Exhibit G

ASBESTOS-CONTAINING MATERIALS AND MOLD AND MOISTURE SURVEY

LAHEY LOST VALLEY HOUSE

950 BROOKMEADOW DRIVE
VIENNA, VIRGINIA 22182

ECS PROJECT NO. 47:23969

FOR: FAIRFAX COUNTY - PARK AUTHORITY

JUNE 25, 2026

June 25, 2026

Ms. Heather Lynch
Fairfax County - Park Authority
12055 Government Center Parkway
Suite 406
Fairfax, Virginia 22035
heather.lynch@fairfaxcounty.gov

ECS Project No. 47:23969

Reference: Asbestos-Containing Materials and Mold and Moisture Survey, Lahey Lost Valley House, 950 Brookmeadow Drive, Vienna, Virginia

Dear Ms. Lynch:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide Fairfax County - Park Authority with the results of the above referenced Asbestos-Containing Materials and Mold and Moisture Survey performed at the Lahey Lost Valley House located at 950 Brookmeadow Drive in Vienna, Virginia. This report summarizes our observations, analytical results, findings, and recommendations related to the work performed. The work described in this report was performed by ECS in general accordance with the Scope of Services described in ECS Proposal Number 47:44886 and the terms and conditions of the agreement authorizing those services.

ECS appreciates this opportunity to provide Fairfax County - Park Authority with our services. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,

ECS Mid-Atlantic, LLC

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EXECUTIVE SUMMARY

The subject property is improved with a historical home located at 950 Brookmeadow Drive in Vienna, Fairfax County, Virginia. The structure was observed to be a vacant building at the time of the survey and is scheduled to undergo renovations. The client contacted ECS to perform an Asbestos-Containing Materials Survey of the property before renovations. Additionally, ECS was requested to perform a mold and moisture assessment of the subject building to determine the potential presence of mold.

The purpose of the survey was to determine whether asbestos-containing materials (ACMs) and/or mold are present on the subject property. The survey was performed within the interior and exterior areas of the subject building as well as the roof.

On June 4, 2026, Mr. David Stambaugh, an accredited inspector who is also licensed by the Commonwealth of Virginia, performed the asbestos assessment. Bulk samples were submitted to Scientific Analytical Institute (SAI) in Greensboro, North Carolina for analysis via Polarized Light Microscopy (PLM) in accordance with the current EPA-600 methodology.

A total of 42 bulk samples from 18 homogeneous areas were submitted to the laboratory, of which 55 layers were analyzed. Based on the laboratory analysis of the bulk samples collected during the survey, three of the materials were reported to contain asbestos.

The following materials were reported to be asbestos-containing:

- Exterior Window Caulk on Exterior Windows
- Multi-Layer/Color Door Caulk on Exterior Basement Door
- White Sink Undercoat in Basement Kitchen

Additionally, ECS conducted a visual assessment for mold in the building. The findings of this assessment are summarized in this report.

Recommendations regarding the removal and disposal of the ACM and mold-impacted materials identified by ECS can be found in Section 5.0 of this report.

The executive summary is an integral portion of this report; however, ECS recommends that the report be read in its entirety.

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1.0 SITE DESCRIPTION

The subject property is improved with a historical home located at 950 Brookmeadow Drive in Vienna, Fairfax County, Virginia. The structure was observed to be a vacant building at the time of the survey and is scheduled to undergo renovations. The client contacted ECS to perform an Asbestos-Containing Materials Survey of the building before renovations. Additionally, ECS was requested to perform a mold and moisture assessment of the subject building to evaluate if indications of visible mold were present.

The purpose of the survey was to determine whether asbestos-containing materials (ACMs) and/or mold are present on the subject property. The survey was performed within the interior and exterior areas of the subject building as well as the roof.

2.0 PURPOSE

The purpose of the survey was to determine whether asbestos-containing materials (ACMs) and/or mold are present on the subject property. The survey was performed within the interior and exterior areas of the subject building as well as the roof.

3.0 METHODOLOGY

ECS performed the authorized Scope of Services in general accordance with our proposal, standard industry practice(s) and methods specified by regulation(s) for the identification of ACMs and mold.

3.1 Asbestos-Containing Materials

The non-destructive/non-invasive asbestos survey was performed on June 4, 2026 by asbestos inspector Mr. David Stambaugh who has received EPA-accredited training and is licensed by the Commonwealth of Virginia. Samples of suspect ACMs were collected utilizing hand tools and placed into individual, labeled plastic bags. Unique bulk suspect ACM samples were submitted to Scientific Analytical Institute (SAI) in Greensboro, North Carolina for analysis via Polarized Light Microscopy (PLM) in accordance with current EPA-600 methodology. Materials consisting of additional layers were analyzed separately. SAI is listed as an accredited laboratory by the National Voluntary Laboratory Accreditation Plan (NVLAP) managed by the National Institute of Standards and Technology (NIST) for bulk sample analysis by currently approved EPA methodology by PLM.

During the survey, ECS attempted to identify suspect ACMs in readily accessible areas. However, due to the destructive means required to identify some materials, certain areas were deemed inaccessible (i.e. behind walls or sub grade materials) and were not surveyed for suspect ACMs. Unidentified suspect ACMs may be located in these and/or other inaccessible areas.

Samples were collected in general accordance with EPA Standard 40 CFR 763 Subpart E, Asbestos Hazard Emergency Response Act (AHERA) and OSHA Standard 29 CFR 1926.1101 Inspection Protocol. Multiple samples of each unique material were submitted. Samples were analyzed using the “Positive Stop” methodology. If one sample of a homogeneous material is reported to contain asbestos, the remaining samples of that material are not analyzed. EPA regulations stipulate that if one sample contains asbestos, the entire quantity of that material contains asbestos, regardless of additional analysis.

3.2 Mold and Moisture

The assessment included a non-invasive visual and olfactory survey for evidence of mold and moisture throughout the building. The assessments focused on the entire interior of the building. The ECS site personnel observed readily accessible areas and selected building materials to evaluate visible suspect fungal growth and/or moisture-impacted materials. A reasonable effort was made to identify water and mold-impacted areas; however, this does not imply a guarantee that all possible reservoirs of mold were identified because mold or water-impacted building materials may be hidden by walls, flooring, partitions, etc.

Ambient temperature, relative humidity, and dewpoint temperature were measured during the survey using a thermo-hygrometer. The purpose of these measurements was to identify elevated interior humidity levels, which could potentially support indoor mold growth or indicate ongoing moisture problems.

Selected potentially moisture-affected materials were measured using a Delmhorst Model BD 2100 moisture meter to evaluate moisture content. Based on the Delmhorst moisture meter settings, moisture levels greater than 1.0% are considered elevated for drywall or other gypsum materials, and greater than 17% is elevated for wood-based materials. This was not a comprehensive moisture mapping survey of all building materials within the areas surveyed but rather a non-invasive survey of moisture in select areas of specific building materials which may be impacted by moisture.

4.0 RESULTS

The following is a summary of laboratory results, findings and observations.

4.1 Asbestos Sampling

In total, 42 bulk samples from 18 homogeneous areas were submitted to the laboratory, of which 55 layers were analyzed.

An ACM is defined as any material containing more than one percent (>1%) asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, PLM. The U.S. EPA categorizes ACM as follows:

- Friable ACMs are defined as any ACM that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACMs are defined as any ACM that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.
- Category I non-friable ACM includes packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than one percent (>1%) asbestos.
- Category II non-friable ACM is listed as any material, excluding Category I non-friable ACM, containing more than one percent (>1%) asbestos.

Regulated Asbestos Containing Materials (RACM) are friable ACM or non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or has crumbled, been pulverized, or reduced to powder in the course of renovation and/or demolition operations.

SAI submitted a signed final laboratory report to ECS on June 12, 2026. Six (6) of the bulk samples submitted for analysis were reported to contain asbestos in detectable concentrations. A complete list of the sampled materials submitted for analysis and sample locations is appended to this report. Photographs of representative building materials are also appended to this report.

Asbestos Bulk Sample Locations and Analysis Results

Sample ID	Sample Location	Material Description	Analytical Results	Category
5 and 6	North and South Exterior	Exterior Window Caulk	2% Chrysotile	Category II Non-Friable
7 and 8	West Exterior Basement Door	Multi-Layer/Color Door Caulk	6% Chrysotile	Category II Non-Friable
15 and16	Basement Kitchen	White Sink Undercoating	10% Chrysotile	Category II Non-Friable

In the table above, ECS has provided the general areas where the identified materials were observed during this survey. These materials may also be present in other locations throughout the building, other than where the material(s) are listed in this report. Additional concealed asbestos-containing materials may be present that were not observed during the site survey or accounted for in the table above. If materials similar to these materials are encountered during demolition work, the materials should be assumed to be asbestos-containing unless sampled to determine otherwise.

4.2 Suspect or Assumed Asbestos-Containing Materials

Due to the inaccessibility or the destructive means that asbestos sampling requires, additional suspect ACMs may remain within the building hidden behind inaccessible areas that include but are not limited to, sub-grade walls, structural members, topping slabs, sub-grade sealants, flooring located below underlayments, areas behind exterior walls, pipe trenches, and subsurface utilities, etc. These areas were deemed inaccessible and were not assessed.

If these materials are discovered during construction activities, they should be presumed to contain asbestos and be treated as ACMs or sampled immediately upon discovery and prior to disturbance for asbestos content by a certified asbestos inspector in accordance with 29 CFR 1926.1101.

Based upon our experience in the identification of ACMs in similarly constructed buildings, the following additional suspect ACMs may also be located in inaccessible areas of the structure:

- **Thermal System Pipe Insulation and Pipe Fittings** behind walls and/or above ceilings, or in the basement of the building
- **Roofing materials**
- **Waterproofing Membrane/Mastics/Vapor Barriers** within wall cavities, behind interior finishes, and subgrade walls
- **Electrical Switch Board/ Breaker Panels components**

4.3 Mold and Moisture

Below is a summary of the sampling data collected as part of this evaluation.

4.3.1 Observations and Findings

The building was largely comprised of a mixture of plaster wall systems and drywall systems. Flooring materials either consisted of wood flooring throughout, vinyl floor tiles or concrete floors in the basement of the building. Obvious visible mold growth was not observed during the inspection. Flood cuts were observed within the basement of the building, which were likely due to past water damage. Additionally, evidence of past water damage was also observed in the basement kitchen, the utility closet, and on the ceiling of the 2nd floor west room.

Representative photographs of the observed mold/moisture-impacted areas/materials are attached to this report. Approximate locations of the building materials and areas with visible mold are indicated on the site layout provided in the Appendix of this report.

4.3.2 Temperature and Relative Humidity

The key to understanding humidity is that warmer air can contain greater quantities of moisture than cooler air. Relative humidity is defined as the ratio of the amount of moisture contained in the air to the maximum amount of moisture the air can contain at that temperature. The dew point temperature is defined as the temperature at which the amount of moisture in the air reaches saturation. The dew point is a more accurate indication of the actual amount of moisture in the air because it is independent of temperature.

The American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) has published several standards for ventilated buildings. *ANSI/ASHRAE Standard 62.1-2022, Ventilation for Acceptable Air Quality,* specifies that indoor humidity should be maintained below 60 degrees Fahrenheit (°F) dew point temperature. The EPA recommends that indoor relative humidity be maintained below 60%, ideally 30-50%, to prevent mold growth. The *OSHA Technical Manual,* Section III, Chapter 2 for Indoor Air Quality Investigations specifies a thermal comfort range of 68°F to 76°F and a relative humidity range of 20% to 60% to maximize comfort for all occupants.

Relative humidity readings throughout the interior of the building ranged from 35.7-42.4%, which falls below the EPA recommended threshold of 60% and still within the OSHA comfort range of 20-60%. Indoor air temperatures throughout the building ranged from 73.1-74.4°F, which falls within the OSHA comfort range of 68-75°F.

Temperature and Relative Humidity

Location	Relative Humidity (%)	Temperature (°F)
Basement Kitchen	35.7	74.1
Basement Living Room	42.4	73.1
1st Floor West Room	41.2	73.1

Location	Relative Humidity (%)	Temperature (°F)
1st Floor East Room	41.8	73.3
2nd Floor West Room	41.3	74.1
2nd Floor East Room	40.8	74.4
Exterior	47.6	80.3

5.0 RECOMMENDATIONS AND REGULATORY REQUIREMENTS

Based on our understanding of the purpose of the Asbestos-Containing Materials and Mold and Moisture Survey, the results of laboratory analysis, and our findings and observations, ECS presents the following recommendations.

5.1 Asbestos-Containing Materials

ECS recommends where a material type has been identified as asbestos-containing that, other materials with similar color, texture, age, and size throughout the buildings' interior and exterior be assumed to contain asbestos. Please refer to Section 4.1 for a complete list of building materials reported positive for asbestos and Section 4.2 for materials assumed to contain asbestos. Identified ACMs must be removed, encapsulated, or enclosed before disturbance of the materials.

The Commonwealth of Virginia and the EPA require notification in advance of asbestos abatement activity based upon the type and amount of ACM material removed. This is usually the responsibility of the asbestos abatement contractor to file this notification with Virginia.

If ACMs are to be removed, an accredited asbestos abatement contractor should perform the removal. During removal, it is required that an industrial hygienist monitor the project. This involves collecting air samples from within and outside abatement work areas to monitor the asbestos abatement contractor's work practices throughout the project. The industrial hygienist should evaluate if the asbestos abatement work is in accordance with project specifications, U.S. EPA regulation 40 CFR Part 61-NESHAP Subpart M: National Emission Standard for Asbestos, and OSHA regulation 29 CFR 1926.1101 – Asbestos in Construction. The industrial hygienist should assess each work area to monitor the removal of ACMs. Only after the industrial hygienist has determined that the identified ACMs have been removed should final clearance air samples be collected (if necessary).

As good practice, ECS recommends that a project specification be prepared to delineate and quantify known and suspect hazardous and regulated materials in the building and to outline proper procedures for the abatement. This will help protect the owner's liability in better defining the scope of work and contractors' roles and responsibilities in the abatement process and holding the contractor accountable for the performance of the project. The specification typically defines the Contractor's scope of work and outline requirements and procedures that must be followed for the project. The intent of the specification is to give performance requirements for the Contractor so that the project can be completed safely and in compliance with applicable federal and state regulations. Typically, the specification document serves as part of the site owner's contract with the contractor.

Suspect ACMs not observed due to inaccessibility or not sampled due to the destructive means that sampling would require may also be encountered during construction activities. At the time of the survey, only limited destructive means were used to locate or sample suspect ACMs; therefore, additional suspect ACMs may remain within inaccessible areas that include, but are not limited to, sub-grade walls, structural members, topping slabs, exterior areas, sub-grade sealants, flooring located below underlayments, vapor barriers, pipe trenches, and other subsurface utilities, etc. If additional suspect ACMs are uncovered that were not accessible during this survey, it is recommended that these materials either be assumed to contain asbestos or be sampled before disturbance upon discovery for asbestos content by an asbestos inspector in accordance with 29 CFR 1926.1101.

Should any identified ACM remain in place, ECS recommends the development and implementation of a site-specific Asbestos Operations and Maintenance Plan detailing routine maintenance and repair operations, contractor notification procedures, and all other requirements under OSHA – reference 29 CFR 1926.1101.

5.2 Mold and Moisture

ECS recommends that remediation be performed for all water-impacted materials within the surveyed areas as soon as reasonably possible. This includes all materials that have been subjected to elevated moisture conditions for greater than 48 hours without proper drying efforts.

All impacted wall materials and ceilings that have sustained water damage should also be removed in excess of 2 feet beyond visible mold or water stains, where feasible. For ceiling systems, ECS would recommend the removal of the ceiling as a whole. Delineation of the wall and ceiling systems may be necessary during remedial efforts to determine if additional materials will need to be removed.

When removing materials that have been impacted by water damage and/or mold. ECS recommends the following:

- As needed, impacted wall and ceiling systems should be removed down to the studs/frames of the wall or ceiling systems by a certified contractor. If only a portion of the wall is to be removed, it should be removed in excess of 2 feet beyod the impacted area, as outlined above. Once the materials are removed, they should be disposed of off-site. Continue removal of any mold or moisture impacted materials until all visble impacted materials have been removed.

- If framing or studs appear to have been impacted as well, ECS recommends the contractor coordinate with the owner on how they would like to replace or repair the framing.

- ECS recommends that all remediaiton work be perfomed in a controlled environment. All, porous materials in the area should be removed and disposed of prior to remediation. Once remediation is completed, ECS recommends that all surfaces within the area be cleaned by the contractor to attempt to limit potential mold growth.

Delineation of the wall and ceiling systems may be necessary during remedial efforts to determine if additional materials will need to be removed.

ECS also recommends that a qualified mold remediation/drying contractor be retained to remove water-impacted materials properly. Remediation activities should be performed in general accordance with the guidelines described in EPA's March 2001 document "Mold Remediation in Schools and Commercial Buildings" and under the OSHA 2010 Guidelines for mold removal. Additional remedial guidance documents are also referenced in the Section at the end of this report. Workers performing this work should wear proper personal protective equipment (PPE), including HEPA filtered respirators and disposable clothing (per OSHA standards for PPE).

Following remediation/removal of water-impacted materials, ECS recommends that the contained areas of the building undergo a thorough cleaning following the guidelines described in EPA's March 2001 document "Mold Remediation in Schools and Commercial Buildings." Surface remediation should include HEPA vacuuming of vertical and horizontal surfaces and a clean wipe with a mild detergent. The surfaces should not be saturated, and discard cleaning cloths. All areas (affected and unaffected) should be left dry, visibly free from contamination and debris prior to build-back activities.

Because of the nature of this environment, complete remediation of all microbial organisms within a building cannot be guaranteed. It is important to note that the reported mold levels are only reflective of conditions at the time of this test and that mold populations can vary over time, depending upon a number of conditions, including environmental factors (i.e., temperature and relative humidity). If significant mold growth reappears or if the occupants experience prolonged allergic-type health complaints, they should seek further investigation of the problem.

Note: The purpose of this survey was to evaluate areas where visible or apparent mold growth and/or moisture intrusion has occurred and provide findings and recommendations for remedial work efforts. Identification and recommendation(s) for correction of all moisture intrusion concerns were outside of the scope of services for this work. As good practice, all moisture intrusion concerns should be identified and corrected by a qualified contractor/engineer.

6.0 LIMITATIONS

The conclusions and recommendations presented within this report are based upon a reasonable level of assessment within normal bounds and standards of professional practice for a site in this particular geographic setting. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of the client. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and the client.

During this study, samples were submitted for analysis at an accredited laboratory via polarized light microscopy. As with any similar survey of this nature, actual conditions exist only at the precise locations from which samples were collected. Certain inferences are based on the results of this sampling and related testing to form a professional opinion of conditions in areas beyond those from which the samples were collected. No warranty, expressed or implied, is made.

Our recommendations are in part based on federal, state, and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies, any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or federal requirements.

Appendix I: Site Photographs

1 - View of Multi-Layer-Color Door Caulk

2 - View of Asbestos-Containing Exterior Window Caulk

3 - View of Asbestos-Containing Exterior Window Caulk

4 - View of Asbestos-Containing White Sink Undercoat

5 - Previous Water Damage in 2nd Floor West Room

6 - View of Previous Flood Cuts

7 - View of Water Damage in Basement Utility Closet

8 - View of Water Damage in Basement Utility Closet

9 - View of Water Damage on Plaster Wall

Appendix II: Asbestos Bulk Sample Results

SUSPECT ASBESTOS-CONTAINING MATERIALS BULK SAMPLING RESULTS

Sample #	Sampling Location	Material/Description	Lab Notes/Layer Analyzed	Analytical Results
1	North Exterior	Exterior Window Glazing		None Detected
2	South Exterior	Exterior Window Glazing		None Detected
3	South Exterior	Exterior Door Window Glazing		None Detected
4	North Exterior	Exterior Door Window Glazing		None Detected
5	**North Exterior**	**Exterior Window Caulk**		**2% Chrysotile**
6	**South Exterior**	**Exterior Window Caulk**		**N/A**
7	**West Exterior Basement Door**	**Multi-Layer/Color Door Caulk**		**6% Chrysotile**
8	**West Exterior Basement Door**	**Multi-Layer/Color Door Caulk**		**N/A**
9	Right North Exterior Door	White Door Caulk		None Detected
10	Left North Exterior Door	White Door Caulk		None Detected
11	West Exterior Basement Door Stairwell	Gray Electrical Outlet Packing		None Detected
12	Northwest Exterior Corner of House	Gray Electrical Outlet Packing		None Detected
13	Exterior Roof	Slate Roof Shingle		None Detected
14	Exterior Roof	Slate Roof Shingle		None Detected
15	**Basement Kitchen**	**White Sink Undercoat**		**10% Chrysotile**
16	**Basement Kitchen**	**White Sink Undercoat**		**N/A**
17	Basement Utility Closet	White Trowled on CMU Surfacing		None Detected
18	Basement Utility Closet	White Trowled on CMU Surfacing		None Detected
19	Basement Living Room	White Trowled on CMU Surfacing		None Detected
20	Basement Kitchen	Brown Drywall Adhesive		None Detected
21	Basement Kitchen	Brown Drywall Adhesive		None Detected
22	Basement Kitchen	Drywall Wall with Joint Compound		Drywall: None Detected, Joint Compound: None Detected
23	Basement Living Room	Drywall Wall with Joint Compound		Drywall: None Detected, Joint Compound: None Detected
24	Basement Kitchen	Drywall Wall with Joint Compound		Drywall: None Detected, Joint Compound: None Detected
25 - A	Basement Kitchen	Plaster Wall with Skim Coat	Joint Compound	None Detected
25 - B	Basement Kitchen	Plaster Wall with Skim Coat	Finish	None Detected
25 - C	Basement Kitchen	Plaster Wall with Skim Coat	Base	None Detected

Table Notes:
Bold = Asbestos-Containing Materials
N/A = Not Analyzed
None Detected = No Asbestos Detected

SUSPECT ASBESTOS-CONTAINING MATERIALS BULK SAMPLING RESULTS

Sample #	Sampling Location	Material/Description	Lab Notes/Layer Analyzed	Analytical Results
26 - A	1st Floor East Room	Plaster Wall with Skim Coat	Finish	None Detected
26 - B	1st Floor East Room	Plaster Wall with Skim Coat	Base	None Detected
27 - A	2nd Floor West Room	Plaster Wall with Skim Coat	Finish	None Detected
27 - B	2nd Floor West Room	Plaster Wall with Skim Coat	Base	None Detected
28	2nd Floor West Room	Plaster Wall Backing Board		None Detected
29	2nd Floor West Room	Plaster Wall Backing Board		None Detected
30	2nd Floor West Room	Plaster Wall Backing Board		None Detected
31	2nd Floor West Room	Tan Drywall between Old/New Framing		None Detected
32	2nd Floor West Room	Tan Drywall between Old/New Framing		None Detected
33	2nd Floor West Room	Tan Drywall between Old/New Framing	Drywall, No Plaster	None Detected
34 - A	2nd Floor West Room	Plaster Ceiling with Skim Coat and Backing Board	Finish	None Detected
34 - B	2nd Floor West Room	Plaster Ceiling with Skim Coat and Backing Board	Base	None Detected
35 - A	2nd Floor East Room	Plaster Ceiling with Skim Coat and Backing Board	Drywall	None Detected
35 - B	2nd Floor East Room	Plaster Ceiling with Skim Coat and Backing Board	Finish	None Detected
35 - C	2nd Floor East Room	Plaster Ceiling with Skim Coat and Backing Board	Base	None Detected
36 - A	1st Floor Center Room	Plaster Ceiling with Skim Coat and Backing Board	Finish	None Detected
36 - B	1st Floor Center Room	Plaster Ceiling with Skim Coat and Backing Board	Base	None Detected
37	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic		Not Submitted
38 - A	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Floor Tile	None Detected
38 - B	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Mastic	None Detected
39 - A	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Floor Tile	None Detected
39 - B	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Mastic	None Detected
40 - A	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Floor Tile	None Detected
40 - B	1st Floor Bathroom	4"x4" White with Black Specks Floor Tile with Yellow Mastic	Mastic	None Detected
41 - A	1st Floor Bathroom	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	Floor Tile	None Detected
41 - B	1st Floor Bathroom	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	Mastic	None Detected
42 - A	1st Floor Bathroom	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	Floor Tile	None Detected
42 - B	1st Floor Bathroom	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	Mastic	None Detected

Table Notes:
Bold = Asbestos-Containing Materials
N/A = Not Analyzed
None Detected = No Asbestos Detected

Appendix III: Laboratory Report(s)

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Customer: ECS Mid-Atlantic, LLC
166 Windy Hill Lane
Winchester, VA 22602

Attn: Taylor Michelitch

Project: Lahey Lost Valley ACM

Lab Order ID: **10109802**
Analysis: PLM
Date Received: 06/05/2026
Date Reported: 06/12/2026

Sample ID *Lab Sample ID*	Description *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes Treatment
01	Exterior Window Glazing	**None Detected**	**5% Cellulose**	**95% Other**	Cream Non-Fibrous Homogeneous
10109802_0001					Ashed
02	Exterior Window Glazing	**None Detected**	**5% Cellulose**	**95% Other**	Cream Non-Fibrous Homogeneous
10109802_0002					Ashed
03	Exterior Door Window Glazing	**None Detected**	**5% Cellulose**	**95% Other**	Gray, Tan Non-Fibrous Homogeneous
10109802_0003					Ashed
04	Exterior Door Window Glazing	**None Detected**	**5% Cellulose**	**95% Other**	Gray, Tan Non-Fibrous Homogeneous
10109802_0004					Ashed
05	Exterior Window Caulk	**2% Chrysotile**		**98% Other**	Tan Non-Fibrous Homogeneous
10109802_0005					Ashed
06	Exterior Window Caulk	**Not Analyzed**			
10109802_0006					
07	Multi-Layer/Color Door Caulk	**6% Chrysotile**		**94% Other**	White, Tan Non-Fibrous Homogeneous
10109802_0007					Ashed
08	Multi-Layer/Color Door Caulk	**Not Analyzed**			
10109802_0008					

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogenous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Kiersten Smith (55)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Bulk Asbestos Analysis

By Polarized Light Microscopy
EPA Method: 600/R-93/116 and
40 CFR, Part 763, Subpart E, App.E

NVLAP LAB CODE 200664-0

Customer: ECS Mid-Atlantic, LLC
166 Windy Hill Lane
Winchester, VA 22602

Attn: Taylor Michelitch

Project: Lahey Lost Valley ACM

Lab Order ID: **10109802**
Analysis: PLM
Date Received: 06/05/2026
Date Reported: 06/12/2026

Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
09	White Door Caulk	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0009					Ashed
10	White Door Caulk	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0010					Ashed
11	Gray Electrical Outlet Packing	**None Detected**		**100% Other**	Gray, Beige Non-Fibrous Homogeneous
10109802_0011					Ashed
12	Gray Electrical Outlet Packing	**None Detected**		**100% Other**	Beige, Gray Non-Fibrous Homogeneous
10109802_0012					Ashed
13	Slate Roof Shingle	**None Detected**		**100% Other**	Blue, Black Non-Fibrous Homogeneous
10109802_0013					Ashed
14	Slate Roof Shingle	**None Detected**		**100% Other**	Blue, Black Non-Fibrous Homogeneous
10109802_0014					Ashed
15	White Sink Undercoat	**10% Chrysotile**		**90% Other**	Purple Non-Fibrous Homogeneous
10109802_0015					Dissolved
16	White Sink Undercoat	**Not Analyzed**			
10109802_0016					

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Kiersten Smith (55)
Analyst

Approved Signatory

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Bulk Asbestos Analysis

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Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
17	White Trowled on CMU Surfacing	**None Detected**		**100% Other**	White, Beige Non-Fibrous Homogeneous
10109802_0017					Crushed
18	White Trowled on CMU Surfacing	**None Detected**		**100% Other**	White, Beige Non-Fibrous Homogeneous
10109802_0018					Crushed
19	White Trowled on CMU Surfacing	**None Detected**		**100% Other**	White, Beige Non-Fibrous Homogeneous
10109802_0019					Crushed
20	Brown Drywall Adhesive	**None Detected**		**100% Other**	Brown Non-Fibrous Homogeneous
10109802_0020					Ashed
21	Brown Drywall Adhesive	**None Detected**		**100% Other**	Brown Non-Fibrous Homogeneous
10109802_0021					Ashed
22	Drywall Wall with Joint Compound	**None Detected**	**5% Cellulose**	**95% Other**	Beige, Gray Non-Fibrous Heterogeneous
10109802_0022	*drywall: none detected, joint compound: none detected*				Dissolved
23	Drywall Wall with Joint Compound	**None Detected**	**5% Cellulose**	**95% Other**	Beige, Gray Non-Fibrous Heterogeneous
10109802_0023	*drywall: none detected, joint compound: none detected*				Dissolved
24	Drywall Wall with Joint Compound	**None Detected**	**5% Cellulose**	**95% Other**	Beige, Gray Non-Fibrous Heterogeneous
10109802_0024	*drywall: none detected, joint compound: none detected*				Dissolved

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Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
25 - A	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10109802_0025	*joint compound*				Dissolved
25 - B	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0043	*finish*				Crushed
25 - C	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10109802_0044	*base*				Crushed
26 - A	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0026	*finish*				Crushed
26 - B	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10109802_0045	*base*				Crushed
27 - A	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0027	*finish*				Crushed
27 - B	Plaster Wall with Skim Coat	**None Detected**		**100% Other**	Gray Non-Fibrous Homogeneous
10109802_0046	*base*				Crushed
28	Plaster Wall Backing Board	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0028					Dissolved

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Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
29	Plaster Wall Backing Board	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0029					Dissolved
30	Plaster Wall Backing Board	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0030					Dissolved
31	Tan Drywall between Old/New Framing	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0031					Dissolved
32	Tan Drywall between Old/New Framing	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0032					Dissolved
33	Tan Drywall between Old/New Framing	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0033	*drywall, no plaster*				Dissolved
34 - A	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0034	*finish*				Crushed
34 - B	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10109802_0047	*base*				Crushed
35 - A	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**	**5% Cellulose**	**95% Other**	Gray Non-Fibrous Homogeneous
10109802_0035	*drywall*				Dissolved

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Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
35 - B	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0048	*finish*				Crushed
35 - C	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10109802_0049	*base*				Crushed
36 - A	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	White Non-Fibrous Homogeneous
10109802_0036	*finish*				Crushed
36 - B	Plaster Ceiling with Skim Coat and Backing Board	**None Detected**		**100% Other**	Beige Non-Fibrous Homogeneous
10109802_0050	*base*				Crushed
37	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**Not Submitted**			
10109802_0037					
38 - A	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Off-white Non-Fibrous Homogeneous
10109802_0038	*floor tile*				Dissolved
38 - B	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Yellow Non-Fibrous Homogeneous
10109802_0051	*mastic*				Dissolved
39 - A	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Off-white Non-Fibrous Homogeneous
10109802_0039	*floor tile*				Dissolved

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Sample ID / *Lab Sample ID*	Description / *Lab Notes*	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes / Treatment
39 - B	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Yellow Non-Fibrous Homogeneous
10109802_0052	*mastic*				Dissolved
40 - A	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10109802_0040	*floor tile*				Dissolved
40 - B	4"x4" White with Black Specks Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Yellow Non-Fibrous Homogeneous
10109802_0053	*mastic*				Dissolved
41 - A	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10109802_0041	*floor tile*				Dissolved
41 - B	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Tan Non-Fibrous Homogeneous
10109802_0054	*mastic*				Dissolved
42 - A	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Black Non-Fibrous Homogeneous
10109802_0042	*floor tile*				Dissolved
42 - B	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	**None Detected**		**100% Other**	Yellow Non-Fibrous Homogeneous
10109802_0055	*mastic*				Dissolved

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Analyst

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10109802

Client:	ECS Mid-Atlantic, LLC	***Instructions:***
Contact:	Taylor Michelitch	*Use Column "B" for your contact info*
Address:	166 Windy Hill Ln, Winchester, VA	
Phone:	540-667-3750	*To See an Example Click the bottom Example Tab.*
Fax:	703-834-5527	
Email:	tmichelitch@ecslimited.com	***Enter samples between "<<" and ">>"***
Project:	Lahey Lost Valley ACM	***Begin Samples with a "<< "above the first sample and end with a ">>" below the last sample.***
Client Notes:	Positive Stop on all samples except dryall, joint compound, and plaster	*Only Enter your data on the first sheet "Sheet1"*
P.O. #.	47:23969	*Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.*
Date Submitted:	6/4/2026 0:00	
Analysis:	PLM EPA 600 (positive stop)	
TurnAroundTime:	5 day	

Scientific Analytical Institute

4604 Dundas Drive
Greensboro, NC 27407
Phone: 336.292.3888
Fax: 336.292.3313
Email: lab@sailab.com

Sample Number	Data 1	Sample Description	Data 2
<<			
01	HA-01	Exterior Window Glazing	North Exterior
02	HA-01	Exterior Window Glazing	South Exterior
03	HA-02	Exterior Door Window Glazing	South Exterior
04	HA-02	Exterior Door Window Glazing	North Exterior
05	HA-03	Exterior Window Caulk	North Exterior
06	HA-03	Exterior Window Caulk	South Exterior
07	HA-04	Multi-Layer/Color Door Caulk	West Exterior Basement Door
08	HA-04	Multi-Layer/Color Door Caulk	West Exterior Basement Door
09	HA-05	White Door Caulk	Right North Exterior Door
10	HA-05	White Door Caulk	Left North Exterior Door
11	HA-06	Gray Electrical Outlet Packing	West Exterior Basement Door Stairwell
12	HA-06	Gray Electrical Outlet Packing	Northwest Exterior Corner of House
13	HA-07	Slate Roof Shingle	Exterior Roof
14	HA-07	Slate Roof Shingle	Exterior Roof
15	HA-08	White Sink Undercoat	Basement Kitchen
16	HA-08	White Sink Undercoat	Basement Kitchen

Accepted ☑

Rejected ☐

Relinquished By

Received By

AMD 6/5/26 10:30

17	HA-09	White Trowled on CMU Surfacing	Basement Utility Closet
18	HA-09	White Trowled on CMU Surfacing	Basement Utility Closet
19	HA-09	White Trowled on CMU Surfacing	Basement Living Room
20	HA-10	Brown Drywall Adhesive	Basement Kitchen
21	HA-10	Brown Drywall Adhesive	Basement Kitchen
22	HA-11	Drywall Wall with Joint Compound	Basement Kitchen
23	HA-11	Drywall Wall with Joint Compound	Basement Living Room
24	HA-11	Drywall Wall with Joint Compound	Basement Kitchen
25	HA-12	Plaster Wall with Skim Coat	Basement Kitchen
26	HA-12	Plaster Wall with Skim Coat	1st Floor East Room
27	HA-12	Plaster Wall with Skim Coat	2nd Floor West Room
28	HA-13	Plaster Wall Backing Board	2nd Floor West Room
29	HA-13	Plaster Wall Backing Board	2nd Floor West Room
30	HA-13	Plaster Wall Backing Board	2nd Floor West Room
31	HA-14	Tan Drywall between Old/New Framing	2nd Floor West Room
32	HA-14	Tan Drywall between Old/New Framing	2nd Floor West Room
33	HA-14	Tan Drywall between Old/New Framing	2nd Floor West Room
34	HA-15	Plaster Ceiling with Skim Coat and Backing Board	2nd Floor West Room
35	HA-15	Plaster Ceiling with Skim Coat and Backing Board	2nd Floor East Room
36	HA-15	Plaster Ceiling with Skim Coat and Backing Board	1st Floor Center Room
37	HA-16	4"x4" White with Black Specks Floor Tile with Yellow Mastic	1st Floor Bathroom
38	HA-16	4"x4" White with Black Specks Floor Tile with Yellow Mastic	1st Floor Bathroom
39	HA-17	4"x4" Black with White Specks Floor Tile with Yellow Mastic	1st Floor Bathroom
40	HA-17	4"x4" Black with White Specks Floor Tile with Yellow Mastic	1st Floor Bathroom
41	HA-18	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	1st Floor Bathroom
42	HA-18	12"x12"/12"x4" Black Floor Tile with Yellow Mastic	1st Floor Bathroom

Relinquished By

Received By

Appendix IV: Certifications/ Licenses

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
12-31-2026

NUMBER
3303005057

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE

DAVID STAMBAUGH
221 TIMBERLAKES LANE
CLEAR BROOK, VA 22624

DPOR

Laura V. McClintock, Director

Status can be verified at http://www.dpor.virginia.gov

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)

DPOR COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE
NUMBER: 3303005057 EXPIRES: 12-31-2026

DAVID STAMBAUGH
221 TIMBERLAKES LANE
CLEAR BROOK, VA 22624

(FOLD)

DPOR-PC (02/2017)