

NorBay Consulting

LOGICAL

ENVIRONMENTAL

SOLUTIONS

*(415) 507-9786 Phone
(415) 507-9760 Fax*

*2400 Las Gallinas Avenue, Suite 110
San Rafael, California 94903*

January 18, 2019

Ms. Barbara Gualco
Mercy Midtown Apartments LP
1256 Market Street
San Francisco, CA 94102

**SUBJECT: RESULTS OF RECENT SITE VISIT REGARDING A
PREVIOUS ASBESTOS BULK SAMPLING REPORT
MIDTOWN PARK APARTMENTS
SAN FRANCISCO, CALIFORNIA**

Dear Ms. Gualco:

NorBay Consulting is pleased to provide the results from our walkthrough of one unit per building in an effort order to determine if the previous asbestos sampling report generated by NorBay Consulting in 2012 is consistent with current conditions. The walkthrough was conducted on January 9, 2019 by Bob Gerhold, Certified Asbestos Consultant #92-0157. No additional sampling was conducted during this site visit.

Analytical results from the 2012 inspection indicated that the following asbestos containing materials were present at the various buildings:

- ◆ Acoustical “popcorn” ceiling material throughout the complex;
- ◆ Non-textured drywall/taping mud throughout the complex;
- ◆ Textured drywall/taping mud throughout the complex;
- ◆ Sheet vinyl flooring in various units;
- ◆ Vinyl floor tile in various units;
- ◆ Exterior stucco on all buildings;
- ◆ Hard packed elbows in the garages of all buildings;
- ◆ Fire doors in the garages of all buildings;
- ◆ Pipe insulation in a limited number of areas in each garage.

Results from our follow up site visit on January 9, 2019 indicated the following:

- ◆ The acoustical “popcorn” ceiling material was present in all six apartments we visited and should be assumed to be in most, if not all of the apartments.
- ◆ Textured and non-textured drywall/taping mud were present in all six apartments we visited and should be assumed to be in most, if not all of the apartments.
- ◆ Newer sheet vinyl flooring/wood laminate has been installed in five of the six units we visited. It is our understanding that this new sheet vinyl flooring/wood laminate was

Revision of Asbestos Bulk Sampling Report
Midtown Park Apartments
San Francisco, California

- applied over the older flooring materials. Based on this all older flooring applications, both observed and concealed should be considered as asbestos containing.
- ◆ There have been no major changes to the exterior stucco containing detectable levels of asbestos on all buildings.
 - ◆ The hard packed elbows are still present in the garages of all the buildings.
 - ◆ Pipe insulation is still present in limited areas in the garages of all the buildings.
 - ◆ It appears that the fire doors in the garages have been replaced with newer doors which should not contain asbestos.

NorBay Consulting appreciates the opportunity to provide you with these services. If you have any questions regarding this report or if you require additional information please do not hesitate to contact me at (415) 507-9786.

Respectfully,
NORBAY CONSULTING

Bob Gerhold

Bob Gerhold
Certified Asbestos Consultant #92-0157