

Asbestos Reinspection Report

Myrtle Creek Elementary School

651 NE Division Street
Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



August 2023

Project No.: 52777.000 Task 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.

LIST OF 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.

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, while loosening jacket material was observed in various locations in the former Intermediate School Basement. 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 at the entrance and 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. Severely damaged floor tile with loose debris was observed within Classrooms 22 and 23 of the Intermediate School Building.

SIGNATURES

Inspector

Management Planner

Kennedy Potts

Jeff Heeren

Accreditation #: IRO-23-9385B

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 Vinyl Floor Tile/Mastic
LOCATION Intermediate School Building Classrooms 22 and 23
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
2. MATERIAL Vinyl Floor Tile/Mastic
LOCATION At expansion joints throughout Primary School Building, entrance and stage of "Skyhawk Room", classrooms within Intermediate School building
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
3. 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
4. MATERIAL Asbestos Pipe Insulation
LOCATION Pipe Tunnels
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
5. MATERIAL Asbestos Pipe Insulation
LOCATION Elementary School Attic
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
6. MATERIAL Asbestos Pipe Insulation
LOCATION Former Intermediate School Basement
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
7. MATERIAL Ceiling Tiles
LOCATION Throughout
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable 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.

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|-----|----------|---|
| 8. | MATERIAL | Built-up Roofing |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACM or Assumed ACM |
| 9. | MATERIAL | Gypsum and Plaster |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACM or Assumed ACM |
| 10. | MATERIAL | Mastic |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACM or Assumed ACM |
| 11. | MATERIAL | Sheet Floor Covering |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACM or Assumed ACM |
| 12. | MATERIAL | Vinyl Floor Tile |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACM or Assumed ACM |

PRIORITY NO. 1

HOMOGENEOUS AREA Vinyl Floor Tile/Mastic

FUNCTIONAL SPACE Intermediate School Building Classrooms 22 and 23

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 Severe Severely cracking tiles with tile debris and exposed mastic

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY High to Moderate

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE

DAMAGE CAUSE

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

- Repair material and remove and dispose of all debris.
- Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Vinyl Floor Tile/Mastic

FUNCTIONAL SPACE At expansion joints throughout Primary School Building, entrance and stage of

QUANTITY "Skyhawk Room", classrooms within Intermediate School building

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. 3

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
 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

Continue to implement 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).