

# Asbestos Reinspection Report

## Lincoln Elementary School

1041 N Boones Ferry Road  
Woodburn, OR 97071

Prepared for:

Woodburn School District # 103



**October 2019**

**Project No.: 25988.000 Phase No.: 0002**

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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**

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**ACTIVITY DATES**

07/09/1989 Management Plan Implementation Date \*

10/09/2019 Reinspection End Date

**10/09/2022 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

On October 9, 2019, PBS Engineering and Environmental completed the AHERA three-year reinspection at Lincoln Elementary School. The reinspection was completed in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. AHERA-accredited inspector, Rich Dufresne performed the reinspection.

Since the prior reinspection in 2016, asbestos-containing materials have been removed in conjunction with other facility improvements. During the Summer 2018, select asbestos-containing materials were removed to facilitate seismic improvements. The materials removed included select exterior windows with asbestos-containing caulk, vinyl floor tile and associated mastic, laboratory counter tops, and asbestos-containing roofing debris above ceilings. The removal was limited to the materials as necessary to facilitate the seismic improvements; these materials remain in other portions of the building.

Asbestos-containing hard fittings on fiberglass-insulated pipes remain within walls and above ceilings in various locations. There is evidence that asbestos-containing pipe insulation was once present throughout the school. It appears that accessible asbestos-containing pipe insulation has been removed, but asbestos remains in inaccessible locations.

Asbestos-containing vinyl floor tile and associated mastic remain in good condition throughout the school with the exception of minor localized damage in some locations. Previously reported significantly damaged floor tile located in the northeast wing classrooms has been repaired. The floor tile in this area is showing signs of age and delaminating with warped edges. Abatement of the floor tile in this area should be considered as damage will continue and the flooring may become friable.

Asbestos-containing roofing debris was identified on top of the lay-in ceiling tiles in the hallways and classrooms throughout the building. The roofing debris appears to be the result of a prior roof tear-off where roofing material passed through the tongue-and-groove roof decking.

Non-friable, suspect asbestos-containing materials documented in the building include gypsum wallboard and associated joint compound, plaster, and exterior window sealant. These materials were generally observed in good condition.

All known or suspect asbestos-containing materials should be maintained as recommended in the Districts AHERA Asbestos Management Plan. Sampling should be performed to determine asbestos content of all presumed asbestos-containing materials prior to impact.

## SIGNATURES

Inspector

Management Planner

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Rich Dufresne

Accreditation #: IMR-19-0264A

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Rich Dufresne

Accreditation #: IMR-19-0264A

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      Roofing Material Debris  
LOCATION        Above Ceilings  
CATEGORY      Moderate Concern  
Miscellaneous Material - Damaged or significantly damaged friable ACBM
2. MATERIAL      Hard Fittings/Fiberglass  
LOCATION        In inaccessible wall or ceiling spaces  
CATEGORY      Low Concern  
TSI - ACBM with potential for damage
3. MATERIAL      Gypsum Wallboard  
LOCATION        Walls and hard ceilings throughout school  
CATEGORY      AHERA Classification - Non-friable ACBM.  
Miscellaneous Non-friable ACBM or Assumed ACBM
4. MATERIAL      Mastic Under Carpet  
LOCATION        Carpeted areas throughout school  
CATEGORY      AHERA Classification - Non-friable ACBM.  
Miscellaneous Non-friable ACBM or Assumed ACBM
5. MATERIAL      Vinyl Floor Tile  
LOCATION        Throughout school  
CATEGORY      AHERA Classification - Non-friable ACBM.  
Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

**HOMOGENEOUS AREA** Roofing Material Debris

FUNCTIONAL SPACE Above Ceilings

QUANTITY Not measured

**DESCRIPTION**

Fragments of suspected asbestos containing material that has completely separated from its original "parent" application.

ADDITIONAL SAMPLES TAKEN: Yes - See Bulk Sample Inventory

**ASSESSMENT** AHERA CLASSIFICATION Miscellaneous Material - Damaged or significantly damaged friable ACBM

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Severe

UNDAMAGED AREA

FRIABILITY Moderate

ACCESSIBILITY Moderate to Low Above ceilings

DAMAGE POTENTIAL Moderate

DAMAGE TYPE

DAMAGE CAUSE

**DISCUSSION**

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

- Continue to implement Operations and Maintenance program.
- Do not disturb material without proper training and protection.

Recommended Abatement Action

- Remove material under full isolation procedures.

Other Options

- None suggested.

PRIORITY NO. 2

**HOMOGENEOUS AREA** Hard Fittings/Fiberglass  
**FUNCTIONAL SPACE** In inaccessible wall or ceiling spaces  
**QUANTITY** Not measured  
**DESCRIPTION**

An insulating cement packed around pipe fittings such as elbows, valves, tees, etc. The hard cement is typically protected by lagging compound contiguous with the adjacent fiberglass.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - ACBM with potential for damage  
 CONCERN CATEGORY Low Concern

CURRENT DAMAGE None  
 UNDAMAGED AREA Good  
 FRIABILITY Moderate to Low  
 ACCESSIBILITY Low  
 DAMAGE POTENTIAL Low

DAMAGE TYPE  
 DAMAGE CAUSE

**DISCUSSION**

AHERA Classification - ACBM with potential for damage. Only exposed hard fittings were documented. It is likely that hard fittings are in enclosed ceiling and wall spaces. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is moderately to highly friable.

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

Continue to implement Operations and Maintenance program.  
 Do not disturb material without proper training and protection.

Recommended Abatement Action

Glove bag removal as required in conjunction with other building activities.

Other Options

None suggested.

**MATERIAL** Gypsum Wallboard

FUNCTIONAL SPACE Walls and hard ceilings throughout school

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 AHERA Classification - Non-friable ACBM.

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** Mastic Under Carpet

FUNCTIONAL SPACE Carpeted areas throughout school

DESCRIPTION

Residual floor mastic under carpet

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT AHERA Classification - Non-friable ACBM.

Mastic may adhere vinyl floor tiles, rubber base 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 school

**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** AHERA Classification - Non-friable ACBM.

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).