



Engineering +
Environmental

October 21, 2016

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Markham Elementary School
10531 SW Capitol Highway
Portland, Oregon, 97219
PBS Project: 6500.721 Phase 0035

Dear Mr. Wilton:

On October 19, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Markham Elementary School located at 10531 SW Capitol Highway in Portland, Oregon.

The purpose of this investigation is to identify finishes that are in deteriorated (poor) condition. PBS visually inspected interior and exterior hard surfaces and soil adjacent to painted surfaces. The location of garden spaces in close proximity to deteriorated paint was also noted.

For the sake of this investigation, it is assumed that all paint and varnish at the school contains some concentration of lead.

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.

Prior to PBS' arrival at Markham Elementary School, some paint stabilization had occurred. The locations where paint had been stabilized were inspected and found to be in overall fair condition. The areas had been repainted, but minimal to no surface preparation occurred prior to painting. It should be noted that paint stabilization on exterior window frames was limited to only those areas the painter could reach. No ladder work was performed on most windows.

Overall, the building's painted and varnished surfaces were found to be in de-minimis (fair) condition; however, multiple areas of deteriorated (poor) condition were observed. A table showing the locations and quantity of surfaces in deteriorated condition, and a field drawing matching the locations, is attached to this report.

Small amounts of paint chip debris were observed around the perimeter of the building, within the flowerbeds, and on asphalt and concrete. Paint chips in the flowerbeds near the garden area are at a distance that would not cause an immediate concern, but they should be removed.

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
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RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in poor condition be stabilized. Paint chip debris around the perimeter of the building should be cleaned up, or a fence should be placed around these areas to avoid contact by children playing, as an interim control.

Please feel free to contact me at 503.417.7576 or steved@pbsenv.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.



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)

Assessment of Paint/Varnish in Deteriorated (Poor) Condition

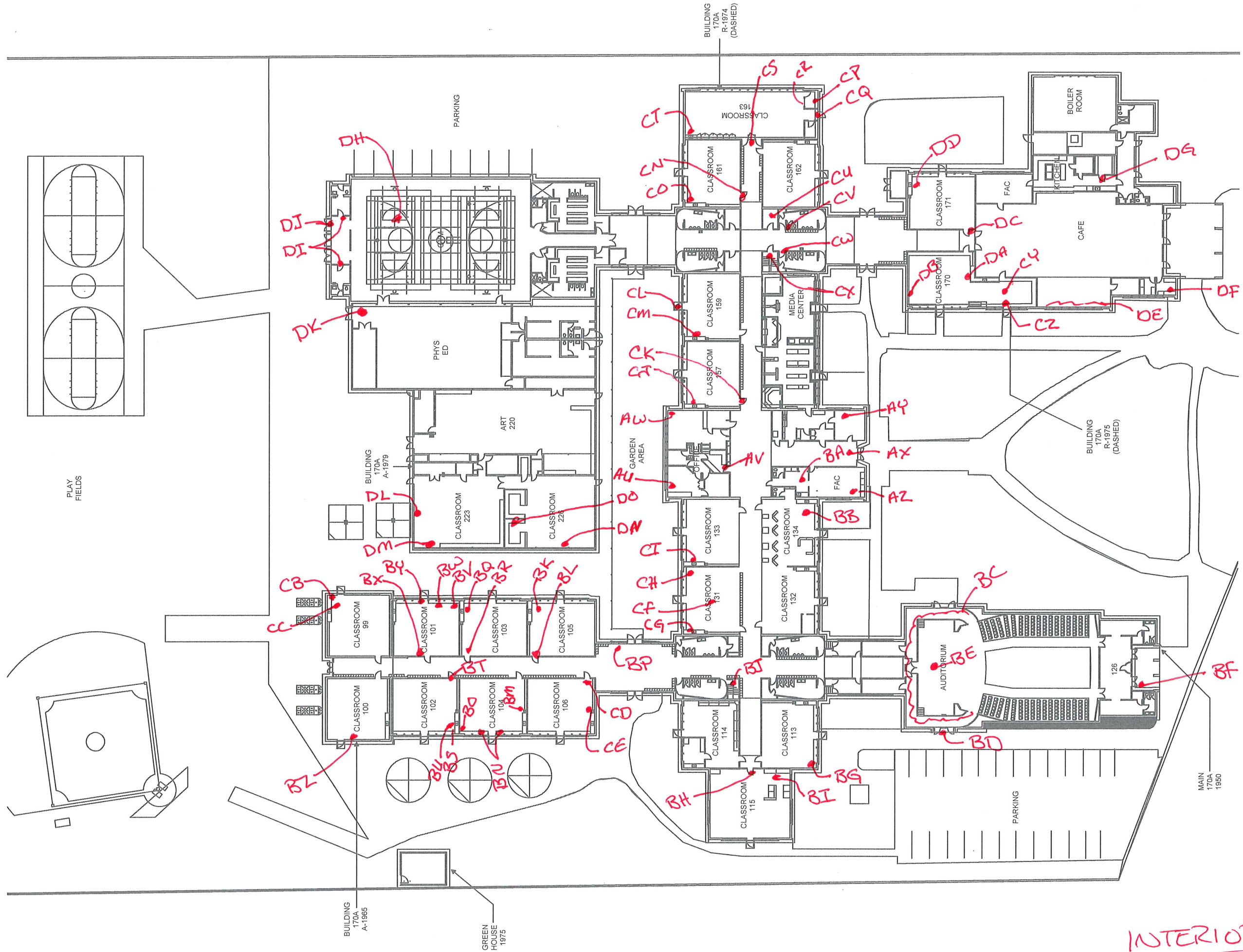
ID	Interior / Exterior	Location	Room Name/#	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Exterior	Entry ceiling	N/A	Soffit	Above	No	Varnish wood	40 SF
B	Exterior	Gable door	N/A	Gable	Above	No	Wood	50 SF
C	Exterior	East side	N/A	Window frame	Above/Below	No	Wood	3 assemblies
D	Exterior	East side	N/A	Bark dust	Below	No	Soil	25 SF
E	Exterior	Auditorium entry	N/A	Soffit	Above	No	Wood	225 SF
F	Exterior	Auditorium entry	N/A	Gable	Above	No	Wood	50 SF
G	Exterior	Auditorium entry; south side	N/A	Soffit and fascia	Above	No	Wood	40 SF
H	Exterior	Auditorium entry; south side	N/A	Windows above doors	Above	No	Wood	3 assemblies
I	Exterior	Auditorium entry; south side	N/A	Concrete	Below	No	Concrete	30 SF
J	Exterior	Play barn; south side	N/A	Siding	Below	No	Wood	175 SF
K	Exterior	South side	N/A	Window frame, 8 sided	Above	No	Wood	1 assembly
L	Exterior	South side	115	window frames	Above	No	Wood	7 assemblies
M	Exterior	South side	115	Asphalt	Below	No		40 SF
N	Exterior	West side	114	Window/door frames	Above/Below	No	Wood	6 assemblies
O	Exterior	West side	114	Soil/concrete	Below	No	Soil	40 SF
P	Exterior	West side	100	Rain gutter	Below	No	Metal	10 SF
Q	Exterior	West side	100	Foundation	Below	No	Concrete	40 SF
R	Exterior	West side	N/A	Doors	Above/Below	No	Metal	2 each
S	Exterior	West side	99	Rain drain pipe	Below	No	Metal	10 SF
T	Exterior	Garden area; breezeway	N/A	Breezeway ceiling and beams		No	Metal	800 SF
U	Exterior	West side	159	Door	Below	No	Wood	1 door
V	Exterior	West side	157/159	Soil	Below	No	Soil	100 SF
W	Exterior	West side	131	Soil	Below	No	Soil	100 SF

ID	Interior / Exterior	Location	Room Name/#	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Exterior	West side	105	Rain drain pipe	Above/Below	No	Metal	10 SF
Y	Exterior	West side	226	Wall	Below	No	Concrete	100 SF
Z	Exterior	West side	223	Door facia	Above	No	Wood	150 SF
AA	Exterior	Play field	N/A	Basket wall, hoop, poles	Above/Below	No	Metal	2 each
AB	Exterior	West side	Gym	Foundation	Below	No	Concrete	45 SF
AC	Exterior	North side	Gym	Foundation	Below	No	Concrete	250 Sf
AD	Exterior	Northwest corner	Gym	Door	Below	No	Metal	1 door
AE	Exterior	North side	Gym	Window frames	Above	No	Wood	13 assemblies
AF	Exterior	North side	161	Asphalt	Below	No	Asphalt	75 SF
AG	Exterior	North side	163	Window sill	Below	No	Wood	40 SF
AH	Exterior	North side	163	Door	Below	No	Wood	1 door
AI	Exterior	North side	162	Door	Below	No	Wood	1 door
AJ	Exterior	North side; metal shed	171	Siding	Below	No	Metal	150 SF
AK	Exterior	North side; metal shed	171	Rain drain pipe	Below	No	Metal	10 SF
AL	Exterior	North side; metal shed	Boiler room	Rain drain pipe	Below	No	Metal	10 SF
AM	Exterior	North side; metal shed	Boiler room	Chain posts	Below	No	Metal	2 each
AN	Exterior	East side	N/A	Rain drain pipe	Below	No	Metal	10 SF
AO	Exterior	East side	Cafeteria	Gable	Above	No	Wood	80 SF
AP	Exterior	East side	Cafeteria	Ceiling soffet	Above	No	Wood	600 SF
AQ	Exterior	East side	SE of cafeteria	Window frames	Above	No	Wood	6 assemblies
AR	Exterior	East side	S side of cafeteria	Window sill	Below	No	Wood	30 SF
AS	Exterior	East side	170	Window sill	Below	No	Wood	15 SF
AT	Exterior	East side	170	Foundation	Below	No	Concrete	30 SF
AU	Interior	Principle's office	141	Window sill	Below	No	Wood	15 SF

ID	Interior / Exterior	Location	Room Name/#	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Office kitchen	N/A	Door cabin faces	Below	No	Varnish wood	40 SF
AW	Interior	Office outside door	N/A	Door frame	Above/Below	No	Varnish wood	1 door
AX	Interior	Entry foyer	N/A	Wood wall	Below	No	Varnish wood	600 SF
AY	Interior	Counselor's office	146	Window sill	Below	No	Varnish wood	10 SF
AZ	Interior	Teachers room	138	Window sill	Below	No	Varnish wood	10 SF
BA	Interior	Teacher's kitchen	N/A	Door cabinet face under sink area	Below	No	Varnish wood	10 SF
BB	Interior	Classroom	134	Door cabinet face under sink area	Below	Yes	Varnish wood	25 SF
BC	Interior	Auditorium entry	N/A	Wall	Below	No	Varnish wood	500 SF
BD	Interior	Auditorium entry to south parking	N/A	Doors	Below	No	Wood	2 doors
BE	Interior	Auditorium stage floor	N/A	Hard wood floor	Below	No	Wood varnish	800 SF
BF	Interior	Auditorium front entry	N/A	Door	Below	No	Wood varnish	1 door
BG	Interior	entry	113	Door	Below	Yes	Wood varnish	1 door
BH	Interior	Music room; entry	115	Door	Below	Yes	Wood varnish	2 doors and trim
BI	Interior	Music room	115	Cabinet faces and panels at sink area	Below	Yes	Wood varnish	100 SF
BJ	Interior	Storage room to attic	108A	Stairs/ handrail and floor	Below	No	Wood metal concrete	100 SF
BK	Interior	Sink area	105	Lower cabinet faces	Below	Yes	Wood varnish	30 SF
BL	Interior	Entry area	105	Wall and door trim	Below	Yes	Wood varnish	40 SF
BM	Interior	Sink area	104	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	80 SF
BN	Interior	Window area	104	Window sills	Below	Yes	Wood paint	2 assemblies
BO	Interior	Throughout	104	Baseboard	Below	Yes	Wood paint	60 SF
BP	Interior	Entry door area	104	Door casing	Below	Yes	Wood varnish	20 SF
BQ	Interior	Throughout	103	Baseboard	Below	Yes	Wood	60 SF
BR	Interior	Entry door area	103	Door and door trim	Below	Yes	Wood varnish	1 door and 20 LF
BS	Interior	Throughout	102	Baseboard	Below	Yes	Wood paint	60 SF

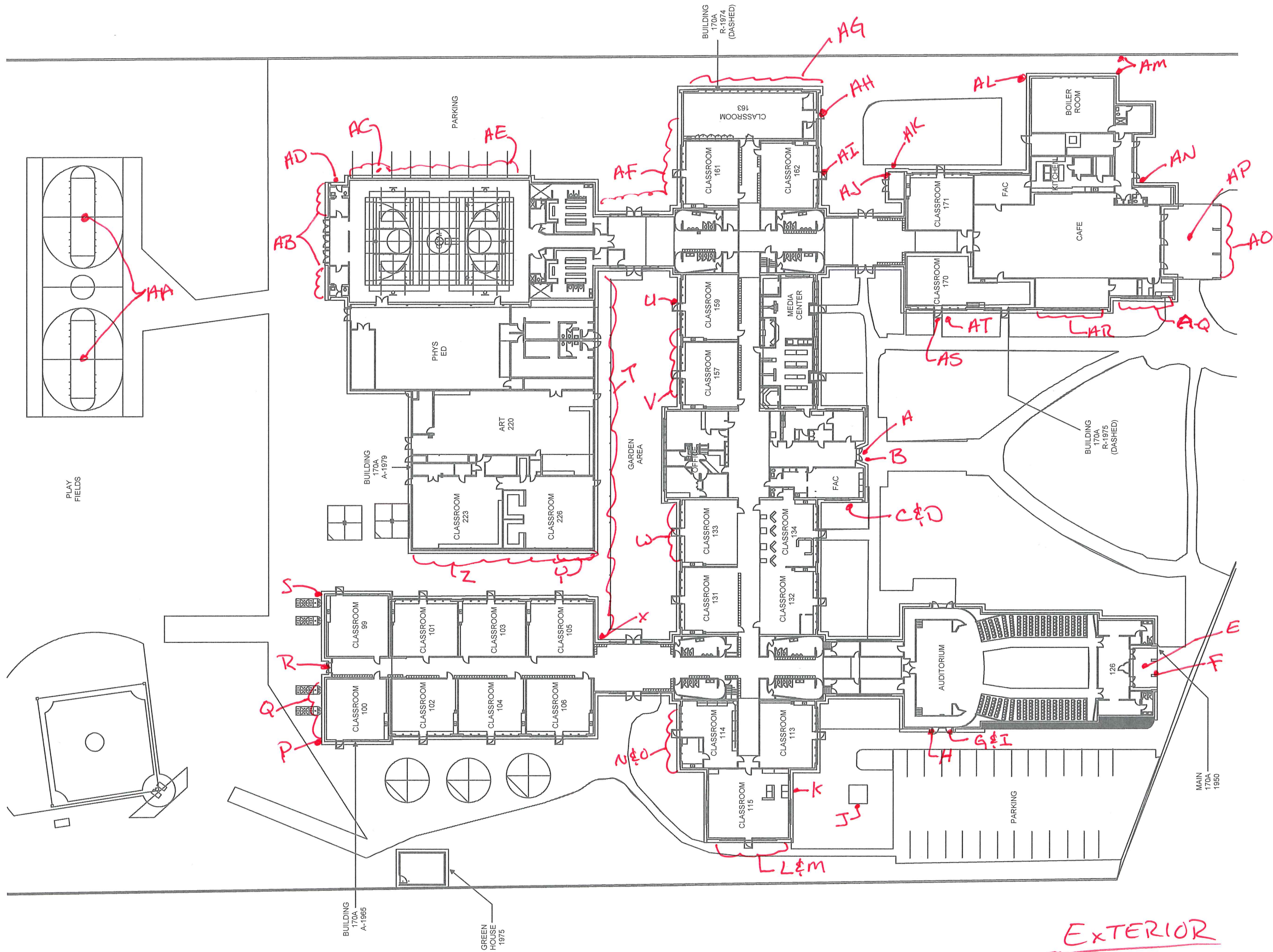
ID	Interior / Exterior	Location	Room Name/#	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Entry door area	102	Doors and casing	Below	Yes	Wood varnish	1 door and 20 LF
BU	Interior	Sink area	102	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	60 SF
BV	Interior	Throughout	101	Baseboard	Below	Yes	Paint wood	60 SF
BW	Interior	Entry door area	101	Door and casing	Below	Yes	Paint wood	1 door & 20 LF
BX	Interior	Sink area	101	Upper and lower cabinet faces	Above	Yes	Paint wood	20 SF
BY	Interior	Outside exit door	101	Door	Below	Yes	Varnish wood	1 door
BZ	Interior	Window area	100	Window sills	Below	Yes	Wood varnish	15 SF
CA	Interior	Sink area	100	Lower cabinet faces	Below	Yes	Wood varnish	20 SF
CB	Interior	Window area	99	Sills	Below	Yes	Wood varnish	20 SF
CC	Interior	Sink area	99	Lower cabinet faces	Below	Yes	Wood varnish	20 SF
CD	Interior	Entry	106	Door casing	Below	Yes	Wood varnish	15 SF
CE	Interior	Sink area	106	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	30 SF
CF	Interior	Throughout	131	Baseboard	Below	Yes	Wood paint	60 SF
CG	Interior	Sink area	131	Cabinet faces	Above/Below	Yes	Wood varnish	40 SF
CH	Interior	Window hall	131	book shelves	Below	Yes	Wood varnish	45 SF
CI	Interior	Sink area	132	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	40 SF
CJ	Interior	Sink area	157	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	45 SF
CK	Interior	Entry	157	Door and casing	Below	Yes	Wood varnish	1 door and 20 LF
CL	Interior	Back door	159	Door	Below	Yes	Wood varnish	1 door
CM	Interior	Sink area	159	Lower cabinet faces	Below	Yes	Wood varnish	20 SF
CN	Interior	Entry	161	Door and casim	Below	Yes	Wood varnish	1 door and 25 LF
CO	Interior	Sink area	161	Upper and lower cabinet faces	Below	Yes	Wood varnish	40 SF
CP	Interior	Back storage room	164	Ceiling	Above	Yes	Plaster	45 SF
CQ	Interior	East wall to parking	164	Door	Below	Yes	Wood varnish	1 door

ID	Interior / Exterior	Location	Room Name/#	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CR	Interior	Center of room	N/A	Free-standing cabinet	Below	No	Paint wood	25 SF
CS	Interior	Front of room	163	Cabinet in hallway	Below	Yes	Wood varnish	50 SF
CT	Interior	Sink area	163	Lower cabinet faces	Below	Yes	Wood varnish	20 SF
CU	Interior	Attic access	165	Handrail and stairs	Below	No	Metal Wood	75 SF
CV	Interior	Boy's restroom	167	Entry door	Below	No	Wood varnish	1 door
CW	Interior	Girl's restroom	166	Entry door	Below	No	Wood varnish	1 door
CX	Interior	Storage	154A	Entry door	Below	No	Wood varnish	1 door
CY	Interior	Throughout	170	Walls	Above/Below	Yes	Wood varnish	400 SF
CZ	Interior	South exit	170	Doors	Below	Yes	Wood varnish	1 door
DA	Interior	Sink and counter area	170	Lower cabinet faces	Below	Yes	Wood varnish	80 SF
DB	Interior	Throughout	170	Baseboard	Below	Yes	Wood paint	75 SF
DC	Interior	Entry	171	Entry door and casing	Below	Yes	Wood varnish	1 door and 40 LF
DD	Interior	Sink area	171	Upper and lower cabinet faces	Above/Below	Yes	Wood varnish	45 SF
DE	Interior	Cafeteria	N/A	Window railing	Below	No	Metal	30 SF
DF	Interior	Cafeteria storage	178	Ceiling	Above	No	Firtex	80 SF
DG	Interior	Kitchen storage	179	Door and casing	Below	No	Wood	1 door and 20 LF
DH	Interior	Gym throughout	N/A	Walls	Below	No	Wood varnish	3500 SF
DI	Interior	Gym	N/A	Doors, casing, and trim	Below	No	Wood varnish	4 doors and 150 LF
DJ	Interior	Gym west exit	N/A	Doors	Below	No	Wood paint	6 doors
DK	Interior	Physical education gym; west exit	N/A	Wall	Below	No	Plaster	15 SF
DL	Interior	Classroom	223	Window sills	Below	Yes	Varnish wood	30 SF
DM	Interior	Classroom; sink area	223	Lower cabinet faces	Below	Yes	Varnish wood	15 SF
DN	Interior	Classroom	226	Window sills	Above	Yes	Varnish wood	30 SF
DO	Interior	Sink area	226	Lower cabinet faces	Below	Yes	Varnish wood	100 SF



INTERIOR





EXTERIOR



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 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.

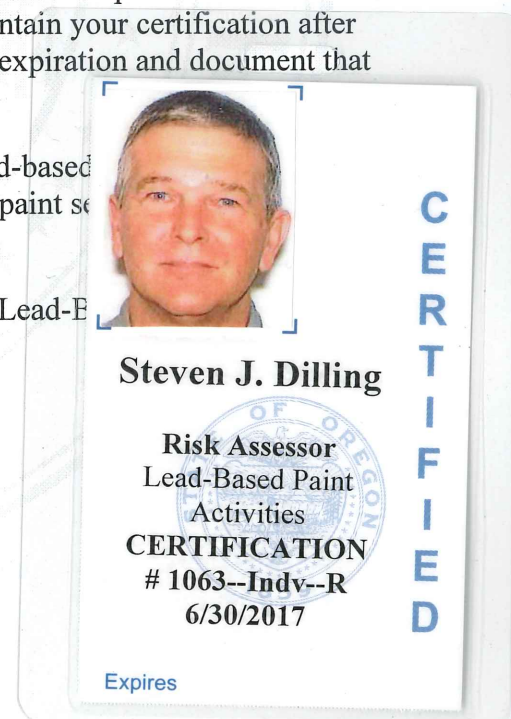
If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,



Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



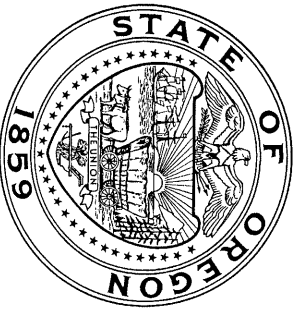
State of Oregon
Oregon Health Authority

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



Health
Oregon
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 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