

# **Asbestos Reinspection Report**

## **Cedaroak Elementary School**

### **2019 3-Year Re-Inspection & Periodics**

4515 S. Cedaroak Dr.  
West Linn, OR 97068

Prepared for:

West Linn-Wilsonville School District 3J



**February 2020**

**Project No.: 23766.016 Phase No.: 0001 Task No.: 001**

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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**

11/01/1999 Management Plan Implementation Date \*

01/27/2020 Reinspection End Date

**01/27/2023 Next Reinspection Due**

\* Information provided by School District

## REINSPECTION SUMMARY

The AHERA three-year reinspection of CedarOak Elementary School was completed on January 27, 2020 in accordance with the requirements of 40 CFR, Part 763, Asbestos-Containing Materials in Schools; Final Rule and Notice. The reinspection revealed that asbestos-containing materials have been effectively maintained.

No friable asbestos-containing materials were observed at CedarOak Elementary School. Thermal system insulation is noted as having been abated from the boiler room, tunnels, and other accessible areas throughout the building in 2004. It is assumed that remnant thermal system insulation remains in inaccessible locations of the building.

The non-friable asbestos-containing floor tile located throughout the site was observed in good condition. The floor tile in much of the school appears to be new. It is unclear to if the asbestos-containing floor tile had been replaced in these areas or if it remains below the new finishes.

Non-friable transite asbestos board is present behind heat registers in the north wing classrooms. This material has limited accessibility and was found to be in good condition.

Gypsum wallboard, sheet flooring, window putty, fire doors, cove base/mastic, transite panels, and chalkboards all have been presumed to be asbestos-containing. These materials were all found to be in good condition at the time of inspection.

Built-up roofing membranes, roofing mastics and sealants, roofing shingles, and roofing felts are not covered by the AHERA requirements and are not assessed in these documents; however, if present, these materials often contain asbestos and persons doing roof repair, renovation, or demolition should consider the materials to be asbestos-containing. Test roof materials for asbestos prior to impact.

All known or suspect asbestos-containing materials should continue to be maintained in the district's AHERA Asbestos Management Plan.

**SIGNATURES**

Inspector

Management Planner

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Wayne Sehman

Accreditation #: IR-19-9271A

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Wayne Sehman Accreditation

#: MP-19-9271A

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      Cement Asbestos Board  
     LOCATION      North Classrooms - behind heat register cabinets in the  
     CATEGORY     Moderate to Low Concern  
                     Non-friable suspected ACBM
  
2. MATERIAL      Asbestos Pipe Insulation/Hard  
     LOCATION      Throughout (presumed in inaccessible walls and ceiling spaces)  
     CATEGORY     Moderate to Low Concern  
                     TSI - ACBM with potential for damage
  
3. MATERIAL      Cement Asbestos Board  
     LOCATION      Chalkboards presumed throughout (none observed during inspection but may be  
                     obscured by cork boards or white boards)  
     CATEGORY     Low Concern  
                     Miscellaneous Non-friable ACBM or Assumed ACBM
  
4. MATERIAL      Covebase/Mastic  
     LOCATION      Throughout (tested negative in Activity Room B)  
     CATEGORY     Low Concern  
                     Miscellaneous Non-friable ACBM or Assumed ACBM
  
5. MATERIAL      Fire Door  
     LOCATION      Throughout  
     CATEGORY     Low Concern  
                     Miscellaneous Non-friable ACBM or Assumed ACBM
  
6. MATERIAL      Gypsum Wallboard  
     LOCATION      Throughout  
     CATEGORY     Low Concern  
                     Miscellaneous Non-friable ACBM or Assumed ACBM
  
7. MATERIAL      Sheet Floor Covering  
     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 Vinyl Floor Tile  
LOCATION Throughout (9"x9" observed in storage room off of activity room B)  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM
9. MATERIAL Window Glazing Compound  
LOCATION Throughout on exterior windows  
CATEGORY Low Concern  
Miscellaneous Non-friable ACBM or Assumed ACBM

PRIORITY NO. 1

**HOMOGENEOUS AREA** Cement Asbestos Board  
**FUNCTIONAL SPACE** North Classrooms - behind heat register cabinets in the  
**QUANTITY** Not measured  
**DESCRIPTION**

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

**ADDITIONAL SAMPLES TAKEN:** None

**ASSESSMENT**  
**AHERA CLASSIFICATION** Non-friable suspected ACBM  
**CONCERN CATEGORY** Moderate to Low Concern

**CURRENT DAMAGE** None  
**UNDAMAGED AREA** Good  
**FRIABILITY** Moderate to Low  
**ACCESSIBILITY** Moderate to Low  
**DAMAGE POTENTIAL** Moderate

**DAMAGE TYPE**  
**DAMAGE CAUSE**

**DISCUSSION**

**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

Other Options

None suggested.

PRIORITY NO. 2

**HOMOGENEOUS AREA** Asbestos Pipe Insulation/Hard  
**FUNCTIONAL SPACE** Throughout (presumed in inaccessible walls and ceiling spaces)  
**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 - ACBM with potential for damage  
**CONCERN CATEGORY** Moderate to Low Concern

**CURRENT DAMAGE** None Not Observed

**UNDAMAGED AREA** Good

**FRIABILITY** Moderate

**ACCESSIBILITY** Low

**DAMAGE POTENTIAL** Low

**DAMAGE TYPE**

**DAMAGE CAUSE**

**DISCUSSION**

Only exposed pipes were documented. It is likely that insulated pipe runs are in enclosed ceiling and wall spaces.

**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**

**Other Options**

None suggested.



**MATERIAL** Cement Asbestos Board  
**FUNCTIONAL SPACE** Chalkboards presumed throughout (none observed during inspection but may be obscured by cork boards or white boards)

**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** Covebase/Mastic  
**FUNCTIONAL SPACE** Throughout (tested negative in Activity Room B)

**DESCRIPTION**

Baseboard finishing material and adhesive holding the covebase to the substrate.

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

Covebase 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 material, a qualified inspector should take samples that include both the covebase and mastic, which adheres the tile to the substrate. Remove using full isolation if the covebase 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.

**MATERIAL** Fire Door  
**FUNCTIONAL SPACE** Throughout

**DESCRIPTION**

Typically a wood or metal door assembly including frame, hinges, and lockset that has an Underwriters Laboratory (U.L.) listing for resistance to fire.

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

**MATERIAL** Gypsum Wallboard  
**FUNCTIONAL SPACE** Throughout

**DESCRIPTION**

Manufactured panels typically 4 feet by 8 feet composed of compressed gypsum plaster with paper face and backing. Seams are covered with tape and joint compound and nail or screw locations are covered with joint compound only.

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5 percent of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos-containing), remove using current regulatory guidelines.

**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 (9"x9" observed in storage room off of activity room B)

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 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).

**MATERIAL** Window Glazing Compound  
**FUNCTIONAL SPACE** Throughout on exterior windows

**DESCRIPTION**

Manufactured, generally pre-mixed matrix putty compound that may contain asbestos fibers for reinforcement and insulating cement. The material may be utilized to seal, insulate, or stabilize structural or mechanical systems

**SAMPLE RESULTS** ASSUMED POSITIVE

**ASSESSMENT** Low Concern

The material is generally non-friable in a pliable state. Age and exposure may change friability. Before impacting the material by remodeling, demolition, or removal, a qualified inspector should take samples for analysis. If the samples are analyzed as containing asbestos, remove using wet methods, controlled conditions, and proper worker protection.