



Engineering +  
Environmental

December 30, 2016

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Arleta Elementary School  
5109 SE 66th Avenue  
Portland, Oregon 97206  
PBS Project: 6500.721 Phase 0004

Dear Mr. Wilton:

On November 2, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Arleta Elementary School located at 5109 SE 66th Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, compost piles, 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 fair and intact condition with areas of deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

PBS observed paint chips in the garden, which is located approximately six to 10 feet from painted surfaces that were in intact condition.

PBS inspected windows. The windows are unpainted metal and do not abrade any painted surfaces

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.

4412 SW Corbett Avenue, Portland, OR 97239  
503.248.1939 Main  
866.727.0140 Fax  
888.248.1939 Toll-Free  
www.pbsenv.com

## RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized, and all paint chips removed from the garden.

Please feel free to contact me at 503 417 7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,  
PBS Engineering and Environmental Inc.



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

**Arleta Elementary School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Carpeted corner	21	Molding	Below	No	Wood	10
B	Interior	Door	21	Door frame	Below	No	Wood	10
C	Interior	East wall	20	Wall	Above	No	Plaster	200
D	Interior	Throughout	19	Covebase and cabinet trim	Below	No	Wood	150
E	Interior	Door	18	Door frame	Below	No	Wood	10
F	Interior	Custodial closet near room 17	N/A	Door	Below	No	Wood	32
G	Interior	N/A	17	Molding	Below	No	Wood	150
H	Interior	Throughout	17	Heater	Below	Yes	Metal	50
I	Interior	Second floor room north of gym	N/A	Window Sill	Above	No	Plaster	4
J	Interior	Second floor room north of gym	N/A	Shelf	Below	No	Wood	150
K	Interior	Upper auditorium balcony	N/A	Floor	Below	No	Concret	600
L	Interior	Custodial closet across from room 16, second floor	N/A	Door	Below	No	Wood	20
M	Interior	N/A	16	Door frame	Below	No	Wood	10
N	Interior	N/A	16	Built-in cabinetry	Below	No	Wood	70
O	Interior	N/A	15	Molding throughout	Below	No	Wood	175
P	Interior	N/A	14	Molding on north side of room	Below	No	Wood	30
Q	Interior	N/A	13	Molding on north side of room	Below	No	Wood	15
R	Interior	Second floor hall	N/A	Lockers	Below	no	Metal	209
S	Interior	Boys' restroom	19A	Door face of restroom entrance	Below	Yes	Wood	20
T	Interior	Second floor hall side	N/A	Door frames	Below	No	Wood	5
U	Interior	Second floor staircases	N/A	Hand rail	Below	No	Wood	120
V	Interior	Throughout	9	Molding throughout	Below	Yes	Wood	200

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
W	Interior	West wall under dry-erase board	9	Wall	Below	Yes	Plaster	2
X	Interior	Kind.	10	Interior door face	Below	Yes	Wood	20
Y	Interior	Kind.	10	Skylight	Above	Yes	Wood	5
Z	Interior	Kind.	10	Cabinet on east wall	Below	Yes	Wood	75
AA	Interior	Storeroom	N/A	Built-in cabinetry	Below	No	Wood	100
AB	Interior	Custodian closet in media center	N/A	Floor	Below	No	Concret	200
AC	Interior	Custodian closet in media center	N/A	Interior face of door	Below	No	Wood	20
AD	Interior	N/A	7	South, east, and west walls above cabinets	Above	No	Plaster	40
AE	Interior	N/A	N/A	Cabinetry on east wall by sink	Below	No	Wood	50
AF	Interior	Teachers lounge across from 7A	N/A	Door	Below	No	Wood	20
AG	Interior	Teachers lounge across from 7A	N/A	Door to 7G	Below	No	Wood	15
AH	Interior	Teachers lounge across from 7A	N/A	Door frame to 7G	Below	No	Wood	10
AI	Interior	Auditorium storeroom	7I	Built-in cabinetry	Below	No	Wood	50
AJ	Interior	North wall, gym	N/A	Wall under window	Above	No	Plaster	5
AK	Interior	Gym	N/A	Covebase throughout	Below	No	Wood	150
AL	Interior	Gym	N/A	Door throughout (6)	Below	No	Wood	120
AM	Interior	Auditorium	N/A	Floor	Below	Yes	Concret	1200
AN	Interior	Auditorium	N/A	Stairs and landing up tp stage	Below	Yes	Concret	20
AO	Interior	Auditorium office	N/A	Covebase throughout	Below	No	Wood	8
AP	Interior	Auditorium	N/A	Stairs on east side of stage	Below	Yes	Concret	10
AQ	Interior	Throughout	5	Molding	Below	No	Wood	60
AR	Interior	Near heater	1	Covebase	Below	Yes	Wood	8
AS	Interior	Custodian closet across from art room 1B	N/A	Floor	Below	No	Concret	100

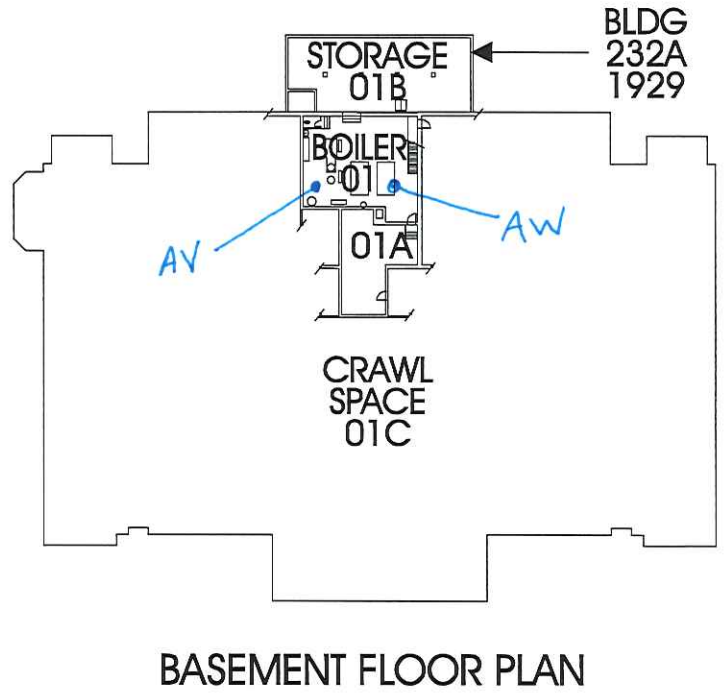
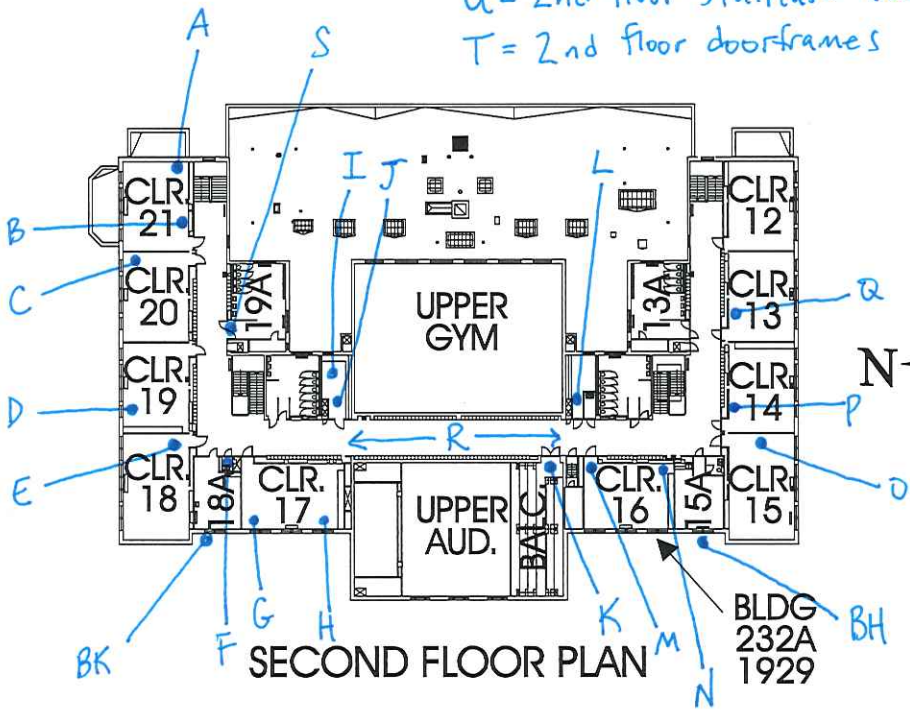
ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AT	Interior	Playroom	11B	Radiator cover	Below	Yes	Metal	50
AU	Interior	11A	11A	Skylight	Above	No	Wood	50
AV	Interior	Boiler 01	N/A	Floor	Below	No	Concret	1000
AW	Interior	Boiler 01	N/A	Ceiling	Above	No	Concret	1000
AX	Interior	First floor hallway outside room 3	N/A	Lockers	Below	Yes	Metal	3
AY	Interior	First floor hallway outside room 1	N/A	Lockers	Below	Yes	Metal	3
AZ	Interior	First floor hallway room 5 doorway	N/A	Door frame facing hall	Below	No	Wood	5
BA	Interior	First floor hallway outside gymnasium	N/A	Lockers	Below	No	Metal	38
BB	Interior	First floor hallway outside teachers lounge	N/A	Door frame facing hall	Below	No	Wood	5
BC	Interior	First floor hallway, interior of main entrance doors	N/A	Door	Below	Yes	Wood	30
BD	Interior	First floor hallway; interior of building entrance near room 9	N/A	Door	Below	Yes	Wood	30
BE	Exterior	Play area outside of east side of building	N/A	Basketball hoop	Below	Yes	Metal	2
BF	Exterior	Outside of play area 11B	N/A	Downspout	Below	No	Metal	5
BG	Exterior	Exterior southeast corner	N/A	Downspout	Below	No	Metal	5
BH	Exterior	Exterior, second floor guard railing outside of I5A	N/A	Guard rail	Below	Yes	Metal	5
BI	Exterior	Outside on west side	N/A	Flagpole	Above and below	No	Metal	30
BJ	Exterior	Outside northwest corner building entrance	N/A	Center rail	Below	No	Metal	5
BK	Exterior	Outside northwest corner building entrance, second floor	N/A	Guard rail	Below	No	Metal	5
BL	Exterior	Outside east entrance of annex	N/A	Door stops	Below	No	Metal	2
BM	Interior	N/A	35	Chalkboard rail	Below	Yes	Wood	10
BN	Interior	Kitchen	30B	Floor	Below	No	Concret	250
BO	Interior	Storage room	39A	Ladder to attic	Above and below	No	Wood	20
BP	Interior	N/A	32	Trim on sink cabinets	Below	Yes	Wood	2

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BQ	Interior	N/A	39	Chalkboard rail	Below	Yes	Wood	10
BR	Interior	N/A	39	Trim on sink cabinets	Below	Yes	Wood	2
BS	Interior	N/A	39	Door frame to closet	Below	Yes	Metal	2
BT	Interior	N/A	38	Trim on sink cabinets	Below	Yes	Wood	2
BU	Interior	N/A	38	Chalkboard rail	Below	Yes	Wood	10
BV	Interior	N/A	33	Chalkboard rail	Below	Yes	Wood	10
BW	Interior	N/A	33	Trim on sink cabinets	Below	Yes	Wood	2
BX	Interior	N/A	34	Trim on sink cabinets	Below	Yes	Wood	2
BY	Interior	N/A	37	Trim on sink cabinets	Below	Yes	Wood	2
BZ	Interior	N/A	37	Chalkboard rail	Below	Yes	Wood	10
CA	Interior	N/A	37	Trim on north wall	Below	Yes	Wood	2
CB	Interior	N/A	36	Trim on sink cabinets	Below	Yes	Wood	2
CC	Interior	Custodial	40A	Paint on walls	Above and below	No	Plaster	5
CD	Exterior	Outside play area	N/A	Tetherball pole	Above and below	No	Metal	10
CE	Exterior	Outside play area	N/A	Paint chips in garden	Below	No	N/A	10

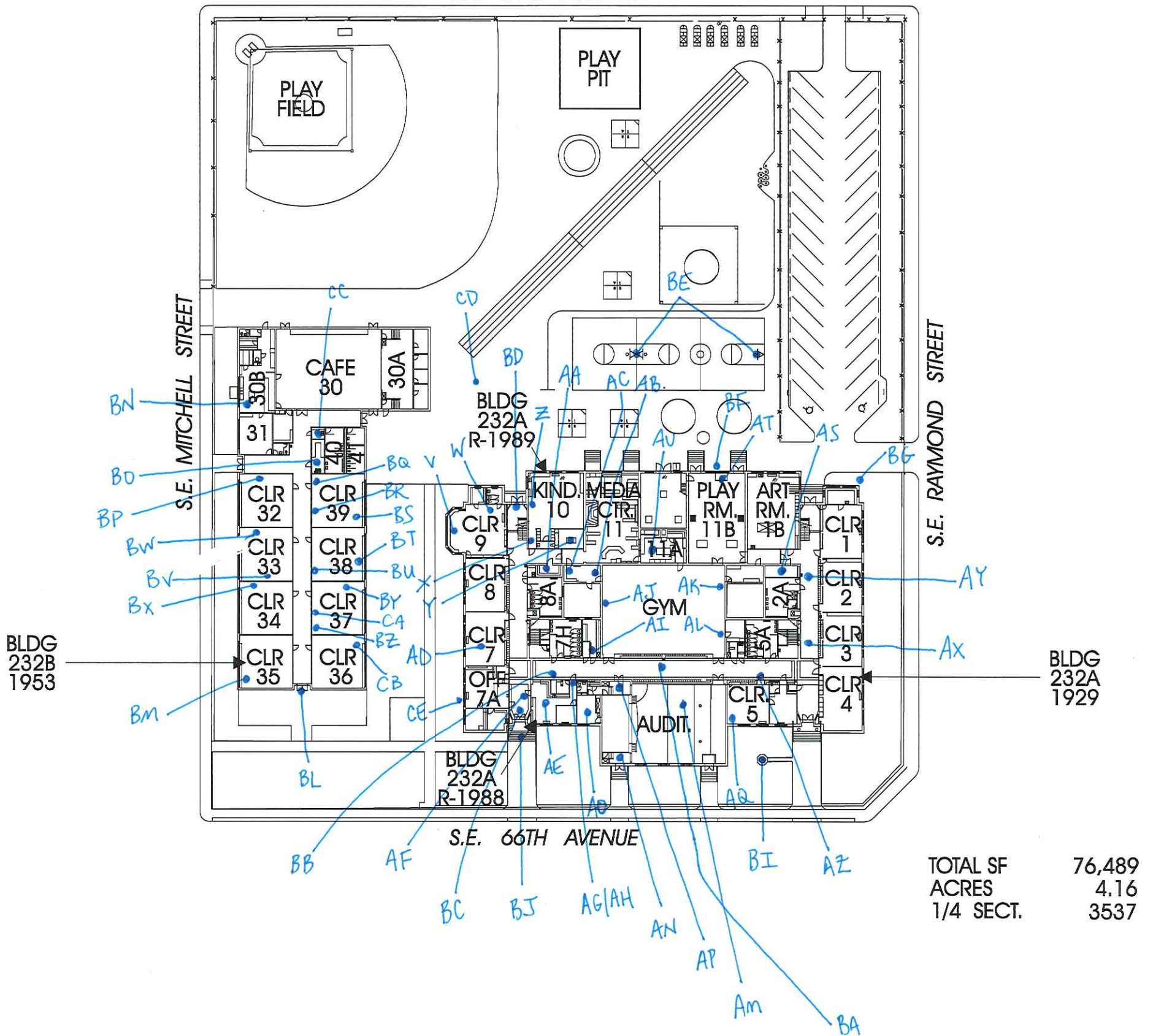
**Arleta Elementary School**  
**5109 SE 66th Street 97206**  
**Facility Plan**



U = 2nd floor staircase handrails  
 T = 2nd floor doorframes



S.E. 64TH AVENUE





June 9, 2016

Clark R. Nelson  
PBS Engineering and Environmental Inc.  
4412 S.W. 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. 1806--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 disciplines: Risk Assessor; Inspector

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 activities. 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



**Clark R. Nelson**

**Risk Assessor  
Inspector  
Lead-Based Paint  
Activities  
CERTIFICATION  
# 1806--Indv--R  
6/30/2017**

Expires

CERTIFIED



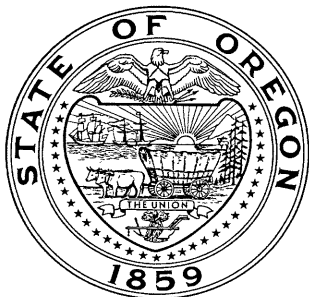
State of Oregon  
Oregon Health Authority

**Clark R. Nelson**

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

**Risk Assessor**

Certification Number:	1806--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

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

EXPIRATION DATE: 6/24/2017

This document certifies that

CLARK RICHARD NELSON  
4412 SW CORBETT AVE  
PORTLAND, OR 97239

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

**9151806-RA**

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

**LICENSE NUMBER: 9151806-RA**

This document certifies that:

CLARK RICHARD NELSON  
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.: 9151806-RA  
EXPIRATION DATE: 6/24/2017

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