

Asbestos Reinspection Report

Willamette Leadership Academy

34020 B Street

Eugene, OR 97405

(541) 744-6422

Prepared for:

Eugene, Oregon



August 2019

Project No.: 52509.000 Phase No.: 0001

2645 Willamette Street #A, Eugene, OR 97405

541.686.8684 Main

866.727.0140 Fax

888.248.1939 Toll-Free

PBSUSA.COM

The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

LIST OF DOCUMENTS

Material Summary	Page 1.1
Updated Full Assessments	N/A
Updated Stock Assessments	Page 3.1
Bulk Sample Information	Page 4.1 (If any taken)

ACTIVITY DATES

- 07/09/1989 Management Plan Implementation Date *
- 07/29/2019 Reinspection End Date
- 07/29/2022 Next Reinspection Due**

* Information provided by School District

At the time of the site visit the school was not able to provide a copy of the AHERA management plan to review asbestos related sampling, maintenance, or abatement projects. The information in this report is based on a previous reinspection report conducted by PBS in 2012. Presumed asbestos-containing flooring remain throughout all the classrooms and offices, either exposed or concealed beneath carpet. The non-friable floor tiles located in various locations throughout the building were generally in good condition. There are multiple areas where tiles are severely worn or missing with exposed/broken edges. The tiles are assumed to contain asbestos.

The non-friable cement-asbestos board (CAB) located on the wall between the restroom and the boiler room is concealed behind gypsum wallboard. Where it was exposed, it appeared to be in good condition. The CAB previously tested positive. In addition, recently exposed suspect brown mastic was observed in the north building hallway entrance ceiling (missing ceiling tile), in the central building office space, and office storage/nurse room. PBS was not able to verify whether or not this material was asbestos-containing with historic bulk sample data.

Asbestos-containing pipe insulation was not observed during the inspection. However, pipe insulation may be present concealed within wall, floor, ceiling, or other inaccessible locations. Care should be exercised during demolition or renovation activities that may expose these areas or impact the insulation. If pipe insulation is observed, bulk sampling should be conducted prior to impact or presumed to be asbestos-containing.

PBS conducted a limited asbestos materials survey of three portable classrooms (building IDs: R0201, R0204, R6002). Analytical results show that no asbestos-containing materials were present within the portable classrooms. Exterior and roofing materials were not included as part of the investigation. Bulk sampling should be conducted of the roof and exterior before any renovation.

SIGNATURES

Inspector

Management Planner

Jose Herrera

Accreditation #: IR-19-4518B

Jeff Heeren

Accreditation #: IMR-19-4941A

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

1. MATERIAL Cement Asbestos Board
LOCATION Boiler Room
CATEGORY Low Concern
 Miscellaneous Non-friable ACBM or Assumed ACBM

2. MATERIAL Mastic
LOCATION Throughout
CATEGORY Low Concern
 Miscellaneous Non-friable ACBM or Assumed ACBM

3. MATERIAL Vinyl Floor Tile
LOCATION Throughout
CATEGORY Low Concern
 Miscellaneous Non-friable ACBM or Assumed ACBM

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Boiler Room

DESCRIPTION

Manufactured cementitious sheets with asbestos fibers bound into the material's matrix. The sheets were generally held in place with nails or screws.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Cement asbestos board was observed in the building. Before raising friability by sawing, drilling, etc., remove using wet methods and proper worker protection, modified isolation or full isolation depending upon application and quantity of material. A qualified project designer should determine appropriate method prior to abatement. Testing is not typically considered necessary since the inspector is usually able to visually identify the white asbestos fiber bundles bound into the cementitious matrix.

MATERIAL Mastic

FUNCTIONAL SPACE Throughout

DESCRIPTION

Adhesive used to attach building materials to a substrate such as floor tiles to a subfloor material.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Mastic may adhere vinyl floor tiles, rubber base, ceiling tiles, chalkboards, and other items to the appropriate surface. Consequently, the mastic is not accessible. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required. At a minimum, establish an Operations and Maintenance Program.

MATERIAL Vinyl Floor Tile

FUNCTIONAL SPACE Throughout

DESCRIPTION

Manufactured floor tiles typically 9 inches by 9 inches or 12 inches by 12 inches, composed of a dense vinyl matrix that often contains asbestos and is adhered to the substrate with a mastic that often contains asbestos.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Vinyl floor tile and mastic are suspected to contain asbestos. Drilling, grinding, sanding, etc. will create friability. At a minimum, establish an operations and maintenance program. Prior to disturbing the tile, a qualified inspector should take samples that include both the tile and mastic, which adheres the tile to the floor substrate. Remove using full isolation if the tile and/or mastic is asbestos-containing (positive). Other methods may be acceptable; contact the local air pollution authority and worker protection division. Carpeting and reflooring is permitted if existing material remains undisturbed. Polarized light microscopy (PLM) analysis is not considered conclusive for this material due to the potential presence of many small fibers that are invisible under PLM magnification. All negative sample results of vinyl floor tile should be verified through scanning or transmission electron microscopy (SEM or TEM).

THIS IS TO CERTIFY THAT

JEFF HEEREN

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

**ASBESTOS INSPECTOR / MANAGEMENT
PLANNER REFRESHER**

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR



Course Date: 04/18/2019

Course Location: Eugene, OR

Certificate: IMR-19-4941A

AHERA is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

Expiration Date: 04/18/2020

For verification of the authenticity of this
certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

A handwritten signature in black ink, reading "Gregory N. Baker".

Greg Baker, Instructor

THIS IS TO CERTIFY THAT

JOSE HERRERA

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE
for
ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR



Course Date: 04/18/2019

Course Location: Eugene, OR

Certificate: IR-19-4518B

4-Hour AHERA Inspector Refresher
Training; AHERA is the Asbestos Hazard
Emergency Response Act enacting Title II
of Toxic Substance Control Act (TSCA)

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(503) 248-1939

A handwritten signature in black ink, which appears to read 'Gregory M. Baker', is written over a horizontal line.

Greg Baker, Instructor