

# **Asbestos Reinspection Report**

## **Canyonville Primary / Elementary School**

124 N Main Street

Canyonville, OR 97417

Prepared for:

South Umpqua School District #19



**August 2023**

**Project No.: 52777.000 Task No.: 0002**

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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 \*

08/09/2023 Reinspection End Date

**08/09/2026 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

PBS has reviewed available AHERA Asbestos Management Plan (AMP) records provided by the District for this site and performed a visual inspection to reassess the condition of all accessible building materials that have previously tested positive for asbestos or have been presumed to contain asbestos in the AMP.

While no pipe insulation or insulation debris was observed during this reinspection, additional pipe insulation is assumed to be present inside walls, above ceilings, and in other inaccessible areas. The attic space access off of the storage loft near the former shop space of the Main Building is labeled with asbestos regulatory signage, however, no suspect materials were observed within this attic space.

Other friable asbestos-containing building materials (ACBM) or suspect ACBM included ceiling tiles and mechanical isolation cloth. These materials generally appeared to be in good condition. Localized loosening of suspect ceiling and wall tiles was observed within the gymnasium. Minor water damage to suspect ceiling tiles was observed throughout the the "Hilltop" Building.

Non-friable suspect ACBM included vinyl floor tile and mastic, gypsum wallboard and plasters, and cement asbestos board. These materials generally appeared to be in good condition.

**SIGNATURES**

Inspector

Management Planner

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Kennedy Potts

Accreditation #: IRO-23-9385B

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Jeff Heeren

Accreditation #: IMR-23-4941A

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 Ceiling Tiles  
LOCATION Throughout  
CATEGORY Moderate Concern  
Miscellaneous Material - Damaged or significantly damaged friable ACBM
2. MATERIAL Mechanical Isolation Cloth  
LOCATION Mechanical Spaces  
CATEGORY Moderate to Low Concern  
TSI - ACBM with potential for damage
3. MATERIAL Built-up Roofing  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
4. MATERIAL Cement Asbestos Board  
LOCATION Former Boiler Room  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
5. MATERIAL Gypsum and Plaster  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
6. MATERIAL Mastic  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
7. MATERIAL Vinyl Floor Tile  
LOCATION Throughout  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

**HOMOGENEOUS AREA** Ceiling Tiles  
FUNCTIONAL SPACE Throughout  
QUANTITY Not measured  
DESCRIPTION

Fibrous ceiling tiles, either glued-on, lay-in, or concealed grid system.

ADDITIONAL SAMPLES TAKEN: None

<b>ASSESSMENT</b>	AHERA CLASSIFICATION	Miscellaneous Material - Damaged or significantly damaged friable ACBM
	CONCERN CATEGORY	Moderate Concern
CURRENT DAMAGE	Moderate to None	Loose tiles in gym; some water damage throughout "Hilltop" building
UNDAMAGED AREA	Good	
FRIABILITY	Moderate	
ACCESSIBILITY	Moderate	
DAMAGE POTENTIAL	Moderate	
DAMAGE TYPE	Water	
DAMAGE CAUSE	Water	

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.  
Repair material. Continue to implement Operations & Maintenance program.

Recommended Abatement Action

Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 3

**HOMOGENEOUS AREA** Mechanical Isolation Cloth

FUNCTIONAL SPACE Mechanical Spaces

QUANTITY Not measured

**DESCRIPTION**

A heavy woven fabric located typically between air handling equipment and an adjacent air duct to prevent the transmission of vibrations.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION TSI - ACBM with potential for damage

CONCERN CATEGORY Moderate to Low Concern

CURRENT DAMAGE None

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Low

DAMAGE POTENTIAL Low

DAMAGE TYPE

DAMAGE CAUSE

**DISCUSSION**

AHERA Classification - ACBM with potential for damage.

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.

Recommended Abatement Action

Glove bag removal as required in conjunction with other building activities. Other materials present in the abatement area could be removed under the same contract.

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** Cement Asbestos Board

FUNCTIONAL SPACE Former Boiler Room

DESCRIPTION

Manufactured cementitious sheets with asbestos fibers bound into the material's matrix. The sheets were generally held in place with nails or screws.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Cement asbestos board was observed in the building. Before raising friability by sawing, drilling, etc., remove using wet methods and proper worker protection, modified isolation or full isolation depending upon application and quantity of material. A qualified project designer should determine appropriate method prior to abatement. Testing is not typically considered necessary since the inspector is usually able to visually identify the white asbestos fiber bundles bound into the cementitious matrix.

**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** 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).