

SECTION 8: ADDITIONAL SERVICES

Assessment of the following Non-ASTM considerations was performed:

Asbestos-Containing Building Materials

Asbestos-containing materials (ACMs) may be present at the Property. Asbestos has historically been present in a wide variety of building materials, although the use of asbestos-containing materials significantly decreased after 1981. The building was constructed in 2021, after the use of most friable ACMs had been discontinued. During completion of the site reconnaissance, GRS Group identified materials that may contain asbestos, including vinyl plank and mastic, drywall, and joint compound, wall, and ceiling texturing, and roofing materials. These materials were not sampled because they were found to be in good condition. No friable or damaged suspect ACM was observed at the Property.

All suspect materials should be handled with due caution and in accordance with applicable regulations.

Lead-Based Paint

Based on the date of construction of the current improvements, lead-based paint is unlikely to be present at the Property. The use of lead-based paint was banned in 1978, prior to the construction of improvements at the Property.

Drinking Water

Drinking water is supplied by the Consolidated Mutual Water District and is reported to be in compliance with applicable regulations. A copy of the most recent water quality report is provided in Appendix N.

Radon

The Property is located in an area designated by the USEPA as Radon Zone 1, an area with predicted average indoor radon concentrations greater than 4.0 picoCuries per liter of air (pCi/L), above the concentration at which the USEPA typically recommends additional action.

Sampling was performed to determine site-specific radon concentrations. Ten residential buildings are located at the Property, seven containing ground-floor residential units. At the time of site reconnaissance, one radon canister was placed in a ground floor unit within these seven buildings. After the appropriate exposure time, the canisters were collected by Amanda Oates and forwarded to Accustar Laboratory for radon analysis.

Results of the testing are summarized in the following table. A copy of the laboratory analytical report is provided in Appendix E.

<i>Location</i>	<i>Sample #</i>	<i>Results (in pCi/L)</i>	<i>Comments</i>
Unit 3-107	7097528	0.8	Below EPA's action level
Unit 4-101	7097529	0.6	Below EPA's action level
Unit 5-111	7097530	0.4	Below EPA's action level
Unit 6-113	7097531	<0.4	Below EPA's action level
Unit 8-109	7097532	1.0	Below EPA's action level
Unit 9-105	7097533	0.5	Below EPA's action level
Unit 2-107	7097534	0.4	Below EPA's action level

Summary

Construction documents indicate a sub-slab depressurization system was installed, but no evidence of this system was observed on site. GRS sampling efforts show no radon concentrations were found in excess of the USEPA recommended action level of 4.0 pCi/L. As a result, no additional radon assessment is currently recommended.

Mold

Lynn Plummer, Maintenance, was interviewed during our assessment and had no knowledge of past or present areas of mold growth or moisture intrusion at the Property or of related tenant complaints. During our site reconnaissance, no visual or olfactory evidence was identified to indicate current or past mold growth or moisture intrusion likely to result in mold growth.

Wetlands

Based on GRS Group's review of the U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper, no wetlands were identified at the Property.