



Sterling Technologies, LLC

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

LIMITED LEAD AND ASBESTOS SURVEY

Mint Valley Elementary School
2745 38th Avenue
Longview, Washington



Prepared for:
Cody Bague, Facilities Manager

Survey Date: March 25, 2026

Surveyed by: Thomas Nadermann
Asbestos Certificate #: IRO-26-6998A; Expires 2/23/2027
Lead Risk Assessor Certificate #: 2062-Indv-R; Expires 10/23/2026
Email: thomas@sterling-llc.com

Report Date: April 3rd, 2026

1.0 INTRODUCTION

1.1 Property Description

Project Address:	2745 38th Avenue; Longview, WA 98632
Name of Owner/Operator:	Longview Public Schools
Owner/Operator Address:	2745 38 th Avenue; Longview, WA 98632
Owner/Operator Phone:	Cody Bague (360) 643-0238
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 key card security upgrades. 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.

A total of 4 suspect lead-in-paint samples were collected of which none exceeded the 5,000 parts per million(ppm) HUD standard.

See Section 2.0 for details of analytical results.

1.4 Scope

Samples were collected of suspect asbestos-containing materials and lead coatings from areas potentially impacted by this specific project (areas of installation of the new key card system). 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.

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 Reporting Limits

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.

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 ppm in bare soil in children's play areas or 1200 ppm average for bare soil in the rest of the yard.

1.6 Asbestos 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 Asbestos 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.

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 [OAR 340-248-0010(25)].

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.

Asbestos 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:

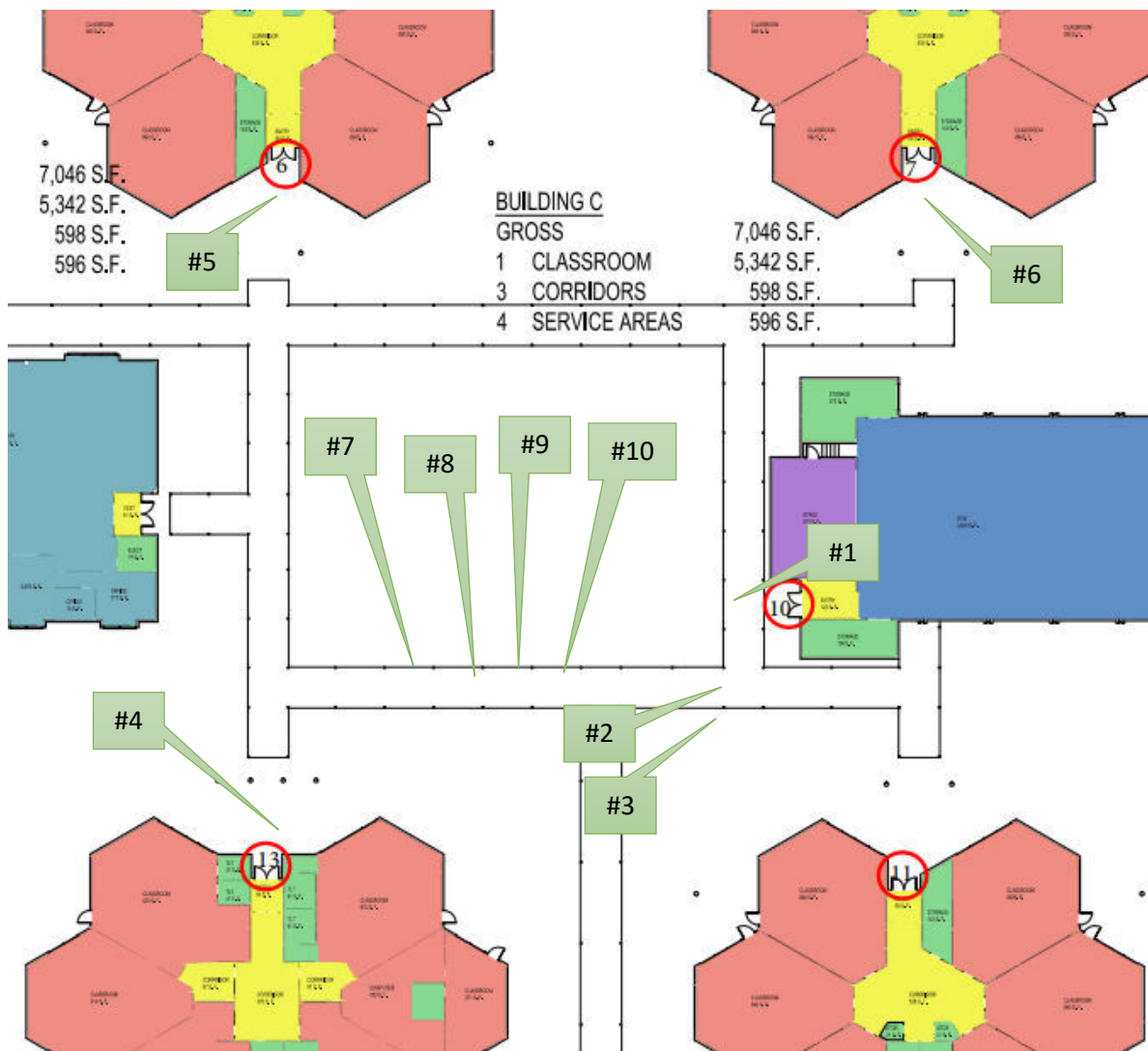
- Category I Non-friable – ACM packings, gaskets, resilient floor coverings, Galbestos, and asphalt roofing products containing more than 1% asbestos by PLM.
- Category II Non-friable – Any ACM that is not Category I non-friable.
- Regulated Asbestos-Containing Materials (RACM) – Friable manufactured 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.

1.7 Sampling and Laboratory Analysis

Bulk samples of suspected ACM and lead were collected for analysis by EPA accredited inspector staff provided by Sterling. The asbestos samples were analyzed by Ryan Talaki-Brown of Eurofins Built Environment Testing West, LLC in Portland, Oregon. The lead samples were analyzed by Alex Nguyen of Eurofins Built Environment Testing West, 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. 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 SAMPLING MAP



T-Mobile Telcom Equipment Area – Sample Locations

Note: ACM and lead samples determined by lab analysis to be non-detect are highlighted in green; positive samples are highlighted in red.

3.0 ANALYTICAL RESULTS

3.1 Asbestos

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 Asbestos Bulk Sample Results

Sample No.	Sample Location	Material Description	Asbestos %
1	Exterior	Brown Brick	Non-Detect
2	Exterior	Brown Brick	Non-Detect
3	Exterior	Brown Brick	Non-Detect
4	Exterior	Tan Grout	Non-Detect
5	Exterior	Tan Grout	Non-Detect
6	Exterior	Tan Grout	Non-Detect

3.2 Lead

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)
7	Courtyard metal pole	Red Brown Paint	<270
8	Courtyard metal pole	Red Brown Paint	61
9	Courtyard metal pole	Red Brown Paint	130
10	Courtyard metal pole	Red Brown Paint	63

4.0 RECOMMENDED RESPONSE ACTION(S)

4.1 Asbestos

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.

4.2 Lead

Sterling Technologies recommends the abatement of coatings be performed by a qualified contractor using Lead Safe Practices to protect both workers and the environment in full compliance with all federal, state, and local regulations. These practices are detailed in the joint EPA-HUD Curriculum Lead Safety for Renovation, Repair and Painting regulation (EPA-740-R-09-002).

For lead concentrations below 5,000 ppm and above 90 ppm, the OSHA implications of lead-in-air must also be considered. Area monitoring of the project work area as well as personal monitoring of workers would apply as well as the appropriate use of personal protective equipment by workers given the presence of this hazard.

Every effort was made to identify all suspect lead-based paint coated surfaces in this limited survey. As with any survey, there is always a chance that additional suspect lead-based paint coated surfaces might be encountered that were not obvious during the survey. Should additional suspect lead-based paint coated surfaces be identified, work must stop until these materials can be investigated and properly abated as necessary.

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 ASBESTOS SURVEY REGULATORY COMPLIANCE

The intent of the asbestos survey is to comply with the State of Washington asbestos survey and report requirements. 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, looped initial 'N'.

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

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: 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

David Kahn

David Kahn, Instructor

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: Longview S.D.; Mint Valley Elementary
EML ID: 4469943

Approved by:

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



Technical Manager
Ryan Talaski-Brown

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 200741-0

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.

Client: Sterling Technologies LLC
 C/O: Thomas Nadermann
 Re: Longview S.D.; Mint Valley Elementary

Date of Sampling: 03-25-2026
 Date of Receipt: 03-27-2026
 Date of Report: 04-01-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	6
Total Samples Analyzed:	6
Total Samples with Layer Asbestos Content > 1%:	0

Location: 1 MV-Brick, Exterior brick

Lab ID-Version‡: 22468696-1

Sample Layers	Asbestos Content
Brown Brick	ND
Sample Composite Homogeneity:	Good

Location: 2 MV-Brick, Exterior brick

Lab ID-Version‡: 22468697-1

Sample Layers	Asbestos Content
Brown Brick	ND
Sample Composite Homogeneity:	Good

Location: 3 MV-Brick, Exterior brick

Lab ID-Version‡: 22468698-1

Sample Layers	Asbestos Content
Brown Brick	ND
Sample Composite Homogeneity:	Good

Location: 4 Grout, Exterior grout

Lab ID-Version‡: 22468699-1

Sample Layers	Asbestos Content
Tan Grout	ND
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".

Client: Sterling Technologies LLC
 C/O: Thomas Nadermann
 Re: Longview S.D.; Mint Valley Elementary

Date of Sampling: 03-25-2026
 Date of Receipt: 03-27-2026
 Date of Report: 04-01-2026

ASBESTOS PLM REPORT

Location: 5 Grout, Exterior grout

Lab ID-Version‡: 22468700-1

Sample Layers	Asbestos Content
Tan Grout	ND
Sample Composite Homogeneity: Good	

Location: 6 Grout, Exterior grout

Lab ID-Version‡: 22468701-1

Sample Layers	Asbestos Content
Tan Grout	ND
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".

Eurofins Built Environment Testing West, LLC
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

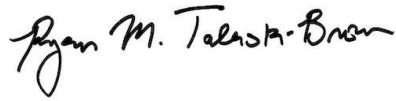
Client: Sterling Technologies LLC
C/O: Thomas Nadermann
Re: Longview S.D.; Mint Valley Elementary

Date of Sampling: 03-25-2026
Date of Receipt: 03-27-2026
Date of Report: 04-01-2026

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Ryan Talaski-Brown

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".

Report for:

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

Regarding: Eurofins Built Environment Testing West, LLC
Project: Longview S.D.; Mint Valley Elementary
EML ID: 4469943

Approved by:



Approved Signatory
Danny Li

Dates of Analysis:

Lead - Flame AA: 04-02-2026

Service SOPs: Lead - Flame AA (EBET-MET-SOP84135 (formerly EB-BC-S-8443))
AIHA LAP, LLC accredited service, Lab ID #178697

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.

Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Sterling Technologies LLC
 C/O: Thomas Nadermann
 Re: Longview S.D.; Mint Valley Elementary

Date of Sampling: 03-25-2026
 Date of Receipt: 03-27-2026
 Date of Report: 04-03-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	7 Paint 1: Red brown paint	8 Paint 2: Red brown paint	9 Paint 3: Red brown paint	10 Paint 4: Red brown paint
Comments (see below)	None	None	None	None
Lab ID-Version‡:	22468702-1	22468703-1	22468704-1	22468705-1
Analysis Date:	04/02/2026	04/02/2026	04/02/2026	04/02/2026
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	270 ppm	40 ppm	39 ppm	39 ppm
Sample size	0.0369 grams	0.2507 grams	0.2533 grams	0.2572 grams
§ Total Lead Result	< 270 ppm	61 ppm	130 ppm	63 ppm

Comments:

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.

Estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval (k ~ 2) of the level of concern, derived from a 1,000-ppm certified lead reference.

*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
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

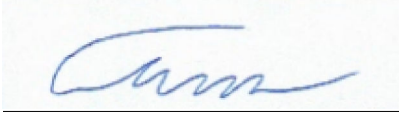
Client: Sterling Technologies LLC
C/O: Thomas Nadermann
Re: Longview S.D.; Mint Valley Elementary

Date of Sampling: 03-25-2026
Date of Receipt: 03-27-2026
Date of Report: 04-03-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Alex Nguyen

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.

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