

Asbestos Reinspection Report

Coffenberry Middle School

591 NE Rice Street

Myrtle Creek, OR 97457

Prepared for:

South Umpqua School District #19



September 2023

Project No.: 52777.000 Task No.: 0003

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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

02/01/1989 Management Plan Implementation Date *

08/09/2023 Reinspection End Date

08/09/2026 Next Reinspection Due

* Information provided by School District

REINSPECTION SUMMARY

PBS has reviewed available AHERA Asbestos Management Plan (AMP) records provided by the District for this site and performed a visual inspection to reassess the condition of all accessible building materials that have previously tested positive for asbestos or have been presumed to contain asbestos in the AMP.

Friable asbestos-containing pipe insulation was observed in attic spaces, and within the Basement in Room B-6. It appears that pipe insulation has been abated from within room B-1. The pipe insulation observed in the attic spaces was in poor condition, with very loose outer jacket material in various locations, exposed edges, damaged areas, and debris. The pipe tunnels were inaccessible, and it is assumed that there has been no change in the condition of the damaged pipe insulation in the tunnel. Additional pipe insulation is assumed to be present inside walls, above ceilings, and in other inaccessible areas.

Other friable suspect asbestos-containing materials observed include ceiling tiles, which appeared to be in generally fair condition with localized areas of minor water damage observed throughout.

Non-friable suspect asbestos-containing materials include vinyl floor tile, mastics, gypsum wallboard and plaster, and cement asbestos board. All of these materials appeared to be in fair to good condition. Minor floor tile damage was observed at doorways to classrooms within the shop building, as well as within the boys' restroom, in the hallway outside of the boys' restroom, and also at the doorway to Room 10. The damaged floor tiles within the classroom adjacent to the boys' restroom appears to have been abated and replaced with newer floor tiles. Minor vinyl covebase damage and exposed suspect mastic were observed throughout the shop building, and also within the faculty rooms in the main building basement.

SIGNATURES

Inspector

Management Planner

Kennedy Potts

Accreditation #: IRO-23-9385B

Jeff Heeren

Accreditation #: IMR-23-4941A

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 Asbestos Pipe Insulation
LOCATION Attic
CATEGORY High to Moderate Concern
TSI - Damaged or significantly damaged ACBM
2. MATERIAL Covebase/Mastic
LOCATION Shop building, faculty rooms in basement of main building
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
3. MATERIAL Vinyl Floor Tile/Mastic
LOCATION Classroom doorways within Shop Building, Main Building boys' restroom, hallway outside of boys' restroom, and doorway to Room 10
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
4. MATERIAL Asbestos Pipe Insulation
LOCATION Basement; Room B-6
CATEGORY Moderate Concern
TSI - ACBM with potential for damage
5. MATERIAL Asbestos Pipe Insulation
LOCATION Pipe Tunnels
CATEGORY Moderate Concern
TSI - Damaged or significantly damaged ACBM
6. MATERIAL Ceiling Tiles
LOCATION Throughout
CATEGORY Moderate Concern
Miscellaneous Material - Damaged or significantly damaged friable ACBM
7. MATERIAL Built-up Roofing
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.

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|-----|----------|---|
| 8. | MATERIAL | Cement Asbestos Board |
| | LOCATION | Basement Storage Room off of Stage Area, Shop Finishing Room |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 9. | MATERIAL | Gypsum and Plaster |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 10. | MATERIAL | Mastic |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |
| 11. | MATERIAL | Vinyl Floor Tile |
| | LOCATION | Throughout |
| | CATEGORY | Low Concern
Miscellaneous Non-friable ACBM or Assumed ACBM |

PRIORITY NO. 1

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Attic

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 High to Moderate Concern

CURRENT DAMAGE Severe Areas of severe damage, debris, uncovered edges, and loose outer jackets observed

UNDAMAGED AREA Poor to Fair

FRIABILITY High

ACCESSIBILITY Low

DAMAGE POTENTIAL Moderate

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

- Do not disturb material without proper training and protection.
- Repair material. Continue to implement Operations & Maintenance program.

Recommended Abatement Action

- Glovebag removal as required in conjunction with other building activities.
- Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Covebase/Mastic
 FUNCTIONAL SPACE Shop building, faculty rooms in basement of main building
 QUANTITY Not measured

DESCRIPTION

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

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT AHERA CLASSIFICATION Miscellaneous Material - Damaged or significantly damaged friable ACBM
 CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY Moderate to Low

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Impact

DAMAGE CAUSE Maintenance, Vandals

DISCUSSION

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Properly remove debris; HEPA vacuum and/or wet clean in areas affected by the debris.
 Continue to implement Operations and Maintenance program.

Recommended Abatement Action

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

Other Options

None suggested.

PRIORITY NO. 3

HOMOGENEOUS AREA Vinyl Floor Tile/Mastic

FUNCTIONAL SPACE Classroom doorways within Shop Building, Main Building boys' restroom, hallway outside of boys' restroom, and doorway to Room 10

QUANTITY Not measured

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.

ADDITIONAL SAMPLES TAKEN: None

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

CONCERN CATEGORY Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY Moderate to Low

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate to Low

DAMAGE TYPE Blistering, Water

DAMAGE CAUSE Maintenance, Water

DISCUSSION

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Do not disturb material without proper training and protection.

Recommended Abatement Action

- Repair material.
- Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 4

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Basement; Room B-6

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 Concern

CURRENT DAMAGE None

UNDAMAGED AREA Good

FRIABILITY Moderate Intact outer jacket reduces friability

ACCESSIBILITY Moderate to Low

DAMAGE POTENTIAL Moderate

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

AHERA Classification - ACBM with potential for damage.

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

Remove material under full isolation procedures.

Other Options

None suggested.

PRIORITY NO. 2

HOMOGENEOUS AREA Asbestos Pipe Insulation

FUNCTIONAL SPACE Pipe Tunnels

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 Severe

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Low

DAMAGE POTENTIAL Moderate

DAMAGE TYPE Impact, Water

DAMAGE CAUSE Age, Water

DISCUSSION

AHERA Classification - Damaged or significantly damaged thermal system insulation ACM. Note: Damage assessments for this material are based on previous inspections. The tunnels were not accessible during this inspection.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

- Restrict access to pipe tunnel and post warning signs at all access locations.
- Do not disturb material without proper training and protection.

Recommended Abatement Action

- Remove material under full isolation procedures.

Other Options

- None suggested.

PRIORITY NO. 6

HOMOGENEOUS AREA Ceiling Tiles
 FUNCTIONAL SPACE Throughout
 QUANTITY Not measured
 DESCRIPTION

Fibrous tiles of lay-in, glued-on, or concealed spline systems.

ADDITIONAL SAMPLES TAKEN: None

ASSESSMENT	AHERA CLASSIFICATION	Miscellaneous Material - Damaged or significantly damaged friable ACBM
	CONCERN CATEGORY	Moderate Concern

CURRENT DAMAGE Moderate to None

UNDAMAGED AREA Good

FRIABILITY Moderate

ACCESSIBILITY Moderate

DAMAGE POTENTIAL Moderate

DAMAGE TYPE

DAMAGE CAUSE

DISCUSSION

AHERA Classification - Suspect ACBM with potential for damage.

RESPONSE ACTIONS

Preventative Measures Prior to Abatement

Continue to implement Operations and Maintenance program.

Recommended Abatement Action

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

Other Options

None suggested

MATERIAL Built-up Roofing

FUNCTIONAL SPACE Throughout

DESCRIPTION

Multiple layers of manufactured roofing felts and asphaltic emulsion. Both felts and emulsion may contain asbestos. Sampling to substrate is necessary since a given membrane may represent several applications.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Non-friable built-up roofing felt and bitumens typically contain asbestos. It is recommended that a qualified inspector take full depth samples before any activity that would raise friability, such as drilling, cutting, or removal. If the samples test positive (asbestos-containing), remove using wet methods and proper worker protection. Contact local air pollution control authority and worker protection division for additional and current guidelines. Re-roofing is generally permitted if the existing material remains undisturbed.

MATERIAL Cement Asbestos Board

FUNCTIONAL SPACE Basement Storage Room off of Stage Area, Shop Finishing Room

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 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 Mastic

FUNCTIONAL SPACE Throughout

DESCRIPTION

Adhesive used to attach building materials to a substrate such as floor tiles to a subfloor material.

SAMPLE RESULTS ASSUMED POSITIVE

ASSESSMENT Low Concern

Mastic may adhere vinyl floor tiles, rubber base and other items to the appropriate surface. Consequently, the mastic is not accessible. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required. At a minimum, establish an Operations and Maintenance Program.

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).