



November 29, 2016

Courtney Wilton  
Portland Public Schools  
501 North Dixon  
Portland, OR 97227

Via email: [cwilton@pps.net](mailto:cwilton@pps.net)

Regarding: Lead Paint Condition Assessment  
Applegate Elementary School  
7650 N Commercial Avenue  
Portland, Oregon 97217  
PBS Project: 6500.721 Phase 0070

Dear Mr. Wilton:

On November 8, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Applegate Elementary School located at 7650 N Commercial Avenue in Portland, Oregon.

For the sake of this investigation, it is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify finishes that are in poor (deteriorated) condition.

PBS visually inspected interior and exterior hard surfaces, and the locations of soil, concrete, asphalt, and windowsills in close proximity to deteriorated paint were also noted.

## FINDINGS

Paint and varnish conditions were assessed using US Department of Housing and Urban Development (HUD) guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (2012 Addition) Chapter 5: Risk Assessment and Reevaluation.

Overall, the building's painted and varnished surfaces were found to be in fair to intact condition with areas of deteriorated conditions. A table showing the location and quantity of surfaces in poor condition is attached to this report.

An area of high concern noted during PBS' visit was the west side of Portable 1 where paint chips were found on soil, bark dust, and grass in an area where small children from the day care play. This area was subsequently addressed and all visible paint chips were removed by a remediation contractor on November 9, 2016.

PBS observed paint chip debris on asphalt at the drip line on the north side of Portable P1, and in flowerbeds on the north and west sides of the main building and the west side of Portable 1.

The school's windows were wood frames and sashes with swing-out openers. All window troughs contained a mix of dirt and dust.

Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in good condition.

## **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized. All paint chips on soil, bark dust, and grass on the west side, and on asphalt on the north side of Portable P1, and in the flowerbeds on the north and west sides of the main building and the west side of Portable 1 should be removed. Window troughs throughout the building should be cleaned.

Please feel free to contact me at 503.417.7576 or [steved@pbsenv.com](mailto:steved@pbsenv.com) with any questions or comments.

Sincerely,  
PBS Engineering and Environmental Inc.

A handwritten signature in black ink, appearing to read 'Steve Dilling', with a stylized flourish at the end.

Steve Dilling  
Project Manager

Attachments:   Condition Assessment of Deteriorated Paint/Varnish Table  
                      Field Drawing of Deteriorated Paint and Varnish Locations  
                      Lead-based Paint Risk Assessor Certification (Steve Dilling)  
                      Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

SD:DM

**Applegate**  
**Assessment of Paint/Varnish in Deteriorated (Poor) Condition**

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Exterior	North side	4 through 11	Paint chips on barkdust	Below	No	Soil	250 SF
B	Exterior	West side	N/A	Paint chips on soil	Below	No	Soil	100 SF
C	Exterior	All sides of portable	P1	Lower siding and skirting	Below	Yes	Metal	260 SF
D	Exterior	2 sides of portable entry to portable	P1	Soil, barkdust, and grass	Below	Yes	Soil	85 SF
E	Exterior	Entry to portable	P1	Handrail	Below	Yes	Metal	30 SF
F	Exterior	Play area	N/A	Basketball backboards and pole	Above and Below	Yes	Metal	2 ea and 10 SF
G	Exterior	North entry area	N/A	Flag pole	Above and Below	Yes	Metal	50 SF
H	Exterior	North entry	N/A	Handrail	Below	Yes	Metal	40 SF
I	Exterior	Portable	P1	Paint chips on asphalt	Below	Yes	Asphalt	55 SF
J	Interior	Sink area	K2	Varnish lower cabinet face	Below	Yes	Wood	6 SF
K	Interior	Entry	K2	Varnish door frame	Below	Yes	Wood	15 SF
L	Interior	Office	22/23/24	Window sills	Below	No	Wood	20 SF
M	Exterior	Portable; south side	P1	Handrail	Below	Yes	Metal	10 SF
N	Interior / Exterior	Library	L1	Window trough	Below	No	Wood	2 SF
O	Interior	Library entry	L1	Varnish door frame	Below	No	Wood	15 SF
P	Interior	Office	4	Varnish window sills	Below	No	Wood	15 SF
Q	Interior	Office entry	4	Varnish door frame	Below	No	Wood	15 SF
R	Interior	Family services office	21	Varnish door frame	Below	No	Wood	15 SF
S	Interior	Classroom	5	Varnish window sills	Below	Yes	Wood	15 SF
T	Interior	Classroom	5	Varnish door frame	Below	Yes	Wood	15 SF
U	Interior	Main office	24	Varnish door frame	Below	No	Wood	20 SF
V	Interior	Store room	25	Varnish door frame	Below	No	Wood	15 SF

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
W	Interior	Girl's restroom near office	26	Varnish door frame	Below	Yes	Wood	15 SF
X	Interior	Custodial room near office	N/A	Walls	Above and Below	No	Plaster	200 SF
Y	Interior	Boy's restroom near office	27	Varnish door frame	Below	Yes	Wood	15 SF
Z	Interior	Classroom entry	6	Varnish door frame	Below	Yes	Wood	15 SF
AA	Interior	Classroom	6	Varnish window sills	Below	Yes	Wood	15 SF
AB	Interior	Classroom sink wall	6	Varnish door faces and trim	Above and Below	Yes	Wood	100 SF
AC	Interior	Classroom entry	7	Varnish door frame	Below	Yes	Wood	15 SF
AD	Interior	Classroom sink wall	7	Varnish door faces and trim	Above and Below	Yes	Wood	100 SF
AE	Interior	Classroom	7	Varnish window sills	Below	Yes	Wood	15 SF
AF	Interior	Boiler room entry	16	Varnish door frame	Below	No	Wood	15 SF
AG	Interior	Boiler room	16	Floor	Below	No	Concrete	900 SF
AH	Interior	Classroom used as storage	8	Varnish window sills	Below	No	Wood	15 SF
AI	Interior	Classroom used as storage	8	Varnish door frame	Below	No	Wood	15 SF
AJ	Interior	Classroom entry	9	Varnish door frame	Below	Yes	Wood	15 SF
AK	Interior	Classroom	9	Varnish window sills	Below	Yes	Wood	15 SF
AL	Interior	Classroom entry	10	Varnish door frame	Below	Yes	Wood	15 SF
AM	Interior	Classroom sink area	10	Varnish lower cabinet faces and trim	Below	Yes	Wood	15 SF
AN	Interior	Classroom	10	Varnish window sills	Below	Yes	Wood	15 SF
AO	Interior	Classroom entry	11	Varnish door frame	Below	No	Wood	15 SF
AP	Interior	Classroom	11	Varnish window sills	Below	No	Wood	15 SF
AQ	Interior	Classroom sink wall	11	Varnish door faces and trim	Above and Below	No	Wood	45 SF
AR	Interior	East boy's restroom	N/A	Varnish door frame	Below	Yes	Wood	15 SF
AS	Interior	East girl's restroom	N/A	Varnish door frame	Below	Yes	Wood	15 SF

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AT	Interior	Kitchen	N/A	Interior door frames	Below	No	Metal	2 frames, 30 SF
AU	Interior	Kitchen	N/A	Varnish screen door	Below	No	Wood	1 door
AV	Interior	Multipurpose room	13	Varnish walls	Above and Below	Yes	Wood	1,800 SF
AW	Interior / Exterior	Window troughs throughout	All	Mixed dirt and dust	Below	Yes / No	Wood	125 assemblies





June 9, 2016

Steven J. Dilling  
PBS Engineering and Environmental Inc.  
4412 SW Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1063--Indv--R

This letter is your official notification that you have met the certification requirements under Oregon Administrative Rule (OAR) 333-069 to conduct lead-based paint activities in Oregon, in the following discipline: Risk Assessor

In addition to certification by the Oregon Health Authority, you are required to be licensed by the Construction Contractors Board (CCB) if you plan to conduct lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead-based paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the Authority for conducting lead-based paint activities.

You are required to wear the enclosed badge in plain view when conducting lead-based paint activities. Please note that the badge and certificate will expire on 6/30/2017. If you wish to maintain your certification after 6/30/2017, you must submit an application postmarked at least 60 days before expiration and document that your lead-based paint activities training is current.

As a public service the Authority publishes a list of individuals performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Individuals that are certified by the state are eligible to be on this list.

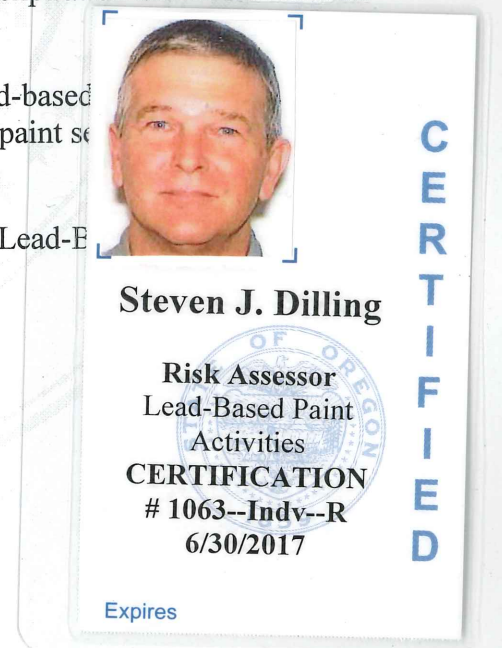
If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,



Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



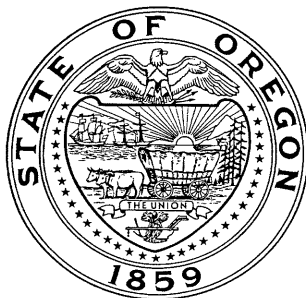
State of Oregon  
Oregon Health Authority

**Steven J. Dilling**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

**Risk Assessor**

Certification Number:	1063--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority



STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

**CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE**

EXPIRATION DATE: 7/31/2017

This document certifies that

STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as  
a Lead Based Paint Risk Assessor.

**9151063-RA**

**STATE OF OREGON  
CONSTRUCTION CONTRACTORS BOARD  
LEAD BASED PAINT  
RISK ASSESSOR LICENSE**

**LICENSE NUMBER: 9151063-RA**

This document certifies that:

STEVEN JAY DILLING  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

**License Details:**

LICENSE NO.: 9151063-RA  
EXPIRATION DATE: 7/31/2017

May 17, 2016

PBS Engineering and Environmental Inc.  
4412 SW Corbett Ave  
Portland, OR 97239

800 NE Oregon Street, Suite 640  
Portland, OR 97232  
Phone: (971) 673-0440  
Fax: (971) 673-0457  
TTY Nonvoice: (971) 673-0372

Attention: Derek May

RE: LEAD-BASED PAINT ACTIVITIES, FIRM CERTIFICATION NO. 1038--LBP FIRM

This letter is your official notification that PBS Engineering and Environmental Inc. has met certification requirements under Oregon Administrative Rules (OAR) 333-069 to conduct lead-based paint activities in Oregon. Please note that the enclosed certificate will expire on 6/30/2017.

In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead paint licensing, visit their web site at [www.oregon.gov/CCB](http://www.oregon.gov/CCB) or call 503-378-4621.

As a firm certified to conduct lead-based paint inspection activities in Oregon, PBS Engineering and Environmental Inc. must meet all requirements set forth in OAR 333-069. It must comply with standards for conducting lead-based paint inspection and/or risk assessment activities in target housing and child-occupied facilities and employ only certified individuals to conduct regulated activities.

As a public service, the Authority publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Only those firms that are certified by the state are eligible to be on this list.

If you have any questions concerning this certification or other aspects of the Lead-Based Paint Program, please contact program staff at (971) 673-0440.

Sincerely,



Ben Maynard  
Lead-Based Paint Program  
Oregon Health Authority

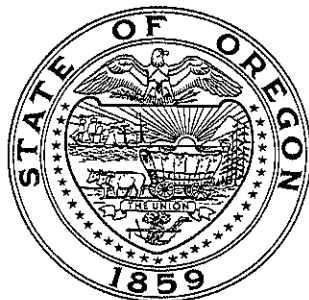
This document can be obtained in an alternate format by calling: (971) 673-0440.

State of Oregon  
Oregon Health Authority

**PBS Engineering and Environmental Inc.**

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification Number:	1038--LBP FIRM
Issuance Date:	5/16/2016
Date of Expiration:	6/30/2017



Oregon  
**Health**  
Authority



PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

CONSTRUCTION CONTRACTORS BOARD  
LEAD INSPECTION CONTRACTORS LICENSE  
LICENSE No.: LBPI129143  
EXPIRATION DATE: 7/31/2017

This document certifies that

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as  
a Lead Inspection Contractor.

STATE OF OREGON  
**CONSTRUCTION CONTRACTORS BOARD**  
LEAD INSPECTION CONTRACTORS LICENSE

LICENSE NUMBER: LBPI129143

This document certifies that:

PBS ENGINEERING & ENVIRONMENTAL INC  
4412 SW CORBETT  
PORTLAND OR 97239

is licensed in accordance with Oregon Law as a Lead Inspection Contractor.

**License Details:**

LBPI LICENSE NO.: LBPI129143  
EXPIRATION DATE: 7/31/2017