



Engineering +  
Environmental

February 16, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Laurelhurst Elementary School  
840 NE 41st Avenue  
Portland, Oregon 97232  
PBS Project: 6500.721 Phase 0029

Dear Mr. Wilton:

On February 1, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Laurelhurst Elementary School located at 840 NE 41st Avenue 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.

Paint chips were observed in the garden on the south side of the auditorium, near window frames with paint in deteriorated conditions.

Window troughs associated with the school's metal-sliding and wood windows displayed nothing of concern.

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  
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## RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. Paint chips noted in the garden and deteriorated paint on nearby auditorium window frames is anticipated to be removed and stabilized in the next week.

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

**Laurelhurst Elementary 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	Northwest stairwell	Upper Windowsill	Above	No	Wood	10
B	Interior	Northwest stairwell	Handrails	Below	No	Wood	100
C	Interior	Northwest stairwell	Lower Windowsill	Below	No	Wood	10
D	Interior	Classroom 217	Door and frame	Above and below	No	Wood	60
E	Interior	Classroom 217	Baseboards	Below	No	Wood	50
F	Interior	Speech office	Baseboards on east wall	Below	No	Wood	20
G	Interior	Next to locker #1	Locker and trim	Above and below	No	Metal	6
H	Interior	Classroom 218	Door and frame	Above and below	No	Wood	60
I	Interior	Classroom 218	Baseboards	Below	No	Wood	100
J	Interior	Next to classroom 219	Fire extinguisher door	Above and below	No	Wood	12
K	Interior	Classroom 219	Door and frame	Above and below	No	Wood	60
L	Interior	Classroom 220	Door and frame	Above and below	No	Wood	60
M	Interior	Classroom 220	Baseboards	Below	No	Wood	100
N	Interior	Classroom 221	Door and frame	Above and below	No	Wood	15
O	Interior	Classroom 221	Baseboards	Below	No	Wood	100
P	Interior	Outside classroom 221	Doorframes to stairwell	Above and below	No	Wood	50
Q	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
R	Interior	Northeast stairwell	Upper windowsill	Above	No	Wood	10
S	Interior	Northeast stairwell	Lower windowsill	Below	No	Wood	10
T	Exterior	Outside of north upstairs hallway	Window frames	Above	No	Wood	300
U	Interior	Women's restroom outside classroom 217	Door	Above and below	No	Wood	45
V	Interior	Women's restroom outside classroom 217	South wall by window	Below	No	Plaster	24
W	Interior	Across from classroom 216	Bottom of window frame	Below	No	Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Exterior	Outside west upstairs hallway	Window frames	Above and below	No	Wood	180
Y	Interior	West upstairs hallway	Rungs up top roof access	Above and below	No	Metal	15
Z	Interior	215 B	Doorframe to closet	Above and below	No	Metal	15
AA	Interior	215 A	Door and frame	Above and below	No	Wood	60
AB	Interior	Classroom 215	South Doorframe	Above and below	No	Wood	15
AC	Interior	Southwest stairwell	Handrails	Below	No	Wood	100
AD	Interior	Southwest stairwell	Upper window assembly	Above	No	Wood	50
AE	Interior	Southwest stairwell	Lower window assembly	Below	No	Wood	20
AF	Interior	Outside classroom 213	Doorframe	Above and below	No	Metal	15
AG	Interior	Classroom 212	Windowsills	Below	No	Wood	30
AH	Exterior	Outside south upstairs hallway	Window frames	Above and below	No	Wood	300
AI	Interior	Outside conference room on second floor	Paint chips on carpet	Below	No	N/A	5
AJ	Interior	Southeast stairwell	Handrails	Below	No	Wood	100
AK	Interior	Southeast stairwell	Upper window assembly	Above	No	Wood	50
AL	Interior	Southeast stairwell	Lower window assembly	Below	No	Wood	20
AM	Interior	Southeast stairwell	Wall between windows	Above and below	No	Plaster	30
AN	Interior	Southeast building entrance	Double doors and frames	Above and below	No	Wood	120
AO	Interior	Entrance to southeast stairwell on first floor	Doorframe	Above and below	No	Wood	30
AP	Interior	Music-25	Doorframe	Above and below	No	Wood	15
AQ	Interior	Music-25 entryway	Wall	Above	No	Plaster	36
AR	Interior	Restroom next to music	Floor	Below	No	Concrete	20
AS	Interior	Classroom 1	Door and frame	Above and below	Yes	Wood	60
AT	Interior	Media center 24	Wall behind reception desk	Above and below	No	Plaster	24
AU	Interior	Media center 24	Walls next to exterior doors	Above and below	No	Plaster	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Media center 24	Exterior doors and frames	Above and below	No	Metal	120
AW	Interior	Media center 24	Paint chips on ground	Below	No	N/A	2
AX	Interior	Classroom 2	Door and frame	Above and below	Yes	Wood	60
AY	Interior	Faculty Lounge 23A	Built-in cabinets and trim under sink	Below	No	Wood	30
AZ	Interior	Faculty Lounge 23A	West wall	Below	No	Plaster	10
BA	Interior	Faculty Lounge 23A	Doorframe	Above and below	No	Metal	15
BB	Interior	Faculty Lounge 23	Doorframe	Above and below	No	Metal	15
BC	Interior	Classroom 3	Doorframe	Above and below	Yes	Wood	15
BD	Interior	Classroom 3	Baseboards	Below	Yes	Wood	100
BE	Interior	Classroom 10	Door and frame	Above and below	Yes	Wood	60
BF	Interior	Classroom 10	Sunroom door	Above and below	Yes	Wood	45
BG	Interior	Classroom 10	Northwest corner walls	Above	Yes	Plaster	100
BH	Interior	Northeast building entrance	Double doors and frames	Above and below	No	Wood	120
BI	Interior	Outside classroom 10	Doorframes to stairwell	Above and below	No	Wood	30
BJ	Interior	Classroom 9	Built-in cabinets	Above and below	Yes	Wood	80
BK	Interior	Classroom 9	Baseboards at entrance	Below	Yes	Wood	2
BL	Interior	Classroom 8	Doorframe	Above and below	Yes	Wood	15
BM	Interior	Classroom 8	Baseboards	Below	Yes	Wood	100
BN	Interior	Classroom 7	Doorframe	Above and below	Yes	Wood	15
BO	Interior	Northwest building entrance	Double doors and frames	Above and below	No	Wood	120
BP	Interior	Outside classroom 6	Doorframes to stairwell	Above and below	No	Wood	30
BQ	Interior	Classroom 6	Doorframe	Above and below	Yes	Wood	15
BR	Interior	Classroom 5	Doorframe	Above and below	Yes	Wood	15
BS	Interior	Fan room	Door and frame	Above and below	No	Wood	15

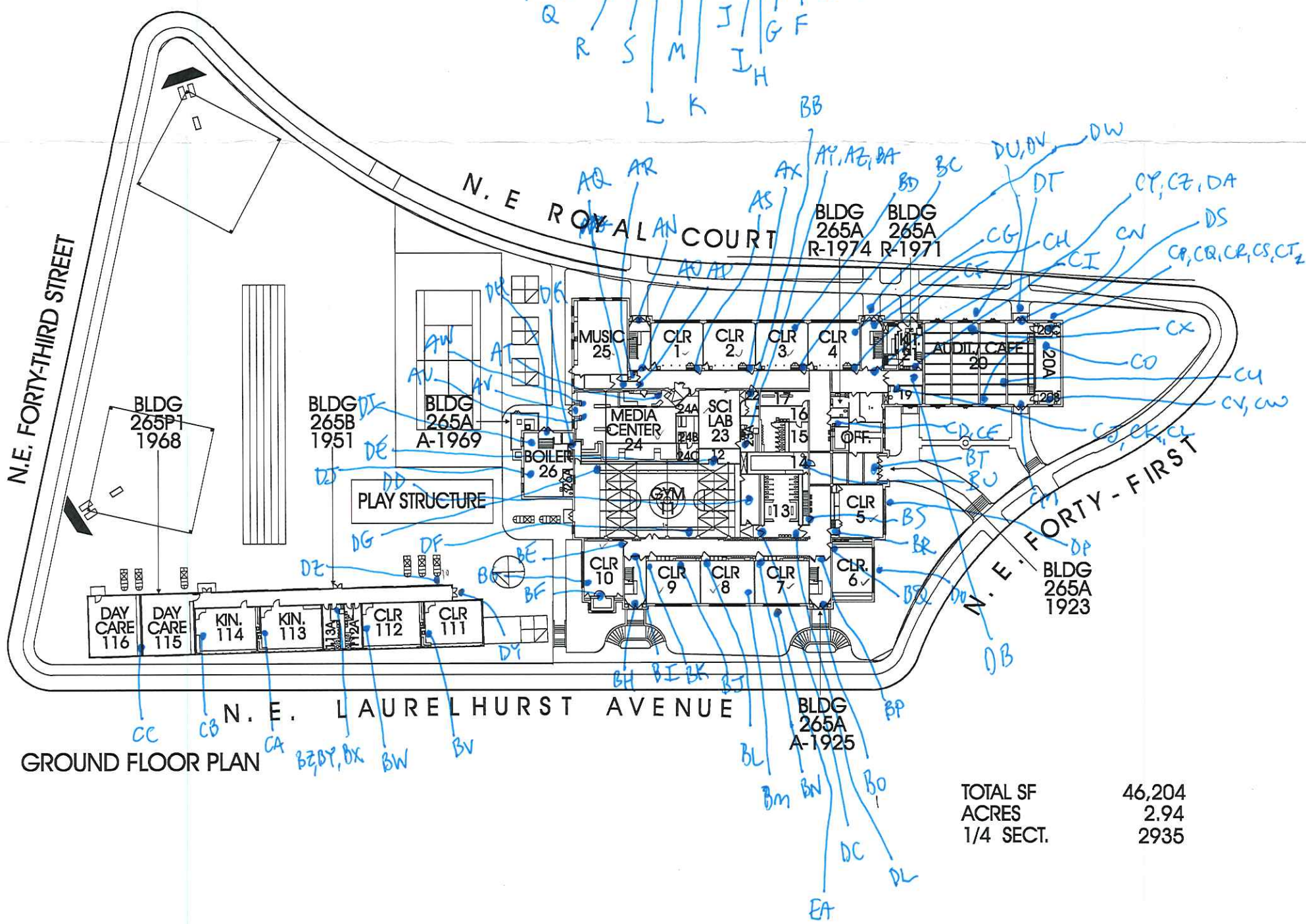
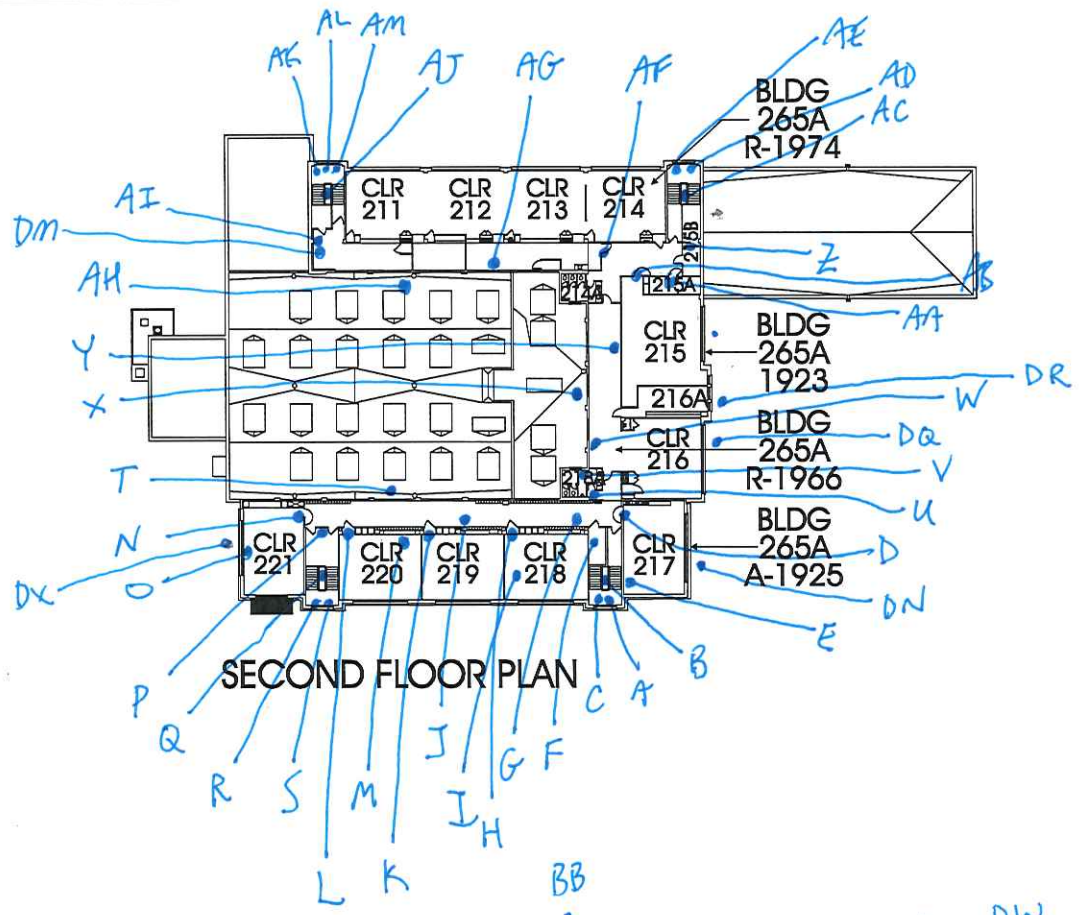
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Interior	Main entrance	Quadruple door and frame	Above and below	No	Wood	240
BU	Interior	Storage 14	Door fame	Above and below	No	Wood	15
BV	Interior	Classroom 111	Trim at sink	Below	Yes	Wood	10
BW	Interior	Classroom 112	Trim at sink	Below	Yes	Wood	10
BX	Interior	Custodial	Ductwork	Above	No	Metal	25
BY	Interior	Custodial	Floor	Below	No	Concrete	100
BZ	Interior	Custodial	Door and frame	Above and below	No	Wood	60
CA	Interior	Kindergarten 113	Trim along sink	Below	Yes	Wood	10
CB	Interior	Kindergarten 114	Trim along sink	N/A	Yes	Wood	10
CC	Interior	Day care 115	Door and frame to 116	Above and below	Yes	Wood	60
CD	Interior	Custodial near office	Doorframe	Above and below	No	Wood	15
CE	Interior	Custodial near office	Floor	Below	No	Concrete	60
CF	Interior	Classroom 4	Door and frame	Above and below	Yes	Wood	60
CG	Interior	Classroom 4	Baseboards	Below	Yes	Wood	100
CH	Interior	Southwest building entrance	Double doors and frames	Above and below	No	Wood	120
CI	Interior	Outside principals office	Doorframes leading to stairs	Above and below	No	Wood	30
CJ	Interior	Teacher lunch room	Doorframe	Above and below	No	Wood	15
CK	Interior	Teacher lunch room	Southwest corner wall near ceiling	Above	No	Plaster	4
CL	Interior	Teacher lunch room	Wall behind radiator	Below	No	Plaster	4
CM	Interior	Cafeteria 20	North exterior doors and frames	Above and below	No	Wood	120
CN	Interior	Cafeteria 20	South exterior doors and frames	Above and below	No	Wood	120
CO	Interior	Cafeteria 20A	Stage floor	Below	No	Wood	600
CP	Interior	Cafeteria 20C	Handrails	Below	No	Metal	20
CQ	Interior	Cafeteria 20C	Baseboards	Below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CR	Interior	Cafeteria 20C	South wall	Above and below	No	Plaster	50
CS	Interior	Cafeteria 20C	Door and frame	Above and below	No	Wood	60
CT	Interior	Cafeteria 20C	Floor	Below	No	Wood	100
CU	Interior	Cafeteria 20	Baseboards	Below	No	Wood	300
CV	Interior	Cafeteria 20B	Door and frame	Above and below	No	Wood	60
CW	Interior	Cafeteria 20B	Floor	Below	No	Wood	100
CX	Interior	Cafeteria 20	Window assemblies	Above and below	No	Wood	600
CY	Interior	Kitchen 21	Door and frame	Above and below	No	Wood	60
CZ	Interior	Kitchen storage 21	Ductwork	Above and below	No	Metal	30
DA	Interior	Kitchen storage 21	Walls at entrance	Above and below	No	Plaster	40
DB	Interior	Hallway to cafeteria	Baseboards	Below	No	Wood	40
DC	Interior	Girl's restroom 13	Double doors to gym	Above and below	No	Wood	90
DD	Interior	Gym office 11	floor	Below	No	Wood	250
DE	Interior	Gym equipment storage 12	Door and frame	Above and below	No	Wood	120
DF	Interior	Gym 11	North wall	Above and below	No	Plaster	150
DG	Interior	Gym 11	Southeast wall	Above and below	No	Wood	75
DH	Interior	Boiler room 26	Double doors to exterior	Above and below	No	Wood	200
DI	Interior	Boiler room 26	Floor	Above	No	Concrete	2000
DJ	Interior	Boiler room 26	Ceiling	Below	No	Wood	2000
DK	Interior	Boiler room 26	Wall around doorframe	Above and below	No	Plaster	15
DL	Interior	Girl's room 13	Wall at entrance	Above and below	No	Plaster	40
DM	Interior	Outside conference room on second floor	Wall	Above and below	No	Plaster	10
DN	Exterior	Classroom 217	Windowsill and sides of frame	Above	No	Wood	50
DO	Exterior	Classroom 6	Window frames	Above	No	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DP	Exterior	Classroom 5	Window frames	Above	No	Wood	20
DQ	Exterior	Classroom 216	Window frames	Above	No	Wood	20
DR	Exterior	Classroom 216A	Window frames	Above	No	Wood	20
DS	Exterior	20C	Window assemblies	Above	No	Wood	20
DT	Exterior	Above south gym entrance	Window assemblies	Above	No	Wood	40
DU	Exterior	South side of auditorium	Windowsills	Below	No	Concrete	20
DV	Exterior	South side of auditorium	Paint chips on soil	Below	No	N/A	10
DW	Exterior	Southwest building entrance	Window assemblies	Above	No	Wood	40
DX	Exterior	Classroom 221	East window frames	Above	No	Wood	20
DY	Exterior	Classroom 111	Double doors	Above and below	No	Wood	90
DZ	Exterior	Classroom 111	Wall	Below	No	Wood	10
EA	Exterior	Classroom 7	Window frames	Above	No	Wood	20



# Laurelhurst Elementary School 840 NE 41st 97232 Facility Plan



TOTAL SF	46,204
ACRES	2.94
1/4 SECT.	2935

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

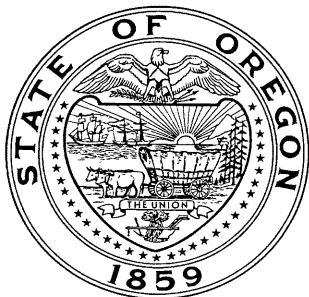
State of Oregon  
Oregon Health Authority

**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