



Engineering +
Environmental

Asbestos Survey Report

Southern Oregon University
1554 Webster Street
Ashland, Oregon

Prepared for:
American Campus Communities

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Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered

December 2011
Project No.: 51872.000 Task No.: 0002

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GENERAL INFORMATION

SITE DATA

Southern Oregon University
1554 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 1554 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. PBS was unable to access the building crawlspace.

CERTIFICATION

PBS has conducted a physical inspection of the residence located at 1554 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. The building construction date is unknown.

ASBESTOS MATERIALS

No asbestos-containing materials were identified during this inspection.

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
Sheet Floor Covering (2 Types)	Type 1: Dining Area, Kitchen, Bathroom, Utility Room Type 2 ¹ : Dining Area, Kitchen, Utility Room
Sub-floor Felt Vapor Barrier	Throughout ²
Floor Tile/Mastic	Bathroom ³
Wall and Ceiling Plaster	Throughout
Gypsum Wallboard	Throughout
Covebase/Mastic	Bathroom
Resilient Wall Covering/Mastic	Bathroom
Roofing Felt	Roof (under composition shingles)
Exterior Insulation Board	Building Exterior (under wood siding)
Composition Shingles	Roof

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 top layer of non-asbestos sheet flooring 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	Sheet Floor Covering (1)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan flooring w/8" tile pattern	No Asbestos Detected	
	Layer 2	Off-white backing w/mastic	No Asbestos Detected	
51872.000-0002	Sheet Floor Covering (2)	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Sheet flooring w/white and gray aggregate pattern	No Asbestos Detected	
	Layer 2	Light gray backing and tan mastic	No Asbestos Detected	
	Layer 3	Brown mastic	No Asbestos Detected	
	Comments: Material concealed under top layer of sheet vinyl and plywood underlayment			
51872.000-0003	Sub-Floor Vapor Barrier	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black felt	No Asbestos Detected	
	Comments: Material concealed between wood floor and sub-floor			
51872.000-0004	Vinyl Floor Tile/Mastic	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray tile	No Asbestos Detected	
	Layer 2	Yellow, sticky mastic	No Asbestos Detected	
	Layer 3	Wood pulp underlayment	No Asbestos Detected	
	Layer 4	Black and brown mastics	No Asbestos Detected	
	Comments: Material concealed under sheet flooring and plywood underlayment			
51872.000-0005	Sub-Floor Vapor Barrier	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black, asphaltic felt	No Asbestos Detected	
	Comments: Material concealed between wood floor and sub-floor			
51872.000-0006	Gypsum and Plaster	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white plaster	No Asbestos Detected	
	Layer 2	Gypsum board substrate	No Asbestos Detected	
51872.000-0007	Gypsum and Plaster	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan plaster	No Asbestos Detected	
	Layer 2	Gypsum board substrate	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0008	Gypsum and Plaster	NE Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan plaster	No Asbestos Detected	
	Layer 2	Gypsum board substrate	No Asbestos Detected	
51872.000-0009	Covebase/Mastic	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Beige 4" covebase	No Asbestos Detected	
	Layer 2	Off-white mastic	No Asbestos Detected	
	Layer 3	Brown remnant mastic	No Asbestos Detected	
51872.000-0010	Resilient Wall Covering/Mastic	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Blue resilient wall covering w/tile pattern	No Asbestos Detected	
	Layer 2	Tan mastic	No Asbestos Detected	
51872.000-0011	Blown-in Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White, fluffy insulation	No Asbestos Detected	
51872.000-0012	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments:	Material concealed under blown-in insulation		
51872.000-0013	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments:	Material concealed under blown-in insulation		
51872.000-0014	Vermiculite Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Comments:	Material concealed under blown-in insulation		
51872.000-0015	Roofing Felt	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black felt	No Asbestos Detected	
	Comments:	Material exposed at roof vent penetration		

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0016	Exterior Insulation Board Layer: Layer 1	West Exterior Description: Brown pulp insulation board	Analysis: No Asbestos Detected	NVL Labs, Inc.
	Comments: Material concealed under wood siding			
51872.000-0017	Composition Shingles Layer: Layer 1	SE Roof Description: Black shingle w/light gray granules	Analysis: No Asbestos Detected	NVL Labs, Inc.