

May 26, 2026

TO Nathan Schalesky
Skyline Engineering, Inc.

Nate@skylineengineering.com
Phone: 831-521-0076

FROM Steve Parpan
Forensic Analytical Consulting Services, Inc.
21228 Cabot Boulevard
Hayward, California

steve.parpan@facs.com
Phone: 510-266-4600

RE **Asbestos and Lead Survey Report**
Chabot College Building 3900 Re-roof Project
25555 Chabot Boulevard, Hayward, CA
Project No. PJ92104

At the request of Mr. Nathan Schalesky of Skyline Engineering, Inc. (Skyline), Forensic Analytical Consulting Services, Inc. (FACS) performed a survey for the Chabot College Building 3900 Re-roof Project located at 25555 Chabot Boulevard, Hayward, California on May 12, 2026.

Jim Sevilla of FACS performed the survey. Mr. Sevilla is certified by the State of California as a Certified Site Surveillance Technician (CSST No. 19-6720) and California Department of Public Health (CDPH) Lead Inspector (CDPH No. LRC-00010379). Project Management was provided by Steve Parpan, who is a Certified Asbestos Consultant (CAC No. 07-4302) and CDPH Lead Inspector (CDPH No. LRC-00008192). Certifications of FACS personnel are presented in Attachment C.

Scope of Work

The scope of this project was to survey roof and interior office for the Chabot College Building 3900 Re-roof Project (project area) for materials that would be impacted by the planned renovation. Suspect materials included roof field, roof flashing, roof parapet, white roof patch, black roof mastic, gray roof mastic, and paints.

Our investigation consisted of the following:

- Visual inspection
- Documentation of relevant conditions
- Collection of samples of suspect asbestos-containing materials using the AHERA sampling protocol
- Collection of suspect lead paint/coating samples
- Submitting samples to SGS Forensic Laboratories, a laboratory accredited by AIHA, NVLAP, and ELAP, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA Method 600/R-93-116, and Atomic Absorption Spectrometry (FlameAA) in accordance with EPA Method 3050B/7000B
- Presenting analytical results, conclusions, and recommendations in a report, which can be submitted to the Bay Area Air District (BAAD)

The types, numbers, and locations of samples were determined based on information about the planned roof and interior renovation, visual observations, regulatory requirements, and other project management considerations.

Findings

A total of 12 asbestos and two (2) lead bulk samples were collected from the project area. Laboratory Reports are presented in Attachment A.

No asbestos-containing materials were identified in this survey.

No asbestos was identified in the following materials:

- Roof field
- Roof flashing
- Roof parapet
- White roof patch
- Black roof mastic
- Gray roof mastic

Lead was identified in the following material:

Material Description / Location(s)	Sample Number	Analytical Result
Off-white paint on metal / Roof, mechanical unit, on counter flashing	Pb02	20 mg/kg

No lead was identified in the following material:

- Off-white metal flashing

Discussions

Asbestos

An Asbestos-Containing Material (ACM) and Asbestos-Containing Construction Material (>0.1% asbestos) in California is subjected to regulations of USEPA, Bay Area Air District (BAAD), Cal/OSHA, and CSLB.

An asbestos-containing material for which sample analysis results by PLM are greater than one percent asbestos is classified as Asbestos-Containing Material (ACM) under regulations promulgated by: US EPA, BAAD, Cal-EPA, OSHA, and Cal/OSHA. US EPA and BAAD require that a material with a PLM analytical result less than 10% (including Trace results of less than one percent) be confirmed by the point count method, or else the material must be assumed to be ACM.

An asbestos-containing material for which sample analysis results by PLM are greater than 0.1 percent asbestos is classified as Asbestos-Containing Construction Material (ACCM) by Cal/OSHA and by the California Contractor State Licensing Board (CSLB).

OSHA (Cal/OSHA) regulates all materials that contain any level of asbestos, including trace (<1%) levels. At a minimum, employee training, wet methods, HEPA vacuums, and prompt cleanup and disposal of debris

in leak-proof containers are recommended or required for the disturbance of any material that contains asbestos.

Lead

Lead is primarily regulated in California by Cal/OSHA and the California Department of Public Health. The current Cal/OSHA Lead in Construction Safety Standard (8 CCR 1532.1) regulation applies to all construction work where an employee may be occupationally exposed to lead. Therefore, work performed on surfaces (including manual demolition, scraping, welding, etc.) containing any amount of lead must comply with the standard, including an exposure assessment (personal air monitoring) to determine if the airborne lead exposure levels are within acceptable limits.

Lead was detected in the building component identified above. As a result, 8 CCR 1532.1 applies to any work that will disturb these components. Other components represented by the positive lead samples in the Summary of Lead Testing Laboratory Results shall be considered as lead-containing until proven otherwise.

For detailed regulatory requirements in specific situations, FACS should be consulted, or the applicable regulations should be examined.

Recommendations

1. Removal of the lead components at areas scheduled for disturbance by the roof replacement would eliminate the applicability of the Cal/OSHA standard for lead. If the work will involve a Cal/OSHA trigger task (such as torch cutting), workers must be trained and protected during the initial exposure monitoring, per the Cal/OSHA Lead Standard requirements, as if they were exposed above the Permissible Exposure Limit, until actual exposures are determined.
2. Waste generated from the lead-containing material removal, should be tested to determine its waste category. For reference, lead waste is considered a hazardous waste if the result of the Toxicity Characterization Leaching Procedure (TCLP) test exceeds 5 mg/liter, under the Resource Conservation and Recovery Act (RCRA), 40 CFR 261, Appendix II. In California, a waste is also considered hazardous if the result of soluble lead content by a Waste Extraction Test (WET) is greater than 5 mg/l, or if the total lead content exceeds 1,000 mg/kg in accordance with Title 22 of the CCR. When TTLC results are below 50 mg/kg, STLC/TCLP limits cannot be exceeded, so the waste would be classified as non-hazardous for lead.
3. If additional suspect asbestos and lead-containing materials are discovered during the roof replacement, the work should stop, and the material should be tested for asbestos and lead content.
4. For further assistance with regulatory requirements, FACS should be consulted, and the applicable regulations should be reviewed.

Limitations

The results of this asbestos and lead survey do not apply beyond the planned roof replacement described above. Construction materials in areas not included in the scope of this survey should be assumed to be asbestos-containing materials, unless testing is conducted which determines otherwise. If revisions to the roof replacement project are made that impact additional materials or areas, FACS should

be contacted to review the changes and/or to conduct additional asbestos survey work to address potential impacts to untested materials.

This investigation is limited to the conditions and practices observed and information made available to FACS. The methods, conclusions and recommendations provided are based on FACS' judgment, expertise and the standard of practice for professional service. They are subject to the limitations and variability inherent in the methodology employed. As with all environmental investigations, this investigation is limited to the defined scope and does not purport to set forth all hazards, nor indicate that other hazards do not exist.

Please do not hesitate to contact our offices at 510-266-4600 with any questions or concerns. Thank you for the opportunity to assist Skyline Engineering, Inc. in promoting a more healthful environment.

FORENSIC ANALYTICAL (FACS)



Steve Parpan
Project Manager
Certified Asbestos Consultant #07-4302
CDPH I/A #LRC-00008192

FORENSIC ANALYTICAL (FACS)



Wilson Wong
Program Manager
Certified Asbestos Consultant #92-0791
CDPH I/A #LRC-00003660

Attachment A: Laboratory Results
Attachment B: Sample Location Diagram
Attachment C: Staff Certifications

Attachment A

Laboratory Results

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

NVLAP Lab Code: 101459-0

Forensic Analytical Consulting Svcs
Steve Parpan
21228 Cabot Blvd.

Hayward, CA 94545

Client ID: HAY01
Report Number: B384112
Date Received: 05/12/26
Date Analyzed: 05/19/26
Date Printed: 05/20/26
First Reported: 05/19/26

Job ID/Site: PJ92104; Skyline Engineering 25555 Hesperian Boulevard Hayward CA 94545

SGSFL Job ID: HAY01
Total Samples Submitted: 12
Total Samples Analyzed: 12

Date(s) Collected: 05/12/2026

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01-A01	12860999						
Layer: Black Tar			ND				
Layer: Yellow Foam			ND				
Layer: Brown Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (20 %)							
01-A02	12861000						
Layer: Black Tar			ND				
Layer: Yellow Foam			ND				
Layer: Brown Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (20 %)							
02-A03	12861001						
Layer: White Non-Fibrous Material			ND				
Layer: Brown Fibrous Material			ND				
Layer: White Foam			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
Cellulose (55 %) Fibrous Glass (10 %)							
Comment: Bulk complex sample.							

Client Name: Forensic Analytical Consulting Svcs

Report Number: B384112

Date Printed: 05/20/26

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
02-A04	12861002						
Layer: White Non-Fibrous Material			ND				
Layer: Brown Fibrous Material			ND				
Layer: White Foam			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Layer: Black Tar			ND				
Layer: Black Felt			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (55 %) Fibrous Glass (10 %) Comment: Bulk complex sample.							
03-A05	12861003						
Layer: Yellow Foam			ND				
Layer: White Non-Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
03-A06	12861004						
Layer: Yellow Foam			ND				
Layer: White Non-Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
04-A07	12861005						
Layer: White Non-Fibrous Material			ND				
Layer: Paint			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
04-A08	12861006						
Layer: White Non-Fibrous Material			ND				
Layer: Yellow Foam			ND				
Total Percentage Values of Non-Asbestos Fibrous Components:							
05-A09	12861007						
Layer: Black Tar			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
05-A10	12861008						
Layer: Black Tar			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

Client Name: Forensic Analytical Consulting Svcs

Report Number: B384112

Date Printed: 05/20/26

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
06-A11	12861009						
Layer: Grey Non-Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
06-A12	12861010						
Layer: Grey Non-Fibrous Material			ND				
Total Percentage Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

Maria E. Casper

Maria Casper, Laboratory Supervisor, Hayward Laboratory

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

Inhomogeneous samples are separated into homogenous subsamples and analyzed individually. Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



Forensic Analytical Consulting Services

Sampling Data Form/Chain of Custody

Client: HAY01

San Francisco, CA Office

21228 Cabot BLVD

Hayward, CA 94545

Sampled By: Jim Sevcik

Sample Date: 05/12/26

Turnaround Time: RUSH 24 hr 48 hr Extended (5 days)

Analysis: ☒ PLM Standard ☐ PLM w/ Point Count (400 pt.; 1,000 pt.)

Special Instructions:

Site: 25555 Hesperian Blvd, Hayward, CA 94545

FACS Job Number: PJ9204

FACS Project Manager: Steve Parpan

FACS PM Phone: (510) 266-4681

Email results to: facsabst@forensicanalytical.com & steve.parpan@facs.com

PO #:

HA #/ Sample Number	Homogeneous Material Description	Sample Location	Photo # (if applicable)
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01 - A01	EXT / ROOF / BUDG / 300 / CENTER AREA / ROOF FIELDS	ROOF FIELD	
↓ - A02	/ / / EAST AREA / ↓	↓	↓
02 - A03	/ / / WEST AREA / ROOF FLASHING	ROOF FLASHING	
↓ - A04	/ / / EAST AREA / ↓	↓	↓
03 - A05	/ / / NORTH AREA / ROOF PARAPET	ROOF PARAPET	
↓ - A06	/ / / SOUTH AREA / ↓	↓	↓
04 - A07	/ / / SOUTH AREA / ROOF FIELDS	WHITE ROOF PATCH	
↓ - A08	/ / / SE AREA / ↓	↓	↓
05 - A09	/ / / NORTH AREA / ROOF FIELDS	BLACK ROOF MASTIC	
↓ - A10	/ / / SOUTH AREA / ↓	↓	↓

Sampled & Relinquished by:	Relinquished by:	Relinquished by:
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Date & Time: 05/12/26

Date & Time:

Date & Time:

Received by:

5/12/26

Received by:

Received by:

Date & Time:

340PM
P/D

Date & Time:

Date & Time:



Forensic Analytical Consulting Services

Sampling Data Form/Chain of Custody

Client: HAY01

San Francisco, CA Office
21228 Cabot BLVD
Hayward, CA 94545

Sampled By: Jim Sevilla

Sample Date: 05/12/20

Turnaround Time: RUSH 24 hr 48 hr Extended (5 days)

Analysis: X PLM Standard _____ PLM w/ Point Count (_____ 400 pt.; _____ 1,000 pt.)

Special Instructions:

Site: 25555 Hesperian Blvd, Hayward, CA 94545

FACCS Job Number: PJ9204

FACCS Project Manager: Steve Parpan

FACCS PM Phone: (510) 266-4681

Email results to: facslabs@forensicanalytical.com & steve.parpan@facs.com

PO #:

HA # / Sample Number	Homogeneous Material Description	Sample Location	Photo # (if applicable)
----------------------------	----------------------------------	-----------------	----------------------------

06 - A11	EXT / ROOF / BUDA / 3900 / CENTRAULTA / UNIT	GRAY ROOF WASTIC	
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↓ A12	↓ / ↓ / ↓ / EXT METAL ↓	↓	↓
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Sampled & Relinquished by: <u>[Signature]</u>	Relinquished by:	Relinquished by:
--	------------------	------------------

Date & Time: 05/12/20

Date & Time:

Date & Time:

Received by:

Received by:

Received by:

Date & Time:

Date & Time:

Date & Time:

47 5/12/20
5:34 PM P10



Metals Analysis of Bulks - TTLC

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

Forensic Analytical Consulting Svcs
Steve Parpan
21228 Cabot Blvd.

Hayward, CA 94545

Client ID: HAY01
Report Number: M278340
Date Received: 05/12/26
Date Analyzed: 05/18/26
Date Printed: 05/21/26
First Reported: 05/18/26

Job ID / Site: PJ92104; Skyline Engineering 25555 Hesperian Boulevard Hayward CA 94545
Date(s) Collected: 5/12/26

SGSFL Job ID: HAY01
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
PB01	30969513	Pb	< 200	mg/kg	200	EPA 3050B/7000B
Comment:	Sample submission below recommended weight.					
PB02	30969514	Pb	20	mg/kg	6	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Kevin Poon, Laboratory Supervisor, Hayward Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.

Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

Paint Chip Sample Request Form

Client: HAY01
FACS: San Francisco, CA Office
Skyline Engineering

Site: 3260 Sebastopol Road
Santa Rosa, CA 95407SP
Client #: C13550
Phone: 510-266-4600

Sampled By: Jim Sevillea
Date: 05/12/26
PM: Steve Parpan
Proj #: P192099-SP

P192104

Turnaround Time:	<12hr	Same-D	1-Day	2-Day	3-Day	5-Day	Other Due Date & Time:
Analysis:	Flame AA(Pb) Other						
Email results to:	facslabs@forensicanalytical.com & steve.parpan@acs.com						

Sample #	Sample Location	Component	Color	Substrate	Condition
Pb01	EXT / Roof / 3900 / BLOCK / COUNTER	FLASHING	OFF WHITE	METAL	FAIR
Pb02	↓ / ↓ / ↓ / MECH UNIT / MECH	COUNTER FLASHING	↓	↓	↓

Substrate: wood, metal, concrete, plaster, drywall, brick

Shipped via:	FedEx	Airborne	UPS	US Mail	Courier	Drop Off	Other
Relinquished by:	Jim Sevillea						
Date and Time:	05/12/26						
Received by:	5/12/26 @ 340PM						
Date and Time:	5/12/26 @ 340PM						

Attachment B

Sample Location Diagram

13:49

Google Calendar



A09

A11

ChargePoint

A12

3D

A03

A04

P602

A01

A02

3900

P601

A10

A05

A06

A07



64°
AQI 40

Apple Maps





Attachment C

Staff Certifications

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

Gavin Newsom, Governor



911256720T

9/9/2025

Forensic Analytical Consulting Services, Inc.
Virgilito Sevilla
21228 Cabot Boulevard
Hayward CA 94545

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician
Virgilito C. Sevilla

Name

Certification No. **19-6720**

Expires on **10/06/2026**

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.





STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Virgilito Sevilla

CERTIFICATE TYPE:

Lead Inspector/Assessor

NUMBER:

LRC-00010379

EXPIRATION DATE:

3/19/2027

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

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos & Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office

<http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

Gavin Newsom, Governor



711274302C

12/30/2025

Forensic Analytical Consulting Services, Inc.
Steve Parpan
21228 Cabot Boulevard
Hayward CA 94545

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mochrie'.

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Steve M Parpan



Name

Certification No. **07-4302**

Expires on **02/21/2027**

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.





STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Steve Parpan

CERTIFICATE TYPE:

Lead Inspector/Assessor

Lead Project Monitor

NUMBER:

LRC-00008192

LRC-00008191

EXPIRATION DATE:

3/9/2027

3/9/2027

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