

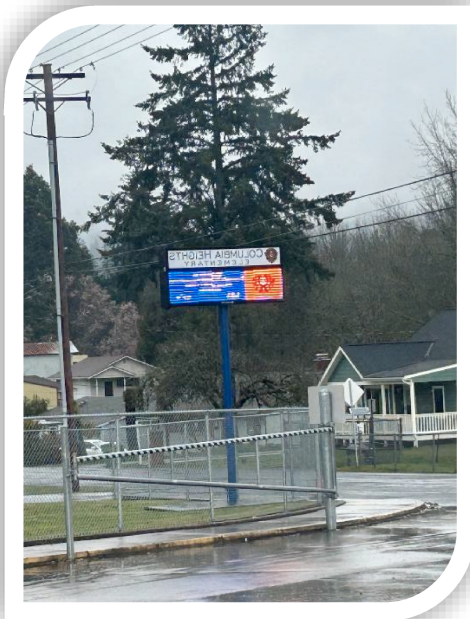


Sterling Technologies, LLC

317 NE 144th Street • Vancouver, WA 98685 • (360) 576-6331

LIMITED LEAD SURVEY

**Columbia Heights
2820 Parkview Drive
Longview, Washington**



Prepared for:
Jason Reetz, Facilities Manager

Survey Date: April 10, 2025

Surveyed by: Thomas Nadermann
Certificate #: 2062-Indv-R
Certificate Expiration: October 23, 2026
Email: thomas@sterling-llc.com

Report Date: April 19th, 2025

1.0 INTRODUCTION

1.1 Property Description

Project Address:	2820 Parkview Drive; Longview, WA 98632
Name of Owner/Operator:	Longview Public Schools
Owner/Operator Address:	2715 Lilac Street; Longview, WA 98632
Owner/Operator Phone:	360-575-7000
Building Past Use:	School
Building Current Use:	School
Number of Buildings:	5
Number of Floors:	1
Year Built:	1970
Approx. Square Footage:	5000

The building surveyed is a single level of concrete construction. The exterior is finished with troweled on concrete and paint. The HVAC, plumbing, electrical, and attic roof areas of the school were outside of the remediation scope of work and were not investigated.

1.2 Purpose

The purpose of the survey is to identify the presence and condition of accessible lead-in-paint that may be impacted during planned renovation activities due to repairs and maintenance. Lead may be present in materials not sampled, and additional sampling may be warranted in the event of future disturbances of suspect materials.

1.3 Sampling Results Summary

A total of 10 suspect lead-in-paint samples were collected, of which none exceeded the 5,000 ppm HUD standard.

See Section 2.0 for details of analytical results.

1.4 Scope

Samples were collected of suspect lead coatings from areas potentially impacted by this specific project (breezeway and ceilings under the roof). This assessment does not include materials in areas not impacted by the scope of work or materials behind walls or above ceilings where not visible or hidden.

Services such as the interview of property management and maintenance personnel, tenants, review of prior records, regulatory records, evaluation of compliance, risk assessment, and the development of abatement specifications are excluded from the scope of services, along with other activities not expressly identified herein. No demolition, destructive testing, or product research was performed to reveal material compositions.

Sterling Technologies, and their employees/representatives, bears no responsibility for the actual condition of the structure or safety of the site pertaining to lead or lead contamination regardless of the actions taken by the survey team or the client.

1.5 Reporting Limits

Lead-in-paint samples which exceed the 5,000 ppm HUD lead standard are considered lead-based paint. For lead-in-paint concentrations below 5,000 ppm and above 90 ppm, the OSHA implications of lead-in-air should be considered. Area monitoring of the project work area and personal monitoring of workers would apply; as well as the appropriate use of personal protective equipment by workers given the presence of this hazard.

Lead-in-dust is considered a hazard when equal to or exceeding 40 micrograms per square foot on floors, 250 micrograms per square foot on interior window sills, and 400 parts per million (ppm) in bare soil in children's play areas or 1200 ppm average for bare soil in the rest of the yard.

1.6 Sampling and Laboratory Analysis

Bulk samples of suspect lead were collected for analysis by EPA accredited inspector staff provided by Sterling. The samples were analyzed by Lucas Difley of Eurofins Built Environment Testing West, LLC in San Diego, California. The lead samples were analyzed using flame atomic absorption spectrometry in accordance with the methods described by the EPA and the National Institute of Standards and Technology.

2.0 ANALYTICAL RESULTS

2.1 Lead-in-Paint

Lead-in-paint samples which exceed the 5,000 ppm HUD lead standard are considered lead-based paint.

Lead-in-Paint Sampling Results

Sample No.	Location	Material Description	Result (ppm)
CH-1	Steel Pillars	Yellow Paint	1000
CH-2	Steel Pole	Yellow Paint	640
CH-3	Gutter Plastic Downspout	Yellow Paint	<260
CH-4	Trim	Blue Paint	4100
CH-5	Gutter Metal Downspout	Yellow Paint	3300
CH-6	Walkway Ceiling	Yellow Paint	190
CH-7	Walkway Beams	Yellow Paint	180
CH-8	Wall	Yellow Paint	170
CH-9	Walkway Beam	Yellow Paint	<39
CH-10	Beam, Northside	Yellow Paint	210

3.0 CONCLUSIONS AND RECOMMENDATIONS

The paint found on metal pillars and downspouts and trim was noted to have elevated levels of lead in paint. However, none of these values were above the EPA definition of lead in paint levels of 5000ppm.

Lead-based paint coating materials were not found during this investigation.

4.0 LIMITATIONS

This report applies only to the specific subject property, location, and area detailed above. While areas specified by the customer were surveyed and materials sampled, areas behind walls and/or covered by structural members, or materials requiring destructive means to access which could not be found with reasonable diligence were not sampled during the survey. There can be hidden crawl spaces and cavities that were not surveyed. Any areas not specified to be surveyed cannot be assumed to be free of lead as no survey was performed to determine the presence of lead materials in these areas.

Within the limitations of scope, schedule, and budget, our services were executed in accordance with generally accepted practices in this area at the time this report was prepared. No other hazardous materials/wastes were investigated. No other conditions, expressed or implied, should be understood.

6.0 RECORDKEEPING

Additional copies of this report are available from Sterling Technologies upon request.

Unless otherwise requested, samples will be retained for a period of 30 days, after which they will be discarded.

If you have any questions about these results or would like additional information, please feel free to call our office. Thank you for this opportunity to be of service.

Respectfully submitted,



Thomas Nadermann, M.S.
Principal
AHERA Inspector #155212

Photo Log



Exterior blue trim and breezeway



Ceiling area under roof eave



Interconnecting breezeway



Sampling locations under eave



Metal downspout sampling locations



Wood coating in poor condition

APPENDIX A

Inspector's Certification

State of Oregon
Oregon Health Authority

Thomas H. Nadermann

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:	2062--Indv--R
Issuance Date:	10/23/2023
Expiration Date:	10/23/2026



Oregon
Health
Authority

APPENDIX B

Laboratory Results

Chain of Custody

Report for:

Thomas Nadermann
Sterling Technologies LLC
317 NE 144 Street
Vancouver, WA 98685

Regarding: Eurofins Built Environment Testing West, LLC
Project: Columbia Heights Elementary; 2820 Parkview Drive, Longview, WA 98632
EML ID: 4026779

Approved by:

Dates of Analysis:
Lead - Flame AA: 04-18-2025



Technical Manager
Carlos Rivadeneyra

Service SOPs: Lead - Flame AA (EB-BC-S-8443)

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Sterling Technologies LLC
C/O: Thomas Nadermann
Re: Columbia Heights Elementary; 2820 Parkview
Drive, Longview, WA 98632

Date of Sampling: 04-10-2025
Date of Receipt: 04-11-2025
Date of Report: 04-18-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	CH-1: Steel pillars	CH-2: Steel pole	CH-3: Gutter down spout plastic	CH-4: Blue trim
Comments (see below)	A	A	A	A
Lab ID-Version‡:	20050947-1	20050948-1	20050949-1	20050951-1
Analysis Date:	04/18/2025	04/18/2025	04/18/2025	04/18/2025
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	39 ppm	39 ppm	260 ppm	39 ppm
Sample size	0.2552 grams	0.2575 grams	0.0390 grams	0.2567 grams
§ Total Lead Result	1000 ppm	640 ppm	< 260 ppm	4100 ppm

Comments: A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Sterling Technologies LLC
C/O: Thomas Nadermann
Re: Columbia Heights Elementary; 2820 Parkview
Drive, Longview, WA 98632

Date of Sampling: 04-10-2025
Date of Receipt: 04-11-2025
Date of Report: 04-18-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	CH-5: Gutter down spout metal	CH-6: Walkway ceiling	CH-7: Walkway beams	CH-8: Wall paint
Comments (see below)	A	A	A	A
Lab ID-Version‡:	20050952-1	20050953-1	20050954-1	20050955-1
Analysis Date:	04/18/2025	04/18/2025	04/18/2025	04/18/2025
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	47 ppm	57 ppm	39 ppm	47 ppm
Sample size	0.2106 grams	0.1741 grams	0.2536 grams	0.2143 grams
§ Total Lead Result	3300 ppm	190 ppm	180 ppm	170 ppm

Comments: A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

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Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

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Date of Sampling: 04-10-2025
Date of Receipt: 04-11-2025
Date of Report: 04-18-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	CH-9: Walkway beam	CH-10: Beam north side
Comments (see below)	A	A
Lab ID-Version‡:	20050956-1	20050957-1
Analysis Date:	04/18/2025	04/18/2025
Sample type	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	39 ppm	39 ppm
Sample size	0.2537 grams	0.2540 grams
§ Total Lead Result	< 39 ppm	210 ppm

Comments:A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

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C/O: Thomas Nadermann
Re: Columbia Heights Elementary; 2820 Parkview
Drive, Longview, WA 98632

Date of Sampling: 04-10-2025
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LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Lucas Difley

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".