



Engineering +  
Environmental

March 10, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Vernon Elementary School  
2044 NE Killingsworth Street  
Portland, Oregon 97211  
PBS Project: 6500.721 Phase 0052

Dear Mr. Wilton:

On February 21, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Vernon Elementary School located at 2044 NE Killingsworth Street 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 school's garden.

The school's windows have metal sliders and wood frames; paint chips were noted in window troughs in stairwells and hallways.

On February 24, 2017, approximately 10 square feet of paint stabilization was performed on ceiling plaster and 40 square feet of cleanup was performed on the carpet below in room 204. In addition, the southeast stairwell landing had approximately 40 square feet of paint stabilized and 20 square feet of floor cleaned. The stabilization occurred following the discovery of significantly deteriorated paint inside the classroom and the stairwell.

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

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 should be removed.

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

**Vernon**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	Outside main entrance	Flagpole	Above and below	No	Metal	100
B	Interior	Northeast stairwell	Wall under windows	Below	No	Plaster	30
C	Interior	Northeast stairwell	Paint chips on floor	Below	No	N/A	4
D	Interior	Northeast stairwell	Window assemblies	Above and below	No	Wood	80
E	Interior	Classroom 202	East wall	Below	No	Plaster	30
F	Interior	Classroom 202	Wall in coat closet	Above and below	No	Plaster	24
G	Interior	Classroom 202	Wall above coat closet	Above	No	Plaster	20
H	Interior	Outside classroom 201	Window assemblies	Above	No	Wood	30
I	Interior	Classroom 203	Built-in cabinets under sink	Below	No	Wood	20
J	Interior	Classroom 203	Door and frame	Above and below	No	Wood	60
K	Interior	Classroom 204	Ceiling	Above	No	Plaster	6
L	Interior	Classroom 204	Paint chips on carpet	Below	No	N/A	20
M	Interior	Outside classroom 204	Window assemblies	Above and below	No	Wood	80
N	Interior	Room 205	Doorframe	Above and below	No	Wood	15
O	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
P	Interior	Boys restroom next to northeast stairwell	Wall under window	Above	No	Plaster	10
Q	Interior	Custodial next to girls restroom	Ladder and hatch to roof	Above and below	No	Metal	20
R	Interior	Southwest building entrance	Double doors	Above and below	No	Wood	90
S	Interior	Southwest building entrance	Handrails	Below	No	Metal	80
T	Exterior	Classroom 304	Handrails	Below	No	Metal	30
U	Exterior	Classroom 304	Window frames	N/A	No	Wood	20
V	Exterior	Classroom 304	Handicap ramp handrails	N/A	No	Wood	100

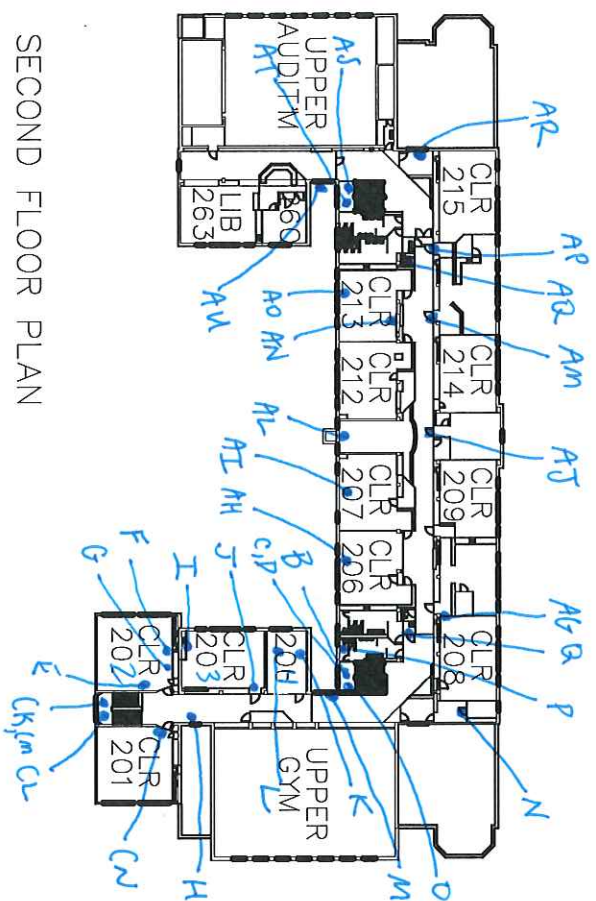
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	Classroom 303	Handrails	Below	No	Wood	30
X	Exterior	Classroom 303	Window sills outside restrooms	Above	No	Wood	20
Y	Exterior	Classroom 302/301	Handicap ramp handrails	Below	No	Wood	100
Z	Exterior	Classroom 302	Wall around windows	Below	No	Wood	20
AA	Exterior	Gym	Garden storage shed	Above and below	No	Metal	100
AB	Exterior	Gym	Handrails	Below	No	Metal	100
AC	Exterior	East building entrance	Handrails	Below	No	Metal	80
AD	Exterior	East building entrance	Window frame above door	Above	No	Wood	10
AE	Exterior	Main entrance	Handrails	Below	No	Metal	100
AF	Exterior	Main entrance	Double doors	Above and below	No	Wood	90
AG	Interior	Classroom 208	Wall near door	Below	No	Plaster	8
AH	Interior	Classroom 206	South wall	Above and below	No	Plaster	30
AI	Interior	Classroom 207	South wall	Below	No	Plaster	20
AJ	Interior	Room 5-4	Door and frame	Above and below	No	Wood	60
AK	Interior	Gathering area across from 5-4	Window assemblies	Above and below	No	Wood	60
AL	Interior	Gathering area across from 5-4	Wall between windows	Above	No	Plaster	60
AM	Interior	Classroom 214	Doorframe	Above and below	No	Wood	15
AN	Interior	Classroom 213	Built-in cabinets on north wall	Above and below	No	Wood	50
AO	Interior	Classroom 213	South wall	Below	No	Plaster	20
AP	Interior	Classroom 215	Doorframe	Above and below	No	Wood	15
AQ	Interior	Custodial C-4	Ladder up to roof hatch	Above and below	No	Metal	30
AR	Interior	Outside classroom 215	Window assemblies	Above and below	No	Wood	80
AS	Interior	Northwest stairwell	Window assemblies	Above and below	No	Wood	

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Northwest stairwell	Handrails	Below	No	Wood	100
AU	Interior	Library	Window assemblies	Above	No	Wood	60
AV	Interior	118A	Doorframe	Above and below	No	Wood	15
AW	Interior	Stage	Floor	Below	No	Wood	400
AX	Interior	Multipurpose room	Wall under front stage	Below	No	Plaster	75
AY	Interior	Classroom 116	Doorframe	Above and below	No	Wood	15
AZ	Interior	Classroom 117	Door	Above and below	No	Wood	45
BA	Interior	Boy's room next to classroom 117	Breaker box cover	Below	No	Metal	10
BB	Interior	Classroom 115	Doorframe	Above and below	Yes	Wood	15
BC	Interior	Classroom 114	Closet door and frame	Above and below	Yes	Wood	60
BD	Interior	Classroom 113	Doorframe	Above and below	Yes	Wood	15
BE	Interior	Classroom 113	built-in cabinets under sink	Below	Yes	Wood	20
BF	Interior	Classroom 113	Wall under windows	Below	Yes	Plaster	20
BG	Interior	Custodial office	Door and frame to basement	Above and below	No	Metal	60
BH	Interior	Stairs to basement	Stairs	Below	No	Concrete	120
BI	Interior	Boiler room bathroom	Wall	Above	No	Concrete	36
BJ	Interior	Boiler room bathroom	Paint chips on floor	Below	No	Concrete	5
BK	Interior	Boiler room	Floor	Below	No	Concrete	1000
BL	Interior	Fan room	Floor	Below	No	Concrete	500
BM	Interior	Boiler room	Handrails to fan room	Below	No	Metal	10
BN	Interior	Basement hallway	Exterior door and frame	Above and below	No	Wood	60
BO	Interior	Basement hallway	Floor	Below	No	Concrete	300
BP	Interior	East boiler room entrance	Doorframe	Above and below	No	Wood	15

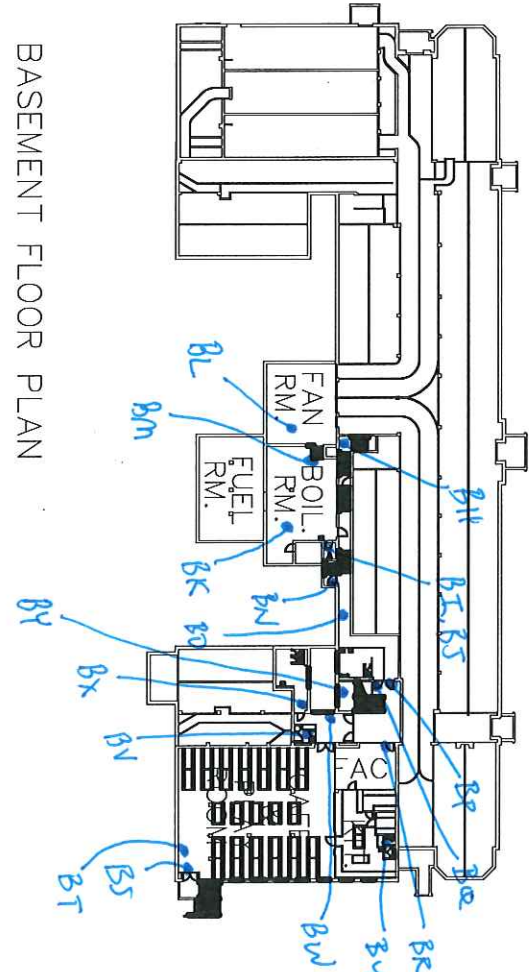
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Storage next to east boiler room entrance	Doorframe	Above and below	No	Wood	15
BR	Interior	Storage next to kitchen	Door	Above and below	No	Wood	45
BS	Interior	Cafeteria	Exterior double doors	Above and below	No	Wood	90
BT	Interior	Cafeteria	Wall in southeast corner	Above	No	Plaster	10
BU	Interior	Kitchen restroom	Wall	Above and below	No	Plaster	10
BV	Interior	Custodial closet outside cafeteria	Door	Above and below	No	Wood	45
BW	Interior	Hallway outside cafeteria	Wall under window	Above and below	No	Plaster	50
BX	Interior	Storage outside cafeteria	Wall near entrance	Above and below	No	Plaster	80
BY	Interior	Southeast stairwell landing to basement	Wall around windows	Above and below	No	Plaster	70
BZ	Interior	Classroom 109	Built-in cabinets under sink	Below	Yes	Wood	20
CA	Interior	Classroom 108	Baseboards on east wall	Below	Yes	Wood	20
CB	Interior	Main office	Doorframe	Above and below	No	Wood	15
CC	Interior	105A	Built-in cabinets under sink	Below	No	Wood	50
CD	Interior	105B	Wall in northwest corner	Above	No	Plaster	20
CE	Interior	105B	Built-in cabinets under windows	Below	No	Wood	40
CF	Interior	Hallway across from gym	Window assemblies	Above and below	No	Wood	80
CG	Interior	Classroom 102	Doorframe	Above and below	Yes	Wood	15
CH	Interior	Classroom 102	Built-in shelves under windows	Below	Yes	Wood	100
CI	Interior	Classroom 101	Doorframe	Above and below	Yes	Wood	15
CJ	Interior	Classroom 101	Wall at window in southeast corner	Below	Yes	Plaster	2
CK	Interior	Southeast stairwell	Wall under windows	Below	No	Plaster	40
CL	Interior	Southeast stairwell	Windowsills	Below	No	Wood	12
CM	Interior	Southeast stairwell	Paint chips on floor	Below	No	N/A	6

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Classroom 201	Doorframe	Above and below	No	Wood	15
CO	Interior	Classroom 302	Built-in cabinets under sink	Below	Yes	Wood	30
CP	Interior	Classroom 301	Built-in cabinets under sink	Below	Yes	Wood	30
CQ	Interior	Classroom 304	Doorframe	Above and below	Yes	Wood	15
CR	Interior	Classroom 304	Chalkboard rail on east wall	Below	Yes	Wood	10
CS	Interior	Southwest building entrance	Door and frame	Above and below	No	Wood and metal	60
CT	Interior	Classroom 107	Built-in cabinets under sink	Below	Yes	Wood	15
CU	Interior	Gym	Double door entrance	Above and below	No	Wood	90
CV	Interior	Southwest storage in gym	Ceiling in northeast corner	Above	No	Plaster	6
CW	Interior	Southeast storage in gym	Doorframe	Above and below	No	Wood	15
CX	Interior	Southeast storage in gym	South wall	Above and below	No	Plaster	20
CY	Interior	Northwest building entrance	Window frames on exterior doors	Above and below	No	Wood	16

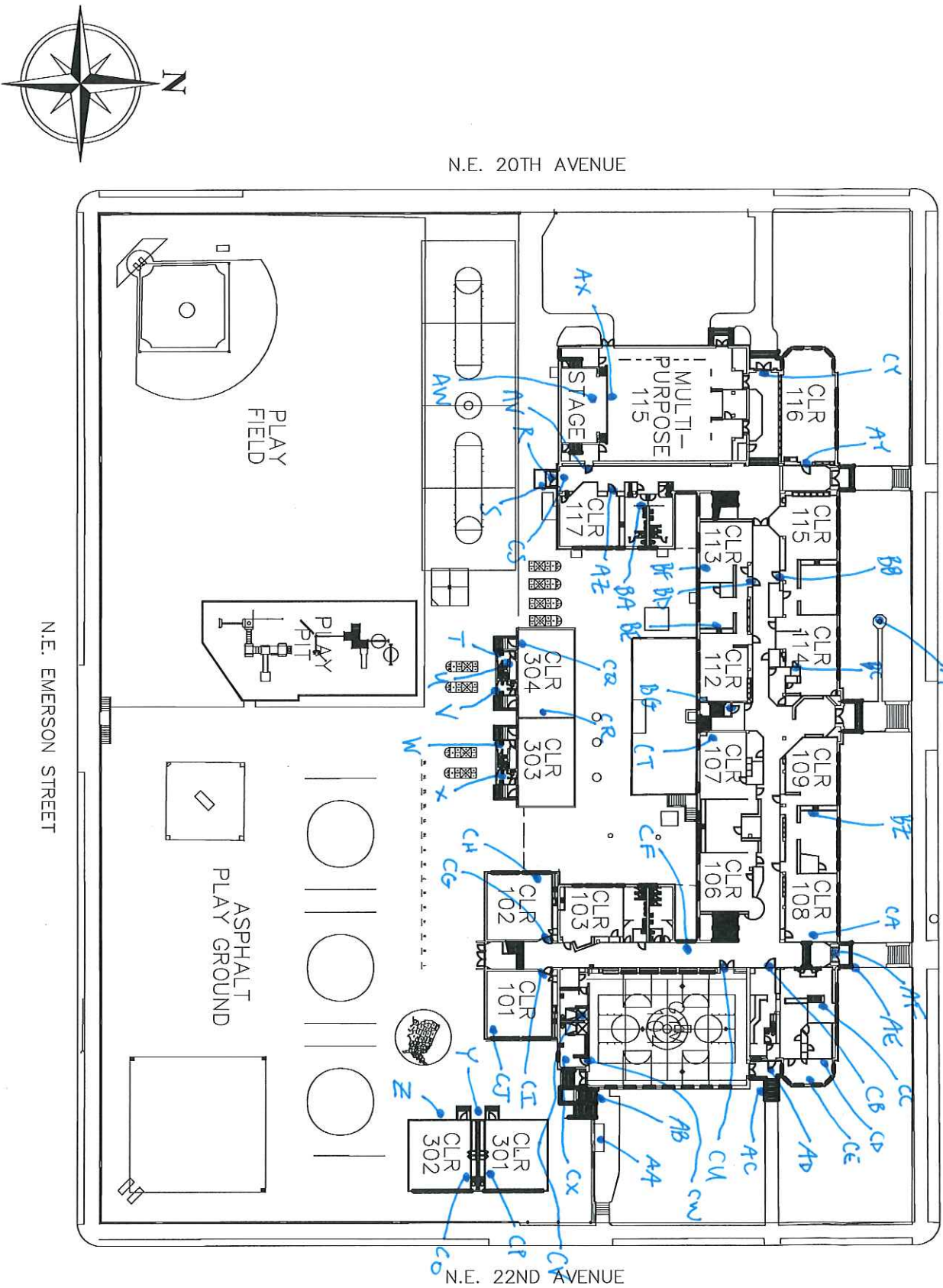
**Vernon Elementary School**  
**2044 NE Killingsworth St. 97211**  
**Facility Plan**



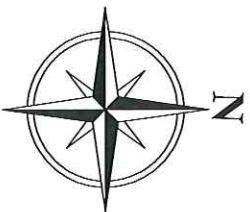
SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



SITE / FIRST FLOOR PLAN



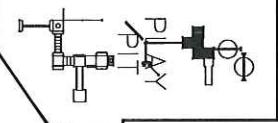
N.E. 20TH AVENUE

N.E. KILLINGSWORTH STREET

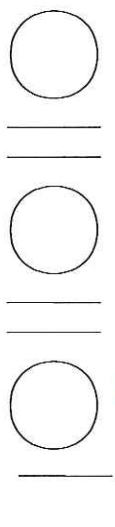
N.E. 22ND AVENUE

N.E. EMERSON STREET

PLAY FIELD



ASPHALT PLAY GROUND





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