

Hazardous Building Material Survey Report

prepared for:

MULTNOMAH COUNTY



DCC-Women's Transitional

Property #	360	
General Information		1.1
Inspection Summary		1.2
Bulk Sample Inventory	•	2.1
Abatement Project		3.1
Information		

PBS Project Number 15194.850

4412 SW Corbett Avenue, Portland, Oregon 97239
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GENERAL INFORMATION

BUILDING DATA

DCC-Women's Transitional 722/732/736 NE Couch Portland, OR 97232-

Building No.:

360

Square Footage:

3,500

Year Built:

Unknown

Construction Info:

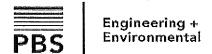
Wood Framed Residential Structures

SURVEY SCOPE

Multnomah County has performed a general asbestos survey of accessible building areas in accordance with OSHA in 29 CFR 1910.1001 and compiled a report with the following information:

- The type, location and quantity of suspect asbestos-containing materials;
- · Bulk sampling of selected suspect building materials;
- · Laboratory analytical data of bulk materials sampled;
- · Listing of previous abatement projects;
- · Inspection data from previous surveys

It should be noted that only observed and accessible suspect asbestos-containing materials were tested or presumed to be asbestos-containing. Further sampling may be required when planning renovation or demolition activities.



Hazardous Building Material Survey Report

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Women's Transition 2 (SEE BUILDING 360)

Property # 365

General Information	1.1
Inspection Summary	1.2
Bulk Sample Inventory	2.1
Abatement Project	3.1
Information	

GENERAL INFORMATION

BUILDING DATA

Women's Transition 2 (SEE BUILDING 732 NE Couch St Portland, OR 97232

Building No.:

365

Square Footage:

2131

Year Built:

1901

Construction Info:

SURVEY SCOPE

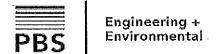
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1.1

PBS Project No.



Hazardous Building Material Survey Report

prepared for:

MULTNOMAH COUNTY



Women's Transition 3 (SEE BUILDING 360)

Property # 366

General Information	1.1
Inspection Summary	1.2
Bulk Sample Inventory	2.1
Abatement Project	3.1

GENERAL INFORMATION

BUILDING DATA

Women's Transition 3 (SEE BUILDING 736 NE Couch St Portland, OR 97232

Building No.:

366

Square Footage:

2947

Year Built:

1901

Construction Info:

SURVEY SCOPE

Multnomah County has performed a general asbestos survey of accessible building areas in accordance with OSHA in 29 CFR 1910.1001 and compiled a report with the following information:

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1. 1

INSPECTION SUMMARY

DATES	PBS PROJECT NO.	SURVEYED BY	ACTIVITY
10/23/2001	15194.079	Justin Devers	Inpsect, Survey
05/15/2012	15194.850	Steve Dilling	Reinspection

PBS Engineering + Environmental has investigated accessible areas inside of the building(s) to locate suspect asbestos-containing building materials (ACBM). Suspect materials may be present in concealed areas (e.g. behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may not 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.

<u>TYPE</u>	<u>MATERIAL</u>	<u>LOCATION</u>	QUANTITY
(+)	Duct-Wrap Insulation ()	722/732/736 Concealed in Floors and Ceilings	25 sf
(m)	Textured Ceiling Material (2)	722 Basement	200 sf
(p)	Composition Shingles (1)	722 Roof	900 sf
(p)	Composition Shingles (2)	732 Roof	900 sf
(+)	Sheet Floor Covering (2)	722; Front Entrance; under Laminate	80 sf
(p)	Composition Shingles (3)	736 Roof	900 sf
(+)	Wall and Ceiling Plaster ()	722; Bedroom #1 Wall	400 sf
(P)	Sealer/Paint ()	736 Basement Foundation Wall	150 sf

MATERIALS WHICH TESTED NEGATIVE

The following materials tested negative by qualified laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

N/A	Λ7	ſΕ	D	IΛ	ı
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Sheet Floor Covering (1)

Vinyl Floor Tile (1)

Textured Ceiling Material (1)

Wall and Ceiling Plaster

Gypsum Wallboard/Joint Compound

Textured Ceiling Material (3)

Gypsum Wallboard/Joint Compound

Insulating Cement

Sheet Floor Covering (3)

Vinyl Floor Tile (1)

Sheet Floor Covering (4)

Sheet Floor Covering (5)

Wall and Ceiling Plaster

Heavy Woven Fabric

Mag Pipe Insulation Remnant

Gypsum Wallboard/Joint Compound

Vinyl Floor Tile (1)

Troweled Textured Material

Wall and Ceiling Plaster

Sheet Floor Covering (6)

Textured Ceiling Material (4)

Composition Shingles

Paper Felt

LOCATION

722; Dining room; sub-flooring

722; Throughout

722; Throughout

722; Front entrance wall

722; Basement wall

736; Throughout

736; Throughout

736; Basement

736; Basement restroom

736: Kitchen

736; 2nd floor toilet room

736: 2nd floor bathroom

736; Bedroom #3 wall

732; Basement

732; Basement

732; Throughout

732; Throughout

732; Dining room

732; Throughout

732; 2nd floor bathroom

732; Basement computer room

732, Siding

732; Exterior vapor barrier

ASBESTOS SUMMARY

* * * 2012 Reinspection * * *

On May 15, 2012 PBS Engineering and Environmental Inc. performed an asbestos reinspection at the Multnomah County-Women's Transitional houses located at 722/732/736 NE Couch in Portland, Oregon. The purpose of this reinspection was to locate and assess remaining known or presumed asbestos-containing materials in the building, update the survey information and drawings. The following is a summary of our findings.

Woman Transition #1 (Bldg 360) 722 NE COUCH SUMMARY

Asbestos-containing duct-wrap insulation located in the basement was not observed at the time of this reinspection. It is presumed that an abatement occurred sometime between 2001 and 2012. It is believed that this material is still present on ducts in the wall and ceiling cavities throughout the structure. Further investigation using selective demolition is recommended prior to demolition/renovation of these areas.

Asbestos-containing sheet floor covering located in the front entrance could not be verified. Materials are presumed to be concealed under wood laminate flooring in the foyer and adjoining rooms.

Gray colored plaster compound tested positive for asbestos in bedroom #1(first floor) in 2001. This material appeared to be a part of a decorative texture on walls and was observed in good condition. In order to determine the extent of the positive material, further investigation of this area is recommended prior to impact.

In 2001textured wall and ceiling material (Type 2) located in the basement tested both positive and negative for asbestos. Wall and ceiling texturing observed in 2012 was a newer "orange peel" type texture. Additional testing of the texturing and associated tape/joint compound is recommended prior to impact.

Composition 3-tab roofing materials were presumed to contain asbestos in 2001. Sampling and analysis of the roofing components is recommended prior to impact.

Materials that were sampled and tested negative for asbestos in Unit 722 include: sheet floor covering (Type 1) located in the kitchen under sub-flooring, vinyl floor tile (Type 1) located on the first floor, textured ceiling material (Type 1) located throughout and gypsum wallboard/joint compound located in the basement.

Woman Transition #2 (Bldg. 365) 732 NE COUCH SUMMARY

Historic MAG block boiler insulation located in the basement was not observed. This building had a newer gas furnace. It is presumed an abatement occurred sometime between 2001 and 2012.

Historic information tells us that suspect asbestos-containing duct wrap insulation may be present on ducts in the wall and ceiling cavities throughout the structure. Further investigation using selective demolition is recommended prior to demolition/renovation of these areas.

Composition 3-tab roofing materials were presumed to contain asbestos in 2001. Sampling and analysis of the roofing components is recommended prior to impact.

Newer sheet flooring was observed in the kitchens and bathrooms. Wood laminate was observed throughout the rest of the floors. Historic information indicates suspect flooring may be present under multiple layers of old flooring and particle board underlayment. Further investigation of the floor layers is recommended prior to renovation.

Woman Transition #3 (Bldg. 366) 736 NE COUCH SUMMARY

Engineering 4

Environmental

The basement of this building was recently renovated and turned into an office for the DCC transitional



center.

Historic information tells us that suspect asbestos-containing duct wrap insulation is still present on ducts in the wall and ceiling cavities throughout the structure. Further investigation using selective demolition is recommended prior to demolition/renovation of these areas.

A foundation wall sealer/paint was observed in the basement. No historic sampling of this material was identified. This material should be presumed to contain asbestos until sampling can be performed.

Composition 3-tab roofing materials were presumed to contain asbestos in 2001. Sampling and analysis of the roofing components is recommended prior to impact.

Multiple generations, types and colors of floor tile/mastic and sheet floor coverings were observed in this building. Testing of all types, colors and layers is recommended prior to impact.

* * * 2001 Asbestos Inspection * * *

On October 23, 2001, PBS Environmental performed an asbestos building material survey at the Multnomah County-Women's Transitional houses located at 722/732/736 NE Couch in Portland, Oregon. During the investigation, suspect asbestos-containing building material samples were collected and submitted for laboratory analysis. The following is a summary of our findings.

722 NE COUCH SUMMARY

Significantly damaged duct-wrap insulation located in the basement tested positive for asbestos. This material was observed in two locations where heating duct entered wall cavities to feed the upper floors. It is believed that this material is present on ducting in the wall and ceiling cavities throughout the structure. Further investigation using selective demolition is recommended prior to demolition/renovation of these areas.

Sheet floor covering located in the front entrance under carpet tested positive for asbestos.

Gray colored plaster compound tested positive for asbestos in bedroom #1. The additional plaster samples collected throughout the structure tested negative for asbestos. In order to determine the extent of the positive material, further investigation of this area is recommended prior to impact.

Textured wall & ceiling material (Type 2) located in the basement tested both positive and negative for asbestos. The positive sample was found to contain <1 percent (1%) asbestos.

Composite roofing materials were not sampled during the survey due to weather conditions and limited access. Sampling and analysis of the roofing components is recommended prior to removal.

Materials that were sampled and tested negative for asbestos in Unit 722 include: sheet floor covering (Type 1) located in the kitchen under sub-flooring, vinyl floor tile (Type 1) located on the first floor, textured ceiling material (Type 1) located throughout and gypsum wallboard/joint compound located in the basement.



736 NE COUCH SUMMARY

Suspect asbestos-containing duct insulation was not observed during the survey. However, a heating system similar to the 722 unit was likely used in the past. That system is no longer present, but suspect duct insulation may still be present in wall and ceiling cavities. Further investigation using selective demolition is recommended prior to demolition/renovation of these areas.

Composite roofing materials were not sampled during the survey due to weather conditions and limited access. Sampling and analysis of the roofing components is recommended prior to removal.

Materials that were sampled and tested negative for asbestos in Unit 736 include: textured wall & ceiling material (Type 3) located in multiple areas throughout the structure, gypsum wallboard/joint compound located in the basement and dining room, wall & ceiling plaster located throughout, insulating cement located on the basement chimney, sheet floor covering (Type 3) located in the basement restroom, vinyl floor tile located on the first floor, sheet floor covering (Type 4) located in the second floor toilet room and sheet floor covering (Type 5) located in the second floor bathroom.

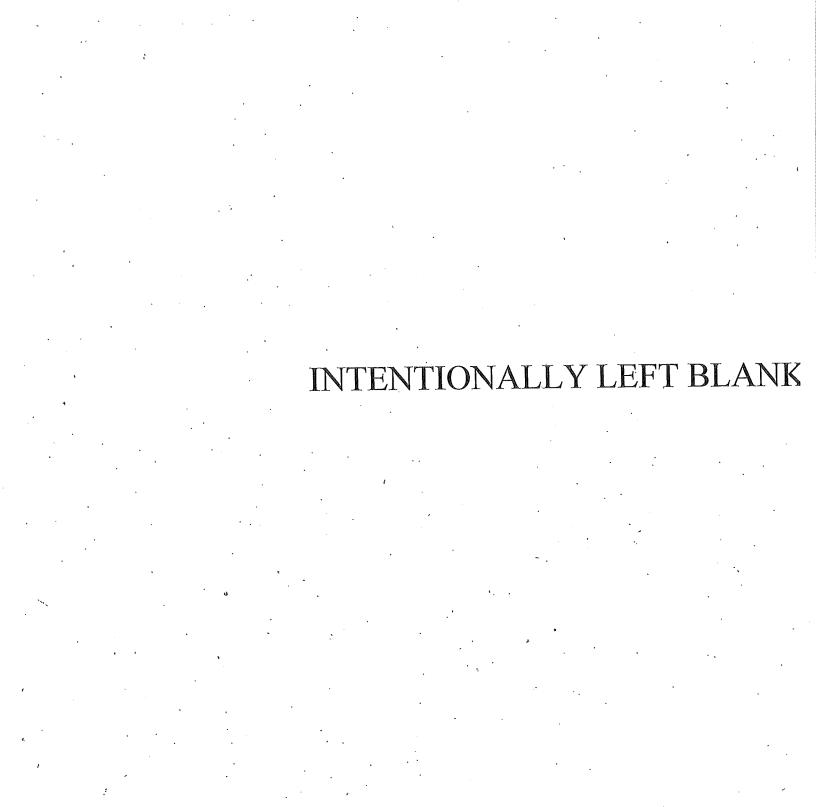
732 NE COUCH SUMMARY

MAG block boiler insulation located on the boiler unit tested positive for asbestos. The material is located beneath black woven fabric and appeared damaged in multiple locations.

Composite roofing materials were not sampled during the survey due to weather conditions and limited access. Sampling and analysis of the roofing components is recommended prior to removal.

Materials that tested negative during the survey of this structure include: composite siding, wall and ceiling plaster located throughout the structure, 12" vinyl floor tile located on the first floor, heavy woven fabric located on the boiler unit, remnant cementitious pipe insulation located on basement piping, gypsum wallboard/joint compound located throughout, textured wall & ceiling material (Type 4) located in the basement, skim-coat texture located on the dining room ceiling, sheet floor covering located in the second floor restroom and felt vapor barrier located beneath exterior siding.

Newly installed 12" vinyl floor tile is present in the kitchen and dining room. Sub-flooring beneath the tile application appeared to be wood particle board. However, due to the elevation difference between the kitchen and dining room, additional suspect flooring may be present under the sub-flooring in the kitchen. Further investigation of the flooring in the kitchen using selective demolition is recommended prior to demolition.



<u>Code</u> 360-15194.079 -0001	Material Sheet Floor Covering	(1) Layer:	Location 722; Dining room; Under floor to Description:	Results ile & sub flooring Analysis:	<u>Lab</u> R.J. Lee Group
		Layer 1	(Brown fibrous material)	No Asbestos Detected	
360-15194.079 -0002	Vinyl Floor Tile (1)	Layer:	722; Dining room; 12" cream Description:	Analysis:	R.J. Lee Group
		Layer 1	(White floor tile)	No Asbestos Detected	
360-15194.079 -0003	Textured Ceiling Mate (1)	rial Layer:	722; Living room Description:	Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0004	Wall and Ceiling Plast	er Layer:	722; Front entrance wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster; White skim coat)	No Asbestos Detected	
360-15194.079 -0005	Sheet Floor Covering	(2) Layer:	722; Front entrance, under car Description:	pet Analysis:	R.J. Lee Group
		Layer 1	(Green linoleum)	18% Chrysotile	
360-15194.079 -0006	Textured Ceiling Mate (1)	erial Layer:	722; Bedroom #4 wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(White comp)	No Asbestos Detected	

Code 360-15194.079 -0007	Material Textured Ceiling Mate (1)	rial Layer:	Location 722; Kitchen ceiling Description:	Results Analysis:	Lab R.J. Lee Group
-5007	(1)	Layer 1	(White comp)	No Asbestos Detected	
360-15194.079	Wall and Ceiling Plas		722; Bedroom #4 wall		R.J. Lee Group
-0008		Layer:	Description: (White skimcoat; Grey plaster)	Analysis: No Asbestos Detected	
360-15194.079	Wall and Ceiling Plas	ter	722; Bedroom #1 wall		R.J. Lee Group
-0009		Layer: Layer 1	Description: (Grey joint compound)	Analysis: 2% Chrysotile	
		Layer 2	(White skimcoat)	No Asbestos Detected	
360-15194.079 -0010	Vinyl Floor Tile/Mastic	(1) Layer: Layer 1	Kitchen; 12" Cream Description: (White floortile)	Analysis: No Asbestos Detected	R.J. Lee Group
		Layer	(vwilte iloordie)	TNO Aspesios Detected	
360-15194.079 -0011	Thermal Insulation	Layer:	722; Basment, duct wrap insula Description:	ation Analysis:	R.J. Lee Group
	•	Layer 1	(Tan insulation)	70% Chrysotile	
360-15194.079 -0012	Textured Ceiling Mate (2)	erial Layer:	722; Basment Description:	Analysis:	R.J. Lee Group
		Layer 1	(White texture)	<1% Chrysotile	

<u>Code</u> 360-15194.079 -0013	Material Textured Ceiling Mate (2)	erial Layer:	Location 722; Basment Description:	Results Analysis:	<u>Lab</u> R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0014	Gypsum Wallboard/Jo Compd.	oint Layer:	722; Basement, wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(White drywall; White joint compound)	No Asbestos Detected	
360-15194.079 -0015	Gypsum Wallboard/Jo Compd.	oint Layer:	722; Basement, wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(White drywall)	No Asbestos Detected	
360-15194.079 -0016	Wall and Ceiling Plas	ter Layer:	722; 2nd floor closet wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster; White skim coat)	No Asbestos Detected	
360-15194.079 -0017	Textured Ceiling Mate (1)	erial Layer:	722; Bedroom #1, ceiling Description:	Analysis:	R.J. Lee Group
	,	Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0018	Textured Ceiling Mate (3)	erial Layer:	736; Basement ceiling Description:	Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	

Engineering + Environmental

Code 360-15194.079 -0019	<u>Material</u> Gypsum Wallboard/Jo Compd.	oint Layer:	Location 736; Basement laundry room w Description:	Results vall Analysis:	<u>Lab</u> R.J. Lee Group
		Layer 1	(White drywall; White joint compound)	No Asbestos Detected	
360-15194.079 -0020	Insulating Cement	Layer:	736; Basement chimney Description:	Analysis:	R.J. Lee Group
		Layer 1 _.	(Grey mortar)	No Asbestos Detected	
360-15194.079 -0021	Sheet Floor Covering	(3) Layer:	736; Basement restroom, 4" tile Description:	e pattern Analysis:	R.J. Lee Group
		Layer 1	(White linoleum)	No Asbestos Detected	
360-15194.079 -0022	Textured Ceiling Mate (3)	erial Layer:	736, Dining room wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0023	Gypsum Wallboard/Jo Compd.	oint Layer:	736; Dining room wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(White drywall)	No Asbestos Detected	
360-15194.079 -0024	Vinyl Floor Tile/Mastic	c Layer:	736; Kitchen, 12" cream Description:	Analysis:	R.J. Lee Group
		Layer 1	(White floortile)	No Asbestos Detected	

<u>Code</u> 360-15194.079	Material Sheet Floor Covering	(4)	Location 736; 2nd floor toilet room	Results	<u>Lab</u> R.J. Lee Group
-0025	Sheet Floor Covering	Layer:	Description:	Analysis:	N.S. Lee Gloup
		Layer 1	·(White linoleum)	No Asbestos Detected	
360-15194.079 -0026	Sheet Floor Covering	(5) Layer:	736; 2nd floor bathroom Description:	Analysis:	R.J. Lee Group
		Layer 1	(White linoleum)	No Asbestos Detected	
360-15194.079 -0027	Wall and Ceiling Plast	er Layer:	736; Bedroom #3 wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster)	No Asbestos Detected	
		•			
360-15194.079 -0028	Textured Ceiling Mate (3)	rial Layer:	736; Bedroom #1, ceiling Description:	Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0029	Heavy Woven Fabric	Layer:	732; Basement, black painted Description:	fabric on furnace Analysis:	R.J. Lee Group
		Layer 1	(Black fibrous material)	No Asbestos Detected	
360-15194.079 -0030	Thermal Insulation	Layer:	732; Basement, block insulation Description:	on under fabric Analysis:	R.J. Lee Group
		Layer 1	(Tan insulation)	65% Chrysotile	

Code	<u>Material</u>		Location	Results	<u>Lab</u>
360-15194.079 -0031	Mag Pipe Insulation	Layer:	732; Basement, remnant insula Description:	ation on steam pipe Analysis:	R.J. Lee Group
		Layer 1	(Tan material)	No Asbestos Detected	
360-15194.079 -0032	Gypsum Wallboard/Jo Compd.	oint Layer:	732; Basement, under stairwell Description:	Analysis:	R.J. Lee Group
		Layer 1	(White drywall; White joint compound)	No Asbestos Detected	
360-15194.079 -0033	Textured Ceiling Mate (4)	erial Layer:	732; Basement, computer room Description:	n ceiling Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
					(
360-15194.079 -0034	Gypsum Wallboard/Jo Compd.	oint Layer:	732; Basement, computer room Description:	n wall Analysis:	R.J. Lee Group
	,	Layer 1	(White drywall)	No Asbestos Detected	
	•				
360-15194.079 -0035	Wall and Ceiling Plas	ter Layer:	732; Basement stairwell wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster)	No Asbestos Detected	
			•		
360-15194.079 -0036	Vinyl Floor Tile/Mastic	Layer:	732; Kitchen, 12" cream Description:	Analysis:	R.J. Lee Group
		Layer 1	(White floortile)	No Asbestos Detected	

Code 360-15194.079	<u>Material</u> Vinyl Floor Tile		Location 732; Dining room; 12" cream	Results	<u>Lab</u> R.J. Lee Group
-0037		Layer: Layer 1	Description: (White floortile)	Analysis: No Asbestos Detected	
360-15194.079 -0038	Troweled Textured Ma	aterial Layer:	732; Dining room, skim coat Description:	Analysis:	R.J. Lee Group
		Layer 1	(White compound)	No Asbestos Detected	
360-15194.079 -0039	Gypsum Wallboard/Jo Compd.	oint Layer:	732; 1st floor hallway Description:	Analysis:	R.J. Lee Group
		Layer 1	(White drywall; White joint compound)	No Asbestos Detected	
360-15194.079 -0040	Wall and Ceiling Plas	ter Layer:	732; 2nd floor wall in hallway Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster)	No Asbestos Detected	
360-15194.079 -0041	Wall and Ceiling Plas	ter Layer:	732; Bedroom wall Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster)	No Asbestos Detected	
360-15194.079 -0042	Wall and Ceiling Plas	ter Layer:	732; Bedroom ceiling Description:	Analysis:	R.J. Lee Group
		Layer 1	(Grey plaster)	No Asbestos Detected	

<u>Code</u>	<u>Material</u>		<u>Location</u>	Results	<u>Lab</u>
360-15194.079 -0043	Sheet Floor Covering	Layer:	732; 2nd floor restroom, 4" tile Description:	pattern Analysis:	R.J. Lee Group
	•	Layer 1	(White linoleum; Yellow mastic)	No Asbestos Detected	
					•
360-15194.079 -0044	Textured Ceiling Mate (4)	rial Layer:	732; Basement computer room Description:	ceiling Analysis:	R.J. Lee Group
		Layer 1	(White texture)	No Asbestos Detected	
360-15194.079 -0045	Composition Shingles	Layer:	732; Composite siding, brick pa	attern Analysis:	R.J. Lee Group
		Layer 1	(Black roofing)	No Asbestos Detected	
360-15194.079 -0046	Paper Felt	Layer:	732; Exterior vapor barrier Description:	Analysis:	R.J. Lee Group
		Layer 1	(Black roofing)	No Asbestos Detected	
360-15194.079 -0047	Composition Shingles	Layer:	732; Composite siding, brick p Description:	attern Analysis:	R.J. Lee Group
		Layer 1	(Black roofing)	No Asbestos Detected	