



Engineering +  
Environmental

January 27, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Grout Elementary School  
3119 SE Holgate Boulevard  
Portland, Oregon 97202  
PBS Project: 6500.721 Phase 0023

Dear Mr. Wilton:

On January 10, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Grout Elementary School located at 3119 SE Holgate Boulevard 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.

The garden spaces appeared intact with no paint chips observed.

The school's windows were mostly metal sliders with some older wood-frame windows along stairwells and at the front of the building. Metal slider window troughs did not reveal anything of concern, but wood frame window troughs were dirty.

Areas of high concern noted during PBS' site visit were paint chips observed near deteriorated conditions in the counselor's office, next to Library 207, and in Classroom 112.

4412 SW Corbett Avenue, Portland, OR 97239  
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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. Paint chips in the counselor's office, next to Library 207, and in Classroom 112 should be removed. Wooden window troughs should be cleaned.

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

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

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Classroom 201	Door and frame	Above and below	No	Wood	60
B	Interior	Classroom 201	Baseboards	Below	No	Wood	100
C	Interior	Hall outside of classroom 201	Window assembly	Above and below	No	Wood	80
D	Interior	Northeast stairwell	Window assembly	Above and below	No	Wood	144
E	Interior	Classroom 202	Door and frame	Above and below	No	Wood	60
F	Interior	Boy's restroom across from classroom 202	Ceiling	Above	No	Plaster	200
G	Interior	Boy's restroom across from classroom 202	Double door and frames	Above and below	No	Wood	120
H	Interior	Room 202B	Door	Above and below	No	Wood	45
I	Interior	Room 202C	Floor	Below	No	Concrete	80
J	Interior	Classroom 203	Door and frame	Above and below	No	Wood	60
K	Interior	Classroom 204	Door and frame	Above and below	No	Wood	60
L	Interior	Southeast stairwell	Window assembly	Above	No	Wood	144
M	Interior	Classroom 205	Door frame	Above and below	No	Wood	15
N	Interior	Classroom 205	Baseboards	Below	No	Wood	100
O	Interior	Classroom 205	Chalkboard rail	Below	No	Wood	25
P	Interior	Girl's restroom across from classroom 205	Doorframe	Above and below	No	Wood	30
Q	Interior	Janitor's closet across from classroom 206	Doorframe	Above and below	No	Wood	15
R	Interior	Classroom 206	Doorframe	Above and below	No	Wood	60
S	Interior	Storage across from classroom 206	Doorframe	Above and below	No	Wood	15
T	Interior	Counselor	Built-in cabinets at sink	Below	No	Wood	76
U	Interior	Counselor	Radiator	Below	No	Metal	25
V	Interior	Counselor	Window assembly	Above and below	No	Wood	40
W	Interior	Counselor	Paint chips on ground	Below	No	N/A	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Counselor	Baseboards	Below	No	Wood	60
Y	Interior	Counselor	Door and frame	Above and below	No	Wood	60
Z	Interior	Classroom 207	Built-in shelving throughout	Above and below	No	Wood	250
AA	Interior	Classroom 207	Double doors and frame	Above and below	No	Wood	120
AB	Interior	Balcony	Floor	Below	No	Concrete	1500
AC	Interior	Classroom 208	Door and frame	Above and below	No	Wood	60
AD	Interior	Boy's restroom across from classroom 208	Double doors and frames	Above and below	No	Wood	120
AE	Interior	Janitor closet across from classroom 208	Floor	Below	No	Concrete	40
AF	Interior	Janitor closet across from classroom 208	Door and frame	Above and below	No	Wood	60
AG	Interior	Classroom 209	Door and frame	Above and below	No	Wood	60
AH	Interior	Southwest stairwell	Window assembly	Above and below	No	Wood	250
AI	Interior	Classroom 210	Door frame	Above and below	No	Wood	15
AJ	Interior	Storage across from classroom 209	Door and frame	Above and below	No	Wood	60
AK	Interior	Storage across from classroom 209	Floor	Below	No	Concrete	20
AL	Interior	Classroom 214	Door and frame	Above and below	No	Wood	60
AM	Interior	Classroom 211	Door and frame	Above and below	No	Wood	60
AN	Interior	Classroom 212	Door and frame	Above and below	No	Wood	60
AO	Interior	Girl's restroom across from classroom 212	Double doors and frames	Above and below	No	Wood	120
AP	Interior	Northwest stairwell	Window assembly	Above and below	No	Wood	250
AQ	Interior	Classroom 213	Door and frame	Above and below	No	Wood	60
AR	Interior	Outside of classroom 213	Window assembly	Above and below	No	Wood	80
AS	Interior	Classroom 101	Door and frame	Above and below	Yes	Wood	60
AT	Interior	101A	Door and frame	Above and below	No	Wood	60
AU	Interior	114A	Built-in cabinets	Above and below	No	Wood	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	114A	Door and frame	Above and below	No	Wood	60
AW	Interior	Lunch gym 114	Baseboards on north wall	Below	No	Wood	50
AX	Interior	Lunch gym 114	Northeast double doors to outside	Above and below	No	Wood	90
AY	Interior	Custodial in southeast corner of gym 114	Walls	Above and below	No	Plaster	60
AZ	Interior	Lunch gym 114	South wall under vent	Above and below	No	Plaster	10
BA	Interior	Kitchen, dry storage	Built-in shelving	Above and below	No	Wood	250
BB	Interior	Lunch gym 114	Double doors and frames at east entry	Above and below	No	Wood	120
BC	Interior	Classroom 102	Door and frame	Above and below	Yes	Wood	60
BD	Interior	Classroom 116	Door and frame	Above and below	No	Wood	60
BE	Interior	Boy's restroom across from classroom 103	Door and frame	Above and below	No	Wood	60
BF	Interior	Classroom 103	Doorframe	Above and below	Yes	Wood	15
BG	Interior	Classroom 103, in nook above sink	Window assembly	Above and below	Yes	Wood	50
BH	Interior	Classroom 104	Doorframe	Above and below	Yes	Wood	15
BI	Interior	Classroom 104	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BJ	Interior	Classroom 105	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BK	Interior	Classroom 105	Door and frame	Above and below	Yes	Wood	60
BL	Interior	Classroom 106	Built-in cabinets and trim under sink	Below	Yes	Wood	15
BM	Interior	Classroom 107	Window assembly	Above and below	Yes	Wood	40
BN	Interior	Room 107A	Window assembly	Above and below	No	Wood	40
BO	Interior	Room 107A	Doorframe	Above and below	No	Wood	15
BP	Interior	Classroom 106	Doorframe	Above and below	Yes	Wood	13
BQ	Interior	Classroom 107	Doorframe	Above and below	Yes	Wood	15
BR	Interior	Stage	South stairs at stage	Below	No	Concrete	100
BS	Interior	Stage	Floor	Below	No	Wood	800

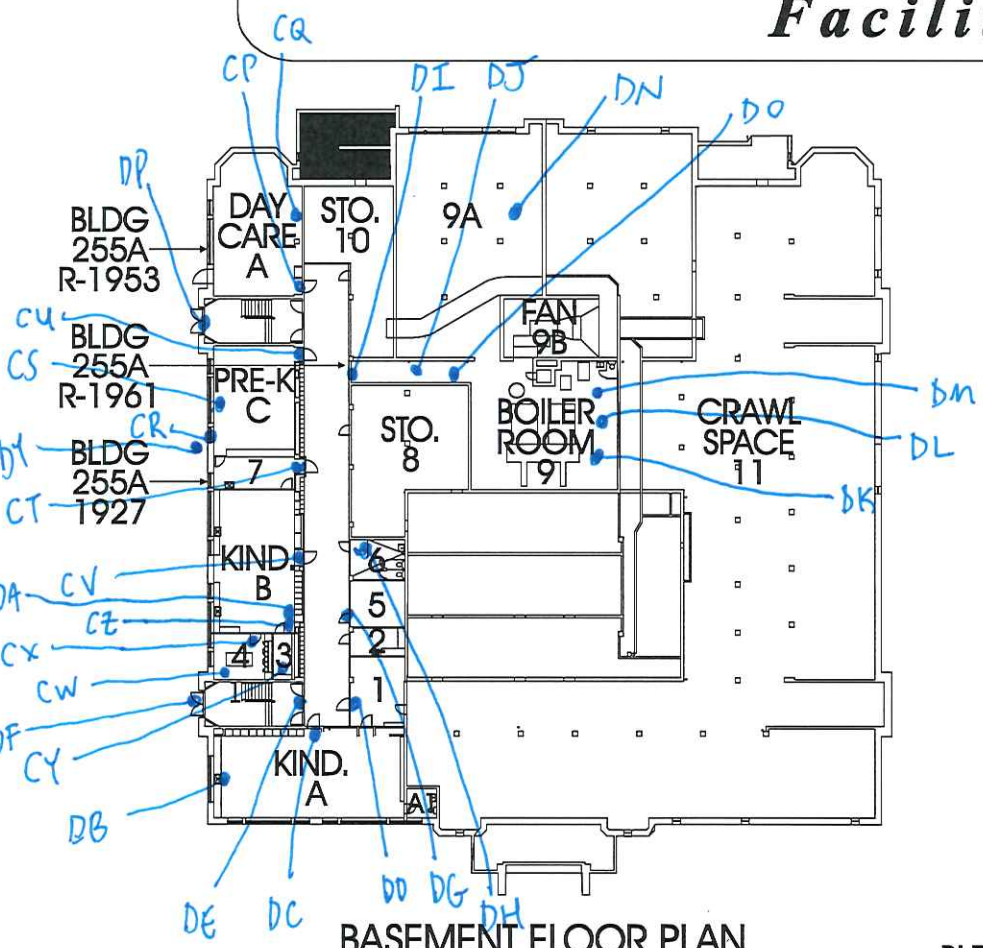
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Stage	North stairs at stage	Below	No	Concrete	100
BU	Interior	Auditorium 117	Windowsills	Above	No	Wood	24
BV	Interior	Auditorium 117	Double doors and frames at east entrance	Above and below	No	Wood	120
BW	Interior	Room 108D	Window assembly	Above and below	No	Wood	40
BX	Interior	Library, 108B	Window assembly	Above and below	No	Wood	40
BY	Interior	Storage across from classroom 109	Door and frame	Above and below	No	Wood	60
BZ	Interior	Classroom 109	Door and frame	Above and below	Yes	Wood	60
CA	Interior	Classroom 109	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CB	Interior	Classroom 110	Door and frame	Above and below	Yes	Wood	60
CC	Interior	Classroom 110	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CD	Interior	Classroom 110A	Door frame	Above and below	No	Wood	15
CE	Interior	Girl's restroom next to 110A	Door frame	Above and below	No	Wood	30
CF	Interior	Classroom 111	Door and frame	Above and below	Yes	Wood	60
CG	Interior	Classroom 111	Built in cabinets and trim under sink	Below	Yes	Wood	30
CH	Interior	Classroom 112	Door and frame	Above and below	Yes	Wood	60
CI	Interior	Classroom 112	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CJ	Interior	Classroom 112	Radiator	Below	Yes	Metal	16
CK	Interior	Classroom 112	Paint chips on floor around radiator	Below	Yes	N/A	5
CL	Interior	Storage across from classroom 112	Doorframe	Above and below	No	Wood	60
CM	Interior	Gym, 113A	Door and frame	Above and below	No	Wood	60
CN	Interior	Gym, 111A	Door and frame	Above and below	No	Wood	60
CO	Interior	Gym 113	Double doors and frames, west entrance	Above and below	No	Wood	120
CP	Interior	Day care A	Doorframe	Above and below	Yes	Wood	15
CQ	Interior	Day care A	Built-in cabinets on wall	Above and below	Yes	Wood	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CR	Interior	Pre-kindergarten C	Door to exterior	Above and below	Yes	Wood	45
CS	Interior	Pre-kindergarten C	Windowsill	Above and below	Yes	Wood	20
CT	Interior	Pre-kindergarten C	Door and frame	Above and below	Yes	Wood	60
CU	Interior	Pre-kindergarten C	Door and frame	Above and below	Yes	Wood	60
CV	Interior	Kindergarten B	Door and frame	Above and below	Yes	Wood	15
CW	Interior	Kindergarten B, office	Baseboards	Below	Yes	Wood	80
CX	Interior	Kindergarten B, office	Door and frame	Above and below	Yes	Wood	15
CY	Interior	Kindergarten B, storage	Built-in shelving	Above and below	Yes	Wood	100
CZ	Interior	Kindergarten B	Baseboards in southeast corner	Below	Yes	Wood	10
DA	Interior	Kindergarten B	Paint chips on ground in southeast corner	Below	Yes	N/A	6
DB	Interior	Kindergarten A	Built-in cabinets and trim under sink	Below	Yes	Wood	30
DC	Interior	Kindergarten A	Door and frame	Above and below	Yes	Wood	60
DD	Interior	Room 1	Door and frame	Above and below	No	Wood	60
DE	Interior	Across from room 1	Double doors and frames	Above and below	No	Wood	120
DF	Interior	Southwest building entrance	Double doors and frames	Above and below	No	Wood	120
DG	Interior	Room 5	Doorframe	Above and below	No	Wood	15
DH	Interior	Bathroom	Built-in cabinets and trim	Above and below	No	Wood	20
DI	Interior	Boiler room entrance	Doorframe	Above and below	No	Wood	15
DJ	Interior	Boiler room, entry corridor	Ceiling	Above	No	Wood	100
DK	Interior	Boiler room	Floor	Below	No	Concrete	2000
DL	Interior	Boiler room	Ceiling	Above	No	Wood	2000
DM	Interior	Boiler room	Walls	Above and below	No	Concrete	3200
DN	Interior	Room 9A	Floor	Below	No	Concrete	2000
DO	Interior	Boiler room entry corridor	Floor	Below	No	Concrete	100

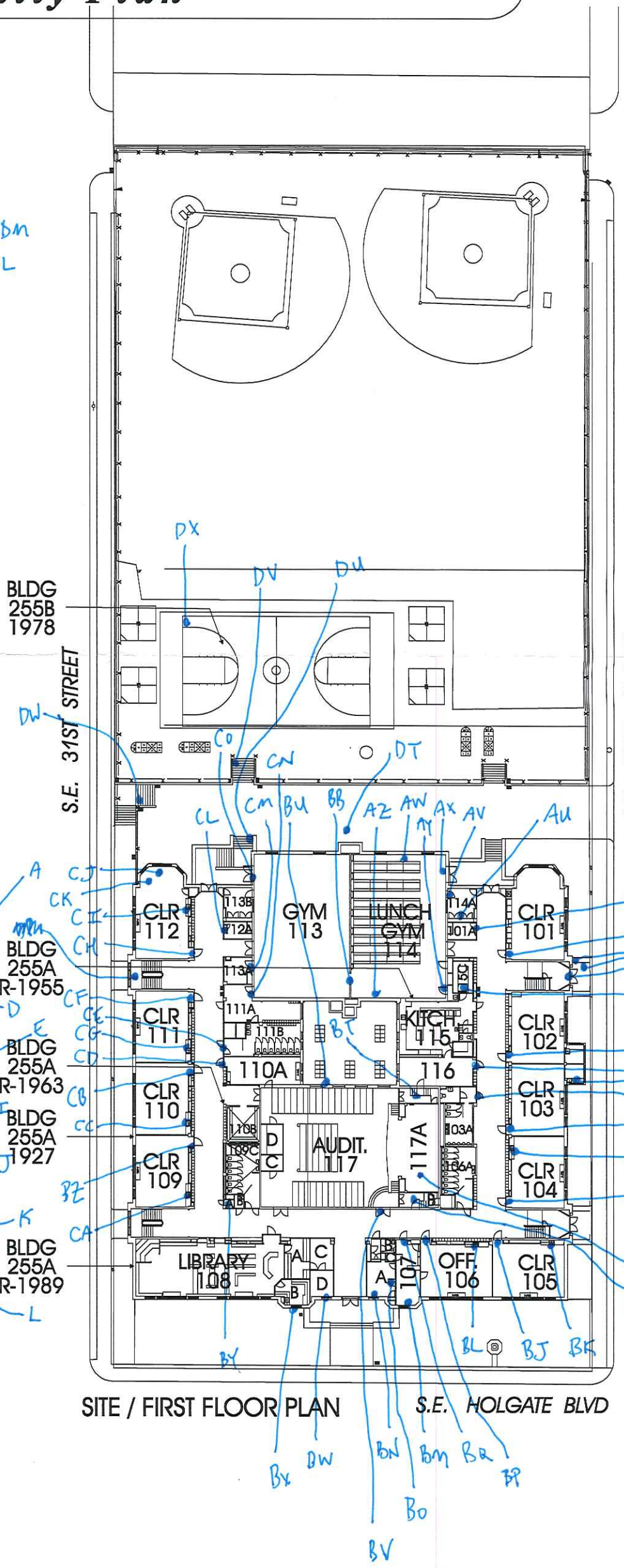
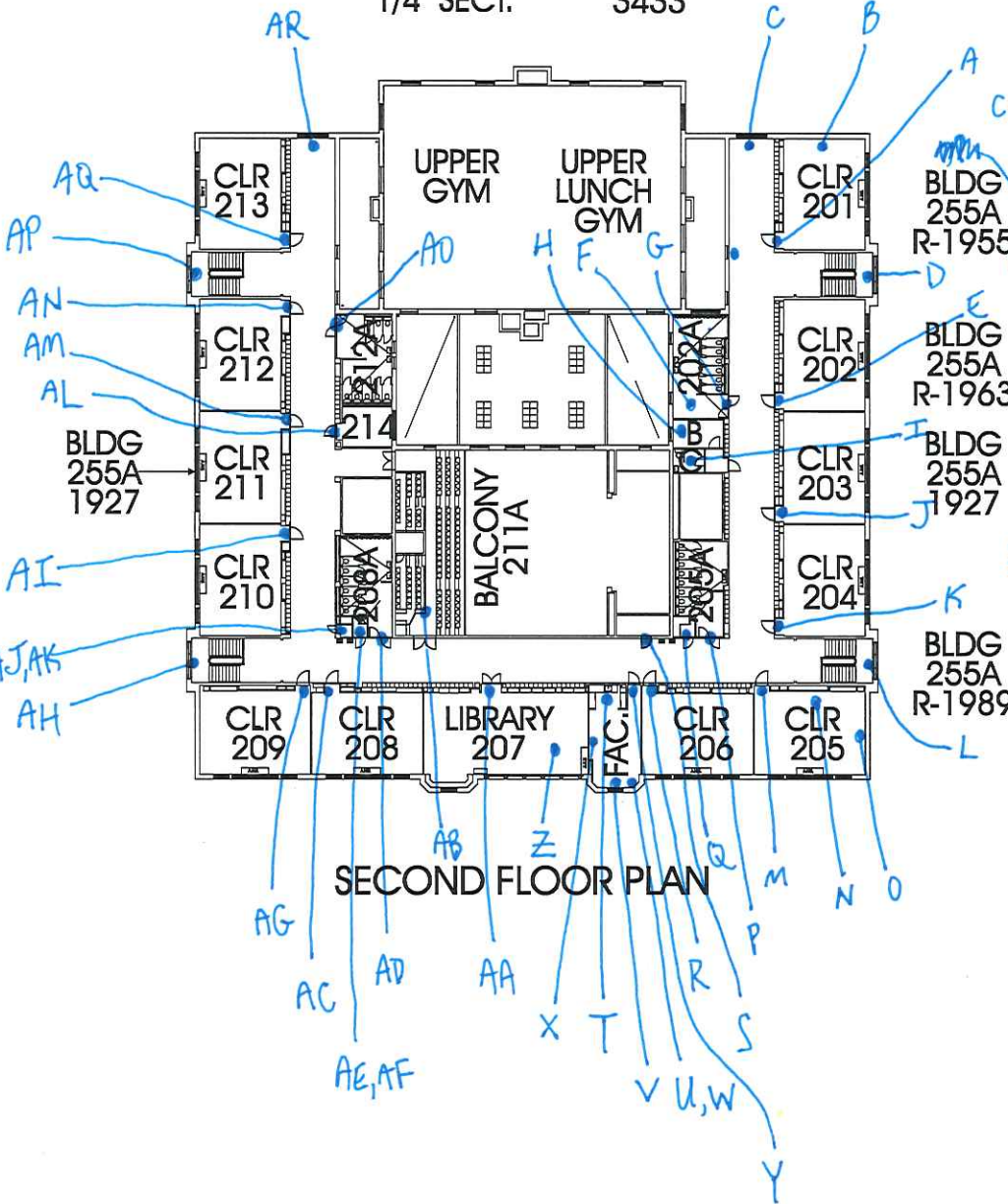
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
DP	Interior	Northwest building entrance	Double doors and frames	Above and below	No	Wood	120
DQ	Interior	Northeast building entrance	Double doors and frames	Above and below	No	Wood	120
DR	Exterior	Northeast building entrance	Handrails	Below	No	Metal	40
DS	Exterior	Northeast building entrance	Door posts	Below	No	Metal	10
DT	Exterior	Gym 113	Metal posts	Below	No	Metal	50
DU	Exterior	Northwest building entrance	Handrails	Below	No	Metal	100
DV	Exterior	Stairs to play area	Handrails	Below	No	Metal	40
DW	Exterior	Stairs to 31st street	Handrails	Below	No	Metal	30
DX	Exterior	Covered play area	Supports for covered play area	Above and below	No	Wood	400
DY	Exterior	Entrance to pre-kindergarten	Handrails	Below	No	Metal	20
DZ	Interior	Downstairs lockers	Lockers	Above and below	No	Metal	2400
EA	Interior	Upstairs lockers	Lockers	Above and below	No	Metal	2800
EB	Interior	Handrails in all stairwells	Handrails	Below	No	Wood	600



# Grout Elementary School 3119 SE Holgate Blvd. 97202 Facility Plan



TOTAL SF 65,838  
ACRES 2.35  
1/4 SECT. 3433





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