

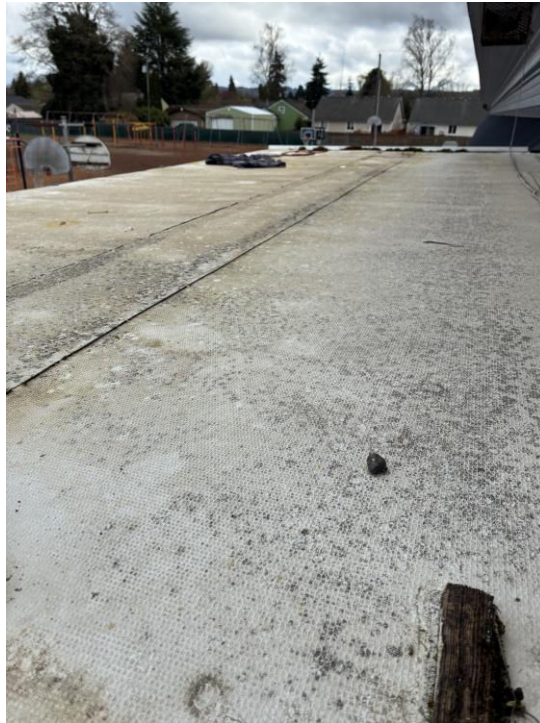


# *Sterling Technologies, LLC*

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

## **LIMITED ASBESTOS SURVEY**

**Olympic Elementary School  
1324 30<sup>th</sup> Avenue, Longview, Washington**



Prepared for:  
**Cody Brauge, Facilities Manager**

Survey Dates: March 24, 2026

Surveyed by: Thomas Nadermann  
Certificate #: IRO-26-6998A  
Certificate Expiration: February 23, 2027  
Email: [thomas@sterling-llc.com](mailto:thomas@sterling-llc.com)

Report Date: April 3rd, 2026

## 1.0 INTRODUCTION

### 1.1 Property Description

<b>Project Address:</b>	1324 30 <sup>th</sup> Avenue, Longview, Washington
<b>Name of Owner/Operator:</b>	Longview Public Schools
<b>Owner/Operator Address:</b>	1324 30 <sup>th</sup> Avenue, Longview, Washington
<b>Owner/Operator Phone:</b>	Cody Brague (360) 643-0238
<b>Building Past Use:</b>	School
<b>Building Current Use:</b>	School
<b>Number of Buildings:</b>	1
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1970's
<b>Approx. Square Footage:</b>	40,000

The building surveyed is a school of steel, wood and brick construction. The exterior is finished with wood siding and brick. The interior floors are finished with vinyl floor tile, and the walls and ceiling are finished with sheetrock and cement board. **The roof areas of the building were inspected in anticipation of a new roof replacement and was 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 roof replacement. 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 6 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 (roofing materials). 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 Lateef McInosh of Eurofins Built Environment Testing LLC in Tustin, California. 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	Roof – Patching Carpet	Gray Mastic	Non-Detect
2	Roof – Patching Carpet	Gray Mastic	Non-Detect
3	Roof – Patching Carpet	Gray Mastic	Non-Detect
4	Roof - TPO	White Fibrous Material	Non-Detect
5	Roof - TPO	White Fibrous Material	Non-Detect
6	Roof - TPO	White Fibrous Material	Non-Detect

### 4.0 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.

### 5.0 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.

### 6.0 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.

## **7.0 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 that reads "Nadermann". The signature is written in a cursive style with a large initial 'N'.

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

## Photo Log

# **APPENDIX A**

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## **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: 02/23/2026

Course Location: Online

Certificate: IRO-26-6998A

For verification of the authenticity of this certificate contact:

Apex Companies, LLC, by and through its wholly owned subsidiary PBS Engineering and Environmental LLC (Apex)  
4412 S Corbett Avenue  
Portland, OR 97239  
503.248.1939



**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:** 02/23/2027

A handwritten signature in black ink that reads 'David Kahn'.

David Kahn, Instructor

# **APPENDIX B**

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## **Laboratory Results**

## **Chain of Custody**

Report for:

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

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Regarding: Eurofins Built Environment Testing West, LLC  
Project: Longeview S.D.  
EML ID: 4470644

Approved by:



Approved Signatory  
Danny Li

Dates of Analysis:  
Asbestos PLM: 04-01-2026

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)  
NVLAP Lab Code 200757-0

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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.

Client: Sterling Technologies LLC  
 C/O: Thomas Nadermann  
 Re: Longeview S.D.

Date of Receipt: 03-27-2026  
 Date of Report: 04-01-2026

**ASBESTOS PLM REPORT**

<b>Total Samples Submitted:</b>	6
<b>Total Samples Analyzed:</b>	6
<b>Total Samples with Layer Asbestos Content &gt; 1%:</b>	0

**Location: 1, Patching Carpet - Roofing**

Lab ID-Version‡: 22471725-1

Sample Layers	Asbestos Content
Gray Mastic	ND
<b>Sample Composite Homogeneity:</b>	Good

Comments: Carpet not detected

**Location: 2, Patching Carpet - Roofing**

Lab ID-Version‡: 22471726-1

Sample Layers	Asbestos Content
Gray Mastic	ND
<b>Sample Composite Homogeneity:</b>	Good

Comments: Carpet not detected

**Location: 3, Patching Carpet - Roofing**

Lab ID-Version‡: 22471727-1

Sample Layers	Asbestos Content
Gray Mastic	ND
<b>Sample Composite Homogeneity:</b>	Good

Comments: Carpet not detected

**Location: 4, Roofing - TPO - Mastic**

Lab ID-Version‡: 22471728-1

Sample Layers	Asbestos Content
White Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	10% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Good

Comments: Mastic not detected

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".

Client: Sterling Technologies LLC  
 C/O: Thomas Nadermann  
 Re: Longeview S.D.

Date of Receipt: 03-27-2026  
 Date of Report: 04-01-2026

**ASBESTOS PLM REPORT**

**Location: 5, Roofing - TPO - Mastic**

Lab ID-Version‡: 22471729-1

Sample Layers	Asbestos Content
White Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	10% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Comments:** Mastic not detected

**Location: 6, Roofing - TPO - Mastic**

Lab ID-Version‡: 22471730-1

Sample Layers	Asbestos Content
White Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	10% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Good

**Comments:** Mastic not detected

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Client: Sterling Technologies LLC  
C/O: Thomas Nadermann  
Re: Longeview S.D.

Date of Receipt: 03-27-2026  
Date of Report: 04-01-2026

**ASBESTOS PLM REPORT**

**PROJECT ANALYST AND SIGNATORY REPORT**

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**Project Analyst**



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**Analyst:** Lateef McIntosh

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.

‡ 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".

# Chain of Custody

## Asbestos



**Sterling Technologies, LLC**  
 Providing technical consulting support to the  
 environmental and manufacturing industries  
 317 NE 144<sup>th</sup> Street Vancouver, WA 98685  
 360.576.6331

08181748585

Turnaround Time:  
 Normal:   
 Other:

Project Name: Longview S-D.  
 Site Location: Olympic Elementary  
 Date: 3-24-2026  
 Project Contact: T Dodderman

Building Use:  Residential  School  
 Apartments  Hospital  
 Commercial  Industrial  
 No. of Floors: 1 Basement:  Yes or  No

Sample ID	Location/Description (color-texture-pattern)	Condition (Good/Poor)	Friable (Y/N)	Approx. Amt.	Analysis	Comments
①	Patching Inpd - Roofing	G	N	4000055	PLM	
②	" " " "	G	N	"	PLM	
③	" " " "	G	N	"	PLM	
④	Roofing - TPO - Mastix	G	N	"	PLM	
⑤	" " " "	G	N	"	PLM	
⑥	" " " "	G	N	"	PLM	



Sampled by: Rooper Date: 3-24-2026