

# **Asbestos Reinspection Report**

## **Myrtle Creek Elementary School**

651 NE Division Street  
Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



**March 2019**

**Project No.: 52468.000 Phase No.: 0004**

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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.

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## ACTIVITY DATES

02/01/1989 Management Plan Implementation Date \*

01/03/2019 Reinspection End Date

**01/03/2022 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

Friable asbestos-containing pipe insulation was observed in the Elementary School attic space and former Intermediate School (DLC) basement. Additional pipe insulation is assumed to be present in pipe tunnels that were not accessible during this inspection. Sporadic damage by impacts was present in the Elementary School attic space. Additional asbestos-containing pipe insulation is assumed to be present inside walls, above ceilings, and in other inaccessible areas.

Other friable suspect asbestos-containing materials included fibrous ceiling tiles, which appeared to be in generally good condition.

Non-friable suspect asbestos-containing materials included vinyl floor tile, sheet vinyl flooring, miscellaneous mastics, and gypsum wallboard and plaster. These materials generally appeared to be in good condition, though ceiling tile mastic appears to be exposed above lay-in ceilings throughout the Intermediate School building, as glued-on ceiling tiles are delaminating from the ceiling structure in various areas, and specifically within the northwest classroom storage room. Vinyl floor tile is cracking in many areas within the Primary School Building, largely at expansion joints within the concrete slab, both within classrooms and hallways. Further floor tile cracking was observed upon the stage of the "Skyhawk Room" and minor cracking and localized damage to floor tile was observed in classrooms throughout the Intermediate School building.

**SIGNATURES**

Inspector

Management Planner

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David Burrows

Accreditation #: IR-18-9405A

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Jeff Heeren

Accreditation #: IMR-18-4941A

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 Vinyl Floor Tile/Mastic  
LOCATION At expansion joints throughout Primary School Building, stage of "Skyhawk Room", classrooms within Intermediate School building  
CATEGORY Moderate Concern  
Miscellaneous Material - Damaged or significantly damaged friable ACBM
2. MATERIAL Mastic  
LOCATION Above lay-in ceiling grid system throughout former Intermediate School building  
CATEGORY Moderate to Low Concern  
Miscellaneous Material - Damaged or significantly damaged friable ACBM
3. MATERIAL Asbestos Pipe Insulation  
LOCATION Pipe Tunnels  
CATEGORY Moderate Concern  
TSI - Damaged or significantly damaged ACBM
4. MATERIAL Asbestos Pipe Insulation  
LOCATION Elementary School Attic  
CATEGORY Moderate Concern  
TSI - Damaged or significantly damaged ACBM
5. MATERIAL Asbestos Pipe Insulation  
LOCATION Former Intermediate School Basement  
CATEGORY Moderate Concern  
TSI - Damaged or significantly damaged ACBM
6. MATERIAL Ceiling Tiles  
LOCATION Throughout  
CATEGORY Moderate Concern  
Miscellaneous Material - Damaged or significantly damaged friable ACBM
7. MATERIAL Built-up Roofing  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM

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.

- |     |          |  |
|-----|----------|--|
| 8.  | MATERIAL | Gypsum and Plaster                             |
|     | LOCATION | Throughout                                     |
|     | CATEGORY | Low Concern                                    |
|     |          | Miscellaneous Non-friable ACBM or Assumed ACBM |
| 9.  | MATERIAL | Mastic   |
|     | LOCATION | Throughout                                     |
|     | CATEGORY | Low Concern                                    |
|     |          | Miscellaneous Non-friable ACBM or Assumed ACBM |
| 10. | MATERIAL | Sheet Floor Covering                           |
|     | LOCATION | Throughout                                     |
|     | CATEGORY | Low Concern                                    |
|     |          | Miscellaneous Non-friable ACBM or Assumed ACBM |
| 11. | MATERIAL | Vinyl Floor Tile                               |
|     | LOCATION | Throughout                                     |
|     | CATEGORY | Low Concern                                    |
|     |          | Miscellaneous Non-friable ACBM or Assumed ACBM |

PRIORITY NO. 1

**HOMOGENEOUS AREA** Vinyl Floor Tile/MasticFUNCTIONAL SPACE At expansion joints throughout Primary School Building, stage of "Skyhawk Room",  
classrooms within Intermediate School building

QUANTITY Not measured

**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.

ADDITIONAL SAMPLES TAKEN: None

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

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate Cracking, delaminating

UNDAMAGED AREA Good

FRIABILITY Low Generally well-coated with wax

ACCESSIBILITY High to Moderate

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Flaking

DAMAGE CAUSE Age, Maintenance

**DISCUSSION**

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

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

## Recommended Abatement Action

Remove material under full isolation procedures.

## Other Options

Encapsulate material in high traffic areas.

PRIORITY NO. 2

**HOMOGENEOUS AREA** Mastic

FUNCTIONAL SPACE Above lay-in ceiling grid system throughout former Intermediate School building

QUANTITY Not measured

**DESCRIPTION**

Adhesive used to attach building materials to a substrate such as ceiling tiles to a substrate material.

ADDITIONAL SAMPLES TAKEN: None

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

CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE Moderate Many ceiling tiles missing, exposing mastic

UNDAMAGED AREA Good

FRIABILITY Low

ACCESSIBILITY Moderate to Low

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE

DAMAGE CAUSE Age, Maintenance

**DISCUSSION**

AHERA Classification - Damaged Non-friable ACBM.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.

Continue to implement Operations and Maintenance program.

## Recommended Abatement Action

Remove material under full isolation procedures.

## Other Options

None suggested.

PRIORITY NO. 1

**HOMOGENEOUS AREA** Asbestos Pipe Insulation

FUNCTIONAL SPACE Pipe Tunnels

QUANTITY Not measured

**DESCRIPTION**

A variety of asbestos containing pipe insulation and associated hard insulating cement on fittings. The pipe insulation may be aircell, mag, felt, paper wrap, contaminated fiberglass or similar.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None Unable to assess material due to lack of access

UNDAMAGED AREA Fair

FRIABILITY Moderate

ACCESSIBILITY Low

DAMAGE POTENTIAL High to Moderate

DAMAGE TYPE

DAMAGE CAUSE

**DISCUSSION**

AHERA Classification - ACBM with potential for damage.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

Restrict access to pipe tunnel and post warning signs at all access locations.  
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** Asbestos Pipe Insulation

FUNCTIONAL SPACE Elementary School Attic

QUANTITY Not measured

**DESCRIPTION**

A variety of asbestos containing pipe insulation and associated hard insulating cement on fittings. The pipe insulation may be aircell, mag, felt, paper wrap, contaminated fiberglass or similar.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY High to Moderate Intact outer jacket reduces friability

ACCESSIBILITY Moderate to Low

DAMAGE POTENTIAL Moderate

DAMAGE TYPE Impact

DAMAGE CAUSE Maintenance

**DISCUSSION**

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

Restrict access to attic spaces and post warning signs at all access locations.

Do not disturb material without proper training and protection.

## Recommended Abatement Action

Repair all damaged areas and clean all debris. Glove bag removal of undamaged sections as required in conjunction with other building activities.

Remove material under full isolation procedures.

## Other Options

None suggested.

PRIORITY NO. 3

**HOMOGENEOUS AREA** Asbestos Pipe Insulation

FUNCTIONAL SPACE Former Intermediate School Basement

QUANTITY Not measured

**DESCRIPTION**

A variety of asbestos containing pipe insulation and associated hard insulating cement on fittings. The pipe insulation may be aircell, mag, felt, paper wrap, contaminated fiberglass or similar.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY High to Moderate Intact outer jacket reduces friability

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate

DAMAGE TYPE Impact

DAMAGE CAUSE Age, Maintenance

**DISCUSSION**

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.

Continue to implement Operations and Maintenance program.

## Recommended Abatement Action

Repair all damaged areas and clean all debris. Glove bag removal of undamaged sections as required in conjunction with other building activities.

Remove material under full isolation procedures.

## Other Options

None suggested.

PRIORITY NO. 4

**HOMOGENEOUS AREA** Ceiling Tiles

FUNCTIONAL SPACE Throughout

QUANTITY Not measured

## DESCRIPTION

Fibrous tiles of lay-in, glued-on, or concealed spline systems.

ADDITIONAL SAMPLES TAKEN: None

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

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate

DAMAGE TYPE

DAMAGE CAUSE

## DISCUSSION

AHERA Classification - Suspect ACBM with potential for damage.

**RESPONSE ACTIONS**

## Preventative Measures Prior to Abatement

Establish an Operations and Maintenance Program.

## Recommended Abatement Action

Conduct further testing. If positive, remove material under full isolation procedures.

## Other Options

None suggested

**MATERIAL** Built-up Roofing

FUNCTIONAL SPACE Throughout

**DESCRIPTION**

Multiple layers of manufactured roofing felts and asphaltic emulsion. Both felts and emulsion may contain asbestos. Sampling to substrate is necessary since a given membrane may represent several applications.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Non-friable built-up roofing felt and bitumens typically contain asbestos. It is recommended that a qualified inspector take full depth samples before any activity that would raise friability, such as drilling, cutting, or removal. If the samples test positive (asbestos-containing), remove using wet methods and proper worker protection. Contact local air pollution control authority and worker protection division for additional and current guidelines. Re-roofing is generally permitted if the existing material remains undisturbed.

**MATERIAL** Gypsum and Plaster

FUNCTIONAL SPACE Throughout

**DESCRIPTION**

Gypsum wallboard is typically manufactured in panels composed of compressed gypsum plaster. Seams are covered with tape and joint compound. Plaster is a trowel-applied cementitious material on wood or metal lath, or gypsum wallboard substrate.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

It is very difficult to determine all possible varieties of gypsum wallboard and plaster in a given building since these materials are obscured by paint and other finishes. Even if they test negative (no asbestos detected), other locations of these materials may contain asbestos. In the gypsum wallboard, asbestos is typically found in the joint compound. It is PBS' experience that 3 to 5 percent of all gypsum wallboard and plaster samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition or other activities that would impact any wallboard. If the sample tests are positive (asbestos-containing), remove using current regulatory guidelines.

**MATERIAL** Mastic

FUNCTIONAL SPACE Throughout

**DESCRIPTION**

Adhesive used to attach building materials to a substrate such as floor tiles to a subfloor material.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

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** Sheet Floor Covering

FUNCTIONAL SPACE Throughout

**DESCRIPTION**

Vinyl floor covering manufactured as a sheet product and installed with a minimum of seams. The sheeting generally contains a paper or felt backing that typically contains asbestos.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

The felt backing to the sheet vinyl is suspected to contain asbestos and is also potentially very friable. The sheet vinyl matrix is also suspect. Avoid activities such as cutting, drilling, or removal that would increase friability of the vinyl or expose the backing. At a minimum, establish an Operations and Maintenance program. If it is necessary to impact the vinyl, a qualified inspector should take full depth samples to determine asbestos content. If the backing is analyzed as asbestos-containing (positive), remove the sheet flooring using full isolation. Contact local air pollution authority and worker protection division for further guidelines. Carpeting over the material is permitted if existing material remains undisturbed.

**MATERIAL** Vinyl Floor Tile

FUNCTIONAL SPACE Throughout

**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 Low Concern

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).



THIS IS TO CERTIFY THAT

**DAVID BURROWS**  
HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE  
for  
**ASBESTOS INSPECTOR REFRESHER**

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

Course Date: 04/18/2018

Course Location: Eugene, OR

Certificate: IR-18-9405A



ASBESTOS is the Asbestos Hazard  
Emergency Response Act enacting Title II  
of Toxic Substance Control Act (TSCA)

Expiration Date: 04/18/2019

For verification of the authenticity of this  
certificate contact:  
PBS Environmental  
4412 SW Corbett Avenue  
Portland, OR 97239  
(503) 248-1939

A handwritten signature in black ink, reading "Greg M. Baker".

Greg Baker, Instructor



THIS IS TO CERTIFY THAT

**JEFF HEEREN**

**HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE**

**for**

**ASBESTOS INSPECTOR / MANAGEMENT  
PLANNER REFRESHER**

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

Course Date: 04/18/2018  
Course Location: Eugene, OR  
Certificate: IMR-18-4941A



AHERA is the Asbestos Hazard  
Emergency Response Act enacting Title II  
of Toxic Substance Control Act (TSCA)

Expiration Date: 04/18/2019

For verification of the authenticity of this  
certificate contact:  
PBS Environmental  
4412 SW Corbett Avenue  
Portland, OR 97239  
(503) 248-1939

*Gregory H. Baker*

Greg Baker, Instructor