	I	1	0	0.01	Negative
61	Lead Paint	mg/cm2	Exterior	Trim	Wood	Green	A	I	1	0	0.01	Negative
62	Lead Paint	mg/cm2	Exterior	Wall	Stucco	Beige	B	I	1	0	0.01	Negative
63	Lead Paint	mg/cm2	Exterior	Eave	Wood	Green	B	I	1	0	0.01	Negative
64	Lead Paint	mg/cm2	Exterior	Fascia	Wood	Green	B	I	1	0	0.01	Negative
65	Lead Paint	mg/cm2	Exterior	Flashing	Metal	Green	B	I	1	0	0.01	Negative

Bold Red Print = Lead Based Paint

Condition Intact = I, Slightly Deteriorated = SD, Very Deteriorated = VD

Table III: Summary of XRF Lead Results (Continued)

No.	Mode	Unit type	Location	Component	Substrate	Color	Side	Condition	Action Level	Pb Concentration	Pb +/-	Result
66	Lead Paint	mg/cm2	Exterior	Trim	Wood	Green	B	I		1	0	0.01 Negative
67	Lead Paint	mg/cm2	Exterior	Door casing	Wood	Green	C	I		1	0	0.01 Negative
68	Lead Paint	mg/cm2	Exterior	Door	Wood	Green	C	I		1	0	0.01 Negative
69	Lead Paint	mg/cm2	Exterior	Wall	Stucco	Beige	C	I		1	0	0.01 Negative
70	Lead Paint	mg/cm2	Exterior	Eave	Wood	Green	C	I		1	0	0.01 Negative
71	Lead Paint	mg/cm2	Exterior	Fascia	Wood	Green	C	I		1	0	0.01 Negative
72	Lead Paint	mg/cm2	Exterior	Flashing	Metal	Green	C	I		1	0	0.01 Negative
73	Lead Paint	mg/cm2	Exterior	Trim	Wood	Green	C	I		1	0	0.01 Negative
74	Lead Paint	mg/cm2	Exterior	Wall	Stucco	Beige	D	I		1	0.01	0.01 Negative
75	Lead Paint	mg/cm2	Exterior	Eave	Wood	Green	D	I		1	0	0.01 Negative
76	Lead Paint	mg/cm2	Exterior	Fascia	Wood	Green	D	I		1	0	0.01 Negative
77	Lead Paint	mg/cm2	Exterior	Flashing	Metal	Green	D	I		1	0	0.01 Negative
78	Lead Paint	mg/cm2	Exterior	Trim	Wood	Green	D	I		1	0	0.01 Negative
79	Lead Paint	mg/cm2	Exterior	Post	Wood	Green	A	I		1	0	0.01 Negative
80	Calibration	mg/cm2								1	0.93	0.03 Negative
81	Calibration	mg/cm2								1	1.02	0.03 Positive
82	Calibration	mg/cm2								1	1.03	0.03 Positive
83	Calibration	mg/cm2								1	0.99	0.02 Positive

Bold Red = Lead Based Paint

Condition Intact = I, Slightly Deteriorated = SD, Very Deteriorated = VD

Shots 1-4 & 80-83 are for the purposes of calibration and are not representative of painted surfaces of the above-referenced property. According to HUD Guidelines, Side A of a building is representative of the Front Entry where the address would be located, and sides B-D follow clockwise from side A.

4.4 Lead Recommendations

Please review the following table(s) for a summary of the location and condition of Lead-Based-Paint and/or Lead-Containing-Paint detected by way of the XRF analysis:

Table IV: Lead-Based-Paint Locations

Component	Substrate	Color	Location	Condition
Countertop	Ceramic tile	White	Kitchen	Intact
Floor	Ceramic tile	Yellow	Entry	Intact
Shower surround	Ceramic tile	White	Master Bath	Intact

Interior Conditions- Intact, Fair (<=2 ft.2 damage), Poor (>2 ft.2)

Exterior Conditions- Intact, Fair (<=10 ft.2 damage), Poor (>10 ft.2)

Interior/Exterior small surface (windowsills, baseboards)- Intact, Fair (<=10% damage), Poor (>10% damage)

Due to the findings in Section 4.3, lead-trained personnel will be required to perform all work that will disturb any **lead-based** and/or **lead-containing paints** as a result of planned or other renovations to the subject property. Lead safe work practices and/or abatement shall take place in compliance with all applicable local, state, and federal regulations governing lead in construction. Cal-OSHA requires that initial employee exposure monitoring be conducted to evaluate work exposure during work that disturbs lead-containing material where lead is present in **any detectable level** (CCR Title 8, Section 1532.1).

Limitations

Although RAE has taken several precautions in order to find all of the visible suspect asbestos-containing-materials and/or lead-containing-paints present, several factors can hinder the findings at the time of the survey. The following factors should always be considered:

- Additional suspect materials could be located between walls, in voids, or in other concealed areas previously inaccessible. If any suspect materials or painted surfaces are found which have not been represented in this report, RAE recommends that work stops until those materials can be sampled

for asbestos and/or lead content. Furthermore, this is a limited survey. Additional suspect materials and paints may be present outside of the affected areas sampled.

- RAE does not warrant, guarantee, or profess to have the ability to locate or identify all asbestos-containing materials in a facility.
- Confined spaces, and areas determined by RAE's personnel as unsafe to access, are excluded from the scope of work.
- RAE is not responsible for the validity of the laboratory data. We merely interpret the results provided by the laboratory analysis.
- RAE does not guarantee or warrant that the facility or workplace is safe; nor does RAE's involvement in this property relieve the Client, building owner/operator or tenant of any continuing responsibility of providing a safe facility or living space.
- This report was based on those conditions observed on the day the field evaluation was accomplished. In the event that changes in the nature of the property have occurred, or additional relevant information about the property is subsequently discovered, the findings contained in this report may not be valid unless these changes and additional relevant information are reviewed and the conclusion of this report is modified and verified in writing.

If you have any questions or concerns, feel free to contact the undersigned at 619.485.0076. On behalf of Rarefied Air Environmental, Inc., we would like to thank you for the opportunity to be of service.

Sincerely,

Rarefied Air Environmental, Inc.



Matthew Zar
Owner and Chief Executive Officer
Certified Asbestos Consultant #11-4841
CDPH Lead Inspector/Assessor LRC-00005231

Attachment A:
Asbestos Analytical Data & Chain of Custody

Attachment B:
Sample Locations Map

Attachment C:
CDPH 8552 Form & Technician Certifications

Attachment A

Asbestos Analytical Data & Chain of Custody



Project Name: Integrity Design + Remodel

Client Information: Rarefied Air Environmental
3658 Ruffin Road, Suite F, San Diego, CA 92123

Project Address: 17768 Sintonte Drive, San Diego,
CA 92128

Phone No.: (619)-485-0076

Project ID: 250616014-036

Analyst Name: Vrishni Sandoval

Collected By: Rory Hollis

Date Analyzed: 6/16/2025

Date Collected: 6/13/2025

Date Reported: 6/16/2025

Date Received: 6/16/2025

Total Samples/Layers: 25

EPA 600/R-93/116, EPA - 40 CFR App. E to Sub. E of Part 763 using Polarized Light Microscopy

Sample ID/Client ID:	Description/Appearance and Location:	% Asbestos Type:	% Non-Asbestos Fibrous:	% Non-Asbestos, Non-Fibrous:
250616014 001	DW/JC (Composite): White, Master Bed W Wall	None Detected	<1% Cellulose	>99% Binder/Filler
250616015 002	DW/JC (Composite): White, Living Room S Wall	None Detected	<1% Cellulose	>99% Binder/Filler
250616016 003	DW/JC (Composite): White, Laundry Room W Wall	None Detected	<1% Cellulose	>99% Binder/Filler
250616017 004	Texture Coat: Beige, Master Bed W Wall	2% Chrysotile		98% Binder/Filler
250616022 009	Acoustical Texture: Off-white, Master Bed Ceiling	None Detected		100% Binder/Filler
250616023 010	Acoustical Texture: Off-white, Bedroom 2 Ceiling	None Detected		100% Binder/Filler
250616024 011	Acoustical Texture: Off-white, Hallway Ceiling	None Detected		100% Binder/Filler
250616025 012	Acoustical Texture: Off-white, Living Room Ceiling	None Detected		100% Binder/Filler
250616026 013	Acoustical Texture: Off-white, Garage Ceiling	None Detected		100% Binder/Filler
250616027A 014	Vinyl Flooring: Beige, Kitchen W Floor	None Detected		100% Binder/Filler

Approved By:

V. Sandoval
Vrishni Sandoval

Comments: Samples 5-8 not analyzed, positive stop.

Disclaimers: AIHA PAT Participant Number: 296086. NVLAP Lab Code: (600362-0)

Rarefied Air Analytical, Inc. (RAA) maintains liability only for samples submitted and accepted. The report generated pertains only to samples received and may not be representative of entire area where the material was collected. Final interpretation of analysis is the responsibility of the client. This document may not be replicated, except in full, without explicit approval from RAA. Results are created with information provided by client on the Chain of Custody. Unless expressly written, all samples met method requirements. Sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples ; EPA-600/R-93/116: Method for Determination of Asbestos in Building Materials. Methodology of analysis is Calibrated Visual Estimates (CVES.) This report may not be used to claim product certification, approval, or endorsement by NIST, NVLAP, or any federal agency. Samples submitted will be held for 30 days prior to discarding, unless requested by client.



Project Name: Integrity Design + Remodel

Client Information: Rarefied Air Environmental
3658 Ruffin Road, Suite F, San Diego, CA 92123

Project Address: 17768 Sintonte Drive, San Diego,
CA 92128

Phone No.: (619)-485-0076

Project ID: 250616014-036

Analyst Name: Vrishni Sandoval

Collected By: Rory Hollis

Date Analyzed: 6/16/2025

Date Collected: 6/13/2025

Date Reported: 6/16/2025

Date Received: 6/16/2025

Total Samples/Layers: 25

EPA 600/R-93/116, EPA - 40 CFR App. E to Sub. E of Part 763 using Polarized Light Microscopy

Sample ID/Client ID:	Description/Appearance and Location:	% Asbestos Type:	% Non-Asbestos Fibrous:	% Non-Asbestos, Non-Fibrous:
250616027B 014	Mastic: Yellow, Kitchen W Floor	None Detected		100% Binder/Filler
250616028A 015	Vinyl Flooring: Beige, Laundry Room W Floor	None Detected		100% Binder/Filler
250616028B 015	Mastic: Yellow, Laundry Room W Floor	None Detected		100% Binder/Filler
250616029A 016	Finish Coat: Beige, Exterior E Wall	<1% Chrysotile		>99% Binder/Filler
250616029B 016	Stucco: Gray, Exterior E Wall	None Detected		100% Binder/Filler
250616030A 017	Finish Coat: Beige, Exterior S Wall	<1% Chrysotile		>99% Binder/Filler
250616030B 017	Stucco: Gray, Exterior S Wall	None Detected		100% Binder/Filler
250616031A 018	Finish Coat: Beige, Exterior W Wall	<1% Chrysotile		>99% Binder/Filler
250616031B 018	Stucco: Gray, Exterior W Wall	None Detected		100% Binder/Filler
250616032A 019	Finish Coat: Beige, Exterior N Wall	<1% Chrysotile		>99% Binder/Filler

Approved By:

Vrishni Sandoval

Comments:

Disclaimers: AIHA PAT Participant Number: 296086. NVLAP Lab Code: (600362-0)

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Project Name: Integrity Design + Remodel

Client Information: Rarefied Air Environmental
3658 Ruffin Road, Suite F, San Diego, CA 92123

Project Address: 17768 Sintonte Drive, San Diego,
CA 92128

Phone No.: (619)-485-0076

Project ID: 250616014-036

Analyst Name: Vrishni Sandoval

Collected By: Rory Hollis

Date Analyzed: 6/16/2025

Date Collected: 6/13/2025

Date Reported: 6/16/2025


Date Received: 6/16/2025

Total Samples/Layers: 25

EPA 600/R-93/116, EPA - 40 CFR App. E to Sub. E of Part 763 using Polarized Light Microscopy

Sample ID/Client ID:	Description/Appearance and Location:	% Asbestos Type:	% Non-Asbestos Fibrous:	% Non-Asbestos, Non-Fibrous:
250616032B 019	Stucco: Gray, Exterior N Wall	None Detected		100% Binder/Filler
250616033A 020	Finish Coat: Beige, Exterior N Wall	<1% Chrysotile		>99% Binder/Filler
250616033B 020	Stucco: Gray, Exterior N Wall	None Detected		100% Binder/Filler
250616034 021	Moisture Barrier: Brown, Exterior N Wall	None Detected	90% Cellulose	10% Binder/Filler
250616035 022	Mastic: Black, Roof SE Corner	3% Chrysotile		97% Binder/Filler

Approved By:


Vrishni Sandoval

Comments: Sample 23 not analyzed, positive stop.

Disclaimers: AIHA PAT Participant Number: 296086. NVLAP Lab Code: (600362-0)

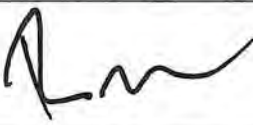
Rarefied Air Analytical, Inc. (RAA) maintains liability only for samples submitted and accepted. The report generated pertains only to samples received and may not be representative of entire area where the material was collected. Final interpretation of analysis is the responsibility of the client. This document may not be replicated, except in full, without explicit approval from RAA. Results are created with information provided by client on the Chain of Custody. Unless expressly written, all samples met method requirements. Sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples ; EPA-600/R-93/116: Method for Determination of Asbestos in Building Materials. Methodology of analysis is Calibrated Visual Estimates (CVES.) This report may not be used to claim product certification, approval, or endorsement by NIST, NVLAP, or any federal agency. Samples submitted will be held for 30 days prior to discarding, unless requested by client.



Customer Name: Integrity Design + Remodel
Project Name: 17768 Sintonte Drive
Project Address: 17768 Sintonte Drive, San Diego, CA 92128
Date: 6.13.2025

ASBESTOS SURVEY WORKSHEET & CHAIN OF CUSTODY

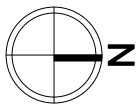
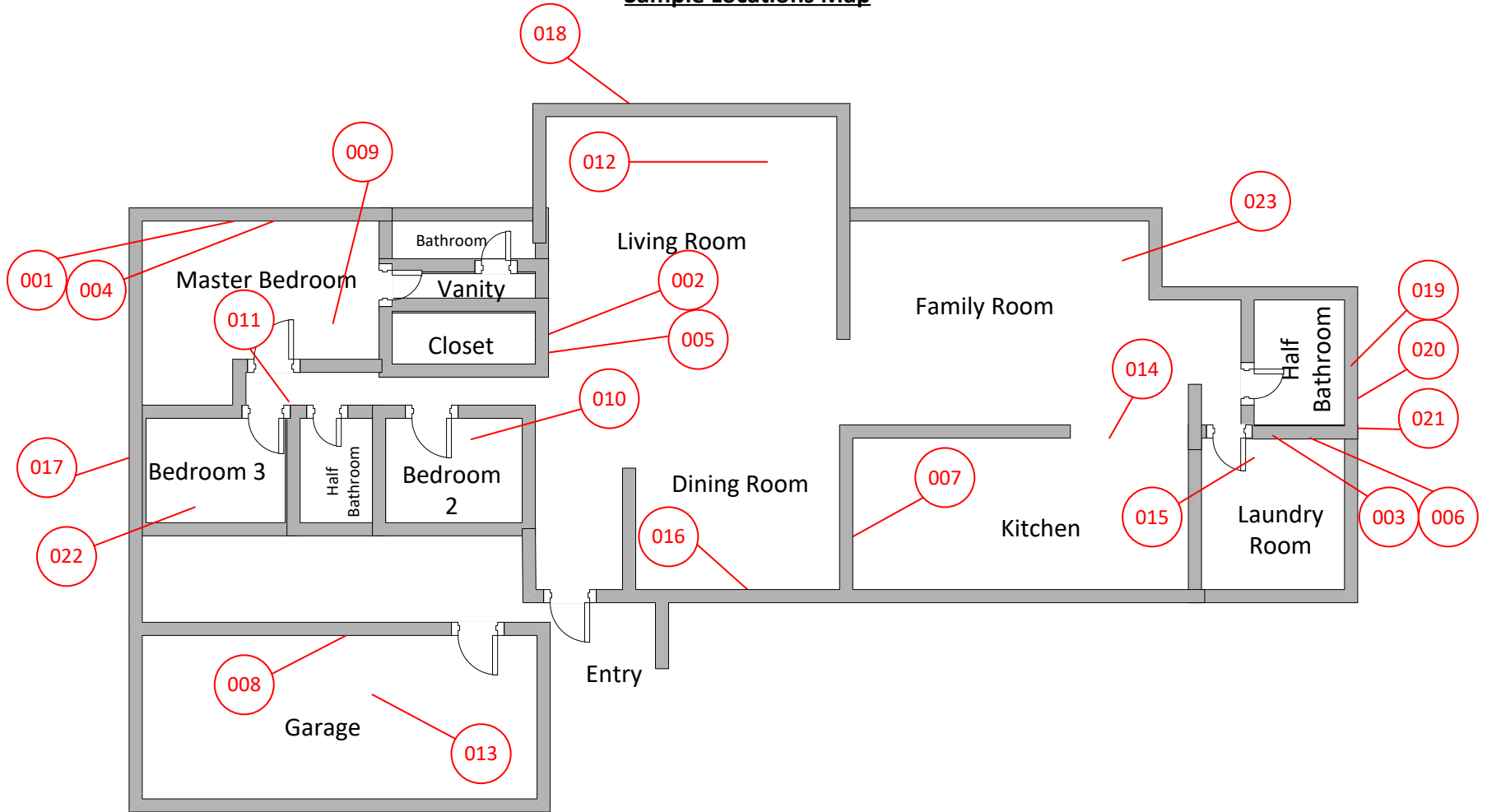
Sample #	Homo Material	Material Description	Sample Location	Material Location	Est. Quantity	Condition (G, D, SD)	Friable (Y/N)
001	A	DW/JC composite	Master Bed W Wall	Throughout Structure	4,500 sq. ft.	G	N
002	A	DW/JC composite	Living Room S Wall				
003	A	DW/JC composite	Laundry Room W Wall				
004	B	Texture coat	Master Bed W Wall				
005	B	Texture coat	Living Room S Wall				
006	B	Texture coat	Laundry Room W Wall				
007	B	Texture coat	Kitchen S Wall				
008	B	Texture coat	Garage W Wall				
009	C	Acoustical texture	Master Bed Ceiling	Laundry Room, Family Room, Living Room, Hallway, Master Bedroom, Bedroom 2, Bedroom 3 Garage	2,500 sq. ft.	G	Y
010	C	Acoustical texture	Bedroom 2 Ceiling				
011	C	Acoustical texture	Hallway Ceiling				
012	C	Acoustical texture	Living Room Ceiling				
013	C	Acoustical texture	Garage Ceiling				
014	D	Vinyl w mastic	Kitchen W Floor	Kitchen, Laundry Room	300 sq. ft.	G	N
015	D	Vinyl w mastic	Laundry Room W Floor				
016	E	Stucco	Exterior E Wall	Exterior Walls	4,000 sq. ft.	G	N
017	E	Stucco	Exterior S Wall				
018	E	Stucco	Exterior W Wall				
019	E	Stucco	Exterior N Wall				
020	E	Stucco	Exterior N Wall				
021	F	Moisture barrier	Exterior N Wall				
021	F	Moisture barrier	Exterior N Wall		4,000 sq. ft.	G	N
022	G	Penetration mastic	Roof SE Corner	Roof	150 sq. ft.	G	N
023	G	Penetration mastic	Roof NW Corner				

Laboratory:	Turnaround Time:	PLM Analysis:	Results to:
RAA	24 hrs.	PLM EPA 600/R-93/116 and/or 600/M4-82-020 Please stop at 1 st positive (>1%) and analyze all layers.	rareairenv@gmail.com testmyair@gmail.com
Relinquished by:		Received by & Time:	
Rory Hollis CSST # 23-7268 		Angel Hernandez 6/16/25 8:00AM Project ID: 250616014-036	

Rarefied Air Environmental- 9921 Carmel Mountain Road, #164
 San Diego, California 92129

Attachment B
Sample Locations Map

Sample Locations Map



Attachment C

CDPH 8552 Form & Technician Certifications

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation: 6-13-2025

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection
 Risk assessment
 Clearance Inspection
 Other (specify) Limited Survey

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 17768 Sintonte Drive		City San Diego	County San Diego	Zip Code 92128
Construction date (year) of structure 1976	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input checked="" type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 — Owner of Structure (if business/agency, list contact person)

Name Rebecca Fortune (power of attorney)		Telephone number 619-643-2545		
Address [number, street, apartment (if applicable)] Unknown		City	State	Zip Code

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected
 Intact lead-based paint detected
 Deteriorated lead-based paint detected
 No lead hazards detected
 Lead-contaminated dust found
 Lead-contaminated soil found
 Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name: Matthew Zar		Telephone number: 619.485.0076		
Address: [number, street, apartment (if applicable)] 3658 Ruffin Road, Suite F		City: San Diego	State: CA	Zip Code: 92123
CDPH certification number: LRC-00005231	Signature: 			Date: 6-16-2025
Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable) Rory Hollis- LRC-00009705				

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor Richmond, CA 94804-6403. Fax: (510) 620-5656



Rory Hollis

State of California Division of Safety and Health

Certified Site Surveillance Technician

Certification Number: 23-7268 Expires: 04/20/2026

State of California Department of Public Health

Lead Sampling Technician

Certification Number: LRC -00009705 Expires: 03/18/2026



Matthew Zar

State of California Division of Safety and Health

Certified Asbestos Consultant

Certification Number: 11-4841 Expires: 01/18/2026

Lead Inspector/ Assessor

Certification Number: LRC- 00005231 Expires: 05/17/2026





June 17, 2025

RAE Project ID: R252415

Integrity Design + Remodel
Attn: Accounts Payable
655 West Broadway, Suite 1600
San Diego, California 92101

RE: Limited Preliminary-Bacteria-Remediation Site Assessment Report
17768 Sintonte Drive
San Diego, California 92128

1.0 Introduction

On the date of June 13, 2025, Rarefied Air Environmental, Inc. (RAE) performed a Limited Preliminary-Bacteria-Remediation Site Assessment located at the above-referenced property. The site assessment was performed to determine if the suspected areas and waste contain contaminants associated with Category 3 water. The S500 Guideline defines Category 2 and Category 3 water as follows:

- “Category 2 water contains significant contamination and has the potential to cause discomfort or sickness if contacted or consumed by humans. Category 2 water can contain potentially unsafe levels of microorganisms or nutrients for microorganisms, as well as other organic or inorganic matter (chemical or biological). Examples of Category 2 water can include but are not limited to: discharge from dishwashers or washing machines; overflows from toilet bowls on the room side of the trap with some urine but no feces; seepage due to hydrostatic pressure; broken aquariums; and punctured water beds.

Category 2 water can deteriorate to Category 3. Once microorganisms become wet from water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of water.”

- “Category 3 water is grossly contaminated and can contain pathogenic, toxigenic or other harmful agents. Examples of Category 3 water can include, but are not limited to: sewage, toilet backflows, that originate from beyond the toilet trap regardless of visible content or color; all forms of flooding from seawater; ground surface water and water rising from rivers or streams, and other contaminated water entering or affecting the indoor environment, such as wind-driven rain from hurricanes, tropical storms, or weather-related events. Such water sources may carry silt, organic matter, pesticides, heavy metals, regulated materials, or toxic organic substances.”

The site assessment included the collection of both surface swab samples to be submitted to an independent and accredited laboratory for the analysis (Presence or absence) of Total Coliforms and Escherichia Coli (E. coli) and Adenine Triphosphate (ATP) surface swab samples from horizontal surfaces & contents suspected of being contaminated. A visual assessment also occurred along with the generation of a site map. All field activities were performed by RAE Representative and Trained Environmental Consultant Rory Hollis.

2.0 Sampling Methodologies

2.1 ATP Surface Swab Samples

Surface swab samples collected were analyzed on site by the Hygiena® SystemSURE Plus® Luminometer. The Luminometer is used in conjunction with Hygiena® Ultrasnaps (swabs) to detect the presence of Adenosine Triphosphate (ATP) which is found in organic matter and microorganisms. The Ultrasnaps are swabbed over an approximate 25 cm² area of the desired substrate. Then, a fluid reagent known as Luciferin/Luciferase, located in the Ultrasnap, is pushed through the swab shaft and then reinserted into the Luminometer.

The combination of Luciferin/Luciferase enzymes and ATP produces light. The amount of light omitted by this combination is directly proportional to the quantity of ATP present in the sample. The results are displayed in Relative Light Units (RLU). The RLU's are a direct measurement of photons which are elementary particles and basic units of light.

2.2 Surface Swab Samples Collected for the Presence/Absence of Total Coliforms and E. Coli

Surface swab samples were collected from recently cleaned horizontal surfaces to determine the presence or absence of Total Coliforms and E. coli. A swab with a pre-moistened tip was swabbed over the affected material and then reinserted into a sterile tube. The swab samples collected were then hand delivered to the following independent and accredited laboratory for analysis:

- Rarefied Air Analytical - 3675 Ruffin Road, #235, San Diego, California 92123

The test method utilized by the laboratory is the IDEXX Colilert Test. The presence of either Total Coliforms, E. coli and Enterococci would indicate that the soil which affected the areas had contaminants indicative of a Category 3 water loss. As a result, if these contaminants were found to be present, proper cleaning methods and/or the removal of both building materials and contents would be recommended pursuant to the *Approved American National Standard/Institute of Inspection Cleaning and Restoration Certification (ANSI/IICRC) S500 Guidelines*.

3.0 Results

3.1 Hygiena® SystemSURE Plus® Luminometer Results & Interpretation

There have been several determinations made as how to interpret the results provided in RLU's per swab (RLU/swab). Food and Beverage studies and health departments have used the value of greater than or equal to (\geq) 30 RLU/swab to be an indication of unsanitary conditions or possible sewage contamination. The limit threshold of 30 RLU/swab is a number preset by the manufacturers of the Luminometer, Hygiena. This threshold was set based upon years of food and beverage processing experience and third party studies which can be researched on their website www.hygiena.com or you can call them direct at 1-888.494.4362. Another approach is to set a threshold by collecting background samples of unaffected surfaces similar to that within the area treated. If the RLU/swab sample results are above the threshold set, it can be determined that there are unsanitary conditions and proper remediation should take place.

For all intents and purposes of this report, RAE has used the limit set by manufacturers of the Luminometer, Hygiena of \geq 30 RLU/swab to be an indication of unsanitary conditions.

RAE collected a total of seven (7) Ultrasnap surface swab samples. The following table is a summary of the Ultrasnap surface swab sample results collected:

Table I: Summary of Hygiena® SystemSURE Plus® Luminometer Results

Sample #	Room	Sample Location	Substrate	Results (RLU/swab)	Pass/Fail
H1	Laundry Room	Top of Dryer	Metal	48	Fail
H2	Kitchen	Floor	Vinyl	497	Fail
H3	Living Room	Floor	Carpet	632	Fail
H4	Bedroom 2	Piano	Wood	55	Fail
H5	Hall Bathroom	Countertop	Marble	184	Fail
H6	Master Bedroom	Dresser	Wood	86	Fail
H7	Master Bathroom	Floor	Carpet	391	Fail

3.2 Total Coliform & E. Coli Surface Swab Results

RAE collected a total of seven (7) confirmatory surface swab samples from horizontal surfaces and contents of concern at the subject property for the presence or absence of Total Coliforms and E. coli. Please review the following table for a summary of the swab sample results collected on site:

Table II: Summary of Confirmatory Surface Swab Sample Results

Sample #	Sample Location	Substrate	Total Coliforms	E. coli
S1	Laundry Room Top of Dryer	Metal	Present	Present
S2	Kitchen Floor Vinyl	Vinyl	Present	Present
S3	Living Room Floor Carpet	Carpet	Present	Present
S4	Bedroom 2 Piano	Wood	Present	Present
S5	Hall Bathroom Countertop	Marble	Present	Present
S6	Master Bedroom Dresser	Wood	Present	Present
S7	Master Bathroom Floor Carpet	Carpet	Present	Present

4.0 Conclusions

Based on the visual assessment and the surface sample results indicating unsanitary conditions along with the presence of Total Coliforms and E. coli, it is RAE's professional opinion that Category 3 restoration activities should occur throughout this property.

RAE recommends that any remediation activities that take place should be performed by a licensed and insured remediation contractor in compliance with all the applicable IICRC industry standards utilizing properly trained employees with acceptable work methods. Additionally, the employer must ensure that employees performing remediation are donning proper personal protective equipment (PPE) and utilizing proper control methods, i.e.: Negative pressurized work area containments with 6 mil polyethylene sheeting, High Efficiency Particulate Air (HEPA) air filtration, decontamination chambers, proper disposal methods, etc.

If you have any questions concerning the information within this letter report, please feel free to contact the undersigned at 619.485.0076. On behalf of Rarefied Air Environmental, we wish to thank you for the opportunity to be of service.

Sincerely,
RAREFIED AIR ENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read 'MZ', with a large loop at the bottom.

Matthew Zar
Owner and Chief Executive Officer

Attachment A:
Analytical Data/Chain of Custody

Attachment B:
Sample Locations Map

Attachment A

Analytical Data & Chain of Custody



3675 Ruffin Rd., #235
 San Diego, CA 92123
 USA
 Ph: (858)-276-7013

Bacterial Direct Examination

Project Name:	Integrity Design + Remodel	Client Information:	Rarefied Air Environmental
Project Location:	17768 Sintonte Drive, San Diego, CA 92128	3658 Ruffin Road, Suite F, San Diego, CA 92123	
		Phone No.:	(619)-485-0076


Date Collected:	6/13/2025
Date Received:	6/16/2025
Date Analyzed:	6/17/2025
Date Reported:	6/17/2025

Collected By:	Rory Hollis
----------------------	-------------

Number of Samples:	7
---------------------------	---

Results			
Sample Number:	S1		Sample Location:
			Laundry Room Top of Dryer
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Present		
Comments:			
Sample Number:	S2		Sample Location:
			Kitchen Floor Vinyl
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Present		
Comments:			
Sample Number:	S3		Sample Location:
			Living Room Floor Carpet
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Present		
Comments:			

* = Colilert and Colisure are not sensitive to some pathogenic strains of E. coli, such as O157:H7.


 Vrishni Sandoval - Analyst

Test method performed is IDEXX Colilert or IDEXX Colisure Defined Substrate Technology, as shown under "Method Type." "Colilert-18 is a commercially available enzyme-substrate liquid-broth medium (IDEXX Laboratories, Inc.) that allows the simultaneous detection of total coliforms and E. coli." (Lesson 11: Common Coliform Test, water.mecc.edu) U.S. EPA approved testing for drinking, waste, and source water. Validity and accuracy of analysis is based on time and sterility. Results may be biased with shorter incubation period (recommended incubation time 18-22 hrs.) Low quality sampling technique may also impact outcome. Unless noted under comment section, sample condition received is acceptable. Product of analysis may be positively bias in high concentration of heterotrophic bacteria. Test results apply only to the samples tested. Results and report judgment is ultimately the responsibility of the client. This report may not be reproduced, except in full, without the expressed written consent of Rarefied Air Analytical. This report may not be used to claim product certification, approval, or endorsement by Rarefied Air Analytical, or any government agency.



3675 Ruffin Rd., #235
 San Diego, CA 92123
 USA
 Ph: (858)-276-7013

Bacterial Direct Examination

Project Name:	Integrity Design + Remodel	Client Information:	Rarefied Air Environmental
Project Location:	17768 Sintonte Drive, San Diego, CA 92128	3658 Ruffin Road, Suite F, San Diego, CA 92123	
		Phone No.:	(619)-485-0076

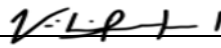
Date Collected:	6/13/2025
Date Received:	6/16/2025
Date Analyzed:	6/17/2025
Date Reported:	6/17/2025

Collected By:	Rory Hollis
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Number of Samples:	7
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Results			
Sample Number:	S4		Sample Location:
			Bedroom 2 Piano
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Present		
Comments:			
Sample Number:	S5		Sample Location:
			Hall Bathroom Countertop
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Present		
Comments:			
Sample Number:	S6		Sample Location:
			Master Bedroom Dresser
Method Type:	Colilert-DST		
Material Type:	Swab		
Inoculation Date:	6/16/2025		
Inoculation Time:	2:35 PM		
Total Coliform:	Present		
E. coli:	Absent*		
Comments:			

* = Colilert and Colisure are not sensitive to some pathogenic strains of E. coli, such as O157:H7.


 Vrishni Sandoval - Analyst

Test method performed is IDEXX Colilert or IDEXX Colisure Defined Substrate Technology, as shown under "Method Type." "Colilert-18 is a commercially available enzyme-substrate liquid-broth medium (IDEXX Laboratories, Inc.) that allows the simultaneous detection of total coliforms and E. coli." (Lesson 11: Common Coliform Test, water.mecc.edu) U.S. EPA approved testing for drinking, waste, and source water. Validity and accuracy of analysis is based on time and sterility. Results may be biased with shorter incubation period (recommended incubation time 18-22 hrs.) Low quality sampling technique may also impact outcome. Unless noted under comment section, sample condition received is acceptable. Product of analysis may be positively bias in high concentration of heterotrophic bacteria. Test results apply only to the samples tested. Results and report judgment is ultimately the responsibility of the client. This report may not be reproduced, except in full, without the expressed written consent of Rarefied Air Analytical. This report may not be used to claim product certification, approval, or endorsement by Rarefied Air Analytical, or any government agency.



Microbiology Chain of Custody

Laboratory:	Rarefied Air Analytical	Laboratory Report No.	
Project Name:	Integrity Design + Remodel/17768 Sintonte Drive		
Project Location:	17768 Sintonte Drive, San Diego, CA 92128		
Authorized by:	Matthew Zar		
E-mail results to:	rareairenv@gmail.com, testmyair@gmail.com		
Contact Phone No.	(619) 991-6654		

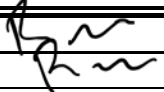
Analysis Type

Bacteria Examination
Swab, Bulk, Tape Lift- Presence/Absence X

Turn Around Time

Rush		6 hrs.		24 hrs.	X	Other:	
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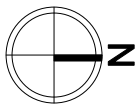
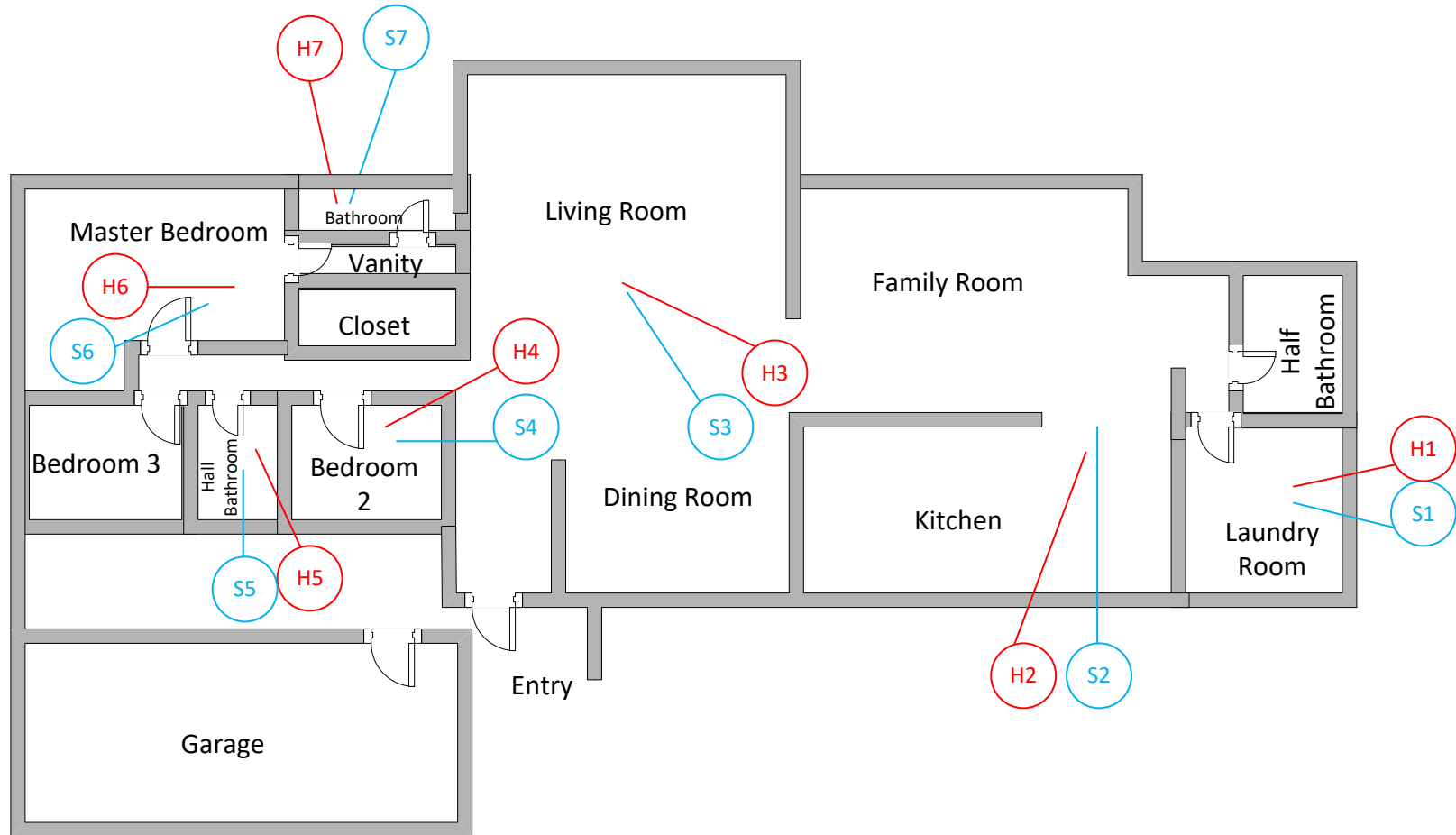
Sample No.	Sample Location	Volume	Date Collected
S1	Laundry Room Top of Dryer	Swab	6.13.2025
S2	Kitchen Floor Vinyl	Swab	6.13.2025
S3	Living Room Floor Carpet	Swab	6.13.2025
S4	Bedroom 2 Piano	Swab	6.13.2025
S5	Hall Bathroom Countertop	Swab	6.13.2025
S6	Master Bedroom Dresser	Swab	6.13.2025
S7	Master Bathroom Floor Carpet	Swab	6.13.2025

Sampled By:	Rory Hollis 	Date:	6.13.2025
Relinquished By:	Rory Hollis	Date & Time:	6.13.2025
Received By:	Vrishni Sandoval	Date & Time:	6/16/25 2:35 PM

Attachment B

Sample Locations Map

Sample Locations Map



PROPERTY ENTRY LIABILITY WAIVER AND RELEASE OF ALL CLAIMS

⚠ READ CAREFULLY BEFORE SIGNING — THIS IS A LEGALLY BINDING DOCUMENT ⚠

1. PARTIES

This Liability Waiver and Release of All Claims ("Waiver") is entered into as of the date signed below, by and between:

Property Owner: Estate of Lois Langdon Vanderbeek and Rebecca J. Fortune, Administrator ("Owner")

Address: 17768 Sintonte Drive, San Diego, California 92128

Entrant: _____ ("Entrant")

Address: _____

Date of Birth: _____

2. PROPERTY DESCRIPTION

The property covered by this Waiver is located at: 17768 Sintonte Drive, San Diego, California 92128 ("Property"). The Entrant acknowledges that the Property is unkept and uninhabited residential real property and may contain, without limitation, the following hazards: unstable structures, uneven terrain, falling debris, exposed materials, sharp objects, chemical or biological hazards, limited lighting, restricted egress, and other dangerous conditions.

3. ASSUMPTION OF RISK

THE ENTRANT EXPRESSLY ACKNOWLEDGES AND AGREES THAT: (a) entry onto the Property is voluntary; (b) the Property contains known and unknown hazards that may cause serious injury or death; (c) the Entrant has been informed of the general nature of these risks and has had the opportunity to inspect the Property; and (d) the Entrant voluntarily assumes all risks associated with entry onto the Property, including risks caused by the Owner's own negligence, to the fullest extent permitted by applicable law.

4. RELEASE OF LIABILITY AND INDEMNIFICATION

In consideration of being permitted to enter the Property, the Entrant, for themselves and on behalf of their heirs, personal representatives, assigns, and next of kin, hereby RELEASES, WAIVES, DISCHARGES, AND COVENANTS NOT TO SUE the Owner, its officers, directors, employees, agents, volunteers, successors, and assigns (collectively, "Released Parties") from any and all liability, claims, demands, actions, or causes of action arising out of or related to any loss, damage, or injury — including death — that may be sustained by the Entrant while on or about the Property, WHETHER CAUSED BY THE NEGLIGENCE OF THE RELEASED PARTIES OR OTHERWISE.

The Entrant further agrees to INDEMNIFY, DEFEND, AND HOLD HARMLESS the Released Parties from any loss, liability, damage, cost, or expense, including reasonable attorneys' fees, incurred as a result of the Entrant's entry onto the Property.

5. CONDITIONS OF ENTRY

The Entrant agrees to: (a) follow all instructions and directions of the Owner and its representatives at all times; (b) wear any required personal protective equipment; (c) not enter any areas designated as off-limits; (d) immediately report any accident, injury, or unsafe condition to the Owner; (e) not bring minors onto the Property without written consent; and (f) vacate the Property immediately upon request.

7. GENERAL PROVISIONS

(a) Severability: If any provision of this Waiver is found to be unenforceable, the remaining provisions shall remain in full force and effect. (b) Entire Agreement: This Waiver constitutes the entire agreement between the parties regarding entry onto the Property and supersedes all prior discussions. (c) Governing Law: This Waiver shall be governed by the laws of the State of California. (d) Modification: This Waiver may not be modified except in writing signed by both parties.

8. ACKNOWLEDGMENT

THE ENTRANT CERTIFIES THAT THEY HAVE READ THIS WAIVER IN ITS ENTIRETY, FULLY UNDERSTAND ITS TERMS, AND SIGN IT VOLUNTARILY. THE ENTRANT IS NOT UNDER THE INFLUENCE OF ALCOHOL, DRUGS, OR ANY OTHER SUBSTANCE THAT WOULD IMPAIR THEIR UNDERSTANDING OF THIS AGREEMENT.

ENTRANT SIGNATURE

Signature: _____

Printed Name: _____

Date: _____

OWNER / AUTHORIZED REPRESENTATIVE

Signature: _____

Printed Name & Title: _____

Date: _____