Asbestos Reinspection Report

Inza R Wood Middle School

2019 3-Year Re-Inspection & Periodics

11055 SW Wilsonvillle Rd.

Wilsonville, OR 97070

Prepared for:

West Linn-Wilsonville School District 3J

February 2020

Project No.: 23766.016 Phase No.: 0001 Task No.: 006

4412 SW Corbett Avenue, Portland, OR 97239

503.248.1939 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

ACTIVITY DATES

11/01/1999	Management Plan Implementation Date *
01/24/2020	Reinspection End Date
01/24/2023	**Next Reinspection Due**

* Information provided by School District

REINSPECTION SUMMARY

The AHERA three-year reinspection of Inza R Wood Middle School was completed on January 24, 2020 in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. The reinspection revealed that asbestos-containing materials have been effectively maintained.

No friable asbestos-containing materials were observed at Inza R Wood Middle School.

Non-friable HVAC duct sealant is present in the mechanical mezzanine levels and attic storage rooms of the building and is assumed to be present in inaccessible areas such as mechanical chases, behind walls, and above hard lid ceilings. Some of this material has been covered in duct tape or newer HVAC sealant to address damage. All remaining and exposed occurrences of this material appeared to be in good condition at the time of the inspection.

The non-friable asbestos-containing floor tile located throughout the site was observed in good condition. The floor tile in much of the school appears to be new but older tile does exist in various locations throughout the building. It was unclear to the inspector if the asbestos-containing floor tile had been replaced in areas with new finishes or if it remains below the new finishes.

The non-friable transite asbestos board/siding is present on the building exterior. This material was not assessed at the time of the inspection, as it is not an AHERA regulated material.

Gypsum wallboard, sheet flooring, window putty, fire doors, cove base/mastic, transite panels, and chalkboards have all been presumed to be asbestos-containing. These materials were all found to be be in good condition at the time of inspection.

Built-up roofing membranes, roofing mastics and sealants, roofing shingles, and roofing felts are not covered by the AHERA requirements and are not assessed in these documents; however, if present, these materials often contain asbestos and persons doing roof repair, renovation, or demolition should consider the materials to be asbestos-containing. Test roof materials for asbestos prior to impact.

It should be noted that suspect materials, for example, pipe insulation or multiple flooring layers, may be present in inaccessible building areas, such as in walls or under floors.

All known or suspect asbestos-containing materials should continue to be maintained in the district's AHERA Asbestos Management Plan.

SIGNATURES

Inspector

Wayne Sehman

Accreditation #: IR-19-9271A

Management Planner

Wayne Sehman Accreditation

#: MP-19-9271A

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: HVAC Sealant
   LOCATION: Mezzanine level mech. and attic storage rooms
   CATEGORY: Moderate Concern
   Miscellaneous Material - ACBM with potential for damage

2. MATERIAL: Asbestos Insulated Wiring
   LOCATION: Potnetially throughout (not observed during inspection but possibly in inaccessible areas)
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

3. MATERIAL: Cement Asbestos Board
   LOCATION: Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

4. MATERIAL: Covebase/Mastic
   LOCATION: Throughout (some areas tested negataive for asbestos but not enough samples to make a determination)
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

5. MATERIAL: Fire Door
   LOCATION: Throughout
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

6. MATERIAL: Gypsum Wallboard
   LOCATION: Throughout (material tested negative for asbestos in the staff lounge)
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

7. MATERIAL: Sheet Floor Covering
   LOCATION: Small areas located throuhgout the building
   CATEGORY: Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

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.

8. MATERIAL Transite Pipe
   LOCATION Exterior siding
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

9. MATERIAL Vinyl Floor Tile
   LOCATION Various areas remain throughout building
   CATEGORY Low Concern
   Miscellaneous Non-friable ACBM or Assumed ACBM

10. MATERIAL Window Glazing Compound
    LOCATION Exterior windows throughout
    CATEGORY Low Concern
    Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

HOMOGENEOUS AREA HVAC Sealant

FUNCTIONAL SPACE Mezzanine level mech. and attic storage rooms

QUANTITY 3000 SF

DESCRIPTION

Sealant applied to duct seams and connection to fan units to prevent air leaks

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	AHERA CLASSIFICATION	Miscellaneous Material - ACBM with potential for damage
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	None	
UNDAMAGED AREA	Fair	
FRIABILITY	Low	
ACCESSIBILITY	Moderate	
DAMAGE POTENTIAL	Moderate	
DAMAGE TYPE		
DAMAGE CAUSE		

DISCUSSION

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Label material at all locations.
Do not disturb material without proper training and protection.

Recommended Abatement Action

Other Options

None suggested.

MATERIAL Asbestos Insulated Wiring

FUNCTIONAL SPACE Potnetially throughout (not observed during inspection but possibly in inaccessible areas)

DESCRIPTION

Asbestos-containing wiring is generally white and coarse in texture.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Asbestos insulated wiring is generally identified by the white color and coarse texture. It may present a hazard to an operator when moving lights or handling the wires. It is prudent that only asbestos trained personnel wearing proper protection perform these activities. Operators not trained as asbestos workers should be notified as to the potential hazards and to avoid moving or impacting the wiring in any manner. Removal of the entire wiring intact can typically utilize wet methods under controlled conditions after power has been disconnected.

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)

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	Covebase/Mastic
FUNCTIONAL SPACE	Throughout (some areas tested negataive for asbestos but not enough samples to make a determination)

DESCRIPTION

Baseboard finishing material and adhesive holding the covebase to the substrate.

SAMPLE RESULTS	ASSUMED POSITIVE
ASSESSMENT	Low Concern

Covebase 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 material, a qualified inspector should take samples that include both the covebase and mastic, which adheres the tile to the substrate. Remove using full isolation if the covebase 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.

MATERIAL	Fire Door
FUNCTIONAL SPACE	Throughout

DESCRIPTION

Typically a wood or metal door assembly including frame, hinges, and lockset that has an Underwriters Laboratory (U.L.) listing for resistance to fire.

SAMPLE RESULTS	ASSUMED POSITIVE
ASSESSMENT	Low Concern

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

MATERIAL Gypsum Wallboard

FUNCTIONAL SPACE Throughout (material tested negative for asbestos in the staff lounge)

DESCRIPTION

Manufactured panels typically 4 feet by 8 feet composed of compressed gypsum plaster with paper face and backing. Seams are covered with tape and joint compound and nail or screw locations are covered with joint compound only.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5 percent of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos-containing), remove using current regulatory guidelines.

MATERIAL Sheet Floor Covering

FUNCTIONAL SPACE Small areas located throuhgout the building

DESCRIPTION

Vinyl floor covering manufactured as a sheet product and installed with a minimum of seams. The sheeting generally contains a paper or felt backing that typically contains asbestos.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

The felt backing to the sheet vinyl is suspected to contain asbestos and is also potentially very friable. The sheet vinyl matrix is also suspect. Avoid activities such as cutting, drilling, or removal that would increase friability of the vinyl or expose the backing. At a minimum, establish an Operations and Maintenance program. If it is necessary to impact the vinyl, a qualified inspector should take full depth samples to determine asbestos content. If the backing is analyzed as asbestos-containing (positive), remove the sheet flooring using full isolation. Contact local air pollution authority and worker protection division for further guidelines. Carpeting over the material is permitted if existing material remains undisturbed.

MATERIAL Transite Pipe

FUNCTIONAL SPACE Exterior siding

DESCRIPTION

Manufactured cementitious pipe or sheets with asbestos fibers bound into the material's matrix.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Cement asbestos transite pipe was used extensively in drinking water supply and return lines. Concern and safe work practices are warranted if material is to be impacted by drilling, cutting, or removal. Interior of piping is not generally accessible to survey personnel and may be eroded by corrosive elements in the transported element (water, air, etc.). Testing transported material for asbestos content is prudent if the Owner has reasonable concern that erosion may have occurred.

MATERIAL Vinyl Floor Tile

FUNCTIONAL SPACE Various areas remain throughout building

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).

MATERIAL Window Glazing Compound

FUNCTIONAL SPACE Exterior windows throughout

DESCRIPTION

Manufactured, generally pre-mixed matrix putty compound that may contain asbestos fibers for reinforcement and insulating cement. The material may be utilized to seal, insulate, or stabilize structural or mechanical systems

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection.