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**ASBESTOS-CONTAINING MATERIAL
SCREENING SURVEY
CAMPFIRE PROPERTY
8511 15TH AVENUE NORTHEAST
SEATTLE, WASHINGTON**

March 13, 2007
Project No. E-12723-1

Prepared for
Prescott Homes, Inc.
10613 Northeast 38th Place, Suite 17
Kirkland, Washington 98033



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TABLE OF CONTENTS

E12723-1

	PAGE
Executive Summary.....	i
1.0 INTRODUCTION.....	1
1.1 Project Objectives	1
1.2 Scope of Work	1
1.3 Site Description	1
2.0 SURVEY METHODS	1
2.1 Preliminary Assessment.....	2
2.2 Sampling Methods.....	2
2.2.1 Bulk Sampling of Suspect Asbestos-Containing Material	2
2.3 Analytical Methods.....	3
2.4 Estimated Quantities of Asbestos-Containing Material	3
2.5 Asbestos-Containing Material Screening Survey Results	4
3.0 LIMITATIONS	5

ILLUSTRATION

Plate 1	Vicinity Map
Plate 2	Asbestos Survey Sample Locations: Basement
Plate 3	Asbestos Survey Sample Locations: Main Floor
Plate 4	Asbestos Survey Sample Locations: Upper Floor
Plate 5	Asbestos Survey Sample Locations: Roof

APPENDICES

Appendix A	Certifications
Appendix B	Laboratory-Reported Analytical Results
Appendix C	Table 1 Summary of ACM Analytical Results, Bulk Samples
	Photographs of Confirmed Asbestos-Containing Material

March 14, 2007

Mr. Greg Kappers
Prescott Homes, Inc.
10613 Northeast 38th Place, Suite 17
Kirkland, Washington 98033

Project No. E-12723-1

Dear Mr. Kappers:

We are pleased to submit our report titled "Asbestos-Containing Material Screening Survey, Campfire Property, 8511 15th Avenue Northeast, Seattle, Washington.

We appreciate this opportunity to have been of service to you. If you have any questions, or if we can be of further assistance, please call.

Respectfully submitted,

EARTH CONSULTING INCORPORATED

Stephan A. Gilley, EIT
Environmental Field Staff

RNS/skp

Richard N. Simpson, LG, LHG
Manager of Environmental Services

EXECUTIVE SUMMARY

Earth Consulting Incorporated (ECI) has conducted an asbestos-containing materials (ACMs) screening survey at the Campfire office building and three outbuildings located at 8511 15th Avenue Northeast, in Seattle, King County, Washington. See "Vicinity Map", Plate 1. It is our understanding that future site development plans call for the demolition of these structures. A preliminary facility assessment was conducted, followed by sampling of suspected ACM.

Based on the results of our preliminary assessment, ECI identified suspect ACM in 9-inch and 12-inch vinyl floor tiles and associated mastic, cement asbestos board, pipe lagging, tank insulation, water heater insulation, carpet mastic, radiator pipe lagging, and asphaltic roofing materials. Some areas of the building, notably the space between the upper floor and the main floor ceiling, were inaccessible. This untested space may contain unknown quantities of asbestos pipe lagging.

Laboratory reported analytical results for 87 suspect ACM samples confirmed that asbestos is present in the following materials:

Basement Level

- Pipe lagging in the crawl space area
- 9-inch vinyl floor tile and mastic in Room 1
- Vinyl floor tile in Rooms B2 and B3
- Vinyl floor tile and mastic in Room B4
- Carpet mastic in Room B5
- 9-inch vinyl floor tile in Room B7
- Cement asbestos board in Room B8
- 12-inch vinyl floor tile in Hallway 1
- 9-inch vinyl floor tile in Room B13
- Carpet mastic in Rooms B15 and B17
- 9-inch tan and brown vinyl floor tile in Room B20
- 9-inch vinyl floor tile in Room B21
- Pipe lagging in Room B21
- 9-inch vinyl floor tile in Room B22
- Vinyl floor tile and mastic in Room B23
- Water heater and radiator pipe lagging in Room B26
- Tank Insulation in Room B26
- Carpet mastic in Room B28
- Pipe lagging in main hallway

Main Floor

- 9-inch vinyl floor tile and mastic in Room M18
- 9-inch vinyl floor tile and mastic in Room M19
- 9-inch vinyl floor tile in Room M21

Upper Floor/ Roof/ Outbuildings

- 9-inch vinyl floor tile in Room U4
- 9-inch vinyl floor tile and mastic in Room U10
- 9-inch vinyl floor tile in Room U22
- 12-inch vinyl floor tile in Room U28
- 9-inch vinyl floor tile in Room U34
- Roofing material at Outbuilding 1
- Vibration damper woven material in Elevator shaft
- Pipe lagging in Elevator shaft

1.0 INTRODUCTION

1.1 Project Objectives

Earth Consulting Incorporated (ECI) conducted an asbestos-containing materials (ACMs) screening survey at the Campfire office building and three outbuildings in Seattle, King County, Washington. See "Vicinity Map", Plate 1. The ACM survey is intended to confirm or refute the presence of these materials in order to facilitate planning the future demolition of these buildings. The attached ACM survey was performed in accordance with our proposed scope of work, verbally authorized by Mr. Greg Kappers of Prescott Homes, Inc. on February 14, 2007. Suspected ACM samples were analyzed by Materials Testing and Inspection, Inc. (NVLAP Lab No. 101571) of Boise, ID.

1.2 Scope of Work

The scope of work consisted of the following tasks:

- Performing a facility assessment to identify suspect ACM within the office building and three outbuildings.
- Collecting bulk samples of suspect ACM and analyzing for asbestos using Polarized Light Microscopy (PLM) in accordance with EPA method 600/R-93/116
- Estimating quantities of suspect ACM, evaluating condition, and friability
- Preparing a report of our findings

1.3 Site Description

These surveys address the following main office building and three outbuildings located at 8511 15th Avenue Northeast in Seattle, King County, Washington.

2.0 SURVEY METHODS

At the time of our site visits on February 15 and 16, 2007, an AHERA Certified Building Inspector observed building materials within the main building and outbuildings for suspected ACMs. ECI collected random bulk samples of suspect ACM. (Certification documentation is attached to this report as Appendix A.) Our approach followed ECI's understanding of what constitutes the responsibilities of a "prudent person" and "state of the art" practice for these types of activities. This was achieved by the implementation of bulk sampling methods.

2.1 Preliminary Assessment

A survey of the homogeneous suspected ACM and functional spaces was made during the preliminary assessment. For each homogeneous material identified by visual observation as suspect material, random samples were obtained in accordance with AHERA protocols. Suspected ACM were observed in 9-inch and 12-inch vinyl floor tiles and mastic, pipe lagging, cement asbestos board, ceiling tiles, wall plaster, molding, carpet mastic, tank insulation, water heater and radiator pipe lagging, and asphaltic roofing.

An assessment of the friable or non-friable condition of the ACM was conducted during sample collection. Friable materials are those materials that can be easily crumbled, pulverized, or reduced to powder by hand pressure when dry. Possible friable materials may include damaged floor tiles, radiator and water heater systems insulation, and pipe lagging. Non-friable materials can become friable if exposed to crushing, sanding, sawing, blasting, other mechanically induced damage, or if exposed to severe weathering.

Our random bulk sampling was based on our visual identification and friability determination. A summary of analytical results for ACM samples with friability characteristics is presented in Table 1, Appendix B. Photographs of confirmed ACMs are presented in Appendix C.

2.2 Sampling Methods

2.2.1 Bulk Sampling of Suspect Asbestos-Containing Material

An initial visual observation was conducted to assess for the presence of suspect ACM. In general, the interior walls were composed of plaster lathe and drywall and the floors were covered with vinyl floor tiles, sheet vinyl, carpet, or concrete.

Based on this preliminary assessment, suspect ACM samples were collected from random locations in the building for analysis. Samples of each suspected ACM group (surfacing materials, thermal system installation, and miscellaneous materials) and of each different color or type of suspect ACM material were collected. The number of samples of each material collected was based on the established AHERA guidelines for "good faith" inspections. Samples of suspect materials were limited to exposed surfaces and did not include possible insulated pipe or other ACM located behind walls, above ceilings, or under floors.

A total of 87 bulk samples of the 9-inch and 12-inch vinyl floor tiles and mastic, vinyl flooring and mastics, cement asbestos wallboard, thermal insulation, and asphaltic roofing materials were collected. Approximate locations of ACM samples are shown on "Asbestos survey sample locations, Basement," Plate 2, "Asbestos Survey Sample Locations, Main Floor," Plate 3, "Asbestos Survey Sample Location, Upper Floor," Plate 3, and "Asbestos Survey Sample Location, Roof," Plate 5.

When multi-layered materials were encountered, such as in roofing materials, samples were taken from all layers and documented on the asbestos sample logs. All samples were placed in individual plastic bags for transport to the analytical laboratory.

A summary of analytical results for ACM samples is presented in Table 1. Laboratory-reported analytical results are attached to this report. ACM sampling activities were recorded on chain of custody documents. The information contained in these documents included sample identification numbers, sample locations, descriptions of the sample material, and other distinguishing characteristics.

2.3 Analytical Methods

Bulk samples of suspect ACM were analyzed by Materials Testing Inc. (NVLAP Lab No. 101571) of Boise, Idaho. ACM samples were analyzed using the PLM method. Examination of these samples was conducted for the presence of identifiable asbestos fibers in accordance with EPA method 600/R-93/116. Detection limits for ACM ranged from an upper detection limit of 100 percent to a lower detection limit of less than 1 percent. Laboratory quality assurance and internal precision values were assessed by performing duplicate and replicate sample analyses.

Bulk samples are considered to be ACM if laboratory results indicate 1 percent or greater in one sample of that material. When the first of the three like samples was found to be positive for ACM, then the remaining two samples were not analyzed. In this situation, based on one positive result, all of this material within the structure must be considered ACM.

2.4 Estimated Quantities of Asbestos-Containing Material

During the survey, ECI measured suspected ACMs within accessible areas with a hand tape and 300-foot tape measure. Roof top dimensions were estimated by pacing. The elevator was not sampled during the survey due to an inaccessible area within the elevator door. Elevators commonly contain ACM around the brake shoes and transformer. These elevator components should be assumed to contain ACM.

The following materials were measured during the survey: various diameter pipe lagging, vinyl floor tile, cement asbestos wallboard, tank insulation, roofing material, and vibration damper material.

The approximate quantities of ACM in lineal feet for pipe lagging and square feet for vinyl floor tile, cement asbestos wallboard, tank insulation, roofing material, and vibration damper material for the each floor are:

Basement Floor:

- Pipe Lagging—1916 feet
- Vinyl Tile, Cement Asbestos Wallboard, Tank Insulation—5800 square feet

Main Floor:

- Pipe Lagging—10 feet
- Vinyl Tile—284 square feet

Upper Floor/Roof/Elevator Shaft:

- Pipe Lagging—5 feet
- Vibration Damper—15 square feet
- Vinyl Tile—444 square feet

Outbuilding 1:

- Roofing Material—375 square feet

2.5 Asbestos-Containing Material Screening Survey Results

Based on the analytical results, asbestos was detected in the following materials:

Basement Floor:

- Pipe lagging in the crawl space area
- 9-inch vinyl floor tile and mastic in Room B1
- Vinyl floor tile in Rooms B2 and B3
- Vinyl floor tile and mastic in Room 4
- Carpet mastic in Room B5
- 9-inch vinyl floor tile in Room B7
- Cement asbestos board in Room B8
- 12-inch vinyl floor tile in Hallway B3
- 9-inch vinyl floor tile in Room B13
- Carpet mastic in Rooms B15 and B17
- 9-inch tan and brown vinyl floor tile in Room B20
- 9-inch vinyl floor tile in Room B21
- Pipe lagging in Room B21
- 9-inch vinyl floor tile in Room B22
- Vinyl floor tile and mastic in Room B23
- Water heater and radiator pipe lagging in Room B26
- Tank Insulation in Room B26
- Carpet mastic in Room B28
- Pipe lagging in main hallway B3

Main Floor:

- 9-inch vinyl floor tile and mastic in Room M18
- 9-inch vinyl floor tile and mastic in Room M19
- 9-inch vinyl floor tile in Room M21

Upper Floor:

- 9-inch vinyl floor tile in Room U4
- 9-inch vinyl floor tile and mastic in Room U10
- 9-inch vinyl floor tile in Room U22
- 12-inch vinyl floor tile in Room U28
- 9-inch vinyl floor tile in Room U34
- Roofing material at Outbuilding 1
- Vibration damper woven material in Elevator shaft
- Pipe lagging in Elevator shaft

3.0

LIMITATIONS

ECI has conducted this project and prepared this report in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. ECI shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this work was performed. ECI recognizes that facts or conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions described in this report at this time. Conclusions and recommendations were made within the operative constraints of the scope of work, budget, and schedule for this project. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made. This report does not address the potential presence of ACM located behind walls and/or columns, beneath flooring, above non-removable ceilings, underground, or in any other inaccessible areas. Should suspected ACM be uncovered during demolition activities, it should be sampled, tested, and characterized at that time.

This report is intended for the exclusive use of Prescott Homes, Inc. and their representatives for specific application to the subject property. Any future consultations or other service to third parties, related to this project, requires written authorization from Prescott Homes, Inc. or their representatives. Any such ECI-provided service to third parties is new work requiring formal agreement with the third party and will be performed in accordance with the formal agreement.

TABLE 1

Summary of Asbestos-Containing Materials Analytical Results Bulk Samples

SAMPLE NO./TYPE	MATERIAL DESCRIPTION	SAMPLE LOCATION	PERCENT ASBESTOS	FRIABLE YES/NO
PL-CSI-1	Pipe lagging	Basement crawl space	55%	Yes
VT9-B1-1	Vinyl tile and mastic	B1	5%	No
VT-B2-1	Vinyl tile	B2	5%	No
VT-B3-1	Vinyl tile	B3	5%	No
PR-B4-1	Wall plaster	B4	ND	---
VT-B4-1	Vinyl tile and mastic	B4	5%	No
MA-B5-1	Carpet mastic	B5	2%	No
VT6-B6-1	Vinyl tile	B6	ND	---
VT9-B7-1	Vinyl tile and mastic	B7	5%	No
CAB-B8-1	Gray cement wallboard	B8	15%	No
MA-B9-1	Carpet mastic	B9	ND	---
CT12-B9-1	Ceiling tile	B9	ND	---
VT-B10-1	Vinyl tile	B10	ND	---
VT12-B3-H1-1	Vinyl tile and mastic	Hallway B3	5%	No
CT16-B11-1	Ceiling tile	B11	ND	---
VT9-B13-1	Vinyl tile and mastic	B13	5%	No
MA-B15-1	Mastic with tile	B15	5%	No
MA-B17-1	Mastic with tile	B17	5%	No
MA-B19-1	Mastic under tile	B19	ND	---
VT9-Tan-B20-1	Tan vinyl tile	B20	>1%	No
VT9-Brown-B20-1	Brown vinyl tile and mastic	B20	2%	No
WB-B20-1	Wallboard	B20	ND	---
VT9-B21-1	Vinyl tile	B21	>1%	No

SAMPLE NO./TYPE	MATERIAL DESCRIPTION	SAMPLE LOCATION	PERCENT ASBESTOS	FRIABLE YES/NO
PL-B21-1	Pipe lagging	B21	5%	Yes
VT9-B22-1	Vinyl tile and mastic	B22	5%	No
MA-B23-1	Mastic with tile	B23	5%	No
CT12-B23-1	Ceiling tile	B23	ND	---
VT12-B24-1	Vinyl tile	B24	ND	---
WCoat-B26-1	Wall coating	B26	ND	---
WCoat-B26-2	Wall coating	B26	ND	---
WCoat-B26-3	Wall coating	B26	ND	---
WHPL-B26-1	Water heater pipe lagging	B26	2%	Yes
TINS-B26-1	Tank insulation	B26	5%	Yes
RADPL-B26-1	Radiator pipe lagging	B26	5%	Yes
MA-B28-1	Mastic carpet	B28	3%	No
PL-B28-1	10" Pipe lagging	B28	ND	---
PL-B3-1	5-6" Pipe lagging	Main hallway B3	2%	Yes
PL-B3-2	5-6" Pipe lagging	Main hallway B3	>1%	Yes
PL-B3-3	5-6" Pipe lagging	Main hallway B3	5%	Yes
PL-B3-H2-1	Pipe lagging	Hallway 2 Basement	ND	---
PL-B3-H2-2	Pipe lagging	Hallway 2 Basement	ND	---
PL-B3-H2-3	Pipe lagging	Hallway 2 Basement	ND	---
TPT-B-1	Textured paint	Main hallway B3	ND	---
TPT-B-2	Textured paint	Main hallway B3	ND	---
TPT-B-3	Textured paint	Main hallway B3	ND	---
CT12-M1-1	Ceiling tile	M1	ND	---
CT12-M3-1	Ceiling tile	M3	ND	---

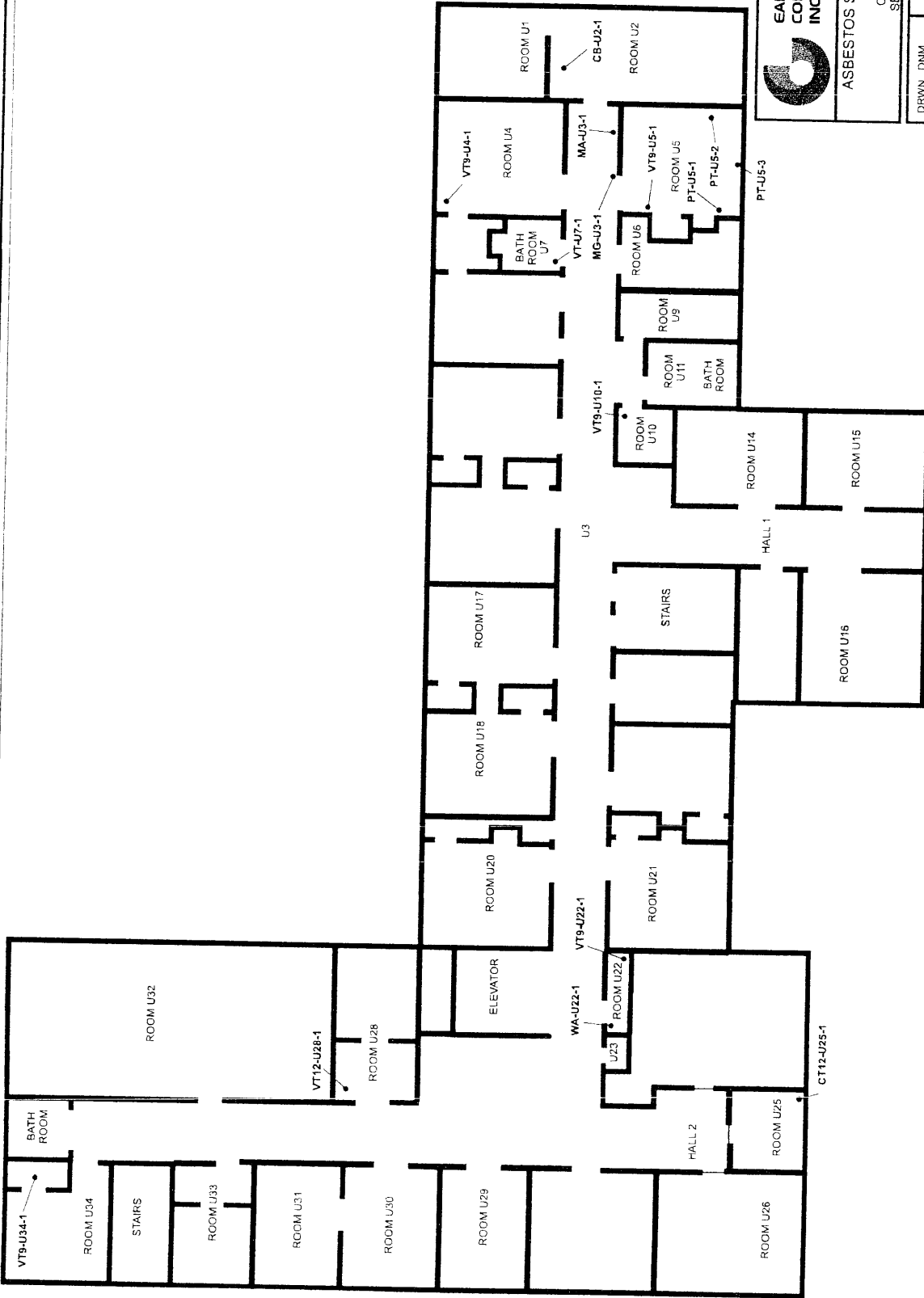
SAMPLE NO./TYPE	MATERIAL DESCRIPTION	SAMPLE LOCATION	PERCENT ASBESTOS	FRIABLE YES/NO
VT6-M3-1	Vinyl tile	M3	ND	---
VT-M7-1	Vinyl tile	M7	ND	---
VT9-M8-1	Vinyl tile	M8	ND	---
VT9-M9-1	Vinyl tile	M9	ND	---
VT-M11-1	Vinyl tile	M11	ND	---
VT12-M16-1	Vinyl tile	M16	ND	---
VT9-M18-1	Vinyl tile	M18	2%	No
PT-M18-1	Yellow paint	M18	ND	---
PT-M18-2	Yellow paint	M18	ND	---
PT-M18-3	Yellow paint	M18	ND	---
VT9-M19-1	Vinyl tile and mastic	M19	3%	No
VT9-M21-1	Vinyl tile	M21	3%	No
VT12-M28-1	Vinyl tile	M28	ND	---
CB-U2-1	Ceiling board	U2	ND	---
MA-U3-1	Mastic carpet	U3	ND	---
VT9-U5-1	Vinyl tile	U5	ND	---
PT-U5-1	Yellow paint	U5	ND	---
PT-U5-2	Yellow paint	U5	ND	---
PT-U5-3	Yellow paint	U5	ND	---
VT9-U4-1	Vinyl tile and mastic	U4	>1%	No
VT-U7-1	Vinyl tile	U7	ND	---
VT9-U10-1	Vinyl tile and mastic	U10	5%	No
WA-U22-1	Wall adhesive	U22	ND	---
VT9-U22-1	Vinyl tile	U22	5%	No
CT12-U25-1	Ceiling tile	U25	ND	---

SAMPLE NO./TYPE	MATERIAL DESCRIPTION	SAMPLE LOCATION	PERCENT ASBESTOS	FRIABLE YES/NO
VT9-U34-1	Vinyl tile	U34	ND	---
MG-U3-1	Molding	U3	ND	---
MG-M4-1	Molding	M4	ND	---
MA-RF-1	Mastic roof	South Roof	ND	---
RF-OB1-1	Roof material	Roof Outbuilding 1	2%	No
RF-OB2-1	Roof material	Roof Outbuilding 2	ND	---
RF-OB3-1	Roof material	Roof Outbuilding 3	ND	---
FP-UA-1	Fireproofing	Upper attic space	ND	---
RF-1	Roof material	South Roof	ND	---
TD-1	Torch down roofing	North Roof	ND	---
TD-2	Torch down roofing	North Roof	ND	---
VD-ES-1	Vibration damper woven material	Elevator Shaft	40%	Yes
PL-ES-1	5"-6" Pipe lagging	Elevator Shaft	>1%	Yes
WB-ES-1	Wall board	Elevator Shaft	ND	---
VT12-U28-1	Vinyl tile	U28	>1%	No

Bold denotes materials with greater than 1 percent asbestos and by definition must be handled as ACMs.
 ND- Asbestos at or above the 1 percent action threshold not detected in sample

PL- Pipe Lagging
 U- Upper Floor
 VT- Vinyl Tile
 B- Basement
 CAB- Cement Asbestos Board
 MA- Mastic
 H1- Hallway 1
 WHPL- Water Heater Pipe Lagging
 TINS- Tank Insulation
 RADPL- Radiator Pipe Lagging
 B3- Main Hallway
 TPT- Textured Paint
 WCOAT- Wall Coating
 CS- Crawl Space

M- Main Floor
 PR- Wall Plaster
 PT- Paint
 CT- Ceiling Tile
 WA- Wall Adhesive
 MG- Molding
 OB- Outbuilding
 RF- Roofing
 TD- Torch Down
 FP- Fire Proofing
 UA- Upper Attic
 ES- Elevator Shaft
 VD- Vibration Damper
 VTG- Vinyl Tile Gray

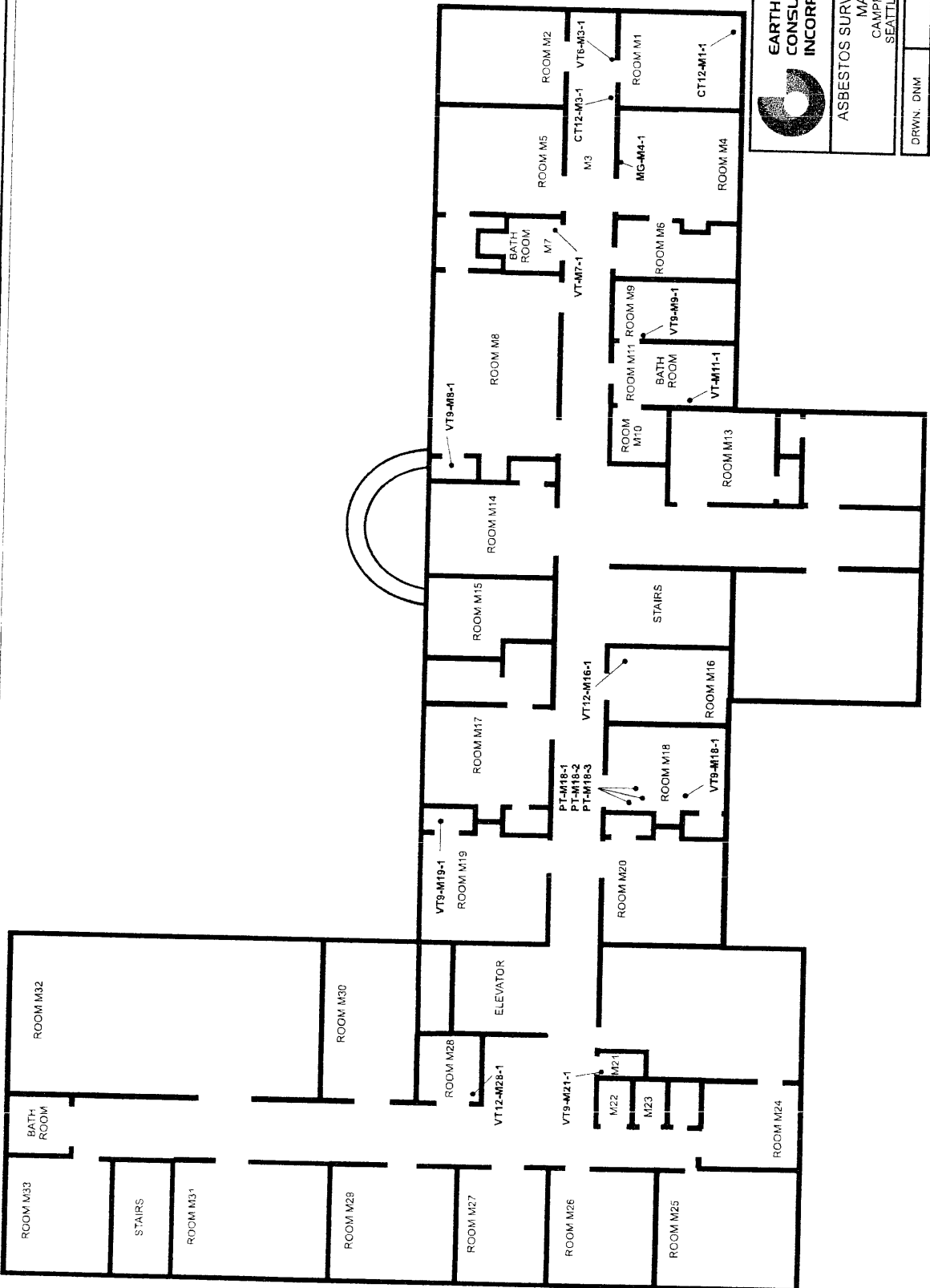


0 10
APPROXIMATE
SCALE IN FEET

EARTH CONSULTING INCORPORATED

ASBESTOS SURVEY SAMPLE LOCATIONS
UPPER FLOOR
CAMPFIRE PROPERTY
SEATTLE, WASHINGTON

DRWN. DNM	PROJ. NO. 12723-1
CHKD. SG	DATE 3-2-07
	PLATE 4



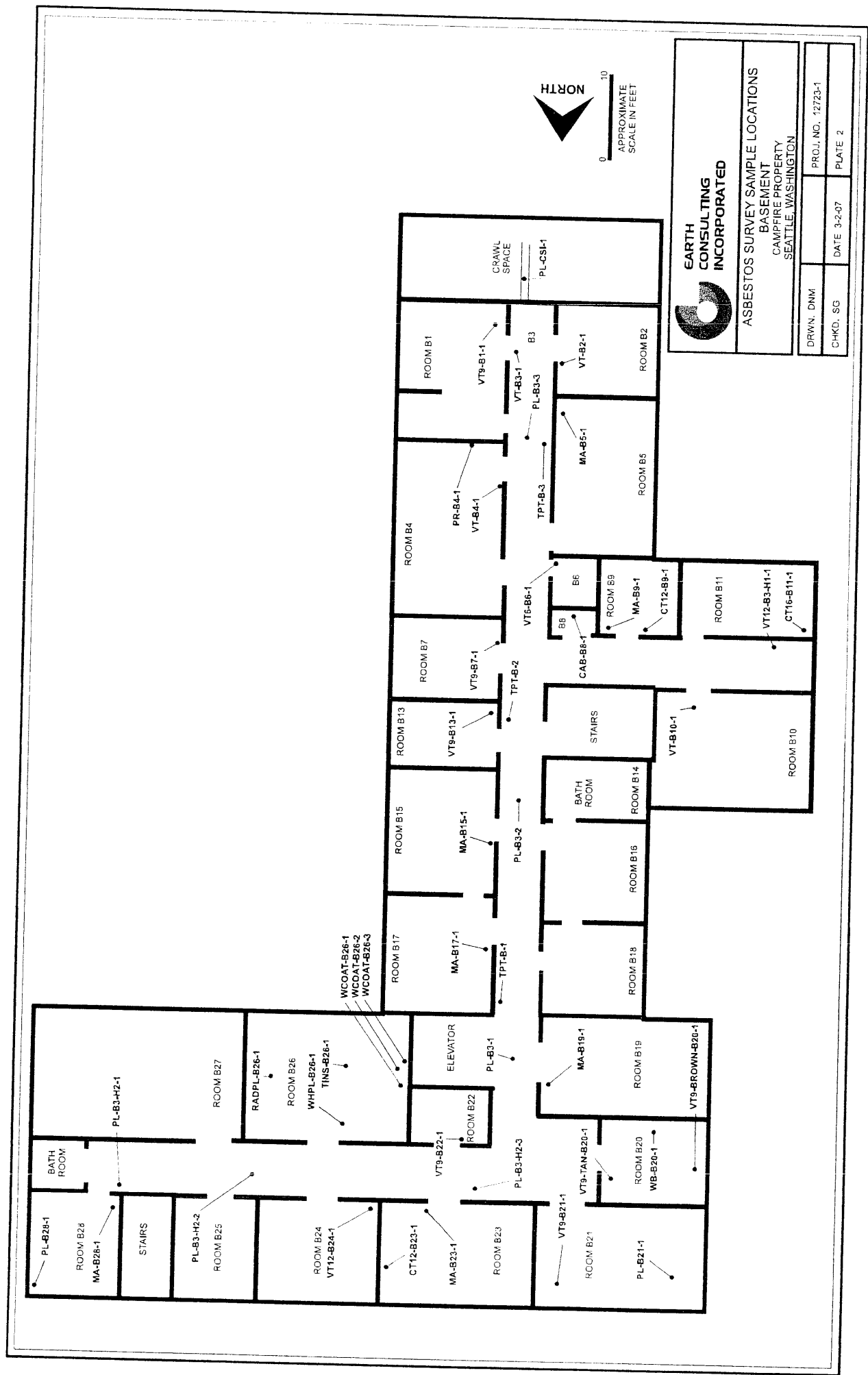
0 10
APPROXIMATE
SCALE IN FEET



**EARTH
CONSULTING
INCORPORATED**


ASBESTOS SURVEY SAMPLE LOCATIONS
MAIN FLOOR
CAMPFIRE PROPERTY
SEATTLE, WASHINGTON

DRWN: DNM	PROJ. NO.: 12723-1
CHKD: SG	DATE: 3-2-07
	PLATE: 3



NORTH

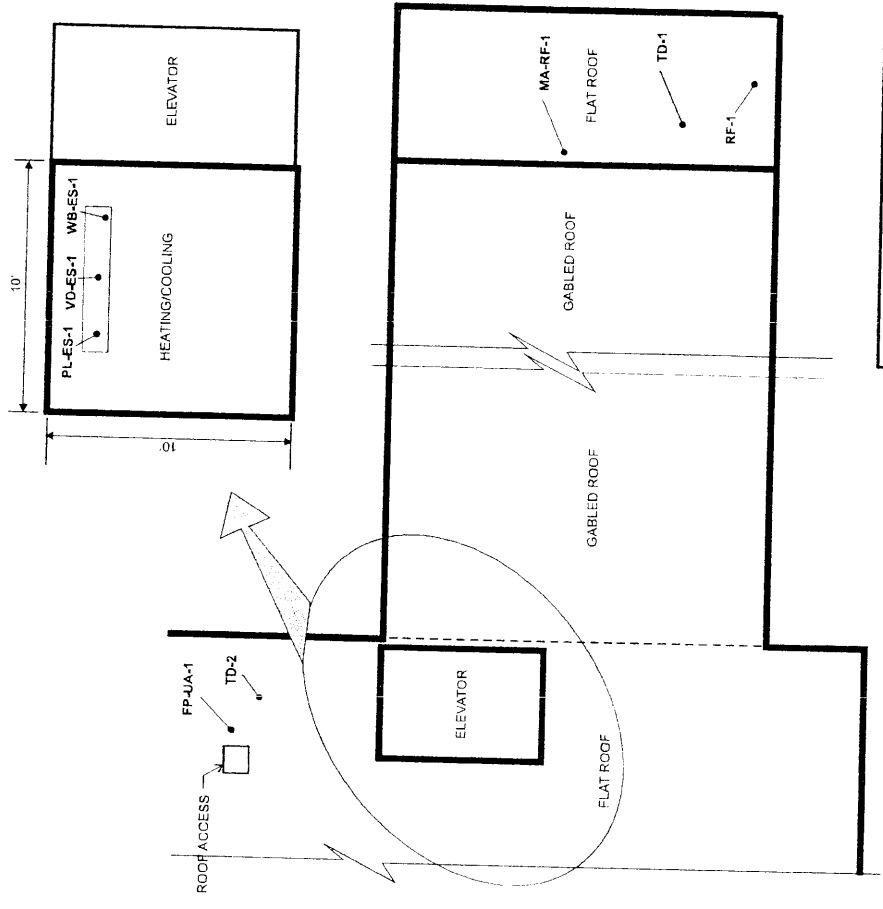
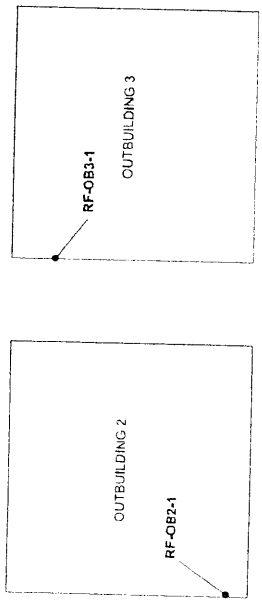
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APPROXIMATE
SCALE IN FEET



EARTH CONSULTING INCORPORATED

ASBESTOS SURVEY SAMPLE LOCATIONS
BASEMENT
CAMPIRE PROPERTY
SEATTLE, WASHINGTON

DRWN. DNM	DATE 3-2-07	PROJ. NO. 12723-1	PLATE 2
CHKD. SG			



EARTH CONSULTING INCORPORATED

ASBESTOS SURVEY SAMPLE LOCATIONS
ROOF
CAMPIRE PROPERTY
SEATTLE, WASHINGTON

DRWN: DNM	PROJ. NO. 12723
CHKD: SG	DATE 3-5-07
	PLATE 5

