

**AHERA
THREE-YEAR ASBESTOS
REINSPECTION**

For the

**WEST LINN/WILSONVILLE SCHOOL
DISTRICT**

**Cedar Oak Primary
4515 Cedar Oak Drive
West Linn, OR 97068**

Prepared by:



ENVIRONMENTAL CONSULTING

March 2013

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INTRODUCTION

Asbestos Hazard Emergency Response Act (AHERA) rules state that an accredited inspector must reinspect a school 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 WWSD)
11/99, 3/04, 3/07, 3/10 Previous 3-Year Reinspection
03/21/2013 Current 3-Year Reinspection
03/21/2016 Next 3-Year Reinspection Due
09/13/2013 Next Periodic Surveillance Due

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*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 Cedar Oak Park Primary School was conducted in accordance with AHERA regulations. Suspect friable asbestos containing building materials were noted during this reinspection in the Annex Tunnel ceiling, Room 8 above the door, Room 12, and Activity Room B. These materials were sampled and do not contain asbestos. Removal of visible thermal system insulation (TSI) occurred in the boiler room and tunnels during the summer bond remodeling project of 2004. These materials may still exist hidden behind walls and in chases in this facility. Non-friable materials observed such as floor tile, sheet flooring, window putty, electrical wiring, etc, remain in good condition from April 2010.

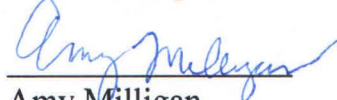
ADDITIONAL SAMPLING

Sampling was conducted as part of this reinspection. Sampling was conducted for suspect ACM in Room 8, hair fiber compound. Room 12, joint compound w/mastic. Activity Room B, brown & orange mastic. Annex Tunnel Ceiling, metal sheet w/fiber. See page 6 for Sampling Table information..

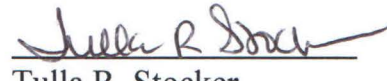
All samples collected as part of this reinspection tested resulted negative for asbestos.

SIGNATURES

AHERA Inspector:


Amy Milligan
Accreditation #:139604

Project Manager:


Tulla R. Stocker
Accreditation #:CA-003-10 and CA-003-08

MATERIAL: Transite Asbestos Board

LOCATION: North Wing Classrooms

DESCRIPTION: Rigid panels was found in each of the classroom heat registers during the 2004 remodel project. These were observed to be in good condition.

DISCUSSION: Corrugated cement asbestos board (CAB) installed in front of heat registers was found in good condition. The material presents a moderate concern based upon its accessibility.

SAMPLE RESULTS: Positive Negative Mixed Assumed Positive

ASSESSMENT:

AHERA CLASSIFICATION
CONCERN CATEGORY

ACBM with potential for significant damage
Moderate

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

CHANGE IN CONDITION FROM LAST INSPECTION: No

RECOMMENDED RESPONSE ACTION: Observe and maintain material throughout facility intact, with periodic six-month re-inspections

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. Vinyl tile sampling in this school produced mixed results for the presence of asbestos. **All vinyl tile observed was in good condition.** *Vinyl tile is present under carpet in various areas throughout the school.

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

ASSESSMENT: Moderate to Low Concern, Non-friable. Vinyl floor tile and mastic are suspected to contain asbestos. Drilling, grinding, sanding, etc. will create friability. Prior to disturbing the tile, a qualified inspector should take samples that include both the tile and mastic. Remove using full isolation if the tile and/or mastic are asbestos-containing (positive). Other methods may be acceptable; contact the local air pollution authority and worker protection division. Carpeting & reflooring is permitted if existing material remains undisturbed. 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).

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.

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. Apex Environmental recommends an accredited inspector 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.

MATERIAL: Sheet flooring/mastic

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. Material is adhered to flooring substrate with mastic that often tests positive for asbestos.

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

ASSESSMENT: Low concern-Non friable. This material may be present under carpeted areas of this facility.

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. Material was observed to be in good condition.

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.

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. 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. **Approximately 30 LF of missing covebase was noted in corridor at janitor's office entry area, leaving residual mastic exposed. A licensed abatement contractor should clean mastic. Covebase replacement would be at School Districts discretion.** Many areas of mastic were exposed during 2013 inspection. Sampling results for Room 12 and Activity Room B were negative, however these areas should be repaired at School Districts discretion.

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

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

CEDAR OAK PRIMARY
ASBESTOS SAMPLING
INVENTORY March 21, 2013

Sample No.	Material Description	Location	Results
CO-1	Hair fiber/brown insulation	Above door Rm 8	NAD
CO-2	Hair fiber/brown insulation	Above door Rm 8	NAD
CO-3	Hair fiber/brown insulation	Above door Rm 8	NAD
CO-4	Metal sheet w/fiber	Annex tunnel ceiling	NAD
CO-5	Metal sheet w/fiber	Annex tunnel ceiling	NAD
CO-6	Metal sheet w/fiber	Annex tunnel ceiling	NAD
CO-7	Joint compound w/yellow mastic	Rm 12 under cove base	NAD
CO-8	Joint compound w/yellow mastic	Rm 12 under cove base	NAD
CO-9	Joint compound w/yellow mastic	Rm 12 under cove base	NAD
CO-10	Brown/orange mastic	Activity Rm B under cove base	NAD
CO-11	Brown/orange mastic	Activity Rm B under cove base	NAD
CO-12	Brown/orange mastic	Activity Rm B under cove base	NAD

NAD: No asbestos detected