

Visual Hazardous Building Materials Survey

401–445 South B Street, San Mateo, California 94401

Prepared for

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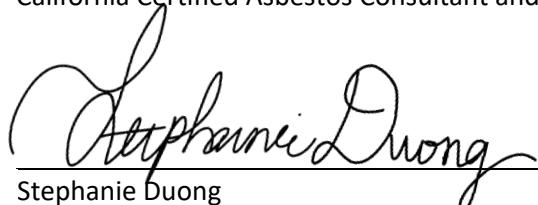
Acronyms and Abbreviations

ACM	asbestos-containing material
BAAQMD	Bay Area Air Quality Management District
CalEPA	California Environmental Protection Agency
Cal/OSHA	California Division of Occupational Safety and Health
Cat	Category
CDPH	California Department of Public Health
CRT	cathode ray tube
EPA	Environmental Protection Agency
HBMS	hazardous building material survey
LBP	lead-based paint
LCP	lead-containing paint
PCBs	polychlorinated biphenyls
Site	401-445 South B Street, San Mateo, California
Terraphase	Terraphase Engineering Inc.
U.S.	United States
UW	universal waste



Signatures

The information, conclusions, and recommendations in this document have been reviewed by a California Certified Asbestos Consultant and/or Lead-Related Contractor Inspector/Assessor.



Stephanie Duong
Staff I Scientist

January 20, 2023
Date

This report was reviewed and approved by:



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Certified Asbestos Consultant, No. 03-3386
CDPH Lead Inspector/Assessor, No. LRC-00000496

January 20, 2023
Date

Executive Summary

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the four commercial buildings located at 401–445 South B Street in San Mateo, California (Site). The survey was limited to visual inspection only of accessible on-site suites on January 11, 2023; bulk sampling was not included in the scope of work.

Suspect ACM Results

Terraphase identified approximately 115 building materials associated with the Site that are suspected of containing asbestos. The building materials consist of drywall, texture, 9- and 12-inch vinyl and ceramic floor tiles, sheet flooring, stucco, cementitious pipes/elbows, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table 1.

Suspect LBP Results

Terraphase identified approximately 51 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBPs is included in Table 2.

Suspect UW Results (including PCBs)

The following UW were identified during this visual hazardous building material survey:

- Electronic devices: 22 cathode ray tubes (CRTs)/glass electronic devices were observed at the Site.
- Electric lamps: 722 bulbs and tubes were observed at the Site.
- CRTs/glass electronic devices: 13 CRTs/glass picture tubes were observed at the Site.

The following materials were also observed to be present at the Site:

- Ballasts: 242 ballasts associated with the light fixtures are assumed to contain PCBs.
- Fire extinguishers: 17 fire extinguishers assumed to contain regulated chemicals.
- Exit signs: 14 exit signs assumed to contain tritium.
- Refrigerators: Eight refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.

1 Introduction

Terraphase Engineering Inc. (Terraphase) was retained by Harvest Properties, Inc. to perform a visual hazardous building material survey (HBMS) of suspected asbestos-containing materials (ACMs), lead-based paints (LBPs), polychlorinated biphenyls (PCBs), and universal wastes (UWs) at the four commercial buildings located at 401–445 South B Street in San Mateo, California (Site). The survey was limited to visual inspection only of accessible on-site suites on January 11, 2023; bulk sampling was not included in the scope of work.

The visual inspection and survey documentation was conducted by Stephanie Duong and Salvador Mendoza. Mr. Mendoza is a California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (No. 03-3386) and a California Department of Public Health (CDPH) Lead Inspector/Assessor (No. LRC-00000496).

1.1 Site Description

The Site is comprised of four commercial buildings that appear to have been constructed circa 1950s. Below is a list of the suites associated with this visual HBMS.

- **Building 1:** 445 South B Street; Talbots Toys, Dolls, and Hobby Shop
- **Building 2:** 415 South B Street; Talbots Cyclery
- **Building 3 (access was not granted):**
 - 407 South B Street, Pokeatery
 - 409 South B Street, Susan's Salon and Spa
 - 411 South B Street, Redwood Coast and Cider
- **Building 4:** 405 South B Street, Bay Home and Linens, and 401 South B Street, Tomatina Fresh Italian

Interior finishes include paint applied to textured and concrete masonry unit wallboards and ceilings, ceramic and vinyl 9- and 12-inch tile flooring, and carpeting. Terraphase also observed a gray cementitious pipe located in the plenum space of the toy store that resemble Transite™. Exterior building materials consisted of concrete masonry unit and stucco walls situated on a concrete slab foundation and composition rolled roofing.

1.2 Methodology

Visible, accessible, and suspect ACMs and LBPs were identified during a walk-through of the Site. The survey included only those areas to which Terraphase's representative was provided access and where Terraphase's representative deemed it safe to enter. Suspect ACMs and LBPs were divided into "homogeneous applications." Building materials were established by Terraphase to be homogeneous based on their color, texture, and age.

Terraphase also conducted a visual assessment to identify UW, including but not limited to, lighting fixtures suspected to contain PCBs in ballasts (without dismantling the light fixtures), mercury-containing light tubes, non-incandescent lamps, mercury-containing thermostat switches, electronic



wastes, and chlorofluorocarbons. UWs were identified by entering each area and making visual observations and notations. The locations, categories, and total quantity of UW were noted and photographed.

1.2.1 Assessment

Assessment of a material's condition included, among other factors, area occupancy and use, existing damage, and potential for damage. Evaluation of a material's potential for damage included an evaluation of the position of the material in relation to movable objects and the material's friability.

1.2.2 Sample Collection

Terraphase's HBMS was visual only. As a result, bulk samples of suspect ACMs, LBPs, and/or PCBs were not collected from the Site.

2 Regulatory Overview

Regulatory definitions of ACMs, LBPs, and PCBs are presented in this section.

2.1 Asbestos-Containing Materials

Materials containing greater than 1 percent asbestos are defined as ACMs by the United States (U.S.) Environmental Protection Agency (EPA). However, Cal/OSHA regulates work practices at asbestos levels of 1 percent or below. The following U.S. EPA "National Emission Standards for Hazardous Air Pollutants Compliance Monitoring" definitions are utilized throughout this report.

- **Friable asbestos material** means any material containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.¹ If the asbestos content is less than 10 percent as determined by a method other than point counting by polarized light microscopy, verify the asbestos content by point counting using polarized light microscopy.
- **Category (Cat) I nonfriable ACM** means asbestos containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy."
- **Cat II nonfriable ACM** means any material, excluding Cat I, containing more than 1 percent asbestos as determined using the methods specified in 40 CFR 763, Subpart E, Appendix E, "Section 1. Polarized Light Microscopy," that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

¹ Asbestos, 40 CFR 763, <https://www.ecfr.gov/current/title-40/chapter-I/subchapter-R/part-763?toc=1>.



- **Asbestos-containing construction material** is a California-specific term and means any manufactured construction material which contains more than 1/10 of 1 percent asbestos by weight.
- **Regulated ACM** means (a) friable asbestos material, (b) Cat I that has become friable, (c) Cat I that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Cat II that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

2.2 Lead-Based Paints

The U.S. EPA, U.S. Department of Housing and Urban Development, and the CDPH define LBPs as paints containing greater than 0.5 percent lead by weight, 5,000 parts per million, and/or 1.0 milligrams per square centimeter total lead. The U.S. Department of Labor Occupational Safety and Health Administration and Cal/OSHA regulations (Lead Construction Standard) do not provide a definition for LBP; refer to the U.S. EPA, U.S. Department of Housing and Urban Development, and CDPH criteria mentioned above. Cal/OSHA is primarily concerned with worker protection and therefore regulates any amount of lead contained within painted building components.

A lead-containing paint (LCP) is defined as any amount of lead detected above the laboratory reporting limit in a sample. LCPs are identified for worker protection.

2.3 Polychlorinated Biphenyls Regulated Materials

In the past, oil containing PCBs has been used in caulking sealants and electrical equipment, such as transformers and light ballasts, as a dielectric insulating fluid for heat dissipation. Manufacture of PCBs was banned in 1976; however, distribution of electrical equipment with PCBs was still allowed after that time. The U.S. EPA requires that insulating oils containing PCBs at concentrations greater than 50 milligrams per kilogram be properly disposed by a California-licensed hazardous waste hauler. It is also common for fluorescent light tubes and electrical thermostats to contain mercury vapor and/or fluid. If PCBs and mercury are known or presumed to be present within light ballasts, associated fluorescent tubes, and thermostats, they should be properly disposed by a California-licensed hazardous waste hauler.

2.4 Universal Waste

The California EPA (CalEPA), Department of Toxic Substances Control, identifies seven categories of wastes, listed below. UW items can be handled, transported, and recycled following the requirements of UW regulations (22 CCR §66273.1–66273.101).²

² Standards for Universal Waste Management, 22 CCR §66273.1–66273.101,
[https://govt.westlaw.com/calregs/Title22/Division4.5/Chapter 23](https://govt.westlaw.com/calregs/Title22/Division4.5/Chapter23)



1. **Electronic devices:** Includes any electronic device that is a hazardous waste (with or without a cathode-ray tube [CRT]), including televisions, computer monitors, cell phones, VCRs, computer CPUs, and portable DVD players. These devices may contain arsenic, cadmium, lead, and PCBs.
2. **Batteries:** Includes most household batteries (AAA, AA, C, D, button cell, 9-volt, and all others), both rechargeable and single use. Batteries may contain cadmium, copper, and mercury (in older batteries).
3. **Electric lamps:** Fluorescent tubes and bulbs, high-intensity discharge lamps, sodium vapor lamps, and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
4. **Mercury-containing equipment:** Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers, and mercury-added novelties such as jewelry, ornaments, and footwear.
5. **CRTs:** The glass picture tubes removed from devices such as televisions and computer monitors may contain arsenic, cadmium, lead, and PCBs.
6. **CRT glass:** A CRT that has been accidentally broken or processed for recycling and may contain arsenic, cadmium, lead, and PCBs.
7. **Non-empty aerosol cans:** Examples include propane, butane, and pesticides.

UW may not be disposed in household trash or as general construction debris.

3 Results

Survey results of building materials and paint samples are provided in this section.

3.1 Asbestos Building Material Survey

Terraphase identified approximately 115 suspect ACMs associated with the Site. The suspect building materials consisted of drywall, texture, vinyl and ceramic floor tiles, sheer flooring, stucco, roof mastic, and composition rolled roofing. A detailed list of the suspect ACMs is included in Table 1.

The potential exists for underground utilities constructed with asbestos cement (e.g., Transite™ water pipelines) and/or naturally occurring regulated material to be present beneath the Site. A photographic log is included in Appendix B and copies of inspector certifications are included in Appendix C.

3.2 Lead-Based Paint Survey

Terraphase identified approximately 51 paints, coatings, and/or glazing materials associated with the Site that are suspected of containing lead. These materials consisted of paints applied to the building interiors and exteriors as well as glazing applied to ceramic floor and wall tiles. A detailed list of the suspected LBPs is included in Table 2.



3.3 Universal Waste Survey (including PCBs)

The following UW were identified during this visual HBMS:

- **Electronic devices:** Approximately 22 CRT-containing/glass electronic devices were observed at the Site.
- **Batteries:** Terraphase did not observe batteries.
- **Electric lamps:** Approximately 722 bulbs and tubes were observed at the Site.
- **Mercury-containing equipment:** Terraphase did not observe mercury-containing equipment.
- **CRTs:** Approximately 13 CRT-containing/glass electronic devices were observed at the Site.
- **CRT glass:** Terraphase did not observe broken or removed CRT glass.
- **Non-empty aerosol cans:** Terraphase did not observe non-empty aerosol cans.

The following materials were also observed to be present at the Site:

- **Ballasts:** 242 ballasts associated with the light fixtures are assumed to contain PCBs.
- **Fire extinguishers:** 17 fire extinguishers assumed to contain regulated chemicals.
- **Exit signs:** 14 exit signs assumed to contain tritium.
- **Refrigerators:** Eight refrigerators assumed to contain chlorofluorocarbons.

A detailed list of the suspected UW is included in Table 3.

4 Conclusions and Recommendations

Suspect ACMs, LBPs, PCBs, and UW were identified at the Site as part of this visual HBMS. Complete lists of these materials are included in Tables 1 through 3.

Demolition or renovation activities, which could disturb the suspect ACMs, LBP, PCBs, and UW should be performed by properly trained and qualified personnel only in accordance with federal, state, and local regulations as implemented by Cal/OSHA, U.S. Department of Labor Occupational Safety and Health Administration, U.S. EPA, CalEPA's Department of Toxic Substances Control, and the Bay Area Air Quality Management District (BAAQMD). Prior to any future renovation or demolition work, Terraphase recommends the following:

- Suspect materials should be sampled and analyzed by an accredited laboratory to determine if these materials contain asbestos, lead, and/or PCBs. Otherwise, these materials should be treated as assumed ACMs/LBPs/PCBs.
- Manage the ACMs, LBPs, PCBs, and UW “in place” unless the materials are disturbed, repaired, or removed.

- Provide the required 10-working-day notification to the BAAQMD for every renovation project involving the removal of 100 square feet or more, 100 linear feet or more, or 35 cubic feet or more of asbestos. A 10-day notification is also required for every demolition project, regardless of the asbestos content. Prior to initiating abatement work, the abatement contractor must complete a Notification form and submit it to the BAAQMD.
- The building owner or designated representative should obtain a building renovation and/or demolition permit from the local county building department prior to proper removal and disposal of hazardous materials identified at the Site.
- Notification should be provided to contractors, subcontractors, and all other individuals having access to the building as to the presence of the suspect ACMs, LCPs, PCBs, and UW at the Site.
- UW should be removed from the Site and properly disposed or recycled prior to building renovation or demolition. These materials should be properly classified for waste disposal in accordance with CalEPA, Department of Toxic Substances Control, regulations outlined in 22 CCR §66273.1–66273.101.

Terraphase's scope of work was limited to a visual inspection only of the two on-site buildings. As a result, bulk samples of suspect ACMs, LCPs, and/or PCBs were not collected from the Site.

5 Limitations

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by Terraphase and the party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that Terraphase relied upon any information prepared by other parties not under contract to Terraphase, Terraphase makes no representation as to the accuracy or completeness of such information. This report is expressly for the sole and exclusive use of the party for whom this report was originally prepared for a particular purpose. Only the party for whom this report was originally prepared and/or other specifically named parties have the right to make use of and rely upon this report. Reuse of this report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties, shall be at the user's sole risk.

The statements, opinions, and conclusions contained in this report are based solely upon the services performed by Terraphase as described in this report and the Scope of Work as established for the report by the client's budgetary and time constraints and the terms and conditions of the agreement with the client. In performing these services and preparing the report, Terraphase relied upon the work and information provided by others, including other consultants, whose information is not guaranteed by Terraphase. This report is intended for the client's sole and exclusive use and not for the benefit of others and may not be used or relied upon by others. The findings of the report are limited to those specifically expressed in the report and no other representations or warranties are given by Terraphase.



and no additional conclusions should be reached, or representations relied on other than those expressly stated in the report and as limited by the previously agreed upon terms and conditions for this project.

Results of any investigations or testing and any findings presented in this report apply solely to conditions existing at the time when Terraphase's investigative work was performed. It must be recognized that any such investigative or testing activities are inherently limited and do not represent a conclusive or complete characterization. Conditions in other parts of the Site may vary from those at the locations where data were collected. Terraphase's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities; 100 percent confidence in environmental investigation conclusions cannot reasonably be achieved.

Terraphase, therefore, does not provide any guarantees, certifications, or warranties regarding any conclusions regarding environmental contamination of any such property. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

Tables

- 1 Summary of Suspect Asbestos-Containing Materials
- 2 Summary of Suspect Lead-Based Paints
- 3 Summary of Suspect Universal Waste

Table 1**Summary of Suspect Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
445 South B Street (Talbots; Toys, Dolls, and Hobby Shop)				
1	White stucco ceiling and walls	Throughout	3,000 sf	Good
2	White 12-inch vinyl floor tiles with blue flakes/mastic	Sales floor	3,800 sf	Good
3	Black 12-inch vinyl floor tile/mastic	Sales floor	included above	Good
4	White wall texture	Sales floor	6,800 sf	Good
5	White drywall/joint compound	Sales floor	included above	Good
6	Black 4-inch covebase/mastic	Sales floor	360 lf	Good
7	Gray concrete floor	Throughout	3,800 sf	Good
8	Tan 12-inch vinyl floor tiles/mastic	Addition	4,600 sf	Good
9	Brown sheet flooring/mastic	Ramp	100 sf	Good
10	White 12-inch ceiling tiles/mastic	Storage room	120 sf	Good
11	Plaster walls	Storage room	600 sf	Good
12	CMU block wall/grout	Throughout	16,120 sf	Good
13	Gray concrete floor	Throughout	9,000 sf	Good
14	White texture	Hobby Shop	16,200 sf	Good
15	White drywall/joint compound	Hobby Shop	included above	Good
16	Brown 4-inch covebase/mastic	Warehouse	660 lf	Good
17	Green 9-inch vinyl floor tiles/mastic	Warehouse closet	60 sf	Good
18	Blue carpet/mastic	Office	150 sf	Good
19	White wallpaper/adhesive	Office	390 sf	Good
20	White texture walls and ceiling	Office	included above	Good
21	White drywall/joint compound	Office	included above	Good
22	Brown 12-inch vinyl floor tile/mastic	Hobby Shop	2,100 sf	Good
23	Exposed residual black mastic	Hobby Shop	45 lf	Good
24	White texture walls and ceiling	Hobby Shop	3,780 sf	Good
25	White drywall/joint compound	Hobby Shop	included above	Good
26	White plaster ceiling	Hobby Shop	2,100 sf	Good
27	Green 9-inch vinyl floor tiles/mastic	Dolls Area	120 sf	Good
28	Exposed residual black mastic	Dolls Area	45 lf	Good
29	Brown sheet flooring/mastic	Restrooms	150 sf	Good
30	White cellulose wall panel/adhesive	Restrooms	390 sf	Good
31	White texture walls and ceiling	Restrooms	580 sf	Good
32	Residual black roof mastic	Second floor storage	200 lf	Good
33	Pink batt insulation/silver backing	Second floor storage	9,200 sf	Good
34	Gray CMU block walls/gray mortar	Second floor storage	6,400 sf	Good
35	Unfinished drywall/white joint compound	Second floor storage	11,520 sf	Good
36	Brown 1-foot by 2-foot floor tiles/mastic	Second floor restroom	150 sf	Good
37	Blue carpet/mastic	Second floor office	200 sf	Good
38	White drywall/joint compound	Second floor office	360 sf	Good
39	White textured ceiling	Second floor office	100 sf	Good
40	White 12-inch ceiling tiles/mastic	Second floor office	100 sf	Good

Table 1**Summary of Suspect Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
41	White wallpaper/adhesive	Second floor office	360 sf	Good
42	White drywall/joint compound	Second floor office	360 sf	Good
43	White sink undercoating	Second floor break room	4 sf	Good
44	Gray cementitious piping	Plenum - Accessible from the second floor office	15 lf	Good
45	Gray rolled asphalt roofing with gravel/black tar	Roof	8,300 sf	Good
46	White hvac duct tape	Roof	120 lf	Good
47	Black penetration mastic	Roof	220 sf	Good
48	White rolled comp shingles/black tar	Roof	8,500 sf	Good
415 South B Street (Cyclery)				
49	White texture walls and ceiling	Sales floor	9,180 sf	Good
50	White drywall/white joint compound	Sales floor	included above	Good
51	Light brown 12-inch vinyl floor tiles/mastic	Sales floor	7,600 sf	Good
52	Brown 4-inch covebase/mastic	Sales floor	640 lf	Good
53	Brown sheet flooring/mastic	Restrooms	160 sf	Good
54	White cellulose wall panels	Restrooms	360 sf	Good
55	White 12-inch ceramic wall tiles/tan grout/mortar	Restrooms	160 sf	Good
56	Black 12-inch floor tiles/mastic	Conveyor	40 sf	Good
57	Gray carpet/adhesive	Office	240 sf	Good
58	Gray concrete	Throughout	5,100 sf	Good
59	Gray CMU block walls/gray grout	Second floor storage	4,200 sf	Good
60	Brown sheet flooring/mastic	Second floor restroom	460 sf	Good
61	White cellulose wall panels	Second floor restroom	380 sf	Good
62	Mirror mastic	Second floor restroom	180 sf	Good
63	Light brown sheet flooring	Second floor break room	220 sf	Good
64	Gray rolled asphalt roofing with gravel/black tar	Roof	5,100 sf	Good
65	White hvac duct tape	Roof	280 lf	Good
66	Black penetration mastic	Roof	60 sf	Good
411 South B Street (Redwood Coast Cider*)				
67	Gray exposed concrete floor	Throughout	910 sf	Good
68	White plaster walls and ceiling	Throughout	2,500 sf	Good
69	Gray rolled asphalt roofing with gravel/black tar	Roof	910 sf	Good
70	White hvac duct tape	Roof	60 lf	Good
71	Black penetration mastic	Roof	40 sf	Good
409 South B Street (Susan's Salon & Spa*)				
72	White 18-inch ceramic floor tiles/gray grout	Throughout	910 sf	Good
73	White plaster walls and ceiling	Throughout	2,500 sf	Good
74	Gray concrete	Throughout	910 sf	Good
75	Gray rolled asphalt roofing with gravel/black tar	Roof	910	Good
76	White hvac duct tape	Roof	60 lf	Good
77	Black penetration mastic	Roof	40 sf	Good

Table 1**Summary of Suspected Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
407 South B Street (Pokeatery*)				
78	Brown wood flooring/mastic	Sales floor	1,200 sf	Good
79	White textured walls	Sales floor	3,600 sf	Good
80	White drywall wall/joint compound	Sales floor	included above	Good
81	White 2-foot ceiling tiles	Sales floor	1,200 sf	Good
82	Brown wood wall panels/mastic	Sales floor	150 sf	Good
83	Light brown 1-foot by 2-foot ceramic wall tiles/white grout	Restrooms	260 sf	Good
84	Light brown 1-foot by 2-foot ceramic wall tiles/brown grout	Restrooms	150 sf	Good
85	Gray concrete	Throughout	2,000 sf	Good
86	Gray rolled asphalt roofing with gravel/black tar	Roof	2,000 sf	Good
87	White hvac duct tape	Roof	90 lf	Good
88	Black penetration mastic	Roof	50 sf	Good
405 South B Street (Bay Home & Lines)				
89	Brown wood laminate flooring mastic	Sales floor	1,500 sf	Good
90	White textured walls and ceiling	Sales floor	2,700 sf	Good
91	White drywall/white joint compound walls and ceiling	Sales floor	included above	Good
92	Brown 2-foot ceramic floor and wall tiles/gray grout/mortar	Restroom	90 sf	Good
93	White sink undercoating	Storage room	4 sf	Good
94	White RFP walls/adhesive	Storage room	130 sf	Good
95	Gray concrete	Throughout	1,500 sf	Good
96	Gray rolled asphalt roofing/black tar	Roof	1,500 sf	Good
97	White hvac duct tape	Roof	180 lf	Good
98	Black penetration mastic	Roof	60 sf	Good
401 South B Street (Tomatina Fresh Italian)				
99	Brown 2-foot ceramic floor tiles/black grout/mortar	Sales floor	1,500 sf	Good
100	White texture	Sales floor	4,500 sf	Good
101	Red brick/gray grout	Sales floor	2,000 sf	Good
102	Fiberglass insulation panel backing	Sales floor Ceiling	1,400 sf	Good
103	Brown wood vinyl laminate flooring/adhesive	Sales floor	1,600 sf	Good
104	Brown 12-inch ceramic wall tiles/black grout/mortar	Kitchen	460 sf	Good
105	Brown brick/brown grout	Pizza oven	300 sf	Good
106	Red 8-inch ceramic floor tiles/black grout/mortar	Kitchen	740 sf	Good
107	White RFP walls/adhesive	Food preparation area	1,200 sf	Good
108	White 2-foot ceiling tiles	Food preparation area	740 sf	Good
109	Black 12-inch ceramic floor tiles/black grout/mortar	Restrooms	100 lf	Good
110	Tan 4-inch ceramic floor tiles/black grout/mortar	Restrooms	200 sf	Good
111	Brown 12-inch ceramic wall tiles/black grout/mortar	Restrooms	600 sf	Good
112	Gray concrete	Throughout	3,800 sf	Good
113	Gray rolled asphalt roofing/black tar	Roof	3,800 sf	Good

Table 1**Summary of Suspected Asbestos-Containing Materials**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

HA No.	Material Description	Location(s) of Material	Approximate Quantity	Condition
114	White hvac duct tape	Roof	160 lf	Good
115	Black penetration mastic	Roof	90 sf	Good

Note:

* = no access

lf = linear feet

sf = square feet

Table 2**Summary of Suspect Lead-Based Paints**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

Material No.	Color/Material	Component	Location	Substrate	Condition
445 South B Street (Talbots; Toys, Dolls, and Hobby Shop)					
1	Blue panel	Wall	Sales floor	Wood	Good
2	Orange panel	Wall	Sales floor - Toys	Wood	Good
3	Light blue	Wall	Sales floor - Toys	Wood	Good
4	Yellow panel	Wall	Sales floor - Toys	Wood	Good
5	Red trim	Wall	Sales floor - Toys	Wood	Good
6	Tan	Walls	Toys addition	CMU	Good
7	White	Wall	Toys addition	Drywall	Good
8	Green	Walls	Addition closet hallway	CMU	Good
9	Off white panel	Wall	Sales floor - Hobby Shop	Wood peg board	Good
10	Red	Wall	Rear exit	Drywall	Good
11	Blue	Ceiling	Second floor above Dolls	Wood	Good
12	Green	Wall	Second floor storage	CMU	Good
13	Red	Column	Second floor storage	Metal	Good
14	White mural	Wall	Second floor storage	CMU	Good
15	Tan	Wall	Second floor storage	Drywall	Good
16	Blue	Wall	Second floor office area	Drywall	Good
17	Orange - red	Door/window frame	Entrance	Metal	Good
18	Gray	Pipe wrap	Roof	Metal	Good
19	Tan	Wall	Exterior - rear entrance	CMU	Good
415 South B Street (Cyclery)					
20	White	Walls/ceiling	Sales floor	Drywall	Good
21	Orange - red	Column	Sales floor	Metal	Good
22	Orange - red	Trim	Sales floor	Wood	Good
23	White	Wall	Restroom area	Ceramic tiles	Good
24	Tan	Wall	Second floor - break room	Drywall	Good
25	White	Walls	Second floor	drywall	
26	Tan	Wall	Exterior - rear entrance	CMU	Good
411 South B Street (Redwood Coast Cider*)					
27	White	Walls/ceiling	Sales floor	Drywall	Good
28	Light Blue	Wall	Exterior - rear entrance	CMU	Good
409 South B Street (Susan's Salon & Spa*)					
29	Light yellow	Wall	Sales floor	Drywall	Good
30	White	Wall	Sales floor	Drywall	Good
31	White	Floor	Sales floor	Ceramic tiles	Good
32	Gray	Wall	Sales floor	Ceramic tiles	Good
33	Light Blue	Wall	Exterior - rear entrance	CMU	Good
407 South B Street (Pokeatery*)					
34	White	Walls/ceiling	Sales floor	drywall	Good
35	Brown	Wall	Restroom area	Ceramic tiles	Good
36	White	Door/window frame	Entrance	Metal	Good
37	Light Blue	Wall	Exterior - rear entrance	CMU	Good

Table 2**Summary of Suspect Lead-Based Paints**

Visual Hazardous Building Materials Survey

401-445 South B Street, San Mateo, California

Material No.	Color/Material	Component	Location	Substrate	Condition
405 South B Street (Bay Home & Loans)					
38	Beige	Walls and ceiling	Throughout	Drywall	Good
39	Brown	Walls	Restroom	Ceramic tiles	Good
40	Tan	Walls	Storage rooms	Drywall/CMU	Good
41	Tan	Wall	Exterior - rear entrance	CMU	Good
42	Black	Door/window frame	Throughout	Metal	Good
401 South B Street (Tomatina Fresh Italian)					
43	Yellow	Wall	Sales floor	Drywall	Good
44	Black	Ceiling	Sales floor	Insulation	Good
45	Black	Door/window frame	Throughout	Metal	Good
46	White	Walls	Kitchen	FRP board	Good
47	Red	Floors	Kitchen	Ceramic tiles	Good
48	Tan	Floors	Restrooms	Ceramic tiles	Good
49	Tan	Walls	Restrooms	Ceramic tiles	Good
50	Black	Floors	Restrooms	Ceramic tiles	Good
51	Tan	Wall	Exterior - rear entrance	CMU	Good

Note:

* = no access

cmu = concrete masonry unit

Table 3
Summary of Suspect Universal Waste
 Visual Hazardous Building Materials Survey
 401-445 South B Street, San Mateo, California

Universal Waste Material	445 S. B Ave.						415 S. B Ave.		411 S. B Ave.	409 S. B Ave.	407 S. B Ave.	405 S. B Ave.	401 S. B Ave.	Total Quantity
	Talbots	Hobby	Dolls	Second Floor Storage/Toys	Hobby Storage/Employee Break Room	Crawl space in hobby storage/employee break room	Cyclery	Cyclery Second Floor	Redwood Coast Cider*	Susan's Salon & Spa*	Pokeatery*	Bay Home & Linens	Tomatina Fresh Italian	
Electronic Devices; Cathode Ray Tubes/Glass	5	0	0	0	4	0	1	0	0	0	2	0	10	22
Batteries	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric Lamps; Light Tubes and Bulbs Listed Below														722
Bulbs - recessed can lights	15	0	0	0	0	0	0	0	18	26	16	14	10	99
Small Light tubes	0	0	0	0	1	1	41	4	10	0	9	12	60	138
Large 2-foot light tubes	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Large 4-foot light tubes	104	74	22	60	30	0	120	66	0	0	2	6	0	484
Large 8-foot tubes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mercury-containing equipment; thermostats	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CRTs; glass picture tubes	0	0	0	0	0	1	0	0	0	0	2	0	10	13
CRT Glass; glass picture tubes removed from device	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-empty aerosol cans	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ballasts	52	37	11	30	15	0	60	33	0	0	1	3	0	242
Fire extinguisher	3	1	1	4	1	0	2	0	1	0	0	1	3	17
Exit signs	2	0	0	0	0	0	2	2	1	2	1	2	2	14
CFCs for refrigeration	1	0	0	0	2	0	0	0	0	0	0	0	5	8

Note:

* = no access

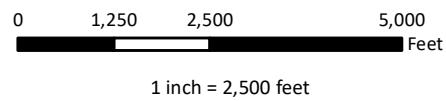
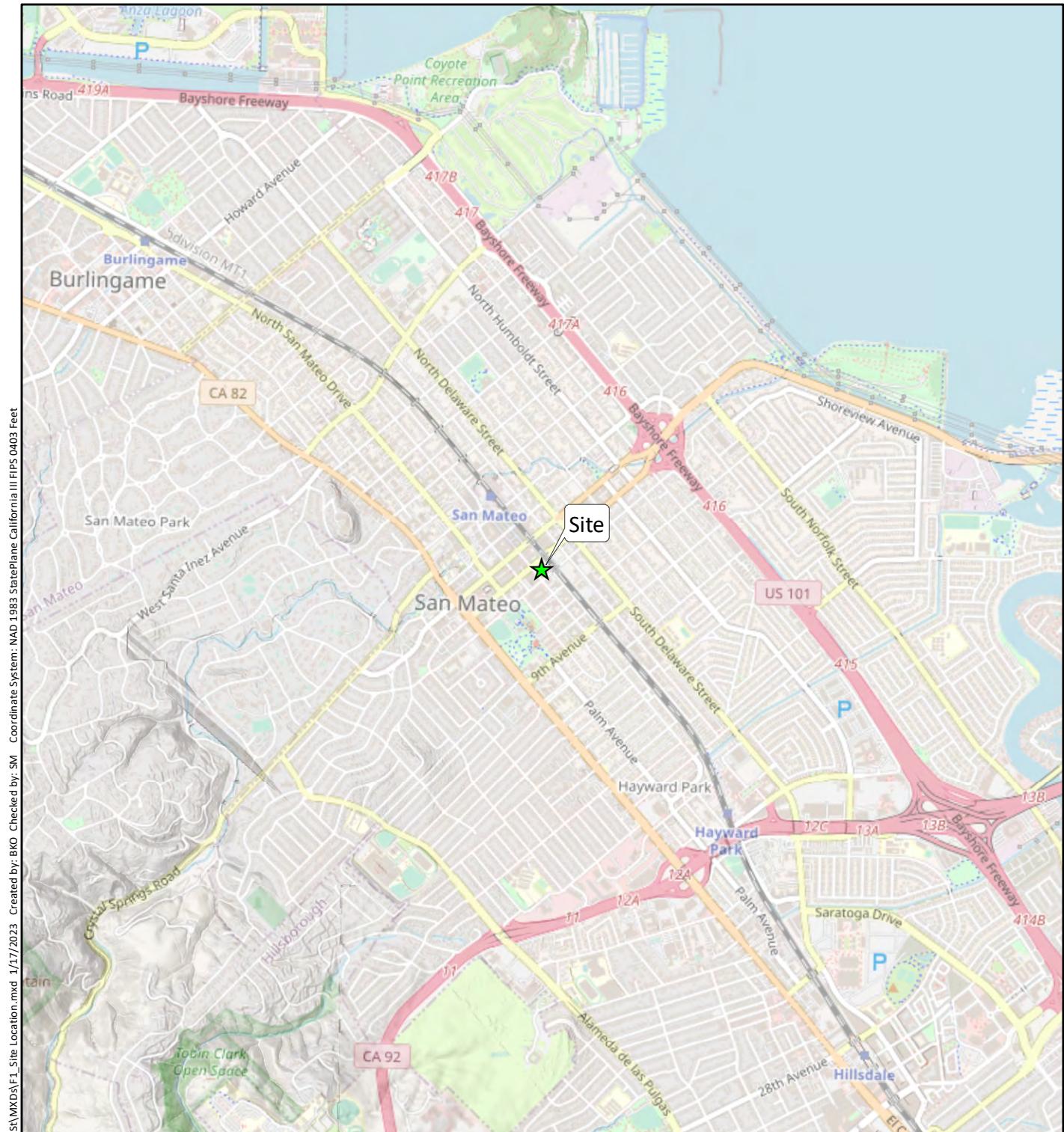
The Department of Toxic Substances and Control (DTSC) defines Universal Waste as:

1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cellphones, VCRs, computer CPUs and portable DVD players.
2. Batteries: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste.
3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste (e.g., lead).
4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury-added novelties such as jewelry, ornaments and footwear.
5. CRTs: The glass picture tubes removed from devices such as televisions and computer monitors.
6. CRT glass: A cathode ray tube that has been accidentally broken or processed for recycling.
7. Non-empty aerosol cans

Figures

- 1 Site Location
- 2 Site Layout





Legend

★ Site Location

Base Map: Open Street Maps

SAFETY FIRST

CLIENT: Harvest Properties

Site Location

 **terraphase**
engineering

PROJECT: Visual Hazardous Building Material Survey
401 through 445 South B Street, San Mateo, California

PROJECT NUMBER: 0397.003.001

FIGURE 1



Appendix A

Photographic Log

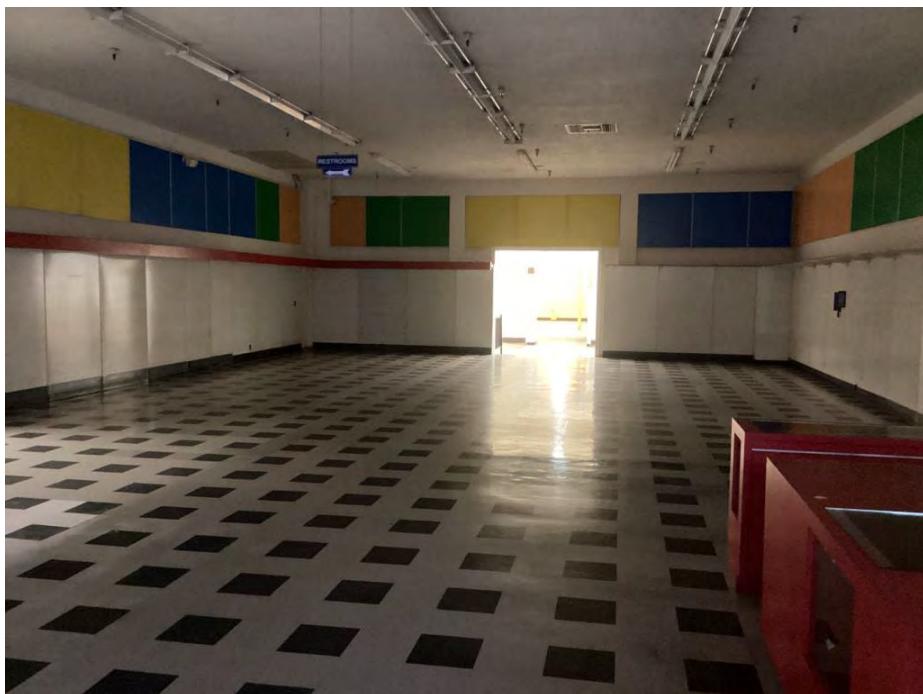




Photograph 1:

View depicting the main entrance to 445 South B Street.

Date: January 11, 2023



Photograph 2:

View depicting the interior of 445 South B Street.

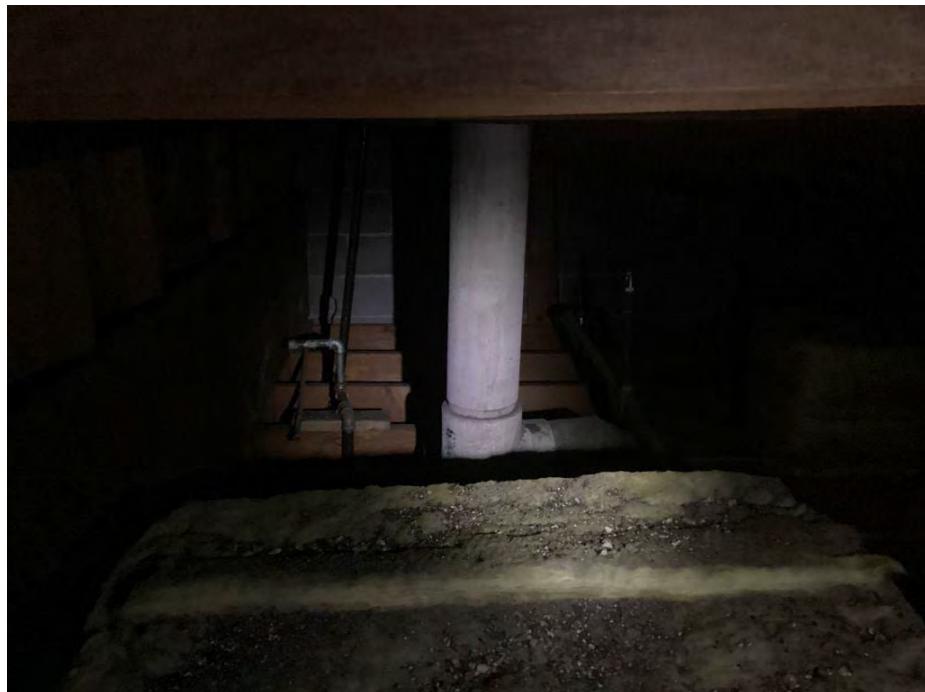
Date: January 11, 2023



Photograph 3:

View depicting green 9-inch vinyl tiles located in 445 South B Street.

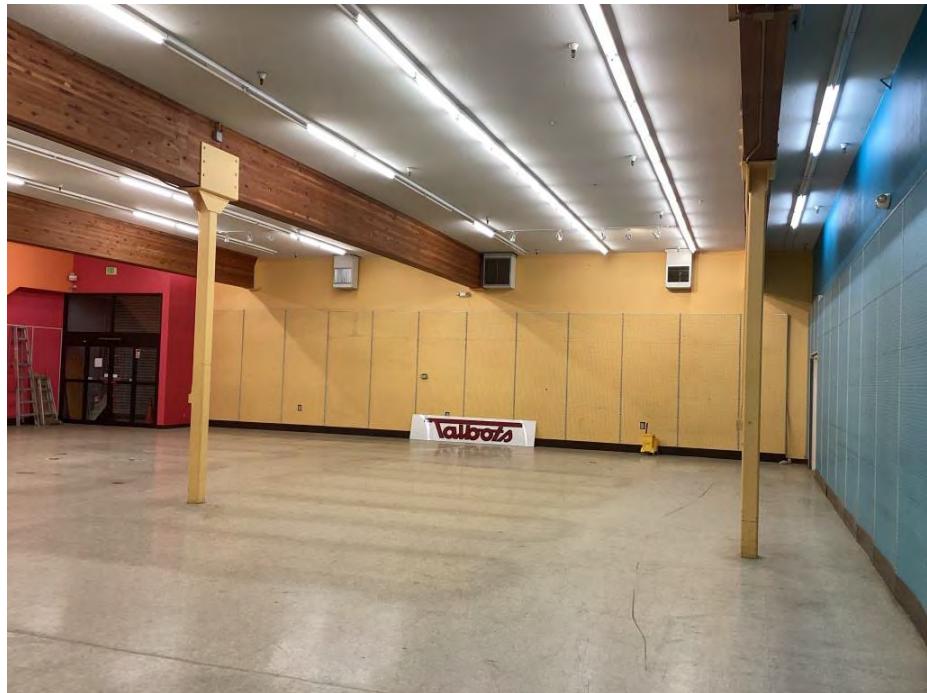
Date: January 11, 2023



Photograph 4:

View depicting the gray cementitious pipe (resembling Transite™) in the plenum space of 445 South B Street.

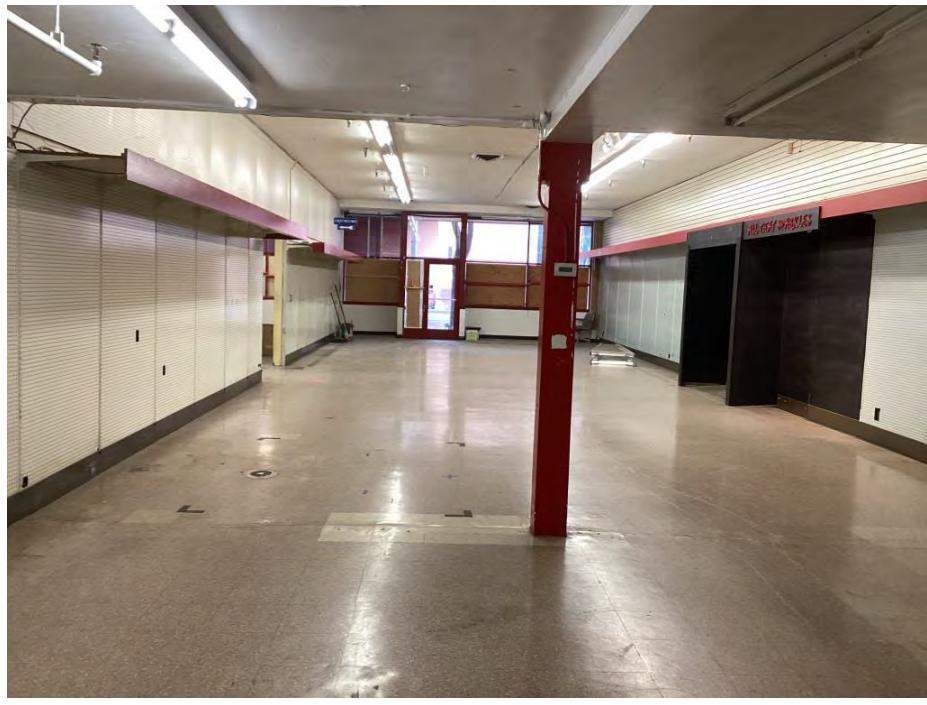
Date: January 11, 2023



Photograph 5:

View depicting the addition to 445 South B Street.

Date: January 11, 2023



Photograph 6:

View depicting the Hobby area associated with 445 South B Street.

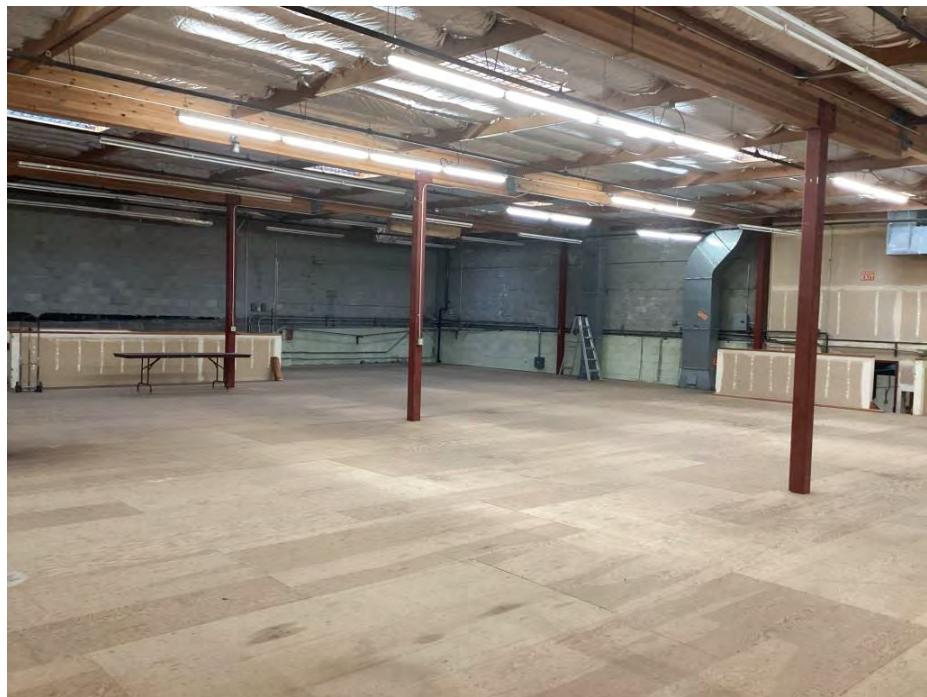
Date: January 11, 2023



Photograph 7:

View depicting the Dolls area associated with 445 South B Street.

Date: January 11, 2023



Photograph 8:

View depicting the second-floor storage associated with 445 South B Street.

Date: January 11, 2023



Photograph 9:

View depicting the roof of 445 South B Street (south half).

Date: January 11, 2023



Photograph 10:

View depicting the lead wrapped pipe on the roof of 445 South B Street (south half).

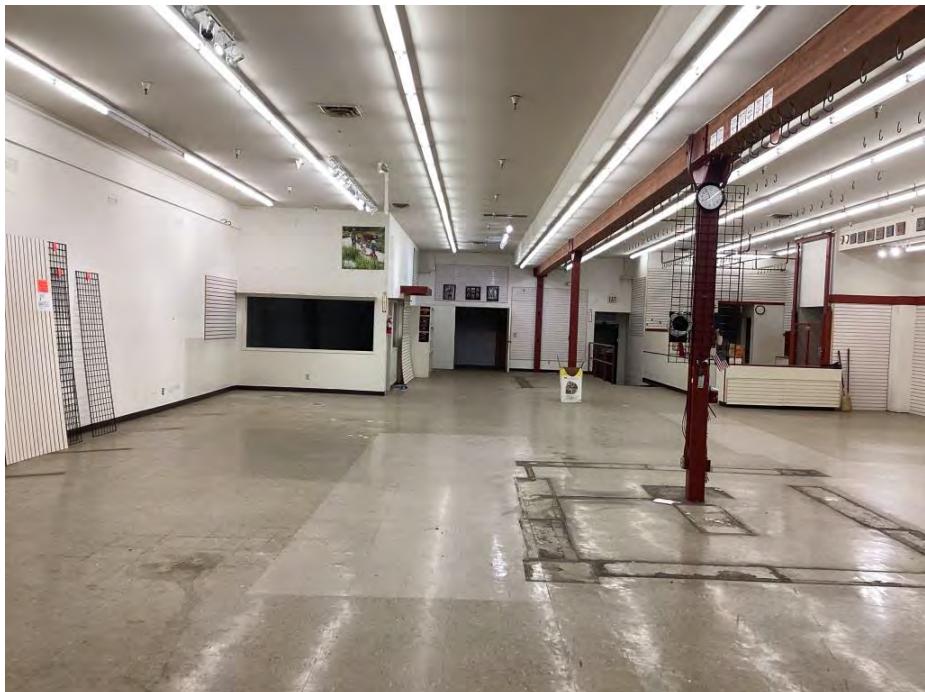
Date: January 11, 2023



Photograph 11:

View depicting the roof of 445 South B Street (north half).

Date: January 11, 2023



Photograph 12:

View depicting the interior of 415 South B Street.

Date: January 11, 2023



Photograph 13:

View depicting the warehouse area associated with 415 South B Street.

Date: January 11, 2023



Photograph 14:

View depicting the break room associated with 415 South B Street.

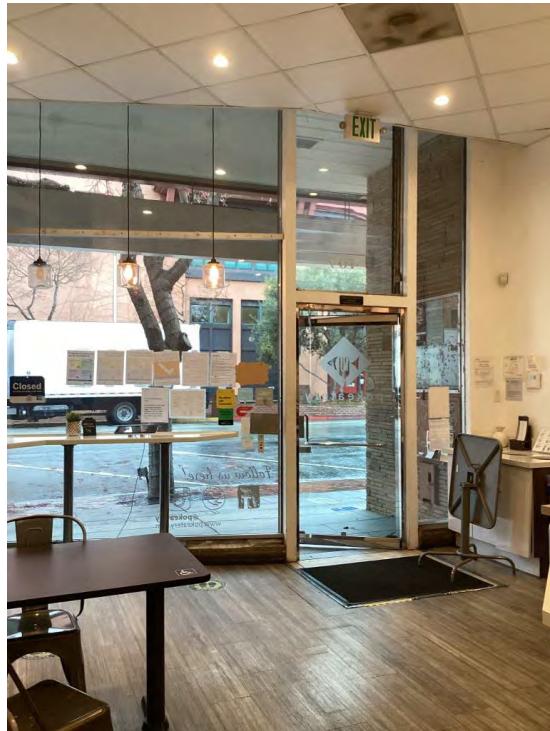
Date: January 11, 2023



Photograph 15:

View depicting the roof of 415 South B Street (north half).

Date: January 11, 2023



Photograph 16:

View depicting the interior of 407 South B Street.

Date: January 11, 2023



Photograph 17:

View depicting the restroom of 407 South B Street.

Date: January 11, 2023



Photograph 18:

View detecting the entrance to 411 South B Street).

Date: January 11, 2023



Photograph 19:

View depicting the interior of 411 South B Street.

Date: January 11, 2023



Photograph 20:

View depicting the entrance to 409 South B Street.

Date: January 11, 2023



Photograph 21:

View depicting the interior 409 South B Street.

Date: January 11, 2023



Photograph 22:

View depicting the restroom of 409 South B Street.

Date: January 11, 2023



Photograph 23:

View depicting the roof of 407, 409, and 411 South B Street.

Date: January 11, 2023



Photograph 24:

View depicting the entrance to 405 South B Street.

Date: January 11, 2023



Photograph 25:

View depicting the interior of 405 South B Street.

Date: January 11, 2023



Photograph 26:

View depicting typical restroom of 405 South B Street.

Date: January 11, 2023



Photograph 27:

View depicting the storage closet of 405 South B Street.

Date: January 11, 2023



Photograph 28:

View depicting the entrance of 401 South B Street.

Date: January 11, 2023



Photograph 29:

View depicting the interior of 401 South B Street.

Date: January 11, 2023



Photograph 30:

View depicting the kitchen of 401 South B Street.

Date: January 11, 2023



Photograph 31:

View depicting the typical restroom of 401 South B Street.

Date: January 11, 2023



Photograph 32:

View depicting the roof (center, light gray) of 401 and 405 South B Street.

Date: January 11, 2023

Appendix B

Inspector Certifications



Appendix B: Inspector Certifications

<p>State of California Division of Occupational Safety and Health Certified Asbestos Consultant</p> <p>Salvador Mendoza Name</p>  <p>Certification No. <u>03-3386</u></p> <p>Expires on <u>06/25/23</u></p> <p>This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.</p>									
<p> STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH</p>  <p>LEAD-RELATED CONSTRUCTION CERTIFICATE</p> <table><thead><tr><th>INDIVIDUAL:</th><th>CERTIFICATE TYPE:</th><th>NUMBER:</th><th>EXPIRATION DATE:</th></tr></thead><tbody><tr><td> Salvador Mendoza</td><td>Lead Inspector/Assessor</td><td>LRC-00000496</td><td>7/18/2023</td></tr></tbody></table> <p>Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD</p>		INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:	 Salvador Mendoza	Lead Inspector/Assessor	LRC-00000496	7/18/2023
INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:						
 Salvador Mendoza	Lead Inspector/Assessor	LRC-00000496	7/18/2023						