



## Engineering + Environmental

March 13, 2017

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

Via email: [cwilton@pps.net](mailto:cwilton@pps.net)

Regarding: Lead Paint Condition Assessment  
Hosford Middle School  
2303 SE 28th Place  
Portland, Oregon 97214  
PBS Project: 6500.721 Phase 0062

Dear Mr. Wilton:

On March 3, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Hosford Middle School located at 2303 SE 28th Place 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 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 or compost pile, and the school's metal sliding and push-out windows displayed nothing of concern.

PBS did observe paint chips on asphalt and in soil on the west exterior of classrooms 8 and 11, a very small amount in the corner on the floor in the cafeteria, and in the custodial office across from classroom 216.

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  
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[www.pbsenv.com](http://www.pbsenv.com)

## RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report 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

**Hosford Middle 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	Classroom 200	Doorframe	Above and below	No	Metal	15
B	Interior	Classroom 201	Doorframe	Above and below	No	Metal	15
C	Interior	Classroom 201	Windowsills	Below	No	Wood	20
D	Interior	Classroom 202	Doorframe	Above and below	No	Metal	15
E	Interior	Classroom 202	North wall under windows	Below	No	Plaster	50
F	Interior	Classroom 202	Baseboards on north wall	Below	No	Wood	20
G	Interior	Classroom 204	Door and frame	Above and below	No	Wood and metal	60
H	Interior	Classroom 204	Windowsills	Below	No	Wood	20
I	Interior	Classroom 205	Door and frame	Above and below	No	Wood and metal	60
J	Interior	Classroom 205	Windowsills	Below	No	Wood	20
K	Interior	Classroom 205	Baseboards on east wall	Below	No	Wood	10
L	Interior	Custodial across from classroom 206	Door and frame	Above and below	No	Wood and metal	60
M	Interior	Custodial across from classroom 206	North wall along covebase	Below	No	Plaster	10
N	Interior	Classroom 211	Door and frame	Above and below	No	Wood	60
O	Interior	Classroom 211	Windowsills	Below	No	Wood	20
P	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
Q	Exterior	Northeast building entrance	Metal posts	Below	No	Metal	10
R	Exterior	North auditorium entrance	Handrails	Below	No	Metal	30
S	Exterior	Auditorium	Window assemblies	Above	No	Wood	400
T	Exterior	South auditorium entrance	Handrails	Below	No	Metal	30
U	Exterior	Main building entrance	Handrails	Below	No	Metal	15
V	Exterior	Classroom 126	Window assemblies	Above	No	Wood	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	South building entrance	Door	Above and below	No	Wood	45
X	Exterior	Classroom 217	Window frames	Above	No	Wood	20
Y	Exterior	South side of library	Window frames	Above	No	Wood	140
Z	Interior	Southeast stairwell	Handrails	Below	No	Wood	100
AA	Interior	Classroom 225	Door and frame	Above and below	No	Wood and metal	60
AB	Interior	Classroom 215	Door and frame	Above and below	No	Wood and metal	60
AC	Interior	Classroom 215	Windowsills	Below	No	Wood	20
AD	Interior	Custodial across from classroom 215	North wall	Below	No	Plaster	10
AE	Interior	Custodial across from classroom 215	Paint chips on floor	Below	No	N/A	2
AF	Interior	Classroom 216	Door and frame	Above and below	No	Wood and metal	60
AG	Exterior	Second floor landing in south stairwell	Window assemblies	Above	No	Wood	40
AH	Exterior	First floor landing in south stairwell	Window assemblies	Above	No	Wood	30
AI	Exterior	Classroom 219	Window assemblies	Above	No	Wood	20
AJ	Exterior	Industrial arts (south)	Window assemblies	Above	No	Wood	140
AK	Exterior	Classroom 220	Window assemblies	Above	No	Wood	20
AL	Exterior	Entrance to industrial arts 20	Handrails	Below	No	Metal	60
AM	Exterior	Stairs on southwest corner of building	Handrails	Below	No	Metal	150
AN	Exterior	Bike rack area	Handrails	Below	No	Metal	100
AO	Exterior	Bike rack area	Fence	Above and below	No	Metal	120
AP	Exterior	Entrance to room 116	Handrails	Below	No	Metal	20
AQ	Exterior	Gym entrance	Handrails	Below	No	Metal	40
AR	Exterior	South boiler room	Window assemblies	Above	No	Metal	40
AS	Exterior	South boiler room	Vent	Above and below	No	Metal	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Exterior	West boiler room	Double doors and frames	Above and below	No	Wood	120
AU	Exterior	West boiler room	Window assemblies	Above	No	Wood	65
AV	Exterior	Next to NW Building entrance	Door	Above and below	No	Metal	45
AW	Exterior	Across from classroom 102	Underside of ceiling overhang	Above	No	Wood	20
AX	Exterior	Hall to cafeteria (south)	Wall	Below	No	Wood	70
AY	Exterior	Room 1	Wall above windows	Above	No	Wood	20
AZ	Exterior	North hall to cafeteria	Wall	Below	No	Wood	70
BA	Exterior	West side of rooms 12, 13	Wall	Above and below	No	Wood	450
BB	Exterior	West side of classrooms 8, 11	Paint chips on asphalt	Below	No	N/A	20
BC	Exterior	Classrooms 8, 11	Stairs, supports, and handrails	Above and below	No	Metal	220
BD	Exterior	Classrooms 8,11	Paint chips on soil	Below	No	N/A	60
BE	Exterior	Outside of cafeteria	Handrails	Below	No	Metal	30
BF	Exterior	North side of cafeteria	Door stops	Below	No	Metal	20
BG	Interior	Hallway outside of cafeteria	Pipes along ceiling	Above	No	Metal	100
BH	Interior	Cafeteria	East wall	Below	No	Plaster	30
BI	Interior	Cafeteria	Paint chips on floor	Below	No	N/A	5
BJ	Interior	Kitchen	Doorframe to dry storage	Above and below	No	Wood	15
BK	Interior	Kitchen	Doorframe to 17	Above and below	No	Wood	15
BL	Interior	Room 1A	Windowsills	Below	No	Wood	20
BM	Interior	Room 1	Windowsills	Below	No	Wood	20
BN	Interior	Room 2	Windowsills	Below	No	Wood	10
BO	Interior	Room 11	Windowsills	Below	No	Wood	30
BP	Interior	Classroom 3	Windowsills	Below	No	Wood	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 7	Windowsills	Below	No	Wood	40
BR	Interior	Classroom 7	Built-in shelving under windows	Below	No	Wood	80
BS	Interior	Classroom 7	Doorframe	Above and below	No	Wood	15
BT	Interior	Classroom 9	Door and frame	Above and below	No	Wood and metal	60
BU	Interior	Classroom 9	Windowsills	Below	No	Wood	40
BV	Interior	Classroom 9	Built-in shelving under windows	Below	No	Wood	80
BW	Interior	Classroom 8	Windowsills	Below	No	Wood	80
BX	Interior	Classroom 8	Doorframe (east)	Above and below	No	Metal	15
BY	Interior	North stairwell	Handrails	Below	No	Wood	100
BZ	Interior	Classroom 206	Door and frame	Above and below	No	Metal	60
CA	Interior	Classroom 216	Windowsills	Above and below	No	Wood and metal	10
CB	Interior	Classroom 217	Windowsills	Below	No	Wood	20
CC	Interior	Classroom 217	Door and frame	Above and below	No	Wood and metal	60
CD	Interior	Classroom 219	Doorframe	Above and below	No	Metal	15
CE	Interior	Classroom 220	Doorframe	Above and below	No	Metal	15
CF	Interior	Classroom 221	Doorframe	Above and below	No	Metal	15
CG	Interior	Classroom 221	Radiator housing	Below	No	Metal	20
CH	Interior	Auditorium stage 112	Doorframe	Above and below	No	Metal	15
CI	Interior	Auditorium 112	North double Doorframes	Above and below	No	Wood	30
CJ	Interior	Auditorium 112	South double Doorframes	Above and below	No	Wood	30
CK	Interior	Classroom 126	Doorframe	Above and below	No	Wood	15
CL	Interior	Classroom 126	Baseboards	Below	No	Wood	80
CM	Interior	Main office 121	Windowsills	Below	No	Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Nurses office 118	Wall under window	Below	No	Plaster	15
CO	Interior	Alarm room 116	Doorframe	Above and below	No	Wood	15
CP	Interior	Stage 112 C	Stairs at southwest corner	Below	No	Concrete	25
CQ	Interior	Stage 112 C	Handrail at southwest corner	Below	No	Metal	10
CR	Interior	Stage 112 C	Door at southwest corner	Above and below	No	Wood	45
CS	Interior	Classroom 105	Wall under window	Below	No	Plaster	30
CT	Interior	Classroom 103	North Windowsills	Below	No	Wood	20
CU	Interior	Classroom 103	East Windowsills	Below	No	Wood	20
CV	Interior	Classroom 102	Doorframe	Above and below	No	Metal	15
CW	Interior	Classroom 102	Windowsills	Below	No	Wood	20
CX	Interior	Classroom 101	Doorframe	Above and below	No	Metal	15
CY	Interior	Classroom 100	Doorframe	Above and below	No	Metal	15
CZ	Interior	Classroom 21	Doorframe	Above and below	No	Wood	15
DA	Interior	Classroom 21	Built-in drawers next to door	Above and below	No	Wood	80
DB	Interior	South building entrance	Double doors and frames	Above and below	No	Wood	90
DC	Interior	South stairwell	Handrails	Below	No	Wood	150
DD	Interior	Gym	Door and frame to boiler room	Above and below	No	Wood	60
DE	Interior	Boiler room	Door and frame to boiler room	Above and below	No	Wood	60
DF	Interior	Boiler room	Double doors to exterior	Above and below	No	Wood	120
DG	Interior	Boiler room	Floor	Below	No	Concrete	600
DH	Interior	Boiler room	Handrails on steps to exterior doors	Below	No	Metal	30
DI	Interior	Storage 3	Double doors	Above and below	No	Metal	90
DJ	Interior	Storage 3	Wall in northeast corner	Above and below	No	Concrete	20

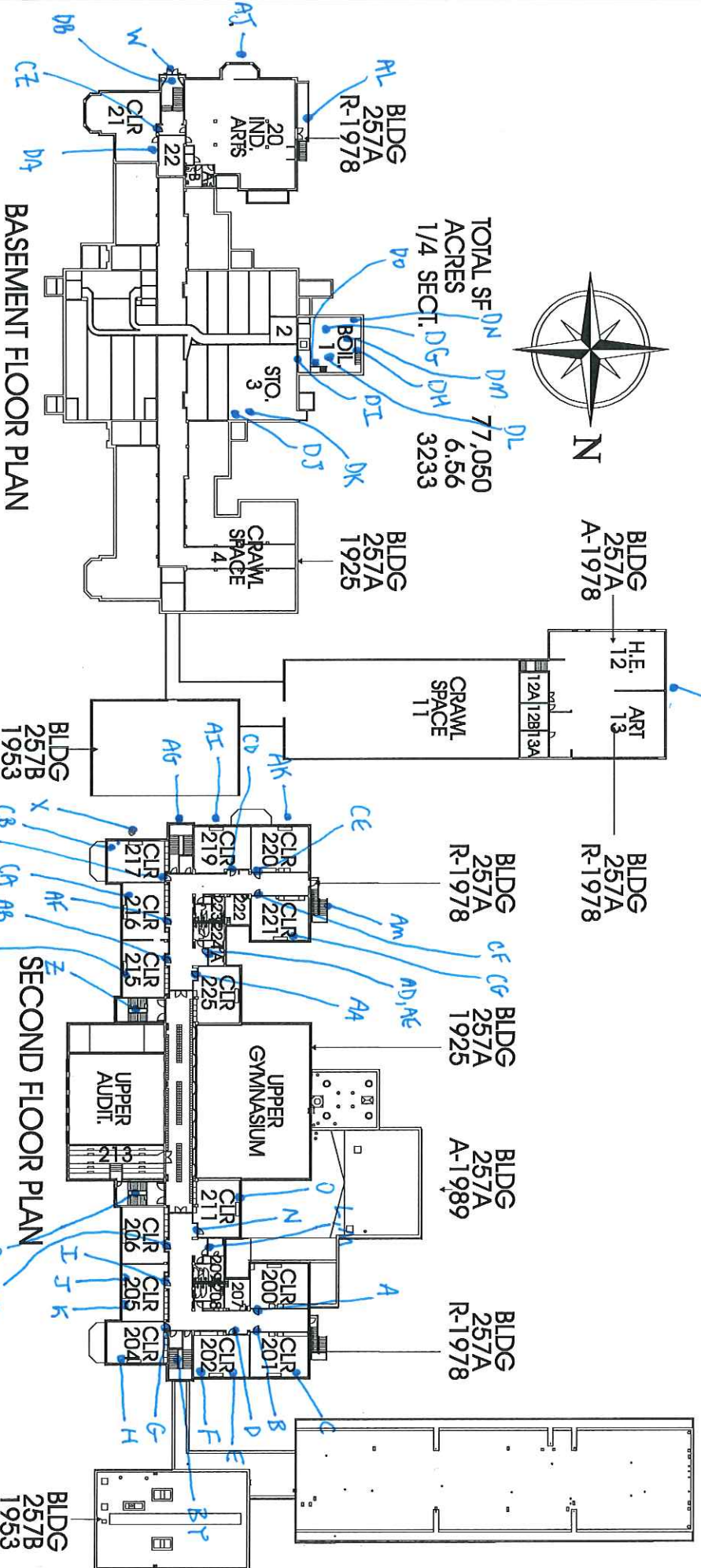
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Storage 3	Paint chips on ground	Below	No	N/A	2
DL	Interior	Boiler room	Beams along ceiling	Above	No	Concrete	200
DM	Interior	Boiler room	Ceiling on west side of room	Above	No	Concrete	150
DN	Interior	Boiler room	West wall	Above and below	No	Concrete	250
DO	Interior	Boiler room	Ceiling in northeast corner	Above	No	Concrete	25
DP	Interior	Northeast building entrance	Double doors	Above and below	No	Wood	90



# Hosford Middle School 2303 SE 28th Place Facility Plan

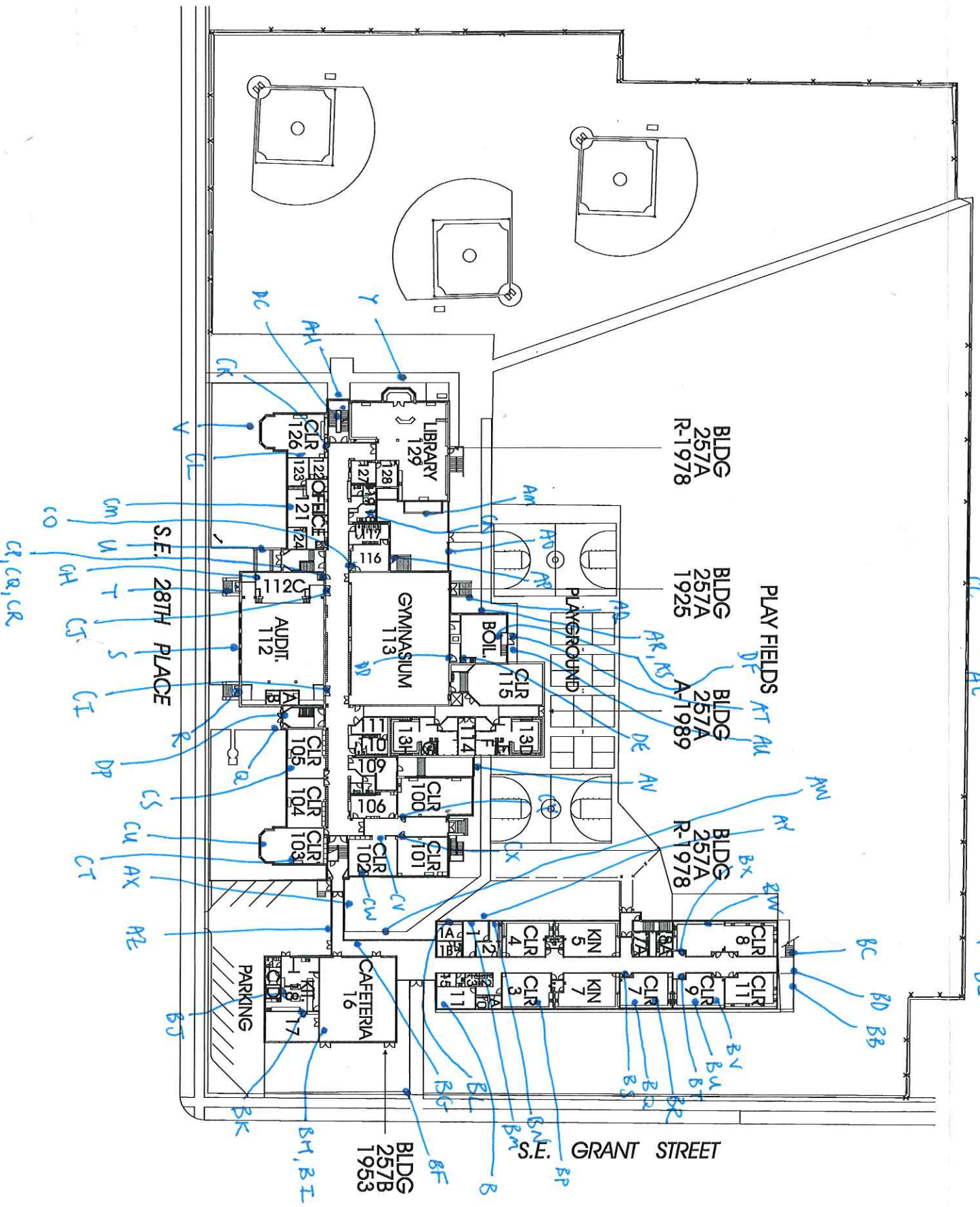


TOTAL SF DN 77,050  
ACRES 6.56  
1/4 SECT. DG DH 3233



BASEMENT FLOOR PLAN

SECOND FLOOR PLAN



S.E. 28TH PLACE

S.E. GRANT STREET

BA

CA, CA, CR



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