

# **Asbestos Reinspection Report**

## **South Umpqua High School**

501 NW Chadwick Lane  
Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



**August 2023**

**Project No.: 52777.000 Task No.: 0006**

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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 fitting insulation is present in the gymnasium and backstage area. Additional concealed pipe fitting insulation was observed above ceilings in the main hallway. Additional asbestos-containing pipe fitting insulation is assumed to be present inside walls, above ceilings, and in other inaccessible areas.

Friable spray-on "popcorn" ceiling texture is present in the multi-purpose room. The texture appeared to be in good condition.

Other friable suspect asbestos-containing materials observed included ceiling tiles of multiple types. All appeared to be in generally good condition with minor areas of damage present throughout.

Non-friable suspect asbestos-containing materials include vinyl floor tile, gypsum wallboard and plasters, cement asbestos board, miscellaneous mastics, and older science lab countertops. Suspect floor tiles generally appeared to be in good condition. Though the tile is cracking extensively, all areas are well sealed with wax. There is a large area of missing and loose floor tiles in the custodial storage room within the Multipurpose Room. Missing and abraded floor tile was observed within the science storage rooms, exposing floor tile mastic. Floor tiles are missing from the storage room immediately north of the main office areas, exposing mastic. Floor tile damage was observed in the storage rooms immediately west adjacent to the library.

Non-friable materials generally appeared to be in good condition throughout the remainder of the school.

**SIGNATURES**

Inspector

Management Planner

\_\_\_\_\_  
 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      Textured Ceiling Material  
LOCATION        Multi-Purpose Room  
CATEGORY      Moderate Concern  
                  Surfacing Material - ACBM with potential for damage
  
2. MATERIAL      Vinyl Floor Tile/Mastic  
LOCATION        Science classroom storage, multipurpose room custodial storage, storage room north-adjacent to main office areas, storage rooms west-adjacent to library  
CATEGORY      Moderate to Low Concern  
                  Miscellaneous Material - Damaged or significantly damaged friable ACBM
  
3. MATERIAL      Hard Fittings/Fiberglass  
LOCATION        Gymnasium, Backstage Area, Main Hallway (above ceiling)  
CATEGORY      Moderate Concern  
                  TSI - Damaged or significantly damaged ACBM
  
4. MATERIAL      Ceiling Tiles  
LOCATION        Throughout  
CATEGORY      Moderate Concern  
                  Miscellaneous Material - Damaged or significantly damaged friable ACBM
  
5. MATERIAL      Built-up Roofing  
LOCATION        Throuhout  
CATEGORY      Low Concern  
                  Miscellaneous Non-friable ACBM or Assumed ACBM
  
6. MATERIAL      Cement Asbestos Board  
LOCATION        Metal / Auto Shop  
CATEGORY      Low Concern  
                  Miscellaneous Non-friable ACBM or Assumed ACBM
  
7. MATERIAL      Gypsum and Plaster  
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      Lab Counter Top  
LOCATION        Science Storage Area  
CATEGORY      Low Concern  
                    Miscellaneous Non-friable ACM or Assumed ACM
  
- 9. MATERIAL      Mastic  
LOCATION        Throughout  
CATEGORY      Low Concern  
                    Miscellaneous Non-friable ACM or Assumed ACM
  
- 10. MATERIAL     Vinyl Floor Tile  
LOCATION        Throughout  
CATEGORY      Low Concern  
                    Miscellaneous Non-friable ACM or Assumed ACM

PRIORITY NO. 1

**HOMOGENEOUS AREA** Textured Ceiling Material

FUNCTIONAL SPACE Multi-Purpose Room

QUANTITY Not measured

**DESCRIPTION**

A material sprayed on to a ceiling substrate to create a textured appearance, provide acoustical dampening, condensation prevention or other purpose.

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT** AHERA CLASSIFICATION Surfacing Material - ACBM with potential for damage

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE None

UNDAMAGED AREA Good

FRIABILITY High to Moderate

ACCESSIBILITY High to Moderate

DAMAGE POTENTIAL Moderate

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.  
 Continue to implement Operations and Maintenance program.

Recommended Abatement Action

Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 2

**HOMOGENEOUS AREA** Vinyl Floor Tile/Mastic

FUNCTIONAL SPACE Science classroom storage, multipurpose room custodial storage, storage room

QUANTITY north-adjacent to main office areas, storage rooms west-adjacent to library

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 to Low Concern

CURRENT DAMAGE Moderate

UNDAMAGED AREA Good

FRIABILITY Low

ACCESSIBILITY Moderate to Low

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Flaking, Impact

DAMAGE CAUSE Age, Maintenance

**DISCUSSION**

AHERA Classification - Damaged or significantly damaged miscellaneous ACM.

**RESPONSE ACTIONS**

Preventative Measures Prior to Abatement

Continue to implement Operations and Maintenance program.  
 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** Hard Fittings/Fiberglass  
**FUNCTIONAL SPACE** Gymnasium, Backstage Area, Main Hallway (above ceiling)  
**QUANTITY** Not measured

**DESCRIPTION**

An insulating cement packed around pipe fittings such as elbows, valves, tees, etc. The hard cement is typically protected by lagging compound contiguous with the adjacent fiberglass.

**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** Moderate Intact outer jacket reduces friability

**ACCESSIBILITY** Moderate to Low

**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**

Glove bag removal of damaged insulation and clean up debris as soon as feasible.  
 Glove bag removal of undamaged insulation as required in conjunction with other building activities.

**Other Options**

None suggested.



PRIORITY NO. 3

**HOMOGENEOUS AREA** Ceiling Tiles

FUNCTIONAL SPACE Throughout

QUANTITY Not measured

**DESCRIPTION**

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

ADDITIONAL SAMPLES TAKEN: None

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

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 - Damaged or significantly damaged friable miscellaneous suspect ACM.

**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** Cement Asbestos Board

FUNCTIONAL SPACE Metal / Auto Shop

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** Lab Counter Top

FUNCTIONAL SPACE Science Storage Area

DESCRIPTION

Manufactured cementitious sheet material with asbestos fibers bound into the material's matrix. The lab top is thick, heavy, and generally designed to withstand laboratory conditions.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Lab counter surface was observed in the building. Before raising friability by drilling, sawing, sanding, etc., remove using wet methods and proper worker protection. A qualified project designer should determine the appropriate method and type of isolation prior to abatement.

**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).