

**AHERA  
THREE-YEAR ASBESTOS REINSPECTION**

**For the**

**WEST LINN/WILSONVILLE SCHOOL  
DISTRICT**

**West Linn High School  
5464 W A Street  
West Linn, OR 97068**

**Prepared by:**



**ENVIRONMENTAL CONSULTING**

**March 2013**

**Apex Environmental Consulting Services, Inc.**

PO Box 1445  
Wilsonville, OR 97070  
(503) 682-9737

INTRODUCTION

Asbestos Hazard Emergency Response Act (AHERA) rules state that a school must be reinspected by an accredited inspector at least once every three years. The results of the reinspections conducted by Apex Environmental are presented in this document.

ACTIVITY DATES

7/89 Management Plan Implementation Date (per West Linn Wilsonville School District)  
03/29/2013 Reinspection Date  
03/29/2016 Next 3yr Reinspection Due

DOCUMENT LIST

|                         |              |
|-------------------------|--------------|
| Reinspection Summary    | Page 1.1     |
| Updated Assessments*    | Page 3-9     |
| Bulk Sample Information | Not in Scope |

\* Updated Assessments are placed in the report in order of priority determined by the Accredited Inspector and Management Planner.

REINSPECTION SUMMARY

The 2013 reinspection at West Linn Wilsonville High School was conducted in accordance with AHERA regulations. No significantly damaged or damaged materials were observed during reinspection. West Linn High School has undergone significant renovation in 2000 with the northern half of the main building new construction. No asbestos containing materials were reportedly used during the construction of the Northern portion of the building. In addition, abatement of accessible asbestos on Steam and domestic systems was undertaken in 1999, throughout the main building including the boiler room. No magnesia block insulation was observed during the re-inspection. These areas were inspected and no asbestos-containing pipe insulation or magnesia block insulation was observed in accessible locations.


The remaining half of the main school building has been demolished in 2004-05 and remaining areas with asbestos either abated or demolished with new construction, include the music building. Close out documentation from 2004 abatement procedures will indicate areas with the potential to have concealed asbestos materials. **In addition, the School District has provided "Certificates of No Asbestos" documentation regarding New Construction Buildings at the West Linn High School on file at the District Office.**

**ADDITIONAL SAMPLING**

No additional sampling was conducted during the reinspection. Additional sampling was conducted in December 2001 of spline ceiling tiles in the Dance Studio area. Additional sampling was conducted during the preparation of the Asbestos Survey Report West Linn High School South Wing Completed 11/2004. This report is on file with the West Linn School District.

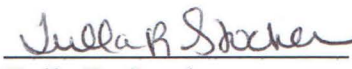
**SIGNATURES**

AHERA Inspector:

  
Amy Milligan

Accreditation #:139604

Project Manager:

  
Tulla R. Stocker

Accreditation #:CA-003-10 and CA-003-08

**MATERIAL:** Corrugated pipe insulation (Low Pressure Steam System USA 50)

**LOCATION:** Gymnasium, South Wing

**DESCRIPTION:** Aircell (trade name) is corrugated paper pipe insulation typically used on domestic water lines and HVAC ductwork.

**DISCUSSION:** Corrugated pipe insulation on low-pressure steam system pipes (USA 03). (These materials are scheduled for abatement 2004.).

**SAMPLE RESULTS:** **Positive**      Negative      Mixed      **Assumed Positive**

**ASSESSMENT:**

AHERA CLASSIFICATION  
CONCERN CATEGORY

TSI- ACBM with potential for damage.  
Moderate to Low Concern

|                  |         |                    |              |
|------------------|---------|--------------------|--------------|
| CURRENT DAMAGE   | Severe  | Moderate           | <b>None</b>  |
| UNDAMAGED AREA   | Poor    | Fair               | <b>Good</b>  |
| FRIABILITY       | High    | <b>Moderate</b>    | Low          |
| ACCESSIBILITY    | High    | <b>Moderate</b>    | Low          |
| DAMAGE POTENTIAL | High    | Moderate           | <b>Low</b>   |
| DAMAGE TYPE      | Flaking | Blistering         | Water Impact |
| DAMAGE CAUSE     | Age     | Vibration          | Water        |
|                  | Vandals | <b>Maintenance</b> | Other: _____ |

**CHANGE IN CONDITION FROM LAST INSPECTION:** **Yes.** These materials have been removed during demolition and renovation of 2004-05.

**RECOMMENDED RESPONSE ACTION:** None.

**MATERIAL:** Hard fittings on corrugated pipe insulation (Domestic hot water pipes USA 06)

**LOCATION:** Throughout building South wing Cafeteria area,

**DESCRIPTION:** Mudded joint packing used around tees, valves, joints, elbows, etc. on corrugated paper pipe insulation.

**DISCUSSION:** All material noted to be in good condition. (These materials are scheduled for abatement 2004.).

**SAMPLE RESULTS:** **Positive**      Negative      Mixed      Assumed Positive

**ASSESSMENT:**

AHERA CLASSIFICATION  
CONCERN CATEGORY

TSI- ACBM with potential for damage.  
Moderate to Low Concern

|                  |         |             |              |
|------------------|---------|-------------|--------------|
| CURRENT DAMAGE   | Severe  | Moderate    | <b>None</b>  |
| UNDAMAGED AREA   | Poor    | Fair        | <b>Good</b>  |
| FRIABILITY       | High    | Moderate    | <b>Low</b>   |
| ACCESSIBILITY    | High    | Moderate    | <b>Low</b>   |
| DAMAGE POTENTIAL | High    | Moderate    | <b>Low</b>   |
| DAMAGE TYPE      | Flaking | Blistering  | Water Impact |
| DAMAGE CAUSE     | Age     | Vibration   | Water        |
|                  | Vandals | Maintenance | Other: _____ |

**CHANGE IN CONDITION FROM LAST INSPECTION:** **Yes.** These materials have been removed during demolition and renovation activities of 2004-05.

**RECOMMENDED RESPONSE ACTION:** None.

**MATERIAL:** Hard fittings on fiberglass pipe insulation (Domestic hot water pipes **USA 06**)

**LOCATION:** Throughout various locations, shop building, main building, cafeteria, music building

**DESCRIPTION:** Mudded joint packing used around tees, valves, joints, elbows, etc. on corrugated paper pipe insulation.

**DISCUSSION:** All material noted to be in good condition. See Change in Condition From Last Inspection below.

**SAMPLE RESULTS:** **Positive**      Negative      Mixed      **Assumed Positive**

**ASSESSMENT:**

AHERA CLASSIFICATION  
CONCERN CATEGORY

TSI- ACBM with potential for damage.  
Moderate to Low Concern

|                  |         |             |              |
|------------------|---------|-------------|--------------|
| CURRENT DAMAGE   | Severe  | Moderate    | <b>None</b>  |
| UNDAMAGED AREA   | Poor    | Fair        | <b>Good</b>  |
| FRIABILITY       | High    | Moderate    | <b>Low</b>   |
| ACCESSIBILITY    | High    | Moderate    | <b>Low</b>   |
| DAMAGE POTENTIAL | High    | Moderate    | <b>Low</b>   |
| DAMAGE TYPE      | Flaking | Blistering  | Water Impact |
| DAMAGE CAUSE     | Age     | Vibration   | Water        |
|                  | Vandals | Maintenance | Other: _____ |

**CHANGE IN CONDITION FROM LAST INSPECTION: Yes.** These materials have been removed from main building, cafeteria, and music buildings during 2004-05 demolition and renovations, but do remain in the 700 building

**RECOMMENDED RESPONSE ACTION:** Observe and maintain material intact; continue to monitor through six-month surveillance. All materials should be labeled according to OR-OSHA regulations. Repair loose lagging on 1 hard fitting in Bldg 700 mezzanine storage area. **2013 reinspection loose lagging repaired, material intact and good condition.**

**MATERIAL:** Sheet Flooring

**LOCATION:** South Wing Classrooms, Various Locations Main, Shop, and Music Buildings

**DESCRIPTION:** Vinyl sheet flooring is manufactured in sheets and installed with a minimum of seams. The sheet flooring contains in most cases a paper, felt or tar backing that often contains asbestos.

**DISCUSSION:** Building 700 sheet flooring materials remain in fair condition. These materials have been abated from other locations in the 2004-05 demolition and renovation activities. **Exterior restrooms sheet flooring in poor condition, large holes and tears. Recommend replace or repair.**

ADDITIONAL SAMPLES TAKEN: None

**ASSESSMENT**

AHERA CLASSIFICATION  
CONCERN CATEGORY

Miscellaneous- ACBM with potential for damage.  
Moderate to Low Concern

|                  |            |                 |              |
|------------------|------------|-----------------|--------------|
| CURRENT DAMAGE   | Severe     | <b>Moderate</b> | None         |
| UNDAMAGED AREA   | Poor       | Fair            | <b>Good</b>  |
| FRIABILITY       | High       | Moderate        | <b>Low</b>   |
| ACCESSIBILITY    | High       | <b>Moderate</b> | Low          |
| DAMAGE POTENTIAL | High       | <b>Moderate</b> | <b>Low</b>   |
| DAMAGE TYPE      | Flaking    | Blistering      | Water Impact |
| DAMAGE CAUSE     | <b>Age</b> | Vibration       | Water        |
|                  | Vandals    | Maintenance     | Other: _____ |

**CHANGE IN CONDITION FROM PREVIOUS INSPECTION:** **Yes.** These materials have been removed from areas impacted in the 2004-05 demolition and renovation activities

**RECOMMENDED RESPONSE ACTIONS:** None. **Perform periodic surveillance and operations and maintenance on items in building 700.**

**MATERIAL: Vinyl Floor Tile (USA 99)**

**DESCRIPTION:** Manufactured floor tiles typically nine inches by nine inches or twelve inches by twelve inches, composed of a dense vinyl matrix that often contains asbestos and is adhered to the substrate with mastic that often contains asbestos. (These materials are scheduled for abatement 2004.). \*Vinyl tile may be present under carpet. Found in various locations Main Building, Shop, and Music Buildings.

**LOCATION:** Building 700

**DISCUSSION:** Cracked 9 X 9" floor tile (6 tiles in room 704 and 5 tile at corridor entry continue from October 06 surveillance. All other floor tile in this building appears in good condition.

**SAMPLE RESULTS:** Positive      Negative      Mixed      Assumed Positive

**ASSESSMENT:** Moderate to Low Concern, Non-friable.

**CHANGE IN CONDITION FROM PREVIOUS INSPECTION:** Yes Tile appear to be more friable than previously observed

**RECOMMENDED RESPONSE ACTION:** Observe in operations and maintenance program and remove when feasible.

**MATERIAL: Gypsum Wallboard and Plaster**

**DESCRIPTION:** Gypsum wallboard typically is manufactured panels composed of compressed gypsum plaster. Seams are covered with tape and joint compound. Plaster is trowel-applied cementitious material on wood or metal lathe, or gypsum wallboard substrate. Found in various locations Main Building, Shop, and Music Buildings.

**SAMPLE RESULTS:** Positive      Negative      Mixed      Assumed Positive

**ASSESSMENT: Low Concern - Non friable.** 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 Apex Environmental's experience that a small percentage 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. Materials were observed to be in good condition. These materials have been removed in the 204-05 remodel project.

**MATERIAL: Window putty (glazing)**

**DESCRIPTION:** Window glazing is used primarily on exterior windows for vibration and insulating qualities. This material has the potential to test positive for asbestos, particularly in older structures. Found in various locations Main Building, Shop, and Music Buildings.

**SAMPLE RESULTS:** Positive      Negative      Mixed      Assumed Positive

**ASSESSMENT:** Low concern, Non-friable. Observe and maintain material intact, with periodic six-month re-inspections

**MATERIAL: Fire doors**

**DESCRIPTION:** Fire doors often have an asbestos core to increase fire rating. These doors can be either wood or metal. Found in various locations Main Building, Shop, and Music Buildings.

**SAMPLE RESULTS:** Positive      Negative      Mixed      Assumed Positive

**ASSESSMENT: Low concern, Non-friable.** Both wood and metal fire doors are present in this facility. Both were observed to be in good condition. Several exterior doors are due to be replaced during an upcoming re-model bond project. Observe and maintain material throughout facility intact, with periodic six-month re-inspections

**MATERIAL: Cove base/mastic**

**DESCRIPTION:** Finishing product used along wall bases at floor level in a variety of sizes and colors. Cove base and associated mastics generally do not test positive for asbestos. However, mastics will usually test positive more often than cove base. Found in various locations Main Building, Shop, and Music Buildings.

**SAMPLE RESULTS:** Positive      Negative      Mixed      Assumed Positive

**ASSESSMENT:** Low concern, Non-friable. Materials were in good condition. Observe and maintain material throughout facility intact, with periodic six-month re-inspections. Materials should be tested before remodel or demolition activities.

**MATERIAL: Chalkboards (Transite)**

**DESCRIPTION:** Rigid panels mounted to walls in various classrooms throughout school.

**SAMPLE RESULTS:** Positive      Negative      Mixed      **Assumed Positive**

**ASSESSMENT:** Low concern, Non-friable. Materials were in good condition. Observe and maintain material throughout facility intact, with periodic six-month re-inspections

**MATERIAL: Electrical wire casing**

**DESCRIPTION:** Asbestos-wiring insulation is used in older wiring applications or high-heat applications. The insulation is commonly a cloth weave with asbestos bound in the matrix. This material is considered non-friable when maintained in good condition.

**SAMPLE RESULTS:** Positive      Negative      Mixed      **Assumed Positive**

**ASSESSMENT:** Low concern, Non-friable. This material was noted to be in good condition on stage lighting. Observe and maintain material intact, with periodic six-month re-inspections