



Sterling Technologies, LLC

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

LIMITED ASBESTOS SURVEY

**Mint Valley Elementary School
2745 38th Avenue
Longview, Washington**



Prepared for:
Jason Reetz, Facilities Manager

Survey Date: March 19, 2025

Surveyed by: Thomas Nadermann
Certificate #: IRO-25-6998A
Certificate Expiration: March 4, 2026
Email: thomas@sterling-llc.com

Report Date: March 31st, 2025

1.0 INTRODUCTION

1.1 Property Description

Project Address:	2745 38 th Avenue; Longview, WA 98632
Name of Owner/Operator:	Longview Public Schools
Owner/Operator Address:	2715 Lilac Street; Longview, WA 98632
Owner/Operator Phone:	360-575-7461
Building Past Use:	School
Building Current Use:	School
Number of Buildings:	8
Number of Floors:	1
Year Built:	1957; additions in 1970, 1974, and 1977
Approx. Square Footage:	6000

The building surveyed is a school of concrete and brick construction. The exterior is finished with brick. The interior floors are finished with concrete and sheetvinyl, and the walls and ceiling are finished with sheetrock. The HVAC, plumbing, electrical, and attic roof areas of the building 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 suspect asbestos-containing materials (ACM) that may be impacted during planned renovation activities due to fire system improvements. Asbestos 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 12 suspect ACM samples were collected of which none were greater than 1% asbestos.

See Section 2.0 for detailed analytical results.

1.4 Scope

Samples were collected of suspect asbestos-containing materials from areas potentially impacted by this specific project (interior and exterior areas currently housing fire systems). 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.

In Washington, materials with greater than one percent (1%) asbestos are regulated as asbestos-containing materials per WAC-296-62-077. Materials containing asbestos above 1% are regulated under OSHA and have specific training and handling requirements. In some cases, abatement of these materials is recommended. Building owners are required to identify ACMs in their buildings and to inform contractors of their locations prior to any remodeling, renovation, or demolition activities that could disturb these materials.

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.

The work is not intended as a specification for asbestos abatement or to support bidding for or completion of maintenance, abatement, removal, or replacement activities. Quantification of the exact quantities of materials is beyond the scope of this survey. Any quantities of ACM listed are estimates only and should be confirmed by the client.

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

1.5 Visual Evaluation

For this assessment, sampling was limited to material associated with the planned renovations. Building materials were inspected to identify and evaluate the condition of suspect ACM.

Classification

Asbestos-containing building materials are typically classified as surfacing, thermal systems insulation, or miscellaneous ACM.

- Surfacing – Material that is troweled-on, sprayed, or otherwise applied to surfaces. Examples include acoustical plaster on ceilings, fireproofing on structural members, or similar applications for acoustical, fireproofing, and other purposes.
- Thermal Systems Insulation – Materials applied to pipes, fittings, boilers, breeching, tanks, ducts, or other structural components to prevent heat loss or gain.
- Miscellaneous – All other ACM including taping mud, flooring, mastic, stucco, leveling compound, hard wall plasters, wall texturing as surfacing, etc.

Evaluation of Condition

An evaluation of the condition of the asbestos-containing materials can be useful in deciding how to manage materials. The ACM most likely to release asbestos fibers are those which are friable. The definition of friable is any material, when dry, that is capable of being crumbled, pulverized, or reduced to powder by hand pressure. Non-friable sources of asbestos are materials containing cement or asphaltic binder which may become friable and release fibers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing, or hammering. Non-friable sources of asbestos do not typically pose a significant exposure risk if they remain in good condition and are not disturbed. During renovation or demolition activities or when subject to abrasion, non-friable sources may become friable and thus may pose an exposure risk.

The Northwest Clean Air Agency's protocols have been used in the evaluation of the condition of materials. ACM is considered in "poor" condition when the binding of the material is losing its integrity as indicated by peeling, cracking, or crumbling of the material.

The condition of materials is based upon observations at the time of the survey and is independent of the friable or non-friable nature of the materials.

Categorization

Asbestos air emissions are regulated by the U.S. EPA's National Emission Standard for Hazardous Air Pollutants (NESHAP) Asbestos Standard 40 CFR, Subpart M. The regulations are classified into three categories:

- Category I Non-friable – ACM packings, gaskets, resilient floor coverings, Galbestos, and asphalt roofing products containing more than 1% asbestos by PLM.
- Category II Non-friable – Any ACM that is not Category I non-friable.
- Regulated Asbestos-Containing Materials (RACM) – Friable manufactured materials, Category I non-friable ACM that has become friable, or Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading. RACM also includes Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by force.

1.6 Sampling and Laboratory Analysis

Bulk samples of suspect ACM were collected for analysis by EPA accredited inspector staff provided by Sterling. The samples were analyzed by Franklin Dorschel of Eurofins EPK Built Environment Testing LLC in Seattle, Washington. The asbestos samples were analyzed using polarizing light microscopy (PLM) with dispersion staining in accordance with the methods described by the EPA and the National Institute of Standards and Technology.

2.0 ANALYTICAL RESULTS

Federal and state regulations define ACM as any material containing more than 1% asbestos as determined using PLM. The collected bulk samples of suspected ACM and the analytical results are listed in the following table. The laboratory results and chain of custody are contained in Appendix B. Documentation of the laboratory results should be retained as a reference for future renovation activities.

Positive Asbestos Bulk Sample Results

Sample No.	Condition	Friable?	Sample Location	Quantity	Material Description	Asbestos %
			None of the samples tested were positive for asbestos.			

Negative Bulk Sample Results

Sample No.	Sample Location	Material Description	Asbestos %
1	Entry	Light Brown Grout	Non-Detect
2	Wall	Light Brown Grout	Non-Detect
3	Control	Light Brown Grout	Non-Detect
4	Wall	White Texture w/Paint	Non-Detect
5	Wallboard	White Cementitious Material w/Paint	Non-Detect
6	Ceiling	White Ceiling Texture	Non-Detect
7	Ceiling	White Ceiling Texture	Non-Detect
8	Ceiling	White Ceiling Texture	Non-Detect
9	Wall System	Brown Fibrous Material w/Paint	Non-Detect
10	Modular Ceiling	Gray Ceiling Tile	Non-Detect
11	PODS Sheetrock	White Joint Compound w/Paint	Non-Detect
		White Drywall w/Brown Paper	Non-Detect
12	Gym Kitchen Ceiling	Gray Ceiling Tile w/White Surface	Non-Detect

3.0 RECOMMENDED RESPONSE ACTION(S)

Any friable asbestos-containing materials that will be impacted by renovation/remediation activities must be properly abated (handled, removed, and disposed) by a licensed asbestos abatement contractor prior to any renovation/remediation activity. Non-friable material may be removed by a contractor or individual who is not a licensed asbestos abatement contractor if it maintains its non-friable condition. Notification, packaging, and disposal requirements still apply to non-friable material.

Any material(s) encountered not specifically mentioned in this report must be considered asbestos-containing material until sufficient sampling has been completed to determine the material(s) are non-asbestos.

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 asbestos as no survey was performed to determine the presence of asbestos-containing 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.

5.0 SURVEY REGULATORY COMPLIANCE

The intent of the asbestos survey is to comply with the State of Washington asbestos survey and report requirements per EPA regulations found in 40 CFR 763.86.

A complete copy of the asbestos survey report must be kept onsite at the facility during renovation or demolition, including during the asbestos abatement project. In addition, a copy of the asbestos survey report must be submitted to the Northwest Clean Air Agency upon request.

A complete copy of the asbestos survey report must be provided to the licensed asbestos abatement contractor involved during the renovation/remediation project. In the case of projects involving removal of nonfriable asbestos-containing material being completed by a contractor or individual who is not a licensed asbestos abatement contractor, a complete copy of the survey report must be provided to the company or individual(s) conducting the renovation/remediation project and must be kept onsite during the project.

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,

A handwritten signature in black ink, appearing to read "Nadermann", written in a cursive style.

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

Photo Log



Fire system wall mount typical



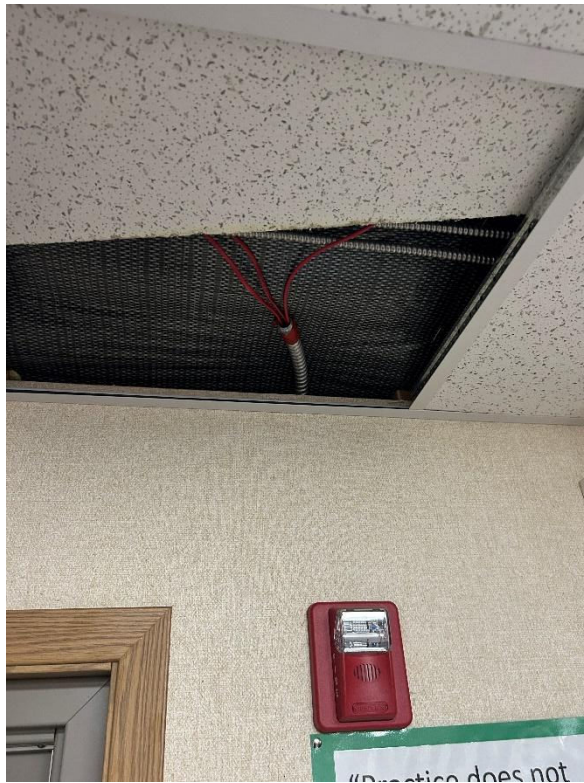
Sampling location



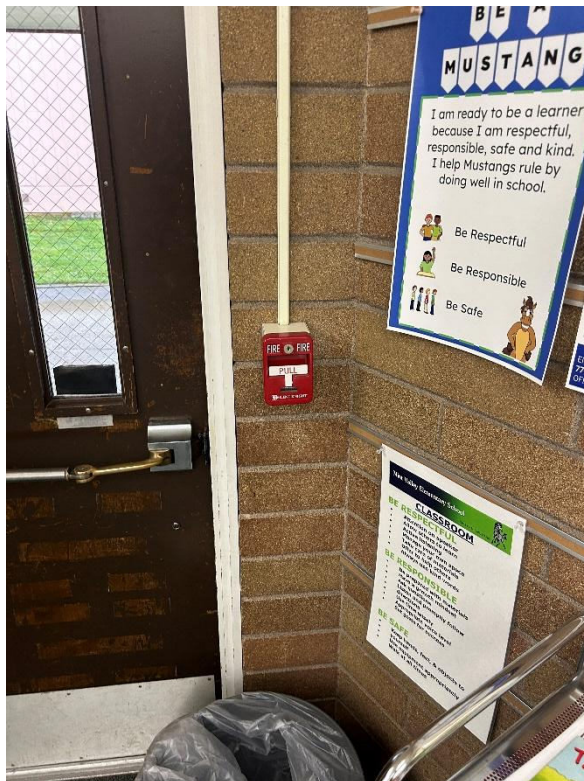
Ceiling area opening after HVAC upgrade



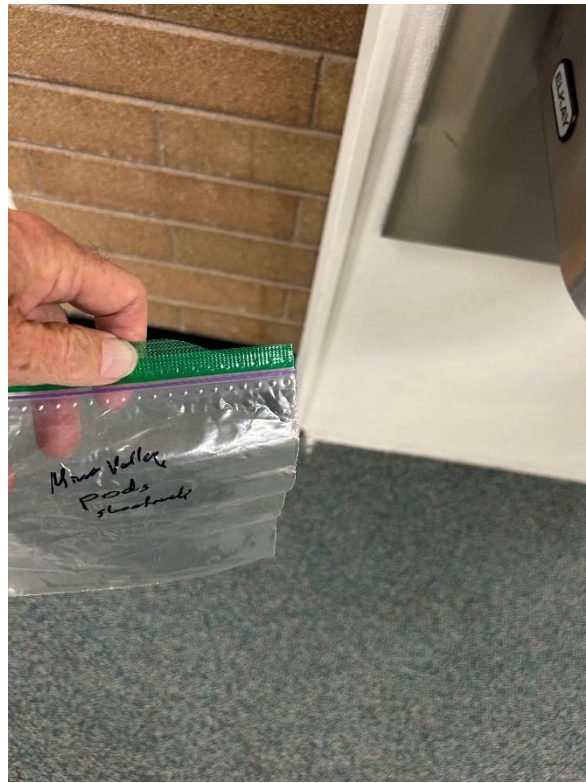
Sheetrock wall mount typical



Ceiling tile drop down typical



Interior brick mounts



Sheetrock sample area

APPENDIX A

Inspector's Certification

THIS IS TO CERTIFY THAT

THOMAS NADERMANN

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

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

Course Date: 03/04/2025

Course Location: Online

Certificate: IRO-25-6998A



CCB #SRA0615 4-Hr Training

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

Expiration Date: 03/04/2026

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939


David Kahn, Instructor

THIS IS TO CERTIFY THAT

EDWIN WILSON

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

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

Course Date: 06/04/2024

Course Location: Online

Certificate: IRO-24-7445B

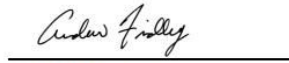


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503.248.1939


Andy Fridley, Instructor

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: Longview SD; Mint Valley
EML ID: 3995969

Approved by:

Dates of Analysis:
Asbestos PLM: 03-26-2025



Approved Signatory
Rebecca Kelly

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 101920-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

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.

Eurofins Built Environment Testing West, LLC

7619 6th Ave NW, Seattle, WA 98117

(833) 465-5857 www.eurofinsus.com/Built

Client: Sterling Technologies LLC

C/O: Thomas Nadermann

Re: Longview SD; Mint Valley

Date of Sampling: 03-19-2025

Date of Receipt: 03-21-2025

Date of Report: 03-26-2025

ASBESTOS PLM REPORT**Total Samples Submitted:** 12**Total Samples Analyzed:** 12**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 1, Entry Grout**

Lab ID-Version‡: 19881461-1

Sample Layers	Asbestos Content
Light Brown Grout	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 2, Wall Grout

Lab ID-Version‡: 19881462-1

Sample Layers	Asbestos Content
Light Brown Grout	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 3, Control Grout

Lab ID-Version‡: 19881463-1

Sample Layers	Asbestos Content
Light Brown Grout	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 4, Wall Texture

Lab ID-Version‡: 19881464-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

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 NVLAP, NIST, 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.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ 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".

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Date of Report: 03-26-2025

ASBESTOS PLM REPORT**Location: 5, Wall Board**

Lab ID-Version‡: 19881465-1

Sample Layers	Asbestos Content
White Cementitious Material with Paint	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 6, Ceiling Top Layer

Lab ID-Version‡: 19881466-1

Sample Layers	Asbestos Content
White Ceiling Texture	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 7, Ceiling Lower Layer

Lab ID-Version‡: 19881467-1

Sample Layers	Asbestos Content
White Ceiling Texture	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Good

Location: 8, Ceiling Texture

Lab ID-Version‡: 19881468-1

Sample Layers	Asbestos Content
White Ceiling Texture	ND
Composite Non-Asbestos Content:	95% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT**Location: 9, Wall System**

Lab ID-Version‡: 19881469-1

Sample Layers	Asbestos Content
Brown Fibrous Material with Paint	ND
Composite Non-Asbestos Content:	95% Cellulose
Sample Composite Homogeneity:	Good

Location: 10, Modular Ceiling Tile

Lab ID-Version‡: 19881470-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	80% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 11, PODS Sheetrock

Lab ID-Version‡: 19881471-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 12, Gym Kitchen Ceiling Tile

Lab ID-Version‡: 19881472-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	80% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Franklin Dorschel

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