



Engineering +
Environmental

Asbestos Survey Report

Southern Oregon University
460 Stadium Street
Ashland, Oregon

Prepared for:
American Campus Communities

General Information	1.1
Inspection Summary	1.3
Sample Inventory	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered

December 2011
Project No.: 51872.000 Task No.: 0005

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GENERAL INFORMATION

SITE DATA

Southern Oregon University
460 Stadium Street
Ashland, Oregon 97520

CLIENT DATA

American Campus Communities
12700 Hill Country Boulevard, Suite T-200
Austin, Texas 78738

PBS Engineering + Environmental (PBS) has performed an asbestos survey of the residential building located at 460 Stadium Street in Ashland, Oregon. The survey was conducted in general accordance with OSHA regulations in 29 CFR 1910.1001 and DEQ regulations in 340-248-0270. Based on the information gathered during the site inspection and laboratory analysis, this report contains the following information:

- A summary of asbestos-containing materials discovered during the inspection, including a material description, location of each identified asbestos-containing material (ACM), and the estimated quantity;
- A sample inventory listing the sample number, location, material description, and laboratory results for each sample;
- Laboratory analysis reports and chain of custody documentation;
- Inspector Certification

SURVEY SCOPE

PBS endeavored to locate all suspect asbestos-containing materials in the building; however, additional suspect asbestos-containing materials may be concealed in inaccessible areas. If additional suspect materials are uncovered during demolition or renovation activities that are not identified in this report, testing should be performed prior to impact. This survey was conducted to identify and sample accessible suspect asbestos-containing building materials and it is not considered an exhaustive survey of every building material.

Note: This residence was tenant occupied at the time of the survey. Access to some building materials was limited due to the presence of household furnishings and other personal items. Selective demolition to identify concealed materials could not be performed. Access to the building crawlspace was limited.

CERTIFICATION

PBS has conducted a physical inspection of the residence located at 460 Stadium Street in Ashland, Oregon, 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.

Jeff Heeren
Prime Inspector/Project Manager
Accreditation IMR-11-4941A

Signature

Date

DATES

November 30, 2011

SURVEYED BY

J. Heeren and D. McCabe

ACTIVITY

Asbestos Inspection and Sampling

Building Description

The subject building is a one-story, single-family residence with a covered carport. The building construction date is unknown.

ASBESTOS MATERIALS

The following materials tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials with 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, SF – Square Feet, LF – Linear Feet.

Result	Material (Type)	Location	Approximate Quantity
+	Sheet Floor Covering (Type 4) ¹	Bathroom, Kitchen	200 SF

Notes:

1. Concealed under 2 layers of non-asbestos sheet floor coverings and 1 layer of underlayment in both locations. May be partially removed in Bathroom.

MATERIALS CONTAINING 1% OR LESS ASBESTOS

Asbestos was detected in the following materials in concentrations of one percent or less. Under current regulations, the EPA, DEQ, and OSHA classify a material as asbestos-containing if analytical results indicate the material contains greater than 1% asbestos. However, OSHA regulations (29 CFR, 1910.1001, 29 CFR, 1926.1101 and interpretations) require that the materials still be handled at all times by personnel with appropriate asbestos training and that an OSHA defined competent person select appropriate work procedures and engineering control strategies during handling operations.

SF – Square Feet, LF – Linear Feet.

Material (Type)	Location	Approximate Quantity
Vermiculite Attic Insulation	Attic ¹	Not Quantified

Notes:

1. Loose vermiculite insulation is present throughout the attic space. Additional vermiculite may be present concealed inside wall cavities.

MATERIALS THAT TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by an NVLAP participating laboratory. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content.

Material	Location
Sink Basin Undercoat	Kitchen
Wall and Ceiling Plaster	Throughout
Gypsum Wallboard	Throughout
Covebase/Mastic	Bathroom
Sheet Floor Covering (3 Types)	Type 1: Bathroom, Kitchen Type 2: Bathroom ¹ Type 3: Kitchen ¹
Carpet Pad/Mastic	Living Room, Bedroom
Composition Shingles/Roofing Felt	Roof
Exterior Felt/Insulation Board	Exterior (concealed behind wood siding)

Notes:

1. Concealed under top layer of non-asbestos sheet flooring (Type 1).

Note: The locations and extent of concealed materials described in this report are estimates only based on limited field observations. The possibility exists that the actual quantities and locations of these materials may vary from those detailed in this report.

All asbestos bulk samples were collected by an EPA AHERA accredited inspector and analyzed using Polarized Light Microscopy (PLM) with dispersion staining. Samples were submitted under chain of custody to NVL Laboratories in Seattle, WA (NVLAP # 102063-0) for analysis. The laboratory analysis reports are attached to this report.

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0001	Sink Basin Undercoat Layer: Layer 1	Kitchen Description: White undercoat	Analysis: No Asbestos Detected	NVL Labs, Inc.
51872.000-0002	Wall and Ceiling Plaster Layer: Layer 1 Layer 2	Kitchen Description: Beige plaster White plaster	Analysis: No Asbestos Detected No Asbestos Detected	NVL Labs, Inc.
51872.000-0003	Gypsum and Plaster Layer: Layer 1 Layer 2	Bathroom Description: Beige plaster White plaster/gypsum board	Analysis: No Asbestos Detected No Asbestos Detected	NVL Labs, Inc.
51872.000-0004	Covebase/Mastic Layer: Layer 1 Layer 2 Layer 3 Layer 4	Bathroom Description: Brown 4" covebase Off-white mastic Brown mastic Plaster fragments	Analysis: No Asbestos Detected No Asbestos Detected No Asbestos Detected No Asbestos Detected	NVL Labs, Inc.
51872.000-0005	Sheet Floor Coverings (1 & 2) Layer: Layer 1 Layer 2 Layer 3 Layer 4	Bathroom Description: Tan flooring w/8" tile pattern Off-white backing and mastic Gray aggregate pattern flooring Gray backing and mastic	Analysis: No Asbestos Detected No Asbestos Detected No Asbestos Detected No Asbestos Detected	NVL Labs, Inc.
51872.000-0006	Flooring Felt Backing Layer: Layer 1 Layer 2	Bathroom Description: Tan felt backing Black mastic	Analysis: 72% Chrysotile No Asbestos Detected	NVL Labs, Inc.
Comments: Material concealed under multiple flooring layers				
51872.000-0007	Carpet Pad/Mastic Layer: Layer 1 Layer 2	Living Room Description: Black foam pad Black mastic	Analysis: No Asbestos Detected No Asbestos Detected	NVL Labs, Inc.

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0008	Sheet Floor Covering (3)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Grey and white aggregate pattern flooring	No Asbestos Detected	
	Layer 2	Gray backing and mastic	No Asbestos Detected	
	Comments: Material concealed under top layer of sheet flooring			
51872.000-0009	Sheet Floor Covering (4)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Green and white flooring	No Asbestos Detected	
	Layer 2	Gray backing and mastic	69% Chrysotile	
	Comments: Material concealed under multiple flooring layers			
51872.000-0010	Gypsum and Plaster	Carport		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white plaster	No Asbestos Detected	
	Layer 2	White plaster	No Asbestos Detected	
	Layer 3	Gypsum board substrate	No Asbestos Detected	
51872.000-0011	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	No Asbestos Detected	
51872.000-0012	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
51872.000-0013	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	No Asbestos Detected	
51872.000-0014	Composition Shingles	West Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black shingle w/granules	No Asbestos Detected	
	Layer 2	Black roofing felt	No Asbestos Detected	
51872.000-0015	Exterior Felt/Insulation Board	East Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Pulp insulation board	No Asbestos Detected	
	Layer 2	Black felt	No Asbestos Detected	
	Comments: Material concealed under wood siding			