

**RADON INSPECTION**  
**The Kings Valley Charter School Building**  
**38840 Kings Valley Charter School**  
**Philomath, Oregon 97101**

**Prepared For:**

**Philomath Superintendent**  
**Philomath SD 17J**  
**1620 Applegate Street**  
**Philomath, Oregon 97370**

**EIS Job No. 2019061.Kings Valley radon**

**Prepared By:**

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**Environmental Professional**  
**AHERA Certification #IR-19-2439A**  
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*Charles A. Spear*

**Charles A. Spear, Environmental Professional**

**July 28, 2019**



**EIS**  
**ENVIRONMENTAL INSPECTION SERVICES**





**APPENDIX 1.0**

**PLAN - NOT AVAILABLE**

**APPENDIX 2 .0**

**RADON ANALYTICAL TEST RESULTS**

**APPENDIX 3.0**

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**CONSULTANT RESUME**

July 20, 2019

EIS JOB No. 2019061.Kings Valley radon

Philomath Superintendent  
Philomath SD 17J  
1620 Applegate Street  
Philomath, Oregon 97370

RE: Short term radon testing of The Kings Valley Charter  
School located at 38840 Kings Valley Highway in Philomath,  
Oregon 97101

Dear Superintendent,

This letter summarizes the finding of a short term (48-hour) radon sampling test episode conducted at the subject school property improvements between July 16 and July 18, 2019. The subject school improvements are collectively referred to as the Kings Valley Charter school building located at 38840 Kings Valley Highway in Philomath, Oregon. The radon testing episode was performed by Charles A. Spear, field representative of Environmental Inspection Services (EIS) with a custodian escort through the entire charter school buildings. No elevated radon considerations were noted for the radon test results for the Kings Valley school building based on the short term simultaneous test results of seventeen (17) detached radon samplers.

The U.S Environmental Protection Agency (EPA) and other major national and international scientific organizations have concluded that radon is a human carcinogen and poses a serious environmental health problem. The EPA recommends that schools take action to reduce the level of radon when levels are 4 pCi/L or higher.

A total of seventeen (17) short term radon test units were placed throughout the Kings Valley school building. No radon measurements approaching four (4) picocuries per liter (pCi/L) were analytically confirmed in any of the seventeen (17) radon samplers. Radon measurements varied between 0.2 pCi/L and 0.9 pCi/L were confirmed in a total of seventeen (17) samplers. Radon measurements lower than 0.5 pCi/L were confirmed in a total of eleven (11) samplers. No elevated radon considerations were noted for the radon test results for the Kings Valley school building based on these short term simultaneous test results.

Radon concentration levels have been noted to vary from school to school and also from room to room. All frequently occupied rooms in contact with the ground require testing. This radon sampling episode noted the following;

Total number of testers - Seventeen(17)

High reading - one -(1) - 0.9 pCi/L - 1<sup>st</sup> floor 2<sup>nd</sup> grade

Low reading - three -(3)- 0.2 pCi/L - 1st floor  
Mod 6,1<sup>st</sup> floor  
Mod 4, and the 1st floor of Mod 3

The average Kings Valley Charter buildings reading was 0.66 pCi/L with analytical test results varying from a radon low concentration measurement of 0.2 pCi/l to a high concentration measurement of 0.9 pCi/L. No additional short term test radon testing is recommended at the Kings Valley Charter School at this time based on the radon short term analytical test results.

The total of seventeen (17) radon test units supplied by Pro-lab were placed within functional areas of the Kings Valley school between July 16 and July 18, 2019. The total of seventeen (17)short term samplers were capped and submitted to Pro-lab laboratories for radon analysis on July 18, 2019 and received by the Pro-Lab laboratories on Tuesday, July 23, 2019. Radon test results were reported to EIS on Thursday, July 25, 2019. Radon measurement levels varied from a low concentration of 0.2 pCi/L at one (1) test positions to a single test position reading of 0.9 pci/L. No elevated radon concentrations were detected in the Kings valley Charter school building samplers.

The highest radon sample concentration was one measurement of 0.9 pCi/L detected in the following sampler:

<u>Sample serial No.</u>	<u>Sample location</u>	<u>Sample test result</u>
4793971	1 <sup>st</sup> floor 2 <sup>nd</sup> grade	0.9 pci/L

EIS noted no additional radon measurement requirements for the Kings Valley Charter School buildings based on the analytical test results for the samples submitted for independent radon analysis.

The radon test units were measured at the Pro-Lab Laboratory located at 1675 North Commerce Parkway in Weston, Florida and Environmental Hazards Services LLC at 7469 White Pine Road in Richmond, Virginia using the liquid scintillation Method (EPA 402-R-92-004).

The selected radon sampler devices utilized at the Kings Valley Charter School building is described as passive activated charcoal adsorption devices (AC). The selected passive radon tester devices do not uniformly adsorb radon during the testing episode and are not described as integrating devices). The radon samplers were opened on Tuesday, July 16, 2019 and capped on Thursday, July 18, 2019. Radon test results were reported to EIS on Thursday, July 25, 2019. Radon measurement levels varied from a low concentration of 0.2 pCi/L at one (1) test positions to a single test position reading of 2.5 pci/L. No elevated radon concentrations were detected in the Kings Valley Charter school building samplers.

The passive radon samplers were placed in the center and at the edges the all the test areas to include the offices, and the classrooms, gymnasium, cafeteria and library rooms. The capped radon samplers were packaged; logged on a chain of custody form; and shipped to ProLab Laboratories.

In the opinion of EIS, no additional short term radon retesting is required at the Kings Valley Charter school building. In the opinion of EIS, the satisfactory radon test results are generally indicative of generally satisfactory radon conditions in the functional classrooms, cafeteria, library, modular classrooms, shops, gymnasium, and office support rooms and other student and staff occupied spaces of the subject buildings and no additional short-term radon testing is required at the school building based on these radon measurement test results at this time. The sample analytical position and result tables are listed in Appendix 2.0 of this report.

In the opinion of EIS, no significant data gaps remain concerning radon risk at the subject property based on current analytical radon test results. Actual radon analytical test results are included as listed in Appendix 2.0 of this report.

## **RADON**

Radon gas is an extremely toxic, chemically inert, odorless, colorless, and tasteless naturally-occurring radioactive element having the symbol Rn. Radon has the atomic number 86; an atomic weight of 222; a melting point of -71 degrees Celsius; a boiling point of -62 degrees; and 18 radioactive isotopes. It is derived from the radioactive decay of radium and is used in cancer treatment; as a tracer in leak detection; and in radiology.

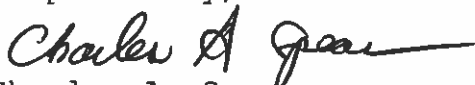
Kings Valley Charter School building radon measurements varied between 0.2 to 0.9 pCi/L. with an average reading of 0.66 pCi/L. The concentrations of radon in a building are dependent on factors to include the concentration of uranium and radium in the soil; the type of underlying geology; soil permeability; available migration pathways such as subsurface utilities; foundation openings; air temperature and pressure differentials and building ventilation.

Radon may migrate into a study area by either a pressure driven transport or no pressure differentials. The subject school was built on concrete foundation and slab on slab foundations. Radon may migrate through foundations by the availability of expansion joints and cracks in the foundation. Radon may also migrate into a building through basements, utility trenches, pipe runs, HVAC systems, and other building ventilation systems. Radon contributions from building materials off-gassing are not often the source of measurable radon.

Each school district is encouraged to develop and implement an Indoor Air Quality (IAQ) Management plan which will incorporate such elements as Environmental Assessment; communication of IAQ findings and objectives; organization of an effective IAQ management plan; evaluation of IAQ results; development and implementation of an IAQ action plan; and development and implementation of long and short term IAQ strategies.

In the opinion of EIS, based on actual extensive passive radon testing at the subject building no additional limited short term radon retesting is recommended at the Kings Valley school building at this time. The satisfactory radon test results are generally indicative of satisfactory radon conditions at the Kings Valley school building. If there any questions feel free to contact me at (503) 680-6398.

Respectfully,



Charles A. Spear  
Environmental Professional

**APPENDIX 1.0**  
**SCHOOL FLOOR PLAN**  
**NOT AVAILABLE**



**APPENDIX 2.0**  
**RADON ANALYTICAL TEST RESULTS**

PRO-LAB RADON RESULTS

Kings Valley Charter School

<u>Vial #</u>	<u>Room Tested</u>	<u>Radon Level</u>
4793713	1 <sup>st</sup> Floor Gym	0.4pCi/L
4794367	1 <sup>st</sup> Floor Mod 6	0.2 pCi/L
4798414	1 <sup>st</sup> Floor Mod 5	0.5 pCi/L
4771520	1 <sup>st</sup> Floor Mod 4 (new)	0.2 pCi/L
4798590	1 <sup>st</sup> Floor Mod 3	0.2 pCi/L
4798364	1 <sup>st</sup> Floor Mod 2	0.4 pCi/L
4794283	1 <sup>st</sup> Floor Mod 1	0.3 pCi/L
4798504	1 <sup>st</sup> Floor Office B	0.7 pCi/L
4793971	1 <sup>st</sup> Floor 2nd Grade	0.9 pCi/L
4794293	1 <sup>st</sup> Floor 4/5	0.4 pCi/L
4793405	1 <sup>st</sup> Floor Kinder	0.4 pCi/L
4798382	1 <sup>st</sup> Floor 2/3 Grade	0.7 pCi/L
4793710	1 <sup>st</sup> Floor ¾ grade	0.8 pCi/L
4793913	Office ©	0.5 pCi/L
4793567	1 <sup>st</sup> Floor Preschool	0.3 pCi/L
4793664	1 <sup>st</sup> Floor Gym	0.3 pCi/L
4793932	1 <sup>st</sup> Floor Science	0.4 pCi/L

TOTAL TESTERS - 17  
LOW READING - 0.2 pCi/L - 3  
HIGH READING - 0.9 pCi/L - 1<sup>st</sup> Floor (2nd) grade  
AVG READING - 0.66 pCi/L

**TEST ID NUMBER:** 1246676  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

This is a confidential report of the radon samples that were submitted to our laboratory for measurements of radon-222 levels. The results represent the amount of radon that was present in the air during the time of sampling. The radon is measured in our laboratory using the liquid scintillation method (EPA 402-R-92-004). This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

## HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4793713	1ST FLOOR GYM	Jul 16, 2019 2:18 PM	Jul 18, 2019 2:20 PM	Jul 24, 2019 12:50 AM	0.4 pCi/L

**THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PC/L) OR HIGHER.** Please read the EPA Citizen's Guide to Radon at [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html). Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (971) 673-0490.

### LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.



Jose Figueroa, RMS  
NRPP CERT# 109347 RT  
NRSB CERT # 18SS007



James E. McDonnell IV

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL

**TEST ID NUMBER:** 1246680  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
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38840 KINGS VALLEY HWY  
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PHILOMATH, OR 97101

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4794367	1ST FLOOR MOD 6	Jul 16, 2019 2:21 PM	Jul 18, 2019 2:22 PM	Jul 24, 2019 1:01 AM	0.2 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER.

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246685  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**

KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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**HERE ARE YOUR TEST RESULTS**

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4798414	1ST FLOOR MOD 5	Jul 16, 2019 2:22 PM	Jul 18, 2019 2:23 PM	Jul 24, 2019 1:12 AM	0.5 pCi/L

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PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246689  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

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11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
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38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4771520	1ST FLOOR MOD 4 (NEW)	Jul 16, 2019 2:23 PM	Jul 18, 2019 2:23 PM	Jul 24, 2019 1:23 AM	0.2 pCi/L

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246693  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
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<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4798590	1ST FLOOR MOD 3	Jul 16, 2019 2:24 PM	Jul 18, 2019 2:24 PM	Jul 24, 2019 1:34 AM	0.2 pCi/L

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James E. McDonnell IV

**TEST ID NUMBER:** 1246696  
**DATE RECEIVED:** 07/23/2019  
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11981 FARGO ROAD NORTHEAST,  
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4798364	1ST FLOOR MOD 2	Jul 16, 2019 2:27 PM	Jul 16, 2019 2:28 PM	Jul 24, 2019 1:44 AM	0.4 pCi/L

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PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV



TEST ID NUMBER: 1246698  
DATE RECEIVED: 07/23/2019  
REPORT DATE: 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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## HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4794283	1ST FLOOR MOD 1	Jul 16, 2019 2:28 PM	Jul 18, 2019 2:28 PM	Jul 24, 2019 1:55 AM	0.3 pCi/L

**THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PC/L) OR HIGHER.** Please read the EPA Citizen's Guide to Radon at [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html). Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. **If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (971) 673-0490.**

### LIMITATIONS OF DATA AND PRODUCT LIABILITY

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Jose Figueroa, RMS  
NRPP CERT# 109347 RT  
NRSB CERT # 18SS007



PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL

James E. McDonnell IV

TEST ID NUMBER: 1246627  
DATE RECEIVED: 07/23/2019  
REPORT DATE: 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4798504	1ST FLOOR OFFICE B	Jul 16, 2019 2:05 PM	Jul 18, 2019 2:15 PM	Jul 23, 2019 11:01 PM	0.7 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (pCi/L) OR HIGHER.

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246634  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4793971	1ST FLOOR 2 GRADE	Jul 16, 2019 2:07 PM	Jul 18, 2019 2:20 PM	Jul 23, 2019 11:12 PM	0.9 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PC/L) OR HIGHER.

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Jose Figueroa, RMS  
NRPP CERT# 109347 RT  
NRSB CERT # 18SS007



James E. McDonnell IV

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL

**TEST ID NUMBER:** 1246638  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4794293	1ST FLOOR 4/5 GRADE	Jul 16, 2019 2:08 PM	Jul 18, 2019 2:25 PM	Jul 23, 2019 11:23 PM	0.4 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER.

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246642  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
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4793405	1ST FLOOR KINDER	Jul 16, 2019 2:08 PM	Jul 18, 2019 2:30 PM	Jul 23, 2019 11:34 PM	0.4 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER.

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NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246647  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4798382	1ST FLOOR 2/3 GRADE	Jul 16, 2019 2:09 PM	Jul 18, 2019 2:30 PM	Jul 23, 2019 11:45 PM	0.7 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER.

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NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

TEST ID NUMBER: 1246654  
DATE RECEIVED: 07/23/2019  
REPORT DATE: 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4793710	1ST FLOOR 3/4 GRADE	Jul 16, 2019 2:11 PM	Jul 18, 2019 2:30 PM	Jul 23, 2019 11:56 PM	0.8 pCi/L

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NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246657  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

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4793913	1ST FLOOR OFFICE (C)	Jul 16, 2019 2:13 PM	Jul 18, 2019 2:30 PM	Jul 24, 2019 12:07 AM	0.5 pCi/L

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV



**TEST ID NUMBER:** 1246660  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
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38840 KINGS VALLEY HWY  
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4793567	1ST FLOOR PRESCHOOL	Jul 16, 2019 2:15 PM	Jul 18, 2019 2:32 PM	Jul 24, 2019 12:17 AM	0.3 pCi/L

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Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246670  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
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PHILOMATH, OR 97101

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4793664	1ST FLOOR GYM	Jul 16, 2019 2:18 PM	Jul 18, 2019 2:20 PM	Jul 24, 2019 12:39 AM	0.3 pCi/L

### THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER.

Please read the EPA Citizen's Guide to Radon at [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html). Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (971) 673-0490.

#### LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.



Jose Figueroa, RMS

NRPP CERT# 109347 RT  
NRSB CERT # 18SS007

PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL



James E. McDonnell IV

**TEST ID NUMBER:** 1246665  
**DATE RECEIVED:** 07/23/2019  
**REPORT DATE:** 07/25/2019

ENVIRONMENTAL INSPECTION SERVICE, INC.  
11981 FARGO ROAD NORTHEAST,  
AURORA, OR 97002

**TEST LOCATION**  
KINGS VALLEY CHARTER  
38840 KINGS VALLEY HWY  
BENTON COUNTY  
PHILOMATH, OR 97101

This is a confidential report of the radon samples that were submitted to our laboratory for measurements of radon-222 levels. The results represent the amount of radon that was present in the air during the time of sampling. The radon is measured in our laboratory using the liquid scintillation method (EPA 402-R-92-004). This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

## HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
4793932	1ST FLOOR SCIENCE	Jul 16, 2019 2:16 PM	Jul 18, 2019 2:20 PM	Jul 24, 2019 12:28 AM	0.4 pCi/L

**THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PC/L) OR HIGHER.** Please read the EPA Citizen's Guide to Radon at [www.epa.gov/radon/pubs/citguide.html](http://www.epa.gov/radon/pubs/citguide.html). Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (971) 673-0490.

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Jose Figueroa, RMS  
NRPP CERT# 109347 RT  
NRSB CERT # 18SS007



PRO-LAB NRSB # ARL0028  
PRO-LAB NEHA ID # 101461AL

James E. McDonnell IV

**APPENDIX 3.0**  
**CHAIN'S OF CUSTODY (COC'S)**

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Kings Valley, Chiriquí  
35000 Kings Valley Highway  
Palmira, Panama 97101

**Serial No.**

**Location**

Cap off time Date

Case on file Date

## Random

Run on time	Date	Reading
4798504	12 grade	2:05
4793971	4/5 grade	2:07
4794093	4/5 grade	2:08
4793405	4/5 (Remed)	2:08
4798922	2/3 grade	2:09
4793710	3/4 grade	2:11
4793913	4/5 (Remed)	2:13
4793567	pre school	2:15
4793932	Science	2:16
4793664	gym	2:18
4793713	gym	2:18
4794367	mod 6	2:21
4798414	MOD 5	2:22
4771520	MOD 4 (new)	2:23
4798590	MOD 3	2:24
4798364	MOD 2	2:27
4794283	MOD 1	2:28

**APPENDIX 4.0**  
**RADON REGULATION**



# Managing Radon in Schools

The *Indoor Air Quality Tools for Schools* Approach:  
Key Drivers and Strategies for Success

Successful school IAQ management programs are works in progress, and most districts put the components of success in place over time. The “Framework for Effective School IAQ Management: Key Drivers” is a system enhanced by continuous reinforcement. Implementation of one Key Driver will support and contribute to the development of another.

Strategies that support the Key Drivers complement this positive feedback loop. Overall program efficacy increases as school districts incorporate each Key Driver into their programs. This document describes how the “Framework for Effective School IAQ Management: Key Drivers” displayed in the graphic can help schools address radon risks as part of a comprehensive IAQ management program.

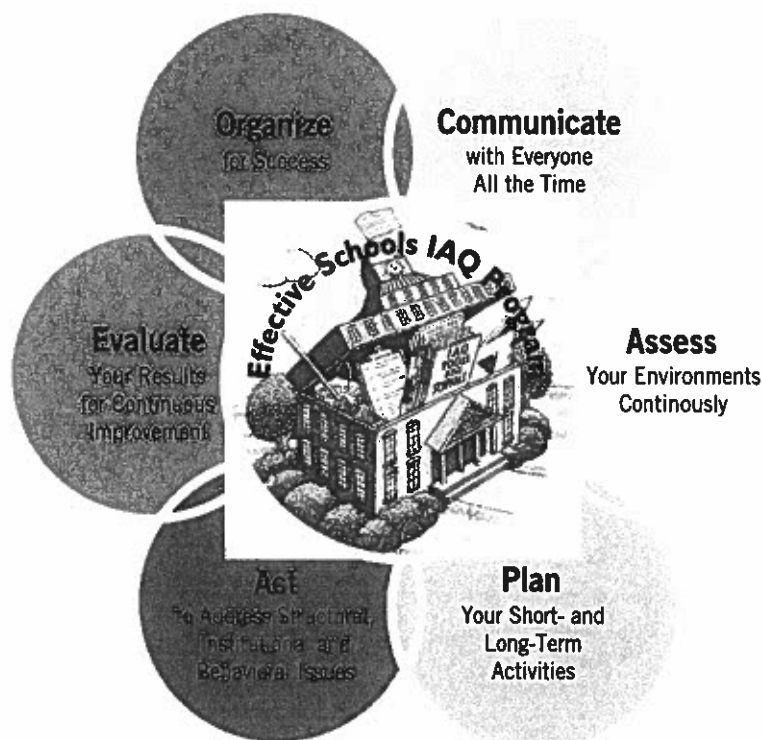
Successful IAQ management in schools comprises effective pollution source control. Radon — a radioactive gas — is one of the most hazardous indoor pollutants. Radon is the leading cause of lung cancer among non-smokers. In the U.S., an estimated 20,000 people die from radon-induced lung cancer annually. Thousands of classrooms nationwide have elevated radon levels, needlessly exposing hundreds of thousands of students and staff to this serious health risk.

**EPA recommends testing all schools for radon.** As part of an effective IAQ management program, schools can take simple steps to test for radon and reduce risks to occupants if high radon levels are found. The only way to know if elevated radon levels are present is to test. Many schools have successfully applied radon mitigation strategies to control indoor radon levels.

Radon gas enters from the soil beneath the school through cracks and openings in the foundation. Air pressure inside a building is sometimes lower than pressure in the soil under the foundation. Because of this difference in pressure, a building acts like a vacuum, drawing radon inside from the soil. Typical cracks and openings include joints where the floor meets the wall, expansion joints in the floor, openings in the floor for pipes and wires, and hollow masonry walls that penetrate the floor.

EPA offers detailed guidance on radon testing, results interpretation and mitigation in schools. Also, the *IAQ Design Tools for Schools* document provides guidance on how to control radon in renovation and construction projects and how to manage radon risks during repair, renovation and maintenance of existing facilities.

## Framework for Effective School IAQ Management







EPA

Managing Radon in Schools

# Key Drivers for Success & St

## Organize for Success

### Secure Senior Buy-In

Ensure senior-level support. Encourage administrators and facilities managers to connect with radon professionals to share their stories and solicit advice. Partner with parent groups, local health departments, facilities and maintenance organizations and other credible organizations to build understanding, trust and support.

### Develop a Systematic Approach

Use the *IAQ Tools for Schools* Action Kit to tie your goals for radon testing to your overarching IAQ, health and environmental program goals. Coordinate this effort with existing IAQ management program activities.

### Build an Effective Team

Assemble a multidisciplinary team to plan for radon testing and mitigation. Include on your team a trained radon professional; start by talking with your state radon program representative. Invite members from existing IAQ or Health and Safety Committees, facilities managers, air-conditioning technicians, IAQ professionals, school administrators, other staff and parents.

### Design Standard Operating Procedures, or SOPs

Develop district-wide radon management procedures and adapt testing protocols and remedial action steps according to the needs of each school.



**Communicate**  
with Everyone  
All the Time

## Communicate with Everyone All the Time

### Make the Radon Program Meaningful

Include radon awareness as part of your overall IAQ management training and education efforts. Share with parents and staff the link between radon and building operations, and encourage them to test their homes as the home is often the most significant source of radon exposure.

### Be Transparent and Inclusive

Communicate your action plan to stakeholders and the importance of radon testing. Share your testing results, mitigation plans and follow-up testing plans. In cases of elevated radon levels, ensure that your mitigation plan is in place so you can communicate those plans to parents. Invite key stakeholders to examine the issue and be part of the solution.



Assess Your Environments Continuously





## Links and Resources

<http://www.epa.gov/radon> — Visit EPA's Radon home page for facts, discussion points, and frequently asked questions and answers.

<http://www.epa.gov/radon/pubs> — Visit this webpage for EPA's radon guidance for schools.

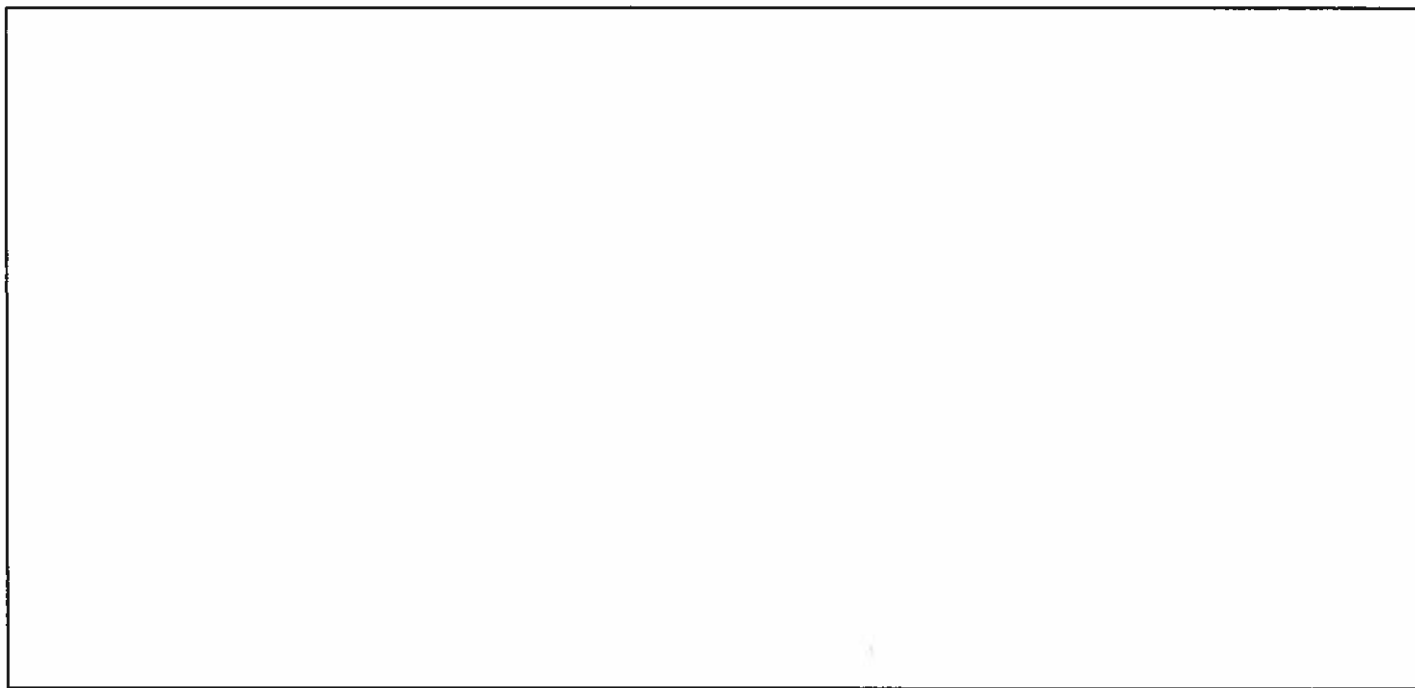
<http://www.epa.gov/radon/whereyoulive.html> — Call your state radon office for state-specific recommendations.

<http://www.epa.gov/radon/radonleaders.html> — Connect with radon professionals and solicit advice.

<http://www.sosradon.org> — View the National Radon Poster Contest announcement and rules.

<http://www.epa.gov/iaq/schooldesign> — View the *IAQ Design Tools for Schools* document.

<http://www.epa.gov/iaq/schools/actionkit.html> — Order or print an *IAQ Tools for Schools* kit.



**APPENDIX 5.0**  
**CONSULTANT RESUME**

## **RESUME**

**CHARLES ARTHUR SPEAR**

**CERTIFIED ENVIRONMENTAL CONSULTANT ( CEC)  
ENVIRONMENTAL ASSESSMENT ASSOCIATION**

**REGISTERED ENVIRONMENTAL ASSESSOR  
(Former) REA - 01241**

**AHERA INSPECTOR (EPA CERTIFICATION NO. IR-19-2439A**

**CERTIFIED ENVIRONMENTAL INSPECTOR  
CEI - 10364**

### **Professional Background**

Charles A. Spear, President and founder of Environmental Inspection Services has over 30 years technical experience ranging from facility food technologist to hazardous waste site remediation at Federal SUPERFUND sites from California to Maryland. Mr. Spear has successfully performed over 3,000 Phase One, Phase Two, and Phase Three Environmental Site Assessment inspections on properties from California to Alaska and east to Maryland. Mr. Spear has managed such projects as spilled mustard gas and organophosphate demilitarization and remediation as a decontamination sergeant of the U.S.Army Chemical Corps Technical Escort Unit Drill & Transfer Unit at Umatilla Army Depot and removal of leaking solvent underground storage tanks in California and Oregon. Additional experience included supervision as a USARMY NBC Specialist of focused remediation at the Federal Superfund site known as Aberdeen Proving Grounds, Maryland (Michaelsville Landfill). EIS does not conduct or perform geological work. Geologic work is referred to a state registered geologist.

Specifically, Mr. Spear has worked with clients such as: Housing & Urban Development, the International Fabric Care Industry (IFI), the U.S. Environmental Protection Agency, The U.S. Department of Defense, The Oregon Department of Environmental Quality (ODEQ), The Oregon Department of Forestry, INTEL, Sun Microsystems, IBM, Rohm & Haas, General Electric, AT&T, Texaco, Unocal, BP, Lockheed Missile and Space Center, FMC Corporation, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, City of Beaverton, City of Hillsboro, City of Corvallis, Housing Authority of Portland, Northwest Oregon Housing Authority, Washington County Department of Housing, Housing & Urban Development, numerous lenders and mortgage companies, many private development and site remedial site projects, and many attorneys and investors.

Mr. Spear managed complex solvent tank farm removals at Xidex Corporation in Sunnyvale, California and was the site cleanup manager at the Rose City Plating Site currently developed as the Oregon Convention Center. Mr. Spear is a certified hazardous waste professional who has coupled military experience as a Nuclear, Biological and Chemical Specialist (U.S. Army MOS 54E20) with experience as a professional industrial and process research engineer in both the corrugated paper and petroleum industries.

Mr. Spear has managed food industry quality control as an inplant food technologist and prepared cost reduction programs as a corrugated boxboard industrial engineer in Dallas, Texas. He is currently registered with the states of California, Washington, and Oregon and is an active member of the national respected Environmental Assessment Association. Due diligence projects have been performed throughout the United States from Fairbanks, Alaska to San Diego, California.

Professional experience includes the following:

### **Professional Experience**

- \* Dry Cleaner Inspections
- \* Environmental Consultation
- \* Waste Reduction Audits
- \* Regulatory Compliance Audits
- \* Drum Yard Clearances
- \* Tank Farm Removals/Replacements
- \* Lab Packaging & Supervision
- \* Environmental Site Assessments
- \* Superfund Site Remediation
- \* Hazardous Waste site Project Design & Management
- \* Habitat/Wetlands Restoration
- \* AHERA asbestos inspections for school districts
- \* Landfill Remediation
- \* Agricultural assessments
- \* Indoor air quality inspections

### **Professional Employment/Consultation**

- \* C.F.S. Continental Coffee, Inc., Food technologist, Chicago, Illinois
- \* Holiday Industries, Research Engineer, Grand Prairie, Texas
- \* Alton Packaging Corporation, Industrial Engineer, Dallas, Texas
- \* U.S. Army Chemical Corps., Nuclear, Biological, Chemical Specialist - Special assignment - Umatilla Army Depot (DATS)  
Oregon and permanent assignment U.S. Army Chemical Corps. Technical Escort Unit in Edgewood, Maryland

- \* Rollins Environmental Services, Remedial Project Manager
- \* Crown Environmental Services, Technical Director, Redmond, California
- \* Dames & Moore, Remedial design Engineer, Portland, Oregon
- \* Pegasus Environmental Management Services, Director of Technical Services
- \* Pacific Tank & Construction, Manager of Estimation, Portland, Oregon
- \* Enviro-Logic Inc., Director of Environmental Site Assessment Division
- \* Environmental Inspection Services Founder / President

### **Professional Education**

- \* American Standard for Testing & Materials ASTM E1527-13 Training
- \* Bachelor of Science, Chemistry, Northeastern Illinois University, 1978
- \* U.S. Army Chemical School, Ft. McClellan, Alabama, 1983
- \* U.S. Army Technical Escort Unit, Accident / Incident Response Training Center 1983
- \* Registered Environmental Assessor REA - 01241 (Former classification)
- \* Certified environmental Inspector CEI - 10364
- \* AHERA Certified Asbestos Inspector IR-19-2439A
- \* ODEQ Soil Matrix Assessor & UST Decommission Supervisor ID No. 10305
- \* Washington DOE Registered Environmental Assessor
- \* Wetland Specialist - Training Wetlands Institute 1997
- \* EPA / HUD Lead-Based Paint (LBP) Certified Inspector & Risk Assessor

### **Additional Education**

- \* Joint Military Material Packaging & Transportation
- \* Asbestos Abatement Seminar attendance 1987
- \* Thin Layer Chromatography, 1989
- \* Oregon Registered Underground storage Tank Supervisor, 1998
- \* Oregon Registered Soil Matrix Assessor, 1998
- \* Washington Registered Assessor, 1991
- \* Washington Registered Underground Storage Tank Supervisor, 1991
- \* Wetland Training Institute Delineation Course Study University of Portland March 1997
- \* 40-Hour HAZMAT Certified
- \* AHERA-Certified Inspector

### **Special Skills**

- \* Facility Environmental Compliance Audits
- \* ASTM standard Environmental Site Assessments
- \* Computer Programming
- \* Organic surfactant chemical synthesis and analysis
- \* Hazardous Waste Site remediation/ estimating/ standards development
- \* Design of filtration systems, batch and continuous process optimization studies
- \* QA/QC Procedures
- \* SUPERFUND Site Management
- \* Industrial/ Research Engineering
- \* Hazardous Waste Site Remediation/ Consultation
- \* Wetlands Delineation and Habitat Restoration

### **Certification**

- \* U.S. Army MOS 54E20 - U.S. Army Chemical Corps.
- \* International Fire Code Institute (IFCI) Certified UST Supervisor
- \* International Fire Code Institute (IFCI) Certified Soil Matrix Assessor
- \* Certified Hazardous Waste Manager
- \* 40-hour OSHA Training
- \* 40-hour OSHA Supervisor Training
- \* Registered Environmental Assessor (DOE)
- \* DEQ Registered UST Supervisor
- \* DEQ Registered Soil Matrix Assessor
- \* Resolution Trust Corporation (RTC) approved Environmental Assessor
- \* California Registered Environmental Assessor (REA-01241)- program discontinued
- \* Department of Ecology (DOE) Registered Environmental Assessor
- \* Environmental Assessment Association, Certified Environmental Inspector & Transaction Specialist (CEI-10364)
- \* Environmental Assessment Association, Certified Environmental Consultant (CEC)
- \* AHERA Certified Asbestos Inspector
- \* Wetland Delineator Graduate Wetland Training Institute, University of Portland 1997
- \* EPA / HUD LBP Inspector & Risk Assessor
- \* ASTM Training class, May, 2004