



Engineering +
Environmental

Asbestos Survey Report

Southern Oregon University
1554½ 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.: 0004

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GENERAL INFORMATION

SITE DATA

Southern Oregon University
1554½ 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 1554½ 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.

CERTIFICATION

PBS has conducted a physical inspection of the residence located at 1554½ 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 detached garage. An apparent addition to the south side of the structure contains the laundry room, pantry, and an exterior shed. 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	Kitchen, Living Room, NE Bedroom, Bathroom	470 SF
+	Sheet Floor Covering	Pantry, Bathroom, Kitchen (applied as countertop covering in kitchen)	100 SF
M	Gypsum Wallboard/Joint Compound/Texture (Type 1) ²	Living Room, Kitchen, Bedrooms, Bathroom	1,650 SF

Notes:

1. Concealed under carpet in living room and bedroom; concealed under asbestos-containing sheet flooring in bathroom.
2. Gypsum board walls and ceilings with a troweled surface texture material were observed throughout the main portion of the building. Multiple samples of the wall and ceiling systems were collected yielding mixed laboratory analytical results. Asbestos was detected in the texture/joint compound layer in one of three samples collected. Based on these results, PBS recommends that all texture/joint compound on gypsum board wall and ceiling systems in this portion of the building be treated as an asbestos-containing material. It is possible that additional point count analysis of the texture/joint compound layer in the positive-testing sample may provide a more accurate quantification of asbestos content in the sample. A point count determination of one percent or less asbestos content in the sample may exclude the gypsum board wall and ceiling systems from DEQ abatement requirements, although OSHA material handling requirements would still apply.

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
Carpet Mastic (2 Types)	Type 1: Bedrooms Type 2: Living Room
Floor Leveling Compound	Living Room
Covebase/Mastic (2 Types)	Type 1: Bathroom, Kitchen Type 2: Pantry
Sink Basin Undercoat	Kitchen
Gypsum Wallboard/Joint Compound/Texture (Type 2)	Laundry Room, Pantry
Composition Shingles/Roofing Felt (2 Types)	Type 1: House Roof Type 2: Garage Roof
Window Glazing Compound	South Exterior Upper Window

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	Vinyl Floor Tile/Mastic	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Beige 9" tile	4% Chrysotile	
	Layer 2	Black mastic	No Asbestos Detected	
51872.000-0002	Sheet Floor Covering	Pantry		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White, yellow, and green aggregate pattern flooring	No Asbestos Detected	
	Layer 2	Gray backing	52% Chrysotile	
51872.000-0003	Sheet Floor Covering/Vinyl Floor Tile	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White, yellow, and green aggregate pattern flooring	No Asbestos Detected	
	Layer 2	Gray backing	50% Chrysotile	
	Layer 3	Beige tile	4% Chrysotile	
	Layer 4	Black mastic	No Asbestos Detected	
51872.000-0004	Carpet Mastic (1)	West Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan mastic	No Asbestos Detected	
51872.000-0005	Carpet Mastic (2)	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White floor leveling compound	No Asbestos Detected	
	Layer 2	Tan mastic	No Asbestos Detected	
51872.000-0006	Covebase/Mastic (1)	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	Yellow mastic	No Asbestos Detected	
51872.000-0007	Covebase/Mastic (2)	Pantry		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Brown 4" covebase	No Asbestos Detected	
	Layer 2	Brown mastic	No Asbestos Detected	
51872.000-0008	Sink Basin Undercoat	Kitchen		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black undercoat	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0009	Gypsum Wallboard/Joint Compd. (1)	West Bedroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Texture/joint comound	No Asbestos Detected	
	Layer 2	Gypsum board	No Asbestos Detected	
51872.000-0010	Gypsum Wallboard/Joint Compd. (1)	Living Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	White compact material	No Asbestos Detected	
	Layer 2	Off-white compact material	2% Chrysotile	
	Layer 3	Gypsum board	No Asbestos Detected	
51872.000-0011	Gypsum Wallboard/Joint Compd. (2)	Pantry		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white compact material	No Asbestos Detected	
	Layer 2	Off-white compact material	No Asbestos Detected	
	Layer 3	Gypsum board	No Asbestos Detected	
51872.000-0012	Gypsum Wallboard/Joint Compd. (2)	Laundry Room		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white compact material	No Asbestos Detected	
	Layer 2	Off-white compact material	No Asbestos Detected	
	Layer 3	Green fibrous material	No Asbestos Detected	
	Layer 4	Gypsum board	No Asbestos Detected	
51872.000-0013	Gypsum Wallboard/Joint Compd. (1)	Bathroom		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Off-white compact material	No Asbestos Detected	
	Layer 2	Gypsum board	No Asbestos Detected	
51872.000-0014	Attic Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Layer 2	Pink, blown-in insulation	No Asbestos Detected	
51872.000-0015	Attic Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Layer 2	Pink, blown-in insulation	No Asbestos Detected	

<u>Code</u>	<u>Material</u>	<u>Location</u>	<u>Results</u>	<u>Lab</u>
51872.000-0016	Attic Insulation	Attic		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Tan and brown vermiculite	<1% Actinolite	
	Layer 2	Pink, blown-in insulation	No Asbestos Detected	
51872.000-0017	Composition Shingles (1)	West 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	
51872.000-0018	Window Glazing Compound	South Exterior Attic Window		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Gray, brittle putty	No Asbestos Detected	
51872.000-0019	Composition Shingles (2)	Garage Roof		NVL Labs, Inc.
	Layer:	Description:	Analysis:	
	Layer 1	Black shingle w/red granules	No Asbestos Detected	