



April 20, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Rice School  
6433 NE Tillamook  
Portland, Oregon 97213  
PBS Project: 6500.721 Phase 0093

Dear Mr. Wilton:

On April 18, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Rice School located at 6433 NE Tillamook in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, playground equipment, and windowsills adjacent or in close proximity to deteriorated painted or varnished surfaces.

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.

It is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify those finishes in deteriorated condition.

## **FINDINGS**

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

No paint chips were observed in the garden; however, paint chips were observed in soil on the east side of the building beneath window assemblies, and on concrete beneath window assemblies on the west side.

The school's wood-frame windows displayed paint abrasion, and paint chips were observed in window troughs, which were also dirty.

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 intact condition.

### **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report should be removed, including those observed in window troughs, and window troughs should be cleaned.

Please feel free to contact me at 503.417.7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,

Clark Nelson, CIH  
Senior Project Manager

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

CN:DM:bmp

**Rice School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Teacher's room	Door	Above and below	No	Wood	45
B	Interior	Teacher's room	Built-in cabinets	Below	No	Wood	30
C	Interior	Custodial storage 1	Built-ins and ladder to roof	Above and below	No	Wood	100
D	Interior	Custodial storage 1	Door	Above and below	No	Wood	45
E	Interior	Park Bureau office	Window assemblies	Above and below	No	Wood	60
F	Interior	Park bureau storage	Window assemblies	Above and below	No	Wood	40
G	Interior	Park bureau office	Door frame	Above and below	No	Wood	15
H	Interior	Store Room 3	Door frame	Above and below	No	Wood	15
I	Interior	Store Room 8	Doors	Above and below	No	Wood	90
J	Interior	Room 9	Door and frame	Above and below	No	Wood	60
K	Interior	Room 9	Built-in cabinets	Above and below	No	Wood	20
L	Interior	Room 9	Window assemblies	Above and below	No	Wood	100
M	Interior	Boiler room entrance	Door and frame	Above and below	No	Wood	60
N	Interior	Custodial storage 2	Built-ins	Below	No	Wood	60
O	Interior	Boiler room	Floor	Below	No	Wood	350
P	Interior	Boiler room	Ladder to loft	Above and below	No	Wood	20
Q	Interior	Office 1	Built-ins below sink	Below	No	Wood	30
R	Interior	Faculty room	Window assemblies	Above and below	No	Wood	60
S	Interior	Faculty room	Built-in cabinets	Below	No	Wood	20
T	Interior	Room 2	Built-in cabinets under windows	Below	No	Wood	30
U	Interior	Room 2	Door	Above and below	No	Wood	45
V	Interior	Room 7	Built-ins below sink	Below	No	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Room 7	Window assemblies	Above and below	No	Wood	60
X	Interior	Room 7	Door and frame	Above and below	No	Wood	60
Y	Interior	Room 3	Built-ins below sink	Below	No	Wood	30
Z	Interior	Room 3	Door	Above and below	No	Wood	45
AA	Interior	Room 6	Built-ins below sink	Below	No	Wood	30
AB	Interior	Room 6	Window assemblies	Above and below	No	Wood	100
AC	Interior	Room 5	Built-ins below sink	Below	No	Wood	30
AD	Interior	Room 5	Window assemblies	Above and below	No	Wood	400
AE	Interior	Room 5	Door and frame	Above and below	No	Wood	60
AF	Interior	Room 4	Built-ins below sink	Below	No	Wood	30
AG	Interior	Room 4	Door and frame	Above and below	No	Wood	60
AH	Interior	Women's room by faculty	Door	Above and below	No	Wood	45
AI	Interior	Office 1	Door	Above and below	No	Wood	45
AJ	Exterior	West building entrance	Vestibule supports	Above and below	No	Wood	40
AK	Exterior	West exterior of building	Window assemblies (paint chips)	Above and below	No	Wood	400
AL	Exterior	West building entrance	Gutters and drain pipe	Above and below	No	Metal	40
AM	Exterior	Park Bureau office	Window assemblies	Above and below	No	Wood	60
AN	Exterior	Playroom 8	Trim along roof and vent	Above	No	Wood	60
AO	Exterior	Park bureau storage	Window assembly	Above and below	No	Wood	40
AP	Exterior	East exterior of boiler room	Window assembly and vent	Above	No	Wood	40
AQ	Exterior	East building entrance	Window assembly	Above and below	No	Wood	30
AR	Exterior	East building entrance	Vestibule support	Above and below	No	Wood	10
AS	Exterior	East building entrance	Handrails and post	Below	No	Metal	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Exterior	East building entrance	Windowsills (paint chips)	Below	No	Wood	100
AU	Exterior	Office next to east entrance	Window assembly	Above and below	No	Wood	30
AV	Exterior	East building entrance	Gutters and drain pipe	Above	No	Metal	100
AW	Exterior	South exterior of building	Trim along roof and vent	Above	No	Wood	100
AX	Exterior	South exterior of building	Handrails and bike racks	Below	No	Metal	200
AY	Exterior	South exterior of building	flag pole	Above and below	No	Metal	100
AZ	Exterior	West exterior of building	Gutters and drain pipe	Above	No	Metal	100
BA	Exterior	Exterior of Room 6	Underside of roof overhang	Above	No	Wood	20















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

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