

Asbestos Reinspection Report

Molalla River Academy AHERA 3-Year Reinspection

16897 S Callahan Road
Molalla, OR 97038-0188

Prepared for:

Molalla River School District



February 2024

Project No.: 27675.000 Phase No.: 0001

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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.

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ACTIVITY DATES

07/12/1989 Management Plan Implementation Date *

01/26/2024 Reinspection End Date

01/26/2027 Next Reinspection Due

* Information provided by School District

REINSPECTION SUMMARY

On January 26, 2024, PBS Engineering and Environmental Inc. (PBS) completed the AHERA asbestos three-year reinspection at Molalla River Academy, formerly Dickey Prairie Elementary School, located in Molalla, Oregon. The reinspection was completed in accordance with the requirements of 40 CFR, Part 763, Asbestos - Containing Materials in Schools; Final Rule and Notice. AHERA accredited inspector, Eleanor Dick performed the reinspection.

Minor changes to conditions were noted to asbestos-containing materials during the inspection. Additionally, materials not previously noted in the management plan were identified and tested, revealing additional asbestos-containing materials.

The mag block insulation in the boiler remains in good condition, but the lagging shows signs of degradation. The lagging cloth has peeled away from the metal siding of the boiler exposing an interstitial space between boiler and mag block.

Asbestos-containing pipe insulation located in the basement remains in good condition. Pipe labels were not observed during this inspection. Pipe labels should be applied to comply with OSHA pipe labeling requirements.

The asbestos-containing textured ceiling material in "East Cedars" was observed in good condition. Previous reports indicate that the material has tested negative for asbestos. However, additional sampling is warranted to comply with AHERA sampling standards. Additional testing should be performed if the material is to be impacted by facility improvements.

Asbestos-containing sheet floor covering was observed in good condition.

Asbestos-containing vinyl floor tile and associated mastic was observed in good condition with the exception of some cracking at expansion joints. Asbestos-containing vinyl floor tile and mastic is presumed to exist concealed under carpeted areas.

During the inspection, the inspector noted suspect sink undercoating on stainless-steel sinks that was not listed in the AHERA Management Plan. Sampling revealed that the undercoating is asbestos-containing. The asbestos-containing sink undercoating in the teacher breakroom is delaminating and leaving debris on items stored below the sink. The damage has rendered the undercoating friable. Access to storage under the sink should be restricted and the sink should be removed.

Glass block mortar and window glazing compound were observed in good condition. Other non-friable, suspect asbestos-containing materials documented in the building included covebase and associated mastic, gypsum wallboard and associated joint compound, carpet mastic and wall and ceiling plaster. These materials were observed generally in good condition.

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. PBS recommends testing roofing materials for asbestos prior to impact.

All known or suspect asbestos-containing materials should be maintained as recommended in the School's AHERA Asbestos Management Plan.

SIGNATURES

Inspector

Management Planner

Eleanor Dick

Rich Dufresne

Accreditation #:

Accreditation #: IMR-21-0264A

Material Summary: January 26, 2024

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 Sink Undercoating
LOCATION Teacher's
CATEGORY High Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
2. MATERIAL Mag Pipe Insulation
LOCATION Basement; boiler room and workroom. Attic
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
3. MATERIAL Asbestos Pipe Insulation
LOCATION Basement
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
4. MATERIAL Textured Ceiling Material
LOCATION Old kindergarten room
CATEGORY Moderate Concern
Surfacing Material - ACBM with potential for damage
5. MATERIAL Mag Block Insulation
LOCATION Basement: boiler room
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
6. MATERIAL Covebase/Mastic
LOCATION Throughout
CATEGORY Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM
7. MATERIAL Glass Block Window Grout
LOCATION Exterior Windows
CATEGORY Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM

Material Summary: January 26, 2024

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 | Gypsum and Plaster |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 9. | MATERIAL | Sheet Floor Covering |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 10. | MATERIAL | Vinyl Floor Tile |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 11. | MATERIAL | Wall and Ceiling Plaster |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 12. | MATERIAL | Window Glazing Compound |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |

Material Assessments: January 26, 2024

PRIORITY NO. 1

HOMOGENEOUS AREA Sink Undercoating

FUNCTIONAL SPACE Teacher's

QUANTITY Not measured

DESCRIPTION

Coating applied to the underside of metal sinks.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT AHERA CLASSIFICATION Miscellaneous Material - Damaged or significantly damaged friable ACBM

CONCERN CATEGORY High Concern

CURRENT DAMAGE Severe Replace sink

UNDAMAGED AREA Poor

FRIABILITY High to Moderate

ACCESSIBILITY High to Moderate

DAMAGE POTENTIAL High to Moderate

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM. Repair of material should include initial cleaning of affected horizontal surfaces using wet methods and/or HEPA vacuuming.

Sink should be replaced.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.
Remove sink

Recommended Abatement Action

Other Options

None suggested.

Material Assessments: January 26, 2024

PRIORITY NO. 2

HOMOGENEOUS AREA Mag Pipe Insulation

FUNCTIONAL SPACE Basement; boiler room and workroom. Atttic

QUANTITY Not measured

DESCRIPTION

Manufactured white, fluffy magnesia pipe insulation. Two cylindrical halves were typically fitted around a pipe and held in place by an outer layer of lagging compound.

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 High to Moderate Insulated pipes in basement were relatively accessible

DAMAGE POTENTIAL Moderate

DAMAGE TYPE Impact

DAMAGE CAUSE Age

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is highly friable. 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

- Remove material under full isolation procedures. Other materials are present in the abatement area and could be removed under the same contract.
- Glove bag removal as required in conjunction with other building activities.

Other Options

None suggested.

Material Assessments: January 26, 2024

PRIORITY NO. 3

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE 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

DAMAGE CAUSE

DISCUSSION

AHERA Classification - ACBM with potential for damage. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is highly friable. 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

Glovebag removal as required in conjunction with other building activities.
Label material as soon as feasible.

Other Options

None suggested.

PRIORITY NO. 4

HOMOGENEOUS AREA Textured Ceiling Material

FUNCTIONAL SPACE Old kindergarten room

QUANTITY Not measured

DESCRIPTION

This material has previously tested negative.

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 Minor water staining

UNDAMAGED AREA Good

FRIABILITY High to Moderate

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Water

DAMAGE CAUSE Water

DISCUSSION

The textured ceiling material in the "old kindergarten room" is listed as suspect although testing has determined it to be non-asbestos. Additional testing may be warranted to meet AHERA sampling minimum and omit the material from the material inventory.

AHERA Classification - Damaged friable surfacing ACM. According to previous Reinspection information, this material may have had limited asbestos testing. Additional testing, based on the AHERA sample collection protocol, would be necessary to accurately characterize asbestos presence.

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

- Conduct further testing. If positive, remove material under full isolation procedures.

Other Options

- None suggested.

Material Assessments: January 26, 2024

PRIORITY NO. 5

HOMOGENEOUS AREA Mag Block Insulation

FUNCTIONAL SPACE Basement: boiler room

QUANTITY Not measured

DESCRIPTION

Manufactured white, fluffy magnesia block insulation. Blocks were typically held in place by wires and an outer layer of lagging compound.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT AHERA CLASSIFICATION TSI - Damaged or significantly damaged ACBM

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None Slight cracks/separations

UNDAMAGED AREA Good Heavily Encapsulated

FRIABILITY High to Moderate

ACCESSIBILITY Moderate to Low

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Flaking

DAMAGE CAUSE Age

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM. Outer layer of lagging reduces the friability classification. If the lagging becomes damaged, the exposed material is highly friable.

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.

MATERIAL Covebase/Mastic

FUNCTIONAL SPACE Throughout

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 Glass Block Window Grout

FUNCTIONAL SPACE Exterior Windows

DESCRIPTION

Grout applied to glass blocks

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Grout is used to fill gaps and seal joints like those between the glass blocks. Grout is generally a mixture of water, cement, sand, often color tint, and sometimes fine gravel. Unlike other structural pastes such as plaster or joint compound, grout, when mixed and applied correctly, creates a waterproof seal. Asbestos fibers are often included in the mix to provide additional strength and flexibility.

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 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).

MATERIAL Wall and Ceiling Plaster

FUNCTIONAL SPACE Throughout

DESCRIPTION

Trowel-applied cementitious material on wood or metal lath, or gypsum wallboard substrate. Plaster is generally applied in three major steps: scratch coat, brown coat, and finish coat.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Plaster is a field-mixed and hand-applied material. It is very difficult to consistently verify all plaster types and locations in a given building since the material is obscured by paint and other finishes. Even if some plaster tests negative (no asbestos detected), other locations of plaster may contain asbestos. If necessary to impact plaster by repair, remodeling, demolition, etc., a qualified inspector should take full depth samples. If the samples test positive (asbestos-containing), remove under full isolation.

MATERIAL Window Glazing Compound

FUNCTIONAL SPACE Throughout

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.