

# Reinspection Report 2023



## Gervais Elementary Building GE

General Information  
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### GENERAL INFORMATION

The reinspection process under the AHERA rules states that a school building must be reinspected by an accredited inspector at least every three years. The results of the reinspection are reported in these documents.

**Gervais Elementary**  
Building GE  
150 Douglas Avenue Northeast  
Gervais, OR 97026

### INSPECTION DATES

	Original
7/26/2023	Current Reinspection
7/26/2026	<b>Next Reinspection</b>

### SIGNATURES

Inspector

*Jason Sandoval* 4/6/2024  
Signature Expiration Date

Jason Sandoval  
Accreditation #IR-23-0127C

Management Planner

**Nathan Carlson** Digitally signed by Nathan Carlson  
Date: 2023.08.28 10:27:32 -07'00'  
Signature Expiration Date

Nathan Carlson  
Accreditation #MPR-23-1775B

## **INSPECTION SUMMARY**

The 2023 AHERA 3-year reinspection of Gervais Elementary School documented both friable and non-friable asbestos-containing materials. Below is a summary of the reinspection.

Multiple renovations and additions have occurred to the original building constructed in 1910. Added buildings include the 11/12 building in the 1970s; the administration portable in 1992; classroom portables in 1997, 2000, 20007; and the cafeteria/gym building in 1991. No architect documentation was available on the newer building and portables constructed after October 12, 1988. Accessible suspect materials in these buildings are presumed to contain asbestos. Prior to any maintenance or renovation activity that may impact these materials, an accredited inspector should sample all suspect presumed asbestos-containing materials.

Accessible asbestos pipe insulation and mudded hard fitting pipe insulation were removed from the original building in 2004. It is likely that pipe insulation and hard fittings exist in concealed wall, ceiling, and floor spaces. Cement asbestos boards present in the boiler room have no visible damage and have a low concern. Sheet floor covering in Room 16 and the Old Stage (both now storage spaces) have moderate damage from age and impacts with a moderate to low concern. Most suspect asbestos-containing floor tile and mastic throughout the building is covered with new flooring or carpet.

Refer to subsequent reinspection assessments for additional information on good condition and non-friable materials and continue to maintain and monitor all identified or presumed asbestos-containing materials under Gervais School District's AHERA Asbestos Management Plan.

**HAZARD PRIORITY**

Known or suspected asbestos-containing building materials are listed below in order of hazard priority. The priorities are established by the Accredited Inspector(s) and Accredited Management Planner(s), and are based on the assessments. A material may be listed more than once if its location varies and if the assessment criteria also dramatically changes.

Concern	Material	HM	Functional Space	Damage
Moderate Concern	Gypsum Wallboard		All campus buildings throughout	Impact
Moderate Concern	Sheet Floor Covering		Room 16 storage area (old stage)	Impact
Moderate to Low Concern	Fire Doors		All buildings on campus	Impact
Moderate to Low Concern	Mastic		All buildings throughout	Impact
Moderate to Low Concern	Glued-on Ceiling and Wall Tiles		All buildings with suspect wall and/or ceiling tile	Impact
Moderate to Low Concern	Vinyl Floor Tile		All campus buildings throughout	Impact
Moderate to Low Concern	Cement Asbestos Board		Boiler room	Flaking Impact
Moderate to Low Concern	Built-up Roofing		Original building and older additions	Water Impact
Moderate to Low Concern	Wall and Ceiling Plaster		Throughout main building	Flaking Impact

## RESPONSE ACTIONS

Based on material assessments made during the inspection recommended response actions are listed below. These may include removal, encapsulation, enclosure, repair, operations and maintenance, that protects human health and the environment from friable asbestos-containing building materials.

Material	Functional Space	Response Action
Gypsum Wallboard	All campus buildings throughout	It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5% of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition, or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos containing), remove using current regulatory guidelines. Maintain & monitor material. Continue to implement Operations and Maintenance program.
Sheet Floor Covering	Room 16 storage area (old stage)	Do not disturb material without proper training and protection. Remove material under full isolation procedures. Enclose material under a new floor surface.
Fire Doors	All buildings on campus	Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.
Mastic	All buildings throughout	Maintain & monitor material. Do not disturb material without proper training and protection. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required.
Glued-on Ceiling and Wall Tiles	All buildings with suspect wall and/or ceiling tile	Brown glued-on tiles are typically cellulose (non-asbestos) and do not require any special procedures or concern. Maintain & monitor material. Continue to implement Operations and Maintenance program. Prior to any activity which would increase a suspect tile's friability, such as demolition, renovation, etc., an accredited inspector should sample the material. If the sample is analyzed as containing asbestos (positive), remove under full isolation.
Vinyl Floor Tile	All campus buildings throughout	Do not disturb material without proper training and protection. Continue to implement Operations and Maintenance program. Prior to disturbing the tile, a qualified inspector should take samples that include both the tile and mastic, which adheres the tile to the floor substrate. Remove using full isolation if the tile and/or mastic is asbestos containing (positive). Carpeting and reflooring is permitted if existing material remain undisturbed. Polarized light microscopy (PLM) analysis is not considered conclusive for this material due to the potential presence of many small fibers that are invisible under PLM magnification. All negative sample results of vinyl floor tile should be verified through scanning or transmission electron microscopy (SEM or TEM).
Cement Asbestos Board	Boiler room	Do not disturb material without proper training and protection. Before conducting any activity that would raise friability (sawing, drilling, etc.), remove material using wet methods and proper worker protection, modified or full isolation depending on application and quantity of material.

Material	Functional Space	Response Action
Built-up Roofing	Original building and older additions	Non-friable built-up roofing felt and bitumens typically contain asbestos. It is recommended that a qualified inspector take full depth samples before any activity that would raise friability, such as drilling, cutting, or removal. Remove using controlled non-isolated conditions: wet methods, HEPA vacuum, and proper worker protection. Consult local EPA and OSHA agencies for current removal regulations, Contact local landfills for disposal requirements for asbestos roofing materials.
Wall and Ceiling Plaster	Throughout main building	Plaster is a field-mixed and hand-applied material. It is very difficult to consistently verify all plaster types and locations in a given building since the material is obscured by paint and other finishes. Even if some plaster tests negative (no asbestos detected), other locations of plaster may contain asbestos. If necessary to impact plaster by repair, remodeling, demolition, etc., a qualified inspector should take full depth samples. If the samples test positive (asbestos containing), remove under full isolation. Damage to ceiling in Server Room. Significant cracking of ceiling in Classroom 4 and Classroom 7.

## **ASBESTOS MATERIAL ASSESSMENTS**

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	Gypsum Wallboard		<b>Material Type</b> MISC	
<b>Homogeneous Material</b>			<b>Quantity</b>	
<b>Functional Space</b>	All campus buildings throughout			
<b>Hazard Assessment</b>	Moderate Concern			
<b>Material Classification</b>	Miscellaneous Material - Damaged or significantly damaged friable ACBM			
<b>Current Damage</b>	Moderate to None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate	
<b>Damage Potential</b>	Moderate to Low	<b>Accessibility</b>	Moderate to Low	
<b>Damage Type</b>	Impact			
<b>Damage Cause</b>	Age Maintenance			

**Inspector Comments & Discussion:**

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM

**Management Planner Response Actions:**

It is very difficult to determine all possible varieties of gypsum wallboard in a given building because the material is obscured by paint and other finishes. Even if some gypsum wallboard tests negative (no asbestos detected), other locations of gypsum wallboard may contain asbestos. It is PBS' experience that 3 to 5% of all gypsum wallboard samples contain asbestos. An accredited inspector should take full depth samples before repair, remodeling, demolition, or other activities that would impact any wallboard or plaster. If the sample tests are positive (asbestos containing), remove using current regulatory guidelines. Maintain & monitor material. Continue to implement Operations and Maintenance program.



**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	<b>Sheet Floor Covering</b>	<b>Material Type</b>	<b>MISC</b>
<b>Homogeneous Material</b>		<b>Quantity</b>	<b>750 sf</b>
<b>Functional Space</b>	Room 16 storage area (old stage)		
<b>Hazard Assessment</b>	Moderate Concern		
<b>Material Classification</b>	Miscellaneous Material - Damaged or significantly damaged friable ACBM		
<b>Current Damage</b>	Moderate to None	<b>Damage Quantity</b>	0 0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate to Low
<b>Damage Potential</b>	Low	<b>Accessibility</b>	High
<b>Damage Type</b>	Impact		
<b>Damage Cause</b>	Age Maintenance		

**Inspector Comments & Discussion:**

AHERA Classification - Damaged or significantly damaged non-friable miscellaneous ACM.

**Management Planner Response Actions:**

Do not disturb material without proper training and protection. Remove material under full isolation procedures. Enclose material under a new floor surface.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	<b>Fire Doors</b>	<b>Material Type MISC</b>		
<b>Homogeneous Material</b>	<b>Quantity</b>			
<b>Functional Space</b>	All buildings on campus			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Non-friable suspected ACBM			
<b>Current Damage</b>	None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	High	
<b>Damage Type</b>	Impact			
<b>Damage Cause</b>	Maintenance			

**Inspector Comments & Discussion:**

AHERA Classification - ACBM with potential for damage.

**Management Planner Response Actions:**

Fire doors may contain an asbestos felt or block inside to increase fire rating. The felt or block may cover the full interior of the door or be just around one area such as the lockset. A qualified inspector should penetrate the door finish and sample the interior before creating windows, drilling doors, disposal, etc. If the door contains asbestos, dispose of properly and replace.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	<b>Mastic</b>	<b>Material Type</b>	<b>MISC</b>	
<b>Homogeneous Material</b>		<b>Quantity</b>		
<b>Functional Space</b>	All buildings throughout			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Non-friable suspected ACBM			
<b>Current Damage</b>	None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	Moderate	
<b>Damage Type</b>	Impact			
<b>Damage Cause</b>	Age Maintenance			

**Inspector Comments & Discussion:**

AHERA Classification - ACBM with potential for damage

**Management Planner Response Actions:**

Maintain & monitor material. Do not disturb material without proper training and protection. When removing materials and the mastic below, the mastic may become very friable and full or modified isolation may be required.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	Glued-on Ceiling and Wall Tiles		<b>Material Type</b> MISC	
<b>Homogeneous Material</b>	<b>Quantity</b>			
<b>Functional Space</b>	All buildings with suspect wall and/or ceiling tile			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Miscellaneous Material - Damaged or significantly damaged friable ACBM			
<b>Current Damage</b>	Moderate to None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	Moderate to Low	
<b>Damage Type</b>	Impact			
<b>Damage Cause</b>	Age Maintenance Water			

**Inspector Comments & Discussion:**

AHERA Classification - Damaged or significantly damaged non-friable miscellaneous ACM

**Management Planner Response Actions:**

Brown glued-on tiles are typically cellulose (non-asbestos) and do not require any special procedures or concern. Maintain & monitor material. Continue to implement Operations and Maintenance program. Prior to any activity which would increase a suspect tile's friability, such as demolition, renovation, etc., an accredited inspector should sample the material. If the sample is analyzed as containing asbestos (positive), remove under full isolation.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	Vinyl Floor Tile	<b>Material Type</b>	MISC
<b>Homogeneous Material</b>		<b>Quantity</b>	
<b>Functional Space</b>	All campus buildings throughout		
<b>Hazard Assessment</b>	Moderate to Low Concern		
<b>Material Classification</b>	Miscellaneous Material - Damaged or significantly damaged friable ACBM		
<b>Current Damage</b>	Moderate to None	<b>Damage Quantity</b>	0 0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate to Low
<b>Damage Potential</b>	Low	<b>Accessibility</b>	Moderate
<b>Damage Type</b>	Impact		
<b>Damage Cause</b>	Age Maintenance		

**Inspector Comments & Discussion:**

AHERA Classification - Damaged or significantly damaged friable miscellaneous ACM

**Management Planner Response Actions:**

Do not disturb material without proper training and protection. Continue to implement Operations and Maintenance program. Prior to disturbing the tile, a qualified inspector should take samples that include both the tile and mastic, which adheres the tile to the floor substrate. Remove using full isolation if the tile and/or mastic is asbestos containing (positive). Carpeting and reflooring is permitted if existing material remain undisturbed. Polarized light microscopy (PLM) analysis is not considered conclusive for this material due to the potential presence of many small fibers that are invisible under PLM magnification. All negative sample results of vinyl floor tile should be verified through scanning or transmission electron microscopy (SEM or TEM).

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	Cement Asbestos Board		<b>Material Type</b> MISC	
<b>Homogeneous Material</b>			<b>Quantity</b>	
<b>Functional Space</b>	Boiler room			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Miscellaneous Material - ACBM with potential for damage			
<b>Current Damage</b>	None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate to Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	High to Moderate	
<b>Damage Type</b>	Flaking Impact			
<b>Damage Cause</b>	Age Maintenance			

**Inspector Comments & Discussion:**

AHERA Classification - ACBM with potential for damage

**Management Planner Response Actions:**

Do not disturb material without proper training and protection. Before conducting any activity that would raise friability (sawing, drilling, etc.), remove material using wet methods and proper worker protection, modified or full isolation depending on application and quantity of material.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	<b>Built-up Roofing</b>	<b>Material Type</b>	<b>MISC</b>	
<b>Homogeneous Material</b>		<b>Quantity</b>		
<b>Functional Space</b>	Original building and older additions			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Miscellaneous Material - ACBM with potential for damage			
<b>Current Damage</b>	None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate to Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	Moderate to Low	
<b>Damage Type</b>	Water Impact			
<b>Damage Cause</b>	Age Maintenance Water			

**Inspector Comments & Discussion:**

AHERA Classification - ACBM with potential for damage.

**Management Planner Response Actions:**

Non-friable built-up roofing felt and bitumens typically contain asbestos. It is recommended that a qualified inspector take full depth samples before any activity that would raise friability, such as drilling, cutting, or removal. Remove using controlled non-isolated conditions: wet methods, HEPA vacuum, and proper worker protection. Consult local EPA and OSHA agencies for current removal regulations, Contact local landfills for disposal requirements for asbestos roofing materials.

**PHYSICAL ASSESSMENT DATA**

<b>Material Description</b>	Wall and Ceiling Plaster		<b>Material Type</b> MISC	
<b>Homogeneous Material</b>	<b>Quantity</b>			
<b>Functional Space</b>	Throughout main building			
<b>Hazard Assessment</b>	Moderate to Low Concern			
<b>Material Classification</b>	Miscellaneous Material - Damaged or significantly damaged friable ACBM			
<b>Current Damage</b>	Moderate to None	<b>Damage Quantity</b>	0	0.00%
<b>Undamaged Area</b>	Good	<b>Friability</b>	Moderate to Low	
<b>Damage Potential</b>	Low	<b>Accessibility</b>	Moderate	
<b>Damage Type</b>	Flaking Impact			
<b>Damage Cause</b>	Age Maintenance			

**Inspector Comments & Discussion:**

AHERA Classification - Damaged friable surfacing ACM

**Management Planner Response Actions:**

Plaster is a field-mixed and hand-applied material. It is very difficult to consistently verify all plaster types and locations in a given building since the material is obscured by paint and other finishes. Even if some plaster tests negative (no asbestos detected), other locations of plaster may contain asbestos. If necessary to impact plaster by repair, remodeling, demolition, etc., a qualified inspector should take full depth samples. If the samples test positive (asbestos containing), remove under full isolation.  
 Damage to ceiling in Server Room. Significant cracking of ceiling in Classroom 4 and Classroom 7.



## **ASBESTOS BULK SAMPLE INVENTORY**