



February 2, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Irvington Elementary School  
1320 NE Brazee Street  
Portland, Oregon 97212  
PBS Project: 6500.721 Phase 0025

Dear Mr. Wilton:

On January 24, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Irvington Elementary School located at 1320 NE Brazee Street 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 fair and intact condition with areas of 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 compost pile or garden spaces.

The school has mostly new metal-frame windows in classrooms, and old painted metal and wood frame windows in the cafeteria, stairwells, courtyards, and hallways. Paint chips were observed in old windowsills and troughs in second-floor south stairwell windows, windows above hallway exterior doors, cafeteria windows, courtyard windows, and in window wells on the southeast and southwest ends of the building.

Cracked paint was observed on main floor exterior window frames on the west side of the building as well as south gym windows. Gymnasium windows were observed to be dusty.

Areas of high concern noted during PBS' site visit were peeling paint on plaster walls around radiators in some locations, primarily in second-floor classrooms.

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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 recomme

<b>ID</b>	<b>Interior / Exterior</b>	<b>Location</b>	<b>Structure</b>	<b>Above / Below five feet</b>	<b>K-2nd Grade</b>	<b>Substrate</b>	<b>Quantity</b>
A	Interior	Classroom 100	Doors, frames, and cabinets	Above and below	Yes	Wood	40
B	Interior	Classroom 100	Walls	Above and below	Yes	Plaster	20
C	Interior	Classroom 100	Windowsills	Below	Yes	Wood	10
D	Interior	Classroom 100	Radiator	Below	Yes	Metal	20
E	Interior	Southeast stairwell	Linoleum floor and curbing	Below	Yes	Linolium	200
F	Interior	Southeast stairwell	Handrails	Below	Yes	Wood	40
G	Interior	Southeast stairwell	Door, frames, and window frame	Above and below	Yes	Wood	60
H	Interior	Southeast stairwell	Walls				

ID Interior /  
Exterior

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AT	Interior	Classroom 109	Cabinets, baseboard, and trim	Above and below	Yes	Wood	100
AU	Interior	Classroom 107	Door, frame, cabinets, and baseboard	Above and below	Yes	Wood	200
AV	Interior	Classroom 106	Door, frames, and trim	Above and below	Yes	Wood	20
AW	Interior	Classroom 106	Wall	Below	Yes	Plaster	20
AX	Interior	Classroom 106	Windowsills	Below	Yes	Wood	5
AY	Interior	Classroom 106 Closet	Walls and ceiling	Above and below	No	Plaster	20
AZ	Interior	Office 106A	Door, frame, cabinets, and trim	Above and below	Yes	Wood	100
BA	Interior	Office 106A	Wall	Below	Yes	Plaster	20
BB	Interior	Office 106B	Baseboard and door	Below	Yes	Wood	40
BC	Interior	Office bathroom 106B	Wall	Above	Yes	Plaster	5
BD	Interior	Office 106B	Floor	Below	Yes	Linoleum	20
BE	Interior	Main office 106C	Doors, frames, trim, and main desk	Above and below	Yes	Wood	150
BF	Interior	Office 105A	Window, frame, cabinets, and trim	Above and below	No	Wood	50
BG	Interior	Office 105A	Radiator	Below	No	Metal	50
BH	Interior	Classroom 105	Door, frame, baseboard, and cabinets	Above and below	Yes	Wood	150
BI	Interior	Office 104A	Door, frame, trim, cabinets, window frames	Above and below	No	Wood	50
BJ	Interior	Classroom 104	Door, frame, trim, cabinets, window frames	Above and below	Yes	Wood	100
BK	Interior	Classroom 104	Wall	Above and below	Yes	Plaster	15
BL	Interior	Classroom 103	Door, frame, cabinets, and trim	Above and below	Yes	Wood	100
BM	Interior	Office/restroom 103A	Door, fram, trim, and baseboard	Above and below	Yes	Wood	50
BN	Interior	Office/restroom 103A	Wall	Below	Yes	Plaster	15
BO	Interior	Classroom 101	Doors, frames, cabinets, trim	Above and below	Yes	Wood	100
BP	Interior	Classroom 101	Unit ventilators	Below	Yes	Metal	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BQ	Interior	Classroom 101	Wall	Below	Yes	Plaster	10
BR	Interior	Classroom 101	Handrail	Below	Yes	Wood	5
BS	Interior	Custodial closet	Door, frame, and cabinets	Above and below	No	Wood	42
BT	Interior	Custodial closet	Walls and ceiling	Above and below	No	Plaster	42
BU	Interior	Office 101A	Door and frames	Above and below	Yes	Wood	20
BV	Interior	Computer lab 102A	Door and frames	Above and below	Yes	Wood	20
BW	Interior	Office 118B	Door, frame, and cabinets	Above and below	No	Wood	20
BX	Interior	First floor boy's restroom	Door and frames	Above and below	Yes	Wood	20
BY	Interior	First floor boy's restroom	Wall	Above and below	Yes	Plaster	40
BZ	Interior	Safety patrol office	Door, frame, and cabinets	Above and below			

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CM	Interior	Gymnasium 113	Rafters	Above	Yes	Metal	50
CN	Interior	Gym office 113A	Cabinets and trim	Above and below	No	Wood	50
CO	Interior	Gym storage 64	Floor	Below	No	Concrete	200
CP	Interior	Gym storage 115	Walls	Above and below	No	Plaster	200
CQ	Interior	Gym storage 115	Floor	Below	No	Concrete	200
CR	Interior	Gym storage 116	Walls and ceiling	Above and below	No	Plaster	100
CS	Interior	Gym storage 116	Cabinets	Above and below	No	Wood	250
CT	Interior	Roof access storage	Door and frames	Above and below	No	Wood	20
CU	Interior	Hatch by northeast hallway	Hatch door	Below	No	Wood	5
CV	Interior	Staff room north hallway	Ceiling	Above	No	Plaster	10
CW	Interior	Media center 117	Doors, frame, and trim	Above and below	Yes	Wood	250
CX	Interior	Main floor, west hall	Wall	Below	Yes	Plaster	10
CY	Interior	Main floor, southwest door	Door and frames	Above and below	Yes	Wood	30
CZ	Interior	Main floor, southwest stairwell	Floor and curbing	Below	Yes	Linoleum	200
DA	Interior	Main entrance	Door and frames	Above and below	Yes	Wood	30
DB	Interior	Main floor, northeast door	Door and frames	Above and below	Yes	Wood	30
DC	Interior	Main floor, north east stairwell	Floor	Below	Yes	Linoleum	150
DD	Interior	Hallway outside northeast gym door	Wall	Below	Yes	Plaster	30
DE	Interior	Main floor, east hall, south end	Wall	Above	Yes	Plaster	5
DF	Interior	Throughout main floor	Lockers	Below	Yes	Metal	3000
DG	Interior	Throughout main floor	Curbing	Below	Yes	Linoleum	500
DH	Interior	Principal's office	Doors, frames, window frames, and cabinets	Above and below	No	Wood	100
DI	Exterior	Main entrance	Handrails and bike posts	Below	Yes	Metal	50

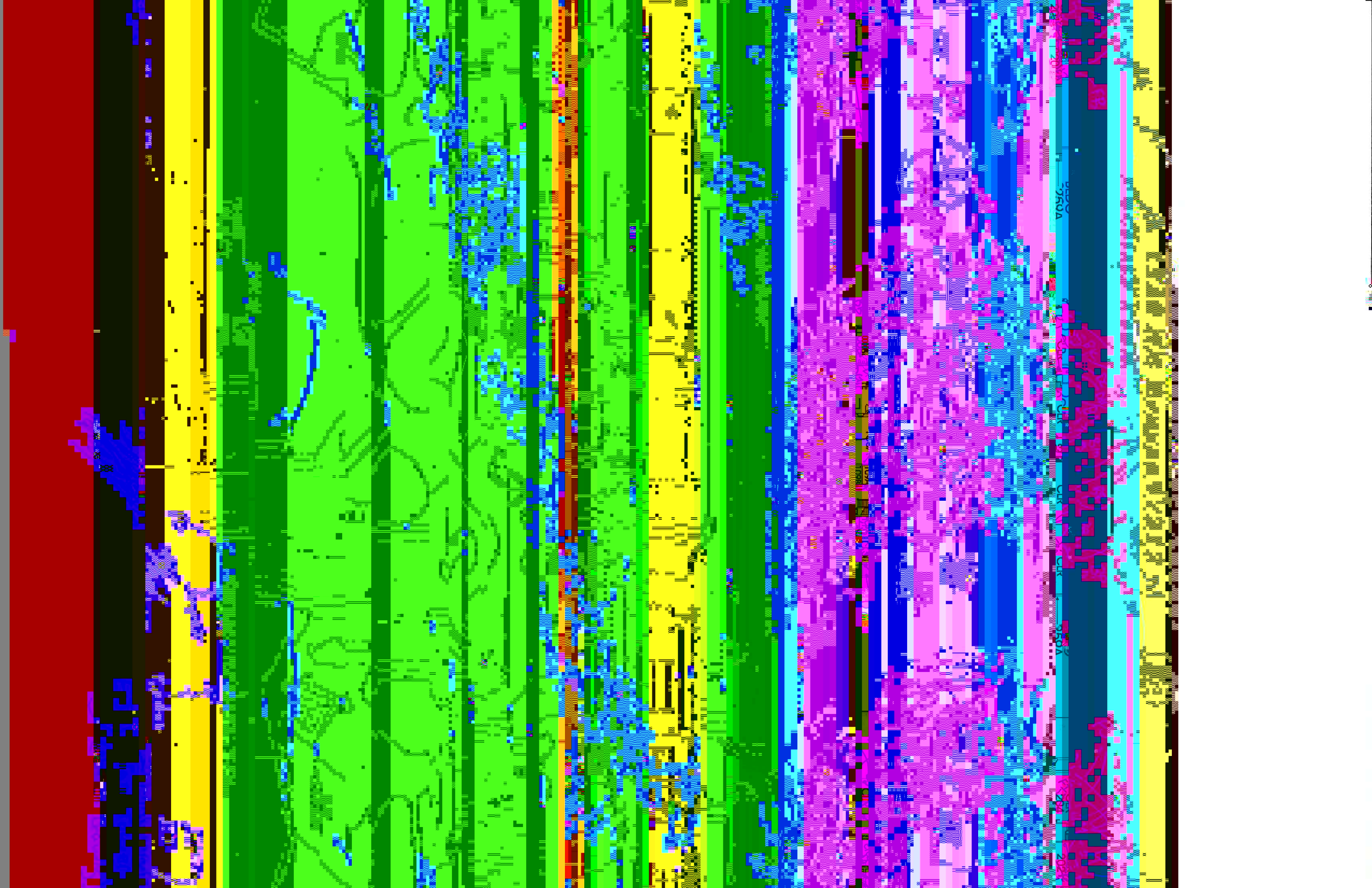




ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
EG	Exterior	Play shed	Play shed posts and cover	Above and below	Yes	Wood and metal	1000
EH	Interior	Third floor loft fan tower	Handrail and stairs	Below	No	Metal	75
EI	Interior	Third floor loft fan tower	Door and frames	Above and below	No	Metal	20
EJ	Interior	Third floor loft fan tower	Window frames	Above and below	No	Wood	20
EK	Interior	Second floor, southeast stairwell	Floor, stairs, and curbing	Below	Yes	Linoleum	250
EL	Interior	Second floor, southeast stairwell	Handrail	Below	Yes	Wood	100
EM	Interior	Second floor, northeast stairwell	Floor, stairs, and curbing	Below	Yes	Linoleum	250
EN	Interior	Second floor, northeast stairwell	Handrail	Below	Yes	Wood	100
EO	Interior	Second floor, northwest stairwell	Floor, stairs, and curbing	Below	Yes	Linoleum	250
EP	Interior	Second floor, northwest stairwell	Handrail	Below	Yes	Wood	100
EQ	Interior	Second floor, southwest stairwell	Floor, stairs, and curbing	Below	Yes	Linoleum	250
ER	Interior	Second floor, southwest stairwell	Handrail	Below	Yes	Wood	100
ES	Interior	Throughout second floor	Lockers	Below	Yes	Metal	3000
ET	Interior	Throughout second floor	Curbing	Below	Yes	Linoleum	500
EU	Interior	Southwest stairwell windows, second floor	Window frames	Above and below	Yes	Wood	50
EV	Interior	Southwest stairwell wall, second floor	Wall	Above and below	Yes	Plaster	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
FD	Interior	Classroom 203	Window frames	Above and below	No	Metal	50
FE	Interior	Classroom 202	Door, frame, shelves, and trim	Above and below	No	Wood	100
FF	Interior	Classroom 202	Wall	Below	No	Plaster	30
FG	Interior	Classroom 201	Door, frame, cabinets, and trim	Above and below	No	Wood	100
FH	Interior	Classroom 201	Wall	Below	No	Plaster	20
FI	Interior	Classroom 204	Door, frame, cabinets, and trim	Above and below	No	Wood	100
FJ	Interior	Classroom 204	Wall	Below	No	Plaster	20
FK	Interior	Classroom 205	Door, frame, cabinets, and trim	Above and below	No	Wood	100
FL	Interior	Classroom 205	Wall	Below	No	Plaster	20
FM	Interior	Storage room 3 room 206 A	Door	Above and below	No	Wood	20
FN	Interior	Storage room 3 room 206 A	Cabinets	Above and below	No	Wood	50
FO	Interior	Storage room 3 room 206 A	Walls and ceiling	Above	No	Plaster	10
FP	Interior	Projection booth 207C	Door and frames	Above and below	No	Metal	20
FQ	Interior	Projection booth 207C	Handrail	Below	No	Metal	10
FR	Interior	Custodial room 4	Door, frame, and cabinets	Above and below	No	Wood	100
FS	Interior	Custodial room 4	Walls and ceiling	Above and below	No	Plaster	30
FT	Interior	Classroom 209	Door, frame, cabinets, and trim	Above and below	No	Wood	100
FU	Interior	Classroom 209	Wall	Below	No	Plaster	20
FV	Interior	Classroom 210	Door, frame, and trim	Above and below	No	Wood	20
FW	Interior	Classroom 210	Wall	Below	No	Plaster	30
FX	Interior	Classroom 213	Door, frame, cabinets, and trim	Above and below	No	Wood	100
FY	Interior	Classroom 213	Wall	Below	No	Plaster	50
FZ	Interior	Classroom 213	Window frame	Above	No	Metal	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
GA	Interior	Second floor, north hallway	Handrail	Below	Yes	Wood	10
GB	Interior	Second floor boy's restroom	Door and frames	Above and below	Yes	Wood	40
GC	Interior	Second floor boy's restroom	Wall	Above and below	Yes	Metal	20
GD	Interior	Second floor boy's restroom	window frames and sill	Above	Yes	Plaster and metal	60
GE	Interior	Classroom 206	Door, frame, cabinets, and trim	Above and below	No	Wood	100
GF	Interior	Classroom 206	Wall	Above and below	No	Plaster	30
GG	Interior	Classroom 207	Door, frames, and trim	Above and below	No	Wood	100
GH	Interior	Classroom 208	Door, frame, cabinets, and trim	Above and below	No	Wood	100
GI	Interior	Classroom 208	Wall	Above and below	No	Plaster	20
GJ	Interior	Classroom 211	Door, frame, cabinets, and trim	Above and below	No	Wood	100
GK	Interior	Classroom 211	Wall	Below	No	Plaster	15
GL	Interior	Classroom 212	Door, frame, cabinets, and trim	Above and below	No	Wood	70
GM	Interior	Classroom 212	Wall	Above	No	Plaster	10
GN	Interior	Classroom 214	Door, frame, cabinets, and trim	Above and below	No	Wood	150
GO	Interior	Classroom 214	Unit ventilator cover	Below	No	Wood	25
GP	Interior	Classroom 214	Window frame	Above and below	No	Wood	25
GQ	Interior	Second floor, girl's restroom	Door and frames	Above and below	Yes	Wood	40
GR	Interior	Second floor, girl's restroom	Walls and ceiling	Above and below	Yes	Plaster	30
GS	Interior	Second floor, girl's restroom	Windows and sills	Above	Yes	Plaster and metal	50
GT	Interior	Second floor hallway, southwest corner	Door and frames	Above and below	No	Wood	20



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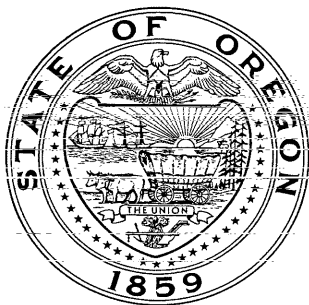
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**Clark R. Nelson**

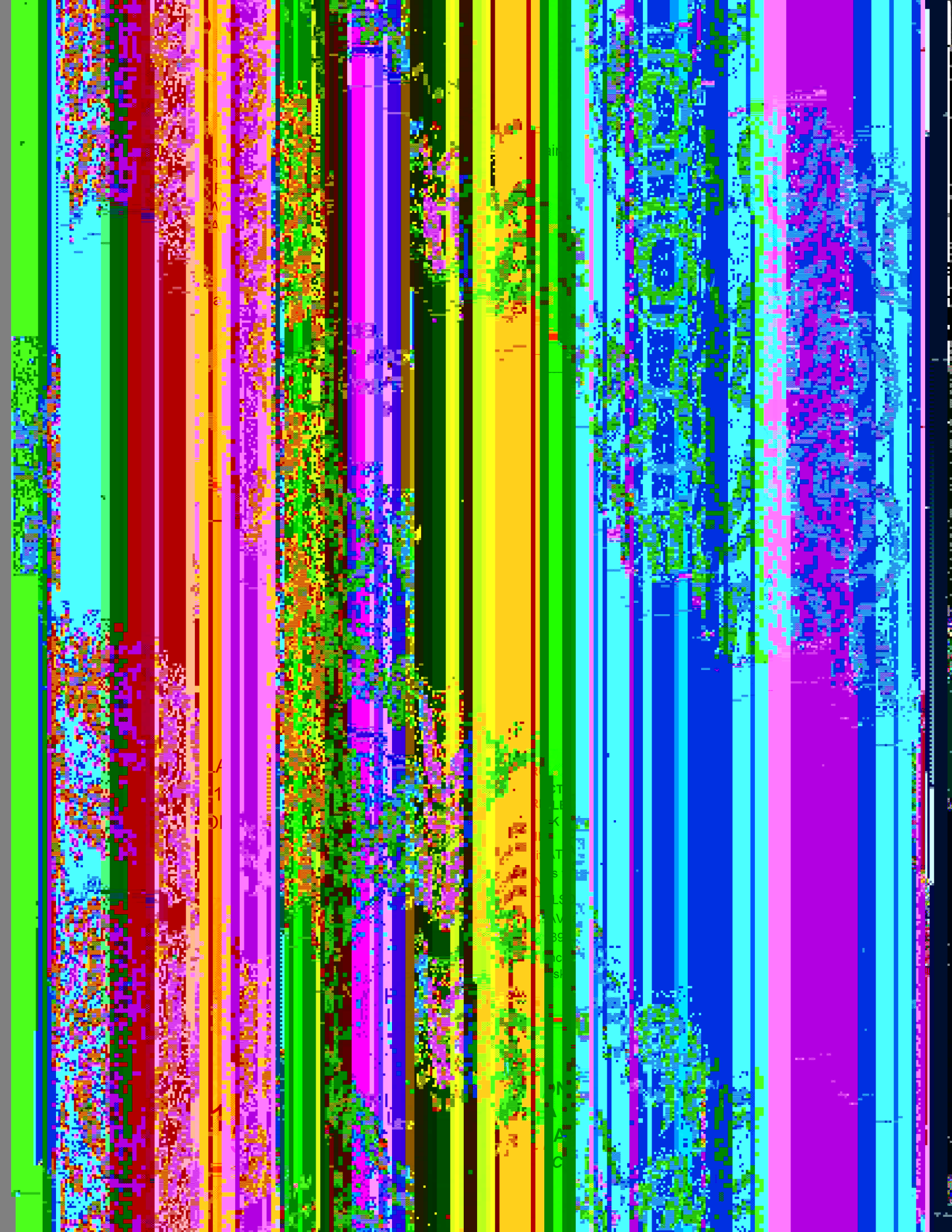
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**Risk Assessor**

Certification Number:	1806--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon  
**Health**  
Authority



Portland, OR 97232

Attention: Derek May

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

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 333.060. It must comply with

activities.

the site publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to all counties and cities. Firms that are certified by the state are eligible to be on this list.

his certification on other aspects of the Lead-Based Paint program. Please contact the Oregon Health Authority at 503-378-4621 for more information.

Ben Maynard  
Lead-Based Paint Program

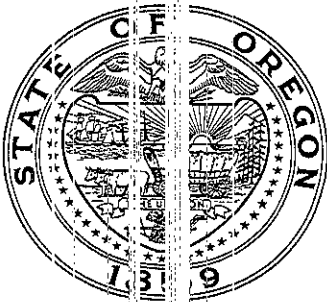


State of Oregon  
Oregon Health Authority

**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



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