



February 2, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
James John Elementary School
7439 N Charleston Avenue
Portland, Oregon 97203
PBS Project: 6500.721 Phase 0026

Dear Mr. Wilton:

On January 26, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of James John Elementary School located at 7439 North Charleston Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior surfaces as well as concrete, asphalt, soil, 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.

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 windowsills of the older northwest building, and in soil on the east side of the school, should be removed.

Please feel free to contact me at 503 417 7691 or 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

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	Northeast corner of the property	Flag pole	Above and below	Yes	Metal	50
B	Exterior	East side of school, second door from north	Door frame	Above and below	Yes	Wood	10
C	Exterior	Exterior stairwell, south of cafeteria	Downspout	Below	Yes	Metal	5
D	Exterior	West kitchen stairwell	Downspout	Above and below	Yes	Metal	10
E	Exterior	Stairwell north of cafeteria	Downspout	Below	Yes	Metal	5
F	Exterior	Storage shed	Door and frame	Above and below	Yes	Wood	15
G	Exterior	Storage shed	Wall	Above and below	Yes	Wood	20
H	Exterior	Detached northwest building	Stairwells and hand rails	Below	Yes	Wood	500
I	Exterior	Detached northwest building	Window frames	Above	Yes	Wood	200
J	Exterior	Detached northwest building	Walls	Above and below	Yes	Wood	200
K	Exterior	Small playground	Play structure	Above and below	Yes	Metal	25
L	Exterior	Play shed	Basketball hoop posts	Above and below	Yes	Metal	20
M	Exterior	Play shed	Play shed posts and cover	Above and below	Yes	Wood	1000
N	Exterior	Play shed	Downspout	Above and below	Yes	Metal	40
O	Exterior	John Street and Kellog Avenue driveway	Posts	Below	Yes	Metal	40
P	Exterior	Large playground	Play structure	Above and below	Yes	Metal	20
Q	Exterior	Large playground	Basketball hoop posts	Above and below	Yes	Metal	30
R	Interior	Classroom 39	Door and frame	Above and below	Yes	Wood	30
S	Interior	Classroom 39	Cabinets	Below	Yes	Wood	10
T	Interior	Classroom 40	Door, frame, cabinets, and trim	Above and below	Yes	Wood	75
U	Interior	Classroom 40	Wall	Above and below	Yes	Wood	20
V	Interior	Classroom 40	Window trim	Above and below	Yes	Wood	30
W	Interior	Classroom 38	Door and frame	Above and below	Yes	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AW	Interior	Library and library storage	Doors, frames, and shelves	Above and below	Yes	Wood	200
AX	Interior	Library	Wall	Above and below	Yes	Plaster	10
AY	Interior	Cafeteria	Door and frame	Above and below	Yes	Wood and metal	100
AZ	Interior	Classroom 35	Door and frame	Above and below	Yes	Wood	100
BA	Interior	Classroom hallway 35	Window frames	Above	Yes	Metal	20
BB	Interior	Staff lunch room 38	Cabinets	Below	No	Wood	70
BC	Interior	Kitchen storage 39C	Walls and ceilings	Above and below	No	Concrete and plaster	50
BD	Interior	Kitchen storage 39B	Walls and ceilings	Above and below	No	Concrete and plaster	50
BE	Interior	Kitchen 39	Door and frame	Above and below	No	Wood	100
BF	Interior	Kitchen 39	Floor	Below	Yes	Concrete	250
BG	Interior	Kitchen 39	Walls	Above and below	Yes	Plaster	25
BH	Interior	Boiler room	Door and frame	Above and below	No	Wood and metal	200
BI	Interior	Boiler room	Stairwells and hand rails	Below	No	Metal	75
BJ	Interior	Boiler room	Walls, ceilings, and floors	Above and below	No	Concrete	10,000
BK	Interior	Gym office 36B	Floor and cabinets	Above and below	No	Wood	300
BL	Interior	Gym 36	Lockers	Below	Yes	Metal	150
BM	Interior	Gym 36	Walls	Above and below	Yes	Concrete	300
BN	Interior	Gym 36	Door and frame	Above and below	Yes	Wood	50
BO	Interior	Gym storage 36C	Floor and walls	Above and below	No	Concrete	100
BP	Interior	Gym storage 36C	Floor and walls	Above and below	No	Concrete and plaster	300
BQ	Interior	Gym storage 36C	Radiator and pipe cover	Above and below	No	Metal	20
BR	Interior	Custodial and storage closets, 28B	Door and frame	Above and below	No	Wood	75
BS	Interior	Custodial and storage closets, 28B	Floor and walls	Above and below	No	Concrete and plaster	200
BT	Interior	Supply room 28C	Door and frame	Above and below	No	Wood	15

ID

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CS	Interior	Auditorium 26, stage left	Floor	Below	Yes	Linoleum	20
CT	Interior	Auditorium 26, stage left	Door	Above and below	Yes	Wood	5
CU	Interior	Auditorium 26, backstage	Upper walls	Above	Yes	Plaster	20
CV	Interior	Auditorium 26	Stage	Above and below	Yes	Wood	400
CW	Interior	Auditorium 26	Window frames	Above	Yes	Wood	60
CX	Interior	Auditorium 26	Floor	Below	Yes	Linoleum	1000
CY	Interior	Auditorium 26	Chairs	Below	Yes	Wood	1350
CZ	Interior	Auditorium 26	Baseboards	Below	Yes	Wood	100
DA	Interior	Restrooms 30A/B	Door and frame	Above and below	Yes	Wood	30
DB	Interior	girls restroom 30B	Wall	Above	Yes	Plaster	20
DC	Interior	Classroom 31	Door, frame, and baseboard	Above and below	Yes	Wood	50
DD	Interior	Classroom closet 31	Radiator	Below	No	Metal	15
DE	Interior	Classroom 31	Unit ventilator	Below	Yes	Metal	15
DF	Interior	Classroom 30	Door and frame	Above and below	Yes	Wood	15
DG	Interior	Classroom 29	Door and frame	Above and below	Yes	Wood	15
DH	Interior	Classroom 29	Unit ventilator	Below	Yes	Metal	30
DI	Interior	Classroom 28	Door, frame, and cabinets	Above and below	Yes	Wood	100
DJ	Interior	Main offices776 26classroom 29					

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DQ	Interior	Northwest entrance	Door and frame	Above and below	Yes	Wood	20
DR	Interior	Northwest entrance	Floor and curbing	Below	Yes	Linoleum	150
DS	Interior	Throughout the main floor	Lockers	Below	Yes	Metal	1000
DT	Interior	Throughout the main floor	Baseboard and trim	Above and below	Yes	Wood	500
DU	Interior	Second floor, south stairwell	Handrails and trim	Below	Yes	Wood	100
DV	Interior	Second floor, south stairwell	Floor	Below	Yes	Linoleum	300
DW	Interior	Second floor, north stairwell	Handrails and trim	Below	Yes	Wood	100
DX	Interior	Second floor, north stairwell	Floor	Below	Yes	Linoleum	300
DY	Interior	Second floor, northwest stairwell	Handrails and trim	Below	Yes	Wood	100
DZ	Interior	Second floor, northwest stairwell	Floor	Below	Yes	Linoleum	300
EA	Interior	Classroom 1	Door, frame, and trim	Above and below	No	Wood	60
EB	Interior	Classroom 1	Wall	Above and below	No	Plaster	30
EC	Interior	Second floor, northwest hallway	Window frame	Above	Yes	Wood	15
ED	Interior	Second floor, northwest stairwell	Window frame	Above	Yes	Wood	30
EE	Interior	Classroom 2	Door, frame, and trim	Above and below	No	Wood	60
EF	Interior	Classroom entryway 2	Wall and ceiling	Above and below	No	Plaster	10
EG	Interior	Second floor, girls restroom	Door and frame	Above and below	Yes	Wood	20
EH	Interior	Second floor, girls restroom	Window frame and alcove	Above	Yes	Plaster	20
EI	Interior	Classroom 4	Door, frame, and trim	Above and below	Yes	Wood	30
EJ	Interior	Restroom 3B	Door and frame	Above and below	Yes	Wood	15
EK	Interior	Classroom 3	Door, frame, and trim	Above and below	No	Wood	60
EL	Interior	Classroom 3	Wall	Above	No	Plaster	20
EM	Interior	Classroom 5	Door, frame, and trim	Above and below	No	Wood	60
EN	Interior	Classroom 5	Wall	Above and below	No	Plaster	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
EO	Interior	Office 6	Door, frame, and cabinets	Above and below	No	Wood	60
EP	Interior	Office 6	Window alcove	Above	No	Plaster	5
EQ	Interior	Classroom 7	Door, frame, and trim	Above and below	No	Wood	60
ER	Interior	Classroom 7	Wall	Below	No	Plaster	10
ES	Interior	Projection room	Door, frame, and handrail	Above and below	No	Wood	25
ET	Interior	Projection room	Stairs	Below	No	Metal	25
EU	Interior	Projection room	Floor	Below	No	Linoleum	50
EV	Interior	Projection room	Walls	Above and below	No	Plaster	10
EW	Interior	Balcony	Door and frame	Above and below	Yes	Wood	25
EX	Interior	Balcony	Seats	Below	Yes	Wood	535
EY	Interior	Balcony	Floor	Below	Yes	Linoleum	750
EZ	Interior	Balcony	Handrail	Below	Yes	Metal	25
FA	Interior	North storage closet	Ceiling	Above	No	Plaster	20
FB	Interior	Classroom 15	Window frame	Above and below	Yes	Metal	20
FC	Interior	Classroom 15, custodial closet and north storage closet	Door, frame, trim, and cabinets	Above and below	Yes	Wood	200
FD	Interior	Classroom 15	Unit ventilator	Below	Yes	Metal	10
FE	Interior	Classroom 15, custodial closet and north storage closet	Floor	Below	Yes	Wood	300
FF	Interior	Classroom 8, closet 8B	Door, frame, trim, and cabinets	Above and below	Yes	Wood	200
FG	Interior	Custodial closet	Floor	Below	Yes	Linoleum	300
FH	Interior	Classroom 8	Window frame	Above and below	Yes	Metal	20
FI	Interior	Classroom 9	Door, frame, and trim	Above and below	No	Wood	60
FJ	Interior	Classroom 9	Floor	Below	No	Linoleum	500
FK	Interior	Teacher's room 10	Door, frame, and baseboard	Above and below	No	Wood	100
FL	Interior	Teacher's room 10	Floor and curbing	Below	No	Linoleum	350

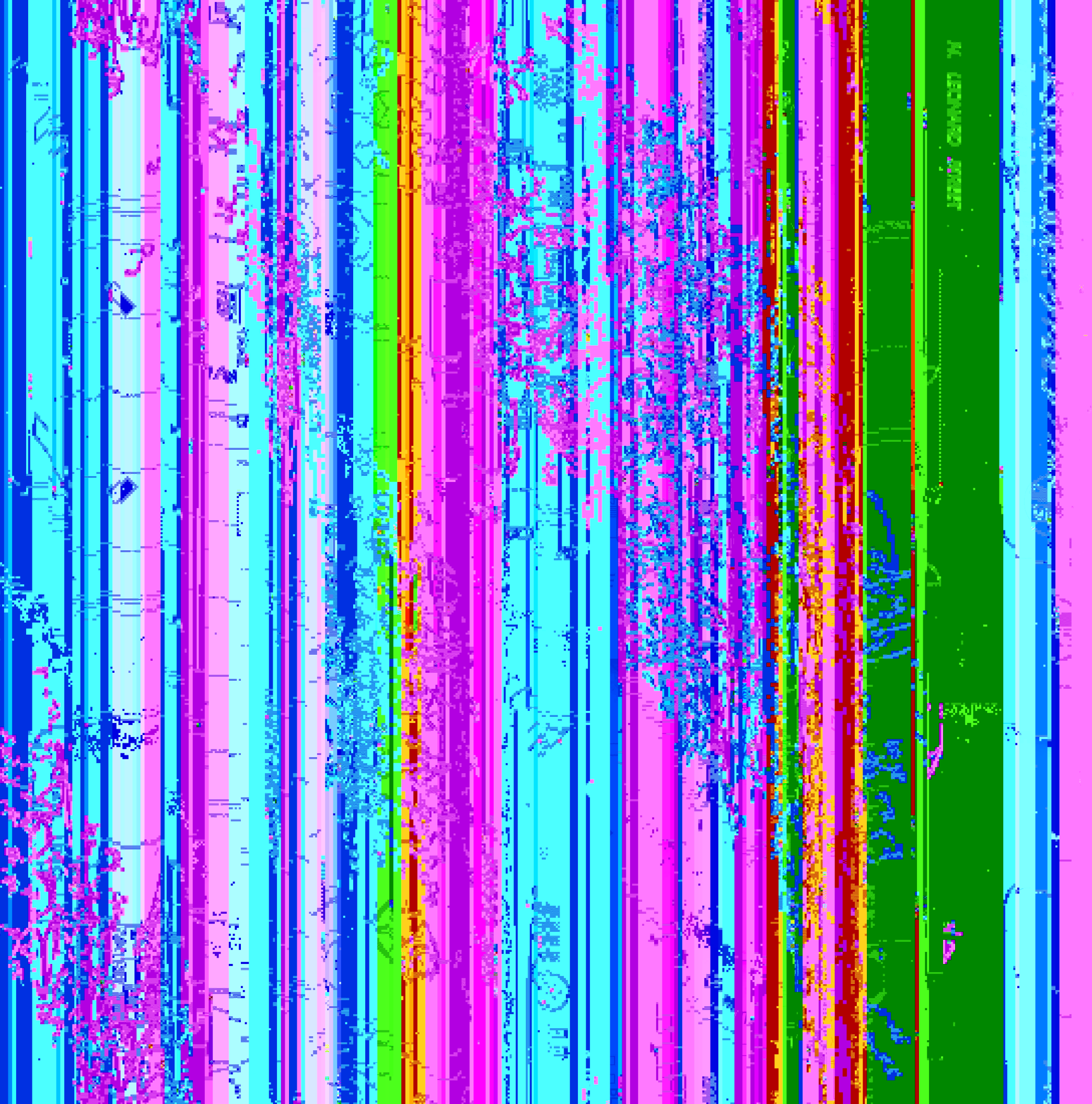
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade
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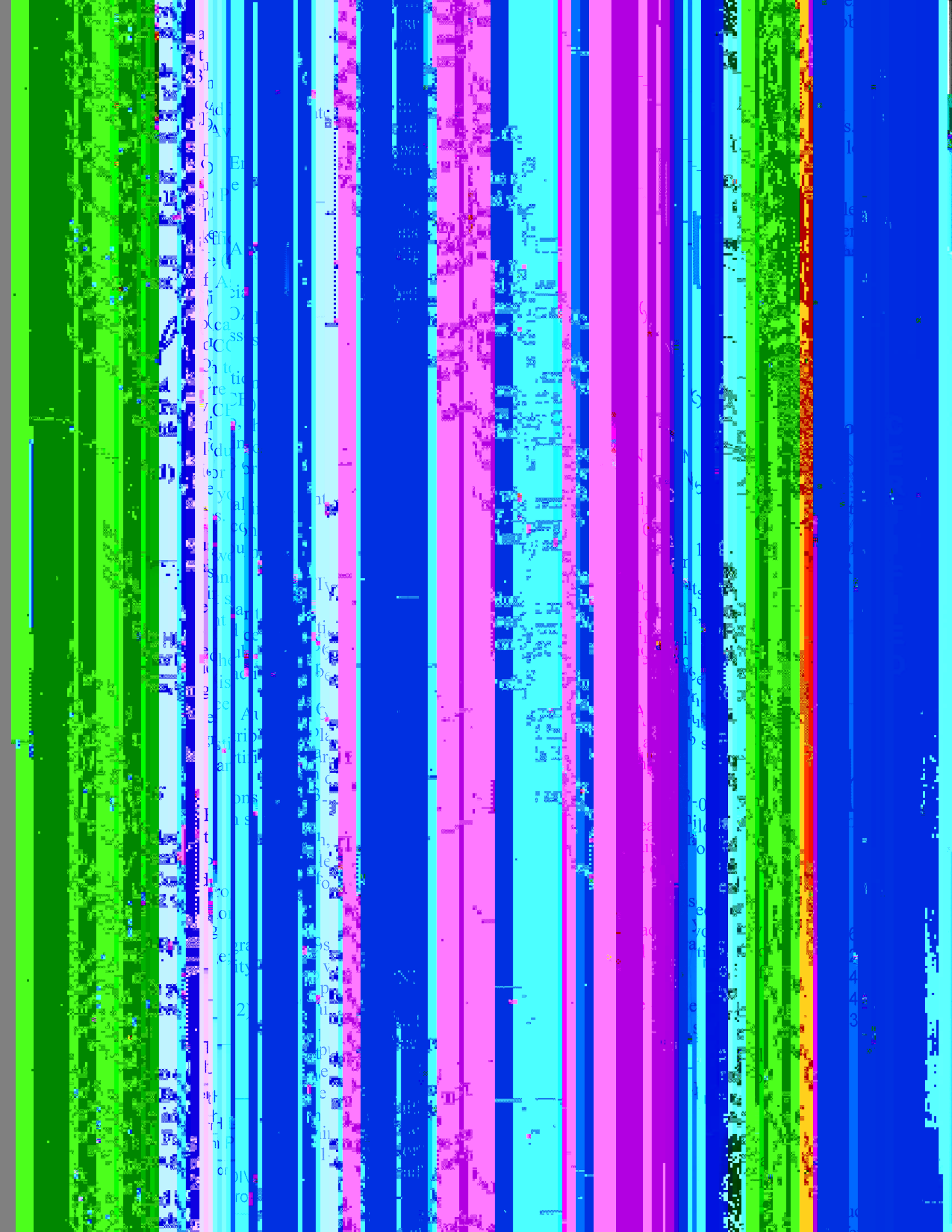
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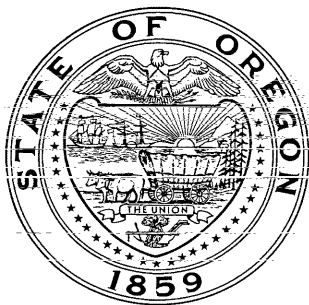
State of Oregon
Oregon Health Authority

Clark R. Nelson

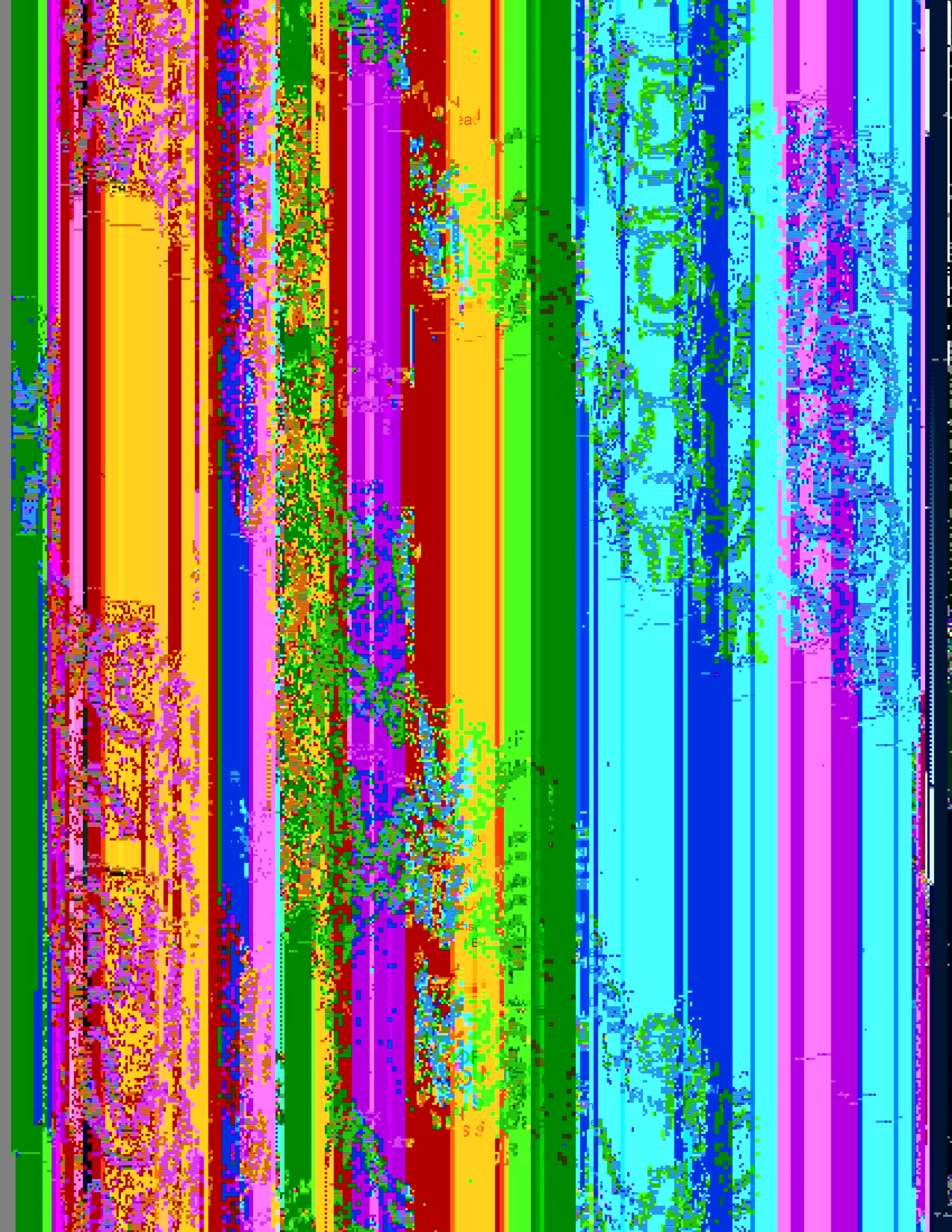
is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

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



Oregon
Health
Authority



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

all information on other aspects of the Lead-Based Paint Program, please contact the program manager at the Oregon Health Authority.

Ben Maynard
Lead-Based Paint Program

State of Oregon
Oregon Health Authority

PBS Engineering and Environmental Inc.

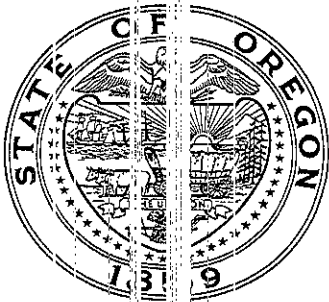
is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification

Issuance Number: 1038--LBP FIRM

Effective Date: 5/16/2016

Expiration: 6/30/2017



Oregon
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