



Engineering +
Environmental

Asbestos Survey Report

Southern Oregon University
1546 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.: 0003

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GENERAL INFORMATION

SITE DATA

Southern Oregon University
1546 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 1546 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 1546 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 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 attached 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/Felt Backing/Mastic (Type 1)	Bathroom ¹	65 SF
+	Wall Heater Lining	Bathroom, SW Bedroom	2 Heaters
+	Countertop Splashguard	Kitchen	20 SF
+	Sink Basin Undercoat	Kitchen	1 Sink

Notes:

- Asbestos-containing floor tiles are concealed under 2 layers of non-asbestos floor coverings and 2 layers underlayment.

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 under non-asbestos blown-in insulation 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
Window Glazing Compound	Exterior Windows
Exterior Felt Vapor Barrier	House and Garage Exterior (concealed behind wood siding)
Wall and Ceiling Plaster	Throughout
Gypsum Wallboard	Throughout
Carpet Mastic	Living Room ¹
Sub-flooring Felt (2 Types)	Type 1: Throughout ² Type 2: Kitchen, Dining Area, Bathroom ³
Sheet Floor Covering (2 Types)	Type 1: Bathroom Type 2 ⁴ : Kitchen, Dining Area, Bathroom
Floor Tile/Mastic (Type 2)	Bathroom ⁵
Covebase/Mastic	Bathroom
Composition Shingles/Roofing Felt	House and Garage Roofs

Notes:

1. Remnant material concealed under newer carpet and carpet pad.
2. Concealed between wood floor and sub-floor.
3. Concealed under other flooring materials.
4. Top layer in kitchen and dining area; concealed under top layer of non-asbestos sheet flooring and underlayment in bathroom.
5. Concealed under three floor covering layers and two underlayment layers.

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	Window Glazing Compound	East Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Light gray, brittle putty	No Asbestos Detected	
51872.000-0002	Window Glazing Compound	South Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white, brittle putty	No Asbestos Detected	
51872.000-0003	Exterior Felt Vapor Barrier	East Exterior		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black felt	No Asbestos Detected	
	Comments:	Material concealed under wood siding		
51872.000-0004	Gypsum and Plaster	Center Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White and green plaster	No Asbestos Detected	
	Layer 2	Gypsum board substrate	No Asbestos Detected	
51872.000-0005	Wall and Ceiling Plaster	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white compact material	No Asbestos Detected	
	Layer 2	White plaster	No Asbestos Detected	
51872.000-0006	Carpet Mastic	Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Brown mastic w/carpet pad	No Asbestos Detected	
	Comments:	Material concealed under carpet		
51872.000-0007	Sub-flooring Felt (1)	Hallway		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black felt	No Asbestos Detected	
	Comments:	Material concealed between wood floor and thin plywood layer		
51872.000-0008	Sheet Floor Covering (1)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan flooring w/8" tile pattern	No Asbestos Detected	
	Layer 2	Off-white backing and tan mastic	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0009	Sheet Floor Covering (2)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Light gray aggregate pattern sheet flooring	No Asbestos Detected	
	Layer 2	Gray backing and brown mastic	No Asbestos Detected	
	Comments: Material concealed under sheet flooring and plywood underlayment			
51872.000-0010	Vinyl Floor Tile/Mastic (1)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray tile	3% Chrysotile	
	Layer 2	Black mastic	No Asbestos Detected	
	Layer 3	Black felt and brown mastic	No Asbestos Detected	
	Comments: Material concealed under multiple layers of flooring			
51872.000-0011	Vinyl Floor Tile/Mastic (2)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Thin green flooring	No Asbestos Detected	
	Layer 2	Black backing w/brown mastic	No Asbestos Detected	
	Comments: Material concealed under multiple layers of flooring			
51872.000-0012	Covebase/Mastic	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray 4" covebase	No Asbestos Detected	
	Layer 2	Tan mastic	No Asbestos Detected	
	Layer 3	Wall plaster fragments	No Asbestos Detected	
51872.000-0013	Heater Lining	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray, corrugated lining	92% Chrysotile	
	Comments: Material associated with old wall heater			
51872.000-0014	Sheet Floor Covering (2)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Light gray aggregate pattern sheet flooring	No Asbestos Detected	
	Layer 2	Gray backing and mastic	No Asbestos Detected	
51872.000-0015	Vinyl Floor Tile/Mastic (2)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black sub-flooring felt (2)	No Asbestos Detected	
	Layer 2	Yellow flooring	No Asbestos Detected	
	Layer 3	Black backing	No Asbestos Detected	
	Comments: Material concealed under sheet flooring and particleboard underlayment			

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0016	Wall and Ceiling Plaster	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan plaster	No Asbestos Detected	
	Layer 2	White plaster	No Asbestos Detected	
51872.000-0017	Counter Splash Guard	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Olive green and gray resilient wall covering	No Asbestos Detected	
	Layer 2	Gray backing	55% Chrysotile	
51872.000-0018	Sink Basin Undercoat	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White undercoat	3% Chrysotile	
51872.000-0019	Blown-in Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White, fluffy insulation	No Asbestos Detected	
51872.000-0020	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments: Material concealed under blanket and blown-in insulation			
51872.000-0021	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments: Material concealed under blanket and blown-in insulation			
51872.000-0022	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments: Material concealed under blanket and blown-in insulation			
51872.000-0023	Composition Shingles	SW Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black shingle w/red granules	No Asbestos Detected	
	Layer 2	Black roofing felt	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0024	Exterior Felt Vapor Barrier	Garage East Exterior		NVL Labs, Inc.
	Layer: Layer 1	Description: Black felt	Analysis: No Asbestos Detected	
	Comments:	Material concealed under wood siding		