



Engineering +
Environmental

Asbestos Survey Report

Southern Oregon University
1538 Webster Street
Ashland, Oregon

Prepared for:
American Campus Communities

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Sample Inventory	2.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered

December 2011
Project No.: 51872.000 Task No.: 0001

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GENERAL INFORMATION

SITE DATA

Southern Oregon University
1538 Webster 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 1538 Webster 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 1538 Webster 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 29, 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 detached garage. 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
+/-	Floor Tile/Mastic ¹	Dining Room, Kitchen, Hallway, Rear Entry Hall	355 SF
+	Window Glazing Compound	House and Garage Exterior Windows	11 Multi-pane Windows

Notes:

1. Asbestos-containing floor tiles are concealed under layers of non-asbestos floor coverings, underlayment, or carpet.

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
Glued-on Ceiling Tiles/Mastic	Kitchen
Wall and Ceiling Plaster	Throughout
Sheet Floor Covering (2 Types)	Type 1: Dining Room, Kitchen, Bathroom Type 2: Rear Entry Hall, Bathroom ¹
Concealed Grid Ceiling Tiles w/Remnant Mastic	Living Room
Sub-floor Vapor Barrier	Throughout ²
Gypsum Wallboard	Throughout
Woven Wall Covering	Kitchen
Carpet Mastic	Bedrooms
Covebase/Mastic (2 Types)	Type 1: Rear Entry Hall Type 2: Bathroom
Miscellaneous Flooring Material	Dining Room, Kitchen ³
Chimney Mortar	Chimney
Attic Insulation Backing	Attic
Roofing Felt	Roof (under composition shingles)
Composition Shingles	Roofs over House and Garage
Exterior Vapor Barrier	Building Exterior under Wood Siding

Notes:

1. Sheet flooring concealed under top layer of non-asbestos sheet flooring and underlayment.
2. Concealed between wood floor and sub-floor.
3. Concealed under multiple layers of floor coverings and underlayment.

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	Glued-on Ceiling Tiles	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Ceiling plaster	No Asbestos Detected	
	Layer 2	Fibrous glass tile	No Asbestos Detected	
	Layer 3	Brown mastic	No Asbestos Detected	
51872.000-0002	Wall and Ceiling Plaster	Dining Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan, sandy plaster material	No Asbestos Detected	
	Layer 2	White, sandy plaster material	No Asbestos Detected	
51872.000-0003	Sheet Floor Covering (1)	Dining Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan vinyl w/8" tile pattern	No Asbestos Detected	
	Layer 2	Gray backing and mastic	No Asbestos Detected	
51872.000-0004	Concealed Grid Ceiling Tile	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Orange 12" tile w/white paint	No Asbestos Detected	
	Layer 2	Remnant brown mastic	No Asbestos Detected	
	Layer 3	White, sandy plaster material	No Asbestos Detected	
51872.000-0005	Vinyl Floor Tile/Mastic	Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan tile w/brown marble pattern	13% Chrysotile	
	Layer 2	Black mastic	No Asbestos Detected	
	Comments:	Material concealed under carpet		
51872.000-0006	Sub-Floor Vapor Barrier	Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Lt gray/tan paper	No Asbestos Detected	
	Comments:	Material concealed between wood floor and sub-floor		
51872.000-0007	Sheet Floor Covering (2)	Rear Entry Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray vinyl w/aggregate pattern	No Asbestos Detected	
	Layer 2	Gray backing and mastic	No Asbestos Detected	
51872.000-0008	Gypsum Wallboard	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gypsum board w/smooth finish	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0009	Woven Wall Covering	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Woven wall covering w/paint	No Asbestos Detected	
51872.000-0010	Carpet Mastic	NE Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan, remnant carpet mastic	No Asbestos Detected	
51872.000-0011	Covebase/Mastic (1)	Rear Entry Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black 4" covebase	No Asbestos Detected	
	Layer 2	Off-white mastic	No Asbestos Detected	
51872.000-0012	Sheet Floor Covering (2)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray vinyl w/aggregate pattern	No Asbestos Detected	
	Layer 2	Gray backing and mastic	No Asbestos Detected	
	Comments:	Material concealed under sheet vinyl and underlayment		
51872.000-0013	Miscellaneous Flooring Material	Dining Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black floor tile mastic	No Asbestos Detected	
	Layer 2	Brown flooring	No Asbestos Detected	
	Layer 3	Black backing and mastic	No Asbestos Detected	
	Comments:	Material concealed under multiple layers of flooring		
51872.000-0014	Covebase/Mastic (2)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray 4" covebase	No Asbestos Detected	
	Layer 2	Clear mastic	No Asbestos Detected	
51872.000-0015	Brick Mortar	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray chimney mortar	No Asbestos Detected	
51872.000-0016	Insulation Backing	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Foil fibrous glass insulation backing	No Asbestos Detected	
	Layer 2	Paper backing	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0017	Roofing Felt	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black roofing felt	No Asbestos Detected	
	Comments: Material exposed at roof vent penetration			
51872.000-0018	Wall and Ceiling Plaster	NE Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Beige plaster material	No Asbestos Detected	
	Layer 2	White plaster material	No Asbestos Detected	
51872.000-0019	Composition Shingles (1)	House Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black shingle w/green and gray granules	No Asbestos Detected	
51872.000-0020	Roofing Felt	House Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black roofing felt	No Asbestos Detected	
	Comments: Material concealed under composition shingles			
51872.000-0021	Window Glazing Compound	West Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white, brittle putty	No Asbestos Detected	
51872.000-0022	Window Glazing Compound	North Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white, brittle putty	2% Chrysotile	
51872.000-0023	Exterior Vapor Barrier	NE Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray/tan paper w/black center	No Asbestos Detected	
	Comments: Material concealed behind wood siding			
51872.000-0024	Composition Shingles (2 & 3)	Garage Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black shingle w/white granules	No Asbestos Detected	
	Layer 2	Black shingle w/green granules	No Asbestos Detected	
	Layer 3	Black felt	No Asbestos Detected	