

Hazardous Building Materials Survey Report

Gladstone Library
135 Dartmouth Street
Gladstone, OR 97027

Prepared for:

City of Gladstone

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Sample Inventories	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered



February 2025

Project No.: 24013131 Task No.: 0001

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GENERAL INFORMATION

BUILDING DATA

Gladstone Library
135 Dartmouth Street
Gladstone, OR 97027

CLIENT DATA

City of Gladstone
18505 Portland Avenue
Gladstone, OR 97027

BACKGROUND INFORMATION

SURVEY SCOPE

PBS Engineering and Environmental LLC (PBS) has performed a hazardous material survey of accessible building areas in accordance with the Occupational Safety and Health Administration (OSHA) in 29 Code of Federal Regulations (CFR) 1910.1001 and compiled a report with the following information:

- The type, location, and approximate quantity of suspect asbestos-containing materials (ACMs)
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Suspect polychlorinated biphenyl (PCB) light ballast inspection
- Inspection summary
- Laboratory analytical data of bulk material sampled

With regard to asbestos, PBS endeavored to locate all the suspect ACMs in the Gladstone Library; however, suspect ACMs may be present and concealed within wall, ceiling, or floor spaces. If suspect materials are uncovered during demolition activities that are not identified in this report, testing should be performed prior to impact.

PBS has conducted a physical inspection of the Gladstone Library, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Rich Dufresne
Project Manager
Accreditation #: IRO-24-0264A

Signature

Date

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DATES	SURVEYED BY	ACTIVITY
1/7/2025	Rich Dufresne	Inspect and Sample
1/7/2025	Jason Sandoval	Inspect and Sample

PBS has investigated accessible areas inside of the Gladstone Library to locate suspect asbestos-containing building materials (ACBMs). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.

(+) Tested Positive, (M) Mixed Results, (P) Presumed Positive, (T) Previously Tested Positive.

See sample inventory for specific results.

Results	Material Description	Location	Details
(+) 3%	9" Brown Vinyl Floor Tile w/ Black Mastic	Throughout Main Floor of Building	1,550 SF Non-friable Good Response Action: Remove as necessary to facilitate building improvements or demolition.
(+) 3%	Black Mastic Under Non-Asbestos 12" Floor Tile	North Lower Level Room, Under Carpet	540 SF Non-friable Good Response Action: Remove as necessary to facilitate building improvements or demolition.
(+) 2%	Residual Black Mastic	West Small Book Room, Under Carpet	270 SF Non-friable Good Response Action: Remove as necessary to facilitate building improvements or demolition.
(+) <1%	Exterior Window Sealant	Throughout Storefront Window Systems	6 EA Friable Good Response Action: Remove as necessary to facilitate building improvements or demolition.

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by NVLAP participating laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

<u>Material (type)</u>	<u>Location</u>
Carpet Mastic	Throughout Staff Room, North and South Mezzanines, and Lower Floor
Sheet Floor Covering, Gray Mosaic Pattern (01)	Staff Restrooms
Sheet Floor Covering, Brown (02)	Staff Kitchenette
Sheet Floor Covering, Gray Mosaic Pattern (03)	Throughout Public Restrooms
Blue Poured Flooring	Lower Level Storage/Mechanical Room
Covebase/Mastic	Throughout Building
Gypsum Wallboard/Joint Compound	Throughout Building
CMU Wall	Throughout Building
Brick and Mortar	Exterior Walls
Stapled-On Ceiling Tiles	Throughout Main Book Area
Window Sealant	Main Book Room, East Windows
Exterior Window Sealant	Southwest Aluminum Windows
Sink Undercoating	Staff Kitchenette
Duct Insulation Mastic	Attic Space
Exterior Building Sealant	Building Exterior, Wood to Brick
Exterior Building Sealant	Build Exterior, Rock Panel Sealant
Built-up Roofing	Roof

INSPECTION SUMMARY

BACKGROUND

On January 7, 2025, PBS Engineering and Environmental LLC (PBS) performed a comprehensive hazardous building materials survey of the Gladstone Library located at 135 Dartmouth Street in Gladstone, Oregon.

The purpose of the survey was to locate, identify, and quantify asbestos-containing building materials, lead-based paint, and other regulated hazardous building materials that may be impacted by renovation or demolition activities.

The survey is intended to satisfy the Oregon Department of Environmental Quality (DEQ) requirements to perform an asbestos inspection prior to renovation or demolition activities under Oregon Administrative Rule (OAR) 340-248-0270 and Occupational Safety and Health Administration (OSHA) hazard communication.

This survey report is not suitable for, nor is it intended to be used as, an asbestos abatement project design or an abatement bid document.

ASBESTOS SUMMARY

The Gladstone Library was inspected by a PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspector to determine the presence, location, and approximate quantity of asbestos-containing materials (ACMs). Thirty-one bulk samples of building materials, suspected of containing asbestos, were collected and submitted under chain of custody to Eurofins LabCor of Portland, Oregon, for polarized light microscopy (PLM) analysis.

The following materials were found to contain asbestos:

- Asbestos-containing 9" vinyl floor tile and associated black mastic are present throughout the main floor of the library. The floor tile is overlaid with carpet in much of the library. The floor tile is applied to a concrete subfloor.
- Asbestos-containing black floor mastic is present under the non-asbestos 12" floor tile located in the north lower room.

Additional black residual asbestos-containing mastic was identified under carpet in the small book room at the west side of the building.

- Exterior building sealant containing less than 1% (<1%) asbestos was identified on the exterior. The sealant is located on the windows' inset to the north elevation stucco.

Please refer to the asbestos bulk sample inventory for more sample details.

Asbestos Regulations

DEQ, Environmental Protection Agency (EPA), and OSHA regulations require proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovations or demolition.

EPA, DEQ, and OSHA all define ACM as any material containing more than 1% asbestos. Although materials equal to or <1% are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and Oregon OSHA has specific requirements for situations in which workers may encounter, disturb, or remove materials containing any level of asbestos. For the sake of hazard communication, these materials are included in the ACMs section of this report.

In 1995, Oregon OSHA adopted 29 Code of Federal Regulations (CFR) Part 1926.1101 governing asbestos under OAR 437-003-1926.1101. The regulation has made significant changes in work procedures and how asbestos materials are managed. OSHA believes that the single biggest risk of asbestos exposure is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation.

DEQ's OAR 340, Division 248 also covers asbestos abatement requirements, removal notifications, licensing, and certifications for contractors.

For more information regarding the removal of ACMs, please refer to the following:

1. Oregon Occupational Safety and Health Administration, OAR 437-003-1926.1101
2. Department of Environmental Quality, OAR-340, Division 248

LEAD SUMMARY

Six paint chip samples were collected from representative painted building components. The paint samples represent the major painted interior and exterior building components. The samples were submitted under chain of custody to RJ Lee Group of Monroeville, Pennsylvania, for analysis of lead content via flame atomic absorption (FLAA).

The samples revealed a lead concentration of 1,300 parts per million (ppm) in the brown exterior siding paint. The interior walls revealed a lead concentration of 752 parts per million.

For reference, the EPA uses 5,000 ppm as the threshold limit for the definition of lead-based paint. However, lead in any concentration may become airborne above the OSHA action level during certain trigger activities. Lead-safe work practices should always be employed when impacting paint that contains lead in any concentration.

No lead-based paint or lead paint hazards were identified at the site.

Please refer to the lead sample inventory section for representative building components and corresponding results.

Paint testing for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces. All paint on painted surfaces not identified in this report should be presumed to contain lead.

Lead Products

Two lead roof jacks were observed on the roof. Lead sheeting is commonly applied to roof penetration to create a malleable seal with the adjacent roofing. The lead sheeting should be removed and recycled and kept out of landfill.

Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009% or 90 ppm or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5% or 5,000 ppm. Under OSHA, any lead concentration in paint that may become airborne during construction operations triggers requirements in the OSHA Lead in Construction Standard 29 CFR 1926.62 to protect employees impacting the paint.

In 1993, Oregon OSHA adopted the federal OSHA Lead Standard for the Construction Industry Title 29 CFR 1926.62 under OAR 437 Division 3 1926.62. This standard outlines worker exposure limits, personal protection requirements, and employer responsibility for exposure assessment, training, housekeeping, and recordkeeping. OSHA's lead standard applies to all work where employees may be exposed to lead in construction, alteration, or repair activities. This includes demolition or renovation of structures where lead-containing materials are present.

Disposal

According to DEQ's Hazardous Waste/Toxics Reduction Policy Clarification, disposal of building demolition waste coated with lead-based paint generally will not require a hazardous waste determination (i.e., Toxicity Characteristic Leaching Procedures [TCLP] testing) if demolition debris is disposed of at a DEQ-permitted solid waste landfill that meets the current design standards for municipal solid waste disposal facilities of 40 CFR Part 258.

Refer to the DEQ hazardous waste reduction policy and follow all requirements under the DEQ, Management of Building Demolition Waste, 97-002A for proper disposal of lead-based painted demolition waste. proper disposal of lead-based painted demolition waste.

POLYCHLORINATED BIPHENYLS (PCBS)/MERCURY-CONTAINING FLORESCENT LAMPS INVESTIGATION PBS completed a visual inspection of the Gladstone Library for suspect polychlorinated biphenyl (PCB) lamp ballasts and mercury-containing fluorescent lamp tubes. This investigation was a visual assessment only; no samples were collected.

Fluorescent light fixtures that use mercury-containing lamps are present throughout the Gladstone Library.

- Approximately 188 four-foot mercury-containing fluorescent lamp tubes were observed in the library, and another 20 were observed stored in the attic.

"No PCBs" labeling was observed on the representative ballasts.

Mercury-Containing Compact Fluorescent Light Tubes/Switches Regulatory Standards

Fluorescent mercury vapor light tubes are categorized as universal waste. They should be carefully handled, packaged, and recycled or disposed of appropriately according to guidelines stipulated under 40 CFR 273.

Please refer to the following documents for requirements for removal and disposal of mercury-containing waste:

- US Environmental Protection Agency Toxic Substance Control Act (Code of Federal Regulations Title 40, Part 761).
- Resource Conservation and Recovery Act, 40 CFR Part 2761, Subpart D., 40 CFR 273.

This report is not suitable as a bid document or an asbestos abatement design. The purpose of this report is risk hazard communication only.

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
24013131-0001	Vinyl Floor Tile/Mastic	Main book room; vinyl floor tile; 9"x9", brown with black mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Light Brown Floor Tile	No Asbestos Detected	
	Layer 2	Black Mastic	3% Chrysotile	
24013131-0002	Duct Insulation	Main book room, around floor vent duct work; duct insulation; yellow, fiberglass		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Yellow Insulation	No Asbestos Detected	
24013131-0003	Covebase/Mastic	Hallway to basement stairs; covebase; 4", brown with cream mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Brown Cove Base	No Asbestos Detected	
	Layer 2	White Mastic	No Asbestos Detected	
24013131-0004	Gypsum Wallboard/Joint Compound	Front entrance restroom, south wall; gypsum wallboard; white with off-white joint compound		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Paint	No Asbestos Detected	
	Layer 2	Tan Drywall with Brown Paper	No Asbestos Detected	
24013131-0005	Sheet Floor Covering (01)	Front entrance restroom, south wall; sheet vinyl flooring; white, faux tile pattern with gray backing		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Sheet Flooring with Fibrous Backing	No Asbestos Detected	
	Layer 2	Semi-Transparent Mastic	No Asbestos Detected	
	Layer 3	Gray Leveling Compound	No Asbestos Detected	
24013131-0006	Carpet Mastic	South mezzanine; carpet mastic; brown on wood substrate		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Yellow Mastic	No Asbestos Detected	
24013131-0007	Sink Undercoating	Staff kitchen; sink undercoat; gray		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Light Gray Sink Undercoating	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
24013131-0008	Sheet Floor Covering (02)	Storage behind staff kitchen; sheet vinyl; brown with tan backing		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Off-White Sheet Flooring	No Asbestos Detected	
	Layer 2	Yellow Mastic	No Asbestos Detected	
24013131-0009	Vinyl Floor Tile/Mastic	North lower level, under carpet; vinyl floor tile; 12"x12", beige with black mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Light Brown Floor Tile	No Asbestos Detected	
	Layer 2	Black Mastic	3% Chrysotile	
24013131-0010	Carpet Mastic	Southwest entrance; carpet mastic; white/brown on concrete substrate		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Yellow Mastic	No Asbestos Detected	
24013131-0011	Poured Flooring	Lower level, south; blue epoxy flooring		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Blue Flooring	No Asbestos Detected	
24013131-0012	Gypsum Wallboard/Joint Compound	Southwest storage, north wall; gypsum wallboard; white with off-white joint compound		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Joint Compound	No Asbestos Detected	
	Layer 2	White Drywall	No Asbestos Detected	
24013131-0013	Gypsum Wallboard/Joint Compound	North lower level; gypsum wallboard; white with off-white joint compound		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Joint Compound	No Asbestos Detected	
	Layer 2	White Drywall	No Asbestos Detected	
24013131-0014	Covebase/Mastic	Main book room, south wall; covebase; 6", brown with light brown mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Brown Cove Base	No Asbestos Detected	
	Layer 2	Yellow Mastic	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
24013131-0015	Stair Stringer	Main book room, south stairs to mezzanine; stair stringer; brown, rubber, with brown mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Brown Stair Tread	No Asbestos Detected	
	Layer 2	Cream Mastic	No Asbestos Detected	
	Layer 3	White Compound with Paint	<1% Chrysotile	
24013131-0016	Stapled-on Ceiling Tile	Main book room, south mezzanine; stapled-on ceiling tile; 12"x12", pinhole pattern, brown with white paint		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Light Brown Ceiling Tile with White Surface	No Asbestos Detected	
24013131-0017	Duct Insulation Mastic	Southwest attic space, on ductwork; duct insulation mastic; brown		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Transparent Mastic	No Asbestos Detected	
	Layer 2	Yellow Insulation	No Asbestos Detected	
24013131-0018	Carpet Mastic	West small book room; under carpet; carpet mastic; brown with residual black mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Black/Yellow Mastic	2% Chrysotile	
24013131-0019	Vinyl Floor Tile/Mastic	Main book room, west wall; vinyl floor tile; 9"x9", brown with black mastic		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Tan Floor Tile	2% Chrysotile	
	Layer 2	Black Mastic	3% Chrysotile	
24013131-0020	Window Sealant	Main book room, east windows; window sealant; black		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Brown/Black Sealant	No Asbestos Detected	
24013131-0021	CMU Wall	Southwest staff kitchen, south wall; CMU wall; gray with gray mortar and white paint		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Compound with White Paint	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
24013131-0022	Window Sealant	Exterior, west side, south and window, under aluminum framing; window sealant; gray, brittle		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Gray Compound	No Asbestos Detected	
24013131-0023	Sheet Floor Covering (03)	Northwest restrooms, in doorway to mens restroom; sheet vinyl flooring; gray, mosaic pattern with gray/brown backing		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Off-White Sheet Flooring with Fibrous Backing	No Asbestos Detected	
	Layer 2	Transparent Mastic	No Asbestos Detected	
24013131-0024	Mortar	Exterior brick mortar; gray brick mortar		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Gray Concrete	No Asbestos Detected	
24013131-0025	Mortar	Exterior rock mortar; mortar/stucco		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Off-White Concrete	No Asbestos Detected	
24013131-0026	Caulk	Exterior building sealant; wood to brick sealant		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Caulk	No Asbestos Detected	
24013131-0027	Caulk	Exterior building sealant; window sealant		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Gray Caulk	No Asbestos Detected	
	Layer 2	Brown Caulk	<1% Chrysotile	
24013131-0028	Caulk	Exterior building sealant; rock panel sealant		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Caulk	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
24013131-0029	Ceramic Tile/Grout	Northwest girls restroom, south wall; ceramic wall tile; 4"x4", white with white grout and brown thinset		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	White Ceramic Tile	No Asbestos Detected	
	Layer 2	Brown Mastic	No Asbestos Detected	
	Layer 3	White Grout	No Asbestos Detected	
24013131-0030	Built-up Roofing	Roof, top layer; built-up roofing; black, tar, fibrous		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Black Roofing Material 1	No Asbestos Detected	
	Layer 2	Black Roofing Material 2	No Asbestos Detected	
	Layer 3	Black Roofing Material 3	No Asbestos Detected	
24013131-0031	Built-up Roofing	Roof, base layer; built-up roofing; black, tar, fibrous		Eurofins LabCor PDX
	Layer:	Description:	Analysis:	
	Layer 1	Black Tar	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Analysis</u>	<u>Location</u>	<u>Lab</u>
PAINT				
LB24013131-1001	Paint	<12.3 ppm	Exterior, west side, window trim; window trim, wood, blue, damaged	R.J. Lee Group
LB24013131-1002	Paint	752 ppm	Interior, southwest storage room, west wall; wall, gypsum, white, intact	R.J. Lee Group
LB24013131-1003	Paint	<12.2 ppm	Interior, northwest restroom door trim; door trim, wood, white, intact	R.J. Lee Group
LB24013131-1004	Paint	1,300 ppm	Exterior, west side, siding; siding, wood, brown, intact	R.J. Lee Group
LB24013131-1005	Paint	<12.4 ppm	Northwest girls restroom, south closet; wall, gypsum, yellow, damaged	R.J. Lee Group
LB24013131-1006	Paint	<12.3 ppm	North lower level, south wall; wall, gypsum, green, intact	R.J. Lee Group

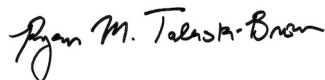
Report for:

John Yuly
PBS Engineering and Environmental: Portland
4412 S Corbett Ave.
Portland, OR 97239

Regarding: Eurofins Built Environment Testing West, LLC
Project: 24013131 Phase 0001
EML ID: 3919370

Approved by:

Dates of Analysis:
Asbestos PLM: 01-28-2025



Technical Manager
Ryan Talaski-Brown

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200741-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: PBS Engineering and Environmental: Portland
 C/O: John Yuly
 Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
 Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 31
Total Samples Analyzed: 31
Total Samples with Layer Asbestos Content > 1%: 4

Location: 24013131-0001

Lab ID-Version‡: 19442521-1

Sample Layers	Asbestos Content
Light Brown Floor Tile	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 24013131-0002

Lab ID-Version‡: 19442522-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 24013131-0003

Lab ID-Version‡: 19442523-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0004

Lab ID-Version‡: 19442524-1

Sample Layers	Asbestos Content
White Paint	ND
Tan Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0005

Lab ID-Version‡: 19442525-1

Sample Layers	Asbestos Content
White Sheet Flooring with Fibrous Backing	ND
Semi-Transparent Mastic	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 24013131-0006

Lab ID-Version‡: 19442526-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0007

Lab ID-Version‡: 19442527-1

Sample Layers	Asbestos Content
Light Gray Sink Undercoating	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0008

Lab ID-Version‡: 19442528-1

Sample Layers	Asbestos Content
Off-White Sheet Flooring	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	5% Glass Fibers
Sample Composite Homogeneity:	Poor

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0009

Lab ID-Version‡: 19442529-1

Sample Layers	Asbestos Content
Light Brown Floor Tile	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity: Poor	

Location: 24013131-0010

Lab ID-Version‡: 19442530-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity: Poor	

Location: 24013131-0011

Lab ID-Version‡: 19442531-1

Sample Layers	Asbestos Content
Blue Flooring	ND
Sample Composite Homogeneity: Poor	

Location: 24013131-0012

Lab ID-Version‡: 19442532-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall	ND
Sample Composite Homogeneity: Poor	

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0013

Lab ID-Version‡: 19442533-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0014

Lab ID-Version‡: 19442534-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0015

Lab ID-Version‡: 19442535-1

Sample Layers	Asbestos Content
Brown Stair Tread	ND
Cream Mastic	ND
White Compound with Paint	< 1% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 24013131-0016

Lab ID-Version‡: 19442536-1

Sample Layers	Asbestos Content
Light Brown Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	80% Cellulose
Sample Composite Homogeneity:	Poor

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0017

Lab ID-Version‡: 19442537-1

Sample Layers	Asbestos Content
Transparent Mastic	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 24013131-0018

Lab ID-Version‡: 19442538-1

Sample Layers	Asbestos Content
Black/Yellow Mastic	2% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 24013131-0019

Lab ID-Version‡: 19442539-1

Sample Layers	Asbestos Content
Tan Floor Tile	2% Chrysotile
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Poor

Location: 24013131-0020

Lab ID-Version‡: 19442540-1

Sample Layers	Asbestos Content
Brown/Black Sealant	ND
Sample Composite Homogeneity:	Poor

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0021

Lab ID-Version‡: 19442541-1

Sample Layers	Asbestos Content
White Compound with White Paint	ND
Sample Composite Homogeneity:	Good

Location: 24013131-0022

Lab ID-Version‡: 19442542-1

Sample Layers	Asbestos Content
Gray Compound	ND
Sample Composite Homogeneity:	Good

Location: 24013131-0023

Lab ID-Version‡: 19442543-1

Sample Layers	Asbestos Content
Off-White Sheet Flooring with Fibrous Backing	ND
Transparent Mastic	ND
Composite Non-Asbestos Content:	20% Cellulose 8% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 24013131-0024

Lab ID-Version‡: 19442544-1

Sample Layers	Asbestos Content
Gray Concrete	ND
Sample Composite Homogeneity:	Good

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Client: PBS Engineering and Environmental: Portland
 C/O: John Yuly
 Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
 Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0025

Lab ID-Version‡: 19442545-1

Sample Layers	Asbestos Content
Off-White Concrete	ND
Sample Composite Homogeneity: Good	

Location: 24013131-0026

Lab ID-Version‡: 19442546-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

Location: 24013131-0027

Lab ID-Version‡: 19442547-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Brown Caulk	< 1% Chrysotile
Sample Composite Homogeneity: Good	

Location: 24013131-0028

Lab ID-Version‡: 19442548-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

Location: 24013131-0029

Lab ID-Version‡: 19442549-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Brown Mastic	ND
White Grout	ND
Sample Composite Homogeneity:	Poor

Location: 24013131-0030

Lab ID-Version‡: 19442550-1

Sample Layers	Asbestos Content
Black Roofing Material 1	ND
Black Roofing Material 2	ND
Black Roofing Material 3	ND
Composite Non-Asbestos Content:	8% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 24013131-0031

Lab ID-Version‡: 19442551-1

Sample Layers	Asbestos Content
Black Tar	ND
Composite Non-Asbestos Content:	8% Synthetic Fibers 3% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: PBS Engineering and Environmental: Portland
C/O: John Yuly
Re: 24013131 Phase 0001

Date of Receipt: 01-21-2025
Date of Report: 01-28-2025

ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Kyle DeBow



Analyst: Ryan Talaski-Brown

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



003919370

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 24013131 Phase 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: January 21, 2025

PBS Engineering and Environmental LLC
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

John Yohn
Name

AA 1/21/25 11:28
Authorized Signature Date Time

RECEIVERDate Received: 1-21-25

Company: Eurofins LabCor PDX
Address: 4321 S Corbett Avenue
Portland, OR 97239
(503) 224-5055

Ryan Takaki Bann
Name

Ryan Takaki Bann 1-21-25 12:00
Authorized Signature Date Time

Sender's ID No.

Brief Description

Receiver's ID No.

24013131-0001

24013131-0002

24013131-0003

24013131-0004

24013131-0005

24013131-0006

24013131-0007

24013131-0008

24013131-0009

24013131-0010

24013131-0011

24013131-0012

24013131-0013

24013131-0014



003919370

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

24013131-0015		
24013131-0016		
24013131-0017		
24013131-0018		
24013131-0019		
24013131-0020		
24013131-0021		
24013131-0022		
24013131-0023		
24013131-0024		
24013131-0025		
24013131-0026		
24013131-0027		
24013131-0028		
24013131-0029		
24013131-0030		
24013131-0031		

Please analyze the enclosed 31 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.

Request verbal results by: _____ AM/PM _____ Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: 5 Day

SPECIAL INSTRUCTIONS: 2001

LABORATORY REPORT

PBS Engineering & Environmental
4412 South Corbett Ave
Portland, OR 97239

Attn: John Yuly
Phone: 503-248-1939

Email: john.yuly@pbsusa.com

RJ Lee Group Job No.: PA230120250014
Samples Received: January 23, 2025
Report Date: January 30, 2025
Client Project: 24013131 Phase 0001
Purchase Order No.: N/A
Matrix: Solid
Prep/Analysis: EPA 3050B / EPA 6010C-Paint

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
LB24013131-1001	PA230120250014-001	NP	Lead	< 0.00123	< 12.3	0.00123	12.3	01/29/2025	A
LB24013131-1002	PA230120250014-002	NP	Lead	0.0752	752	0.00124	12.4	01/29/2025	A
LB24013131-1003	PA230120250014-003	NP	Lead	< 0.00122	< 12.2	0.00122	12.2	01/29/2025	A
LB24013131-1004	PA230120250014-004	NP	Lead	0.130	1300	0.0123	123	01/29/2025	A
LB24013131-1005	PA230120250014-005	NP	Lead	< 0.00124	< 12.4	0.00124	12.4	01/29/2025	A
LB24013131-1006	PA230120250014-006	NP	Lead	< 0.00123	< 12.3	0.00123	12.3	01/29/2025	A

Comments:

Report Qualifiers (Q):

P : PA-DEP Accredited (PA DEP Lab ID 02-00396, NELAP)
N : NY ELAP Accredited (NY ELAP Lab Code 10884)

A : AIHA LAP, LLC Accredited (Lab ID 100364)

— : Test (analyte-matrix-preparation-analysis) is performed under RJLG's General Quality System requirements and is not part to any of the above scopes of accreditations

E = Value above highest calibration standard

J = Value below lowest calibration standard but above MDL (Method Detection Limit)

L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits

H = Holding times for preparation or analysis exceeded

B = Analyte detected in the associated Method Blank

S = Spike Recovery outside accepted limits

R = RPD (relative percent difference) outside accepted limits

D = RL (reporting limit verification) outside accepted limits

NP = Not Provided

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.

This laboratory operates in accord with ISO 17025:2017 guidelines, and holds a limited scope of accreditations under different accrediting agencies; refer to <http://www.rjlg.com/about-us/accreditations/> for more information and current status. Unless it is specifically stated otherwise (under the Q column using the appropriate accrediting agency qualifier(s)) the work contained in this report is performed under RJLG's General Quality System requirements and is not part of any scope of accreditations. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.

Unless otherwise noted (either in the comments section of the report and/or with the appropriate qualifiers under the report qualifiers (Q) column) the following apply: (a) Samples were received in good condition, (b) All QC samples are within acceptable established limits, (c) All samples designated as NELAP meet the requirements of the NELAC standard; if not applicable qualifiers will be used to designate the non-compliance and (d) Results have not been blank corrected. Quality Control data is available upon request.



Philip Grindle
Laboratory Manager Inorganic Chemistry



PA230120250014

TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 24013131 **Phase** 0001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: January 21, 2025

PBS Engineering and Environmental LLC
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Johnny
Name

[Signature]
Authorized Signature

1/21/25
Date

RECEIVER

Date Received: 01/23/25 11:34am

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

Erica Schim�zi
Name

Erica Schim�zi 01/23/25 11:34am
Authorized Signature **Date**

Sender's ID No.

LB24013131-1001
LB24013131-1002
LB24013131-1003
LB24013131-1004
LB24013131-1005
LB24013131-1006

Brief Description

Receiver's ID No.

ANALYSIS REQUESTED:

- LEAD:**
- ☒ **Paint**
 - ☐ **Wipe**
 - ☐ **Soil/Misc.**
 - ☐ **Air**
 - ☐ **TCLP**

Please analyze the enclosed 6 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

5 Day

SPECIAL INSTRUCTIONS: 2001

THIS IS TO CERTIFY THAT

RICH A. DUFRESNE

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 12/05/2024

Course Location: Online

Certificate: IRO-24-0264A



CCB #SRA0615 4-Hr Training

4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 12/05/2025

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939

A handwritten signature in black ink, reading 'David Kahn', written over a horizontal line.

David Kahn, Instructor