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Asbestos Building Material Survey & Lead Based Paint Sampling Report for Demolition Revised 9/16/2025

Conducted for:
Portland Houseworks
5901 SW Macadam Ave Suite 108
Portland, OR 97239

Prepared By:
Advantage Environmental Inc.
9317 NE Hwy 99, Suite D
Vancouver, WA 98665

Conducted at
3120 SE 53rd Ave
Portland, OR 97206

Inspection Date(s)
Thursday, September 4, 2025

EPA/AHERA Inspector(s)
Nick Phillips
360-931-8433
AHERA# ON-188748-17423-012125
Expires: 1/21/2026

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September 16, 2025

Portland Houseworks
Mike Mitchoff
5901 SW Macadam Ave, Suite 108
Portland, OR 97239
Mike@portlandhouseworks.com
503-891-1999

Re: Asbestos Building Material Survey & Lead Based Paint Sampling Report for Demolition:
3120 SE 53rd Ave, Portland, OR 97206

Dear Mr. Mitchoff,

Advantage Environmental, Inc., (AEI) was retained by Portland Houseworks to complete an asbestos building material survey & lead-based paint sampling report for demolition of the residential structure listed above. The results of the survey are provided in the accompanying report.

The purpose of this survey was to identify the location of asbestos containing materials and lead-based paint prior to demolition and disposal of building material within the structure. The scope of work included a walk-through inspection, bulk sampling and analysis of specific suspect asbestos/lead containing materials, and a written report documenting the results of the survey. This survey was limited to the material identified within the material summary tables section.

This is not a bidding document and all quantities of asbestos containing material should be verified by the abatement contractor prior to submitting their bid.

Thank you for choosing Advantage Environmental for this project. Please feel free to contact us at (360) 356-7628 if you have any questions.

Respectfully,
Advantage Environmental, Inc.

Trystan South
Project Manager
AHERA Building Inspector

Asbestos Regulatory Background

In the State of Oregon, the Department of Environmental Quality (DEQ) has had asbestos regulations since the mid to late 1980s and operates the asbestos abatement program, including contractor licensing, trainer accreditation, and certification for asbestos workers and supervisors. DEQ requires an AHERA accredited inspector to perform the asbestos survey but does not require an AHERA survey, except for schools for that specific stated purpose. The Oregon DEQ asbestos requirements can be found in OAR 340 Division 248.

DEQ requires that all commercial structures must have an asbestos survey performed by an accredited inspector prior to any renovation or demolition activities. In addition, all residential buildings with four units or less, constructed prior to January 1, 2004, must have an asbestos survey performed by an accredited inspector prior to any renovation or demolition activities.

"Accredited inspector" means a person who has completed training, received accreditation, and maintains valid accreditation under 40 C.F.R. Part 763 Subpart E, Appendix C (Model Accreditation Plan), Section B (Initial Training), Subsection 3 (Inspector).

All asbestos containing material is assessed, the condition is determined, and the materials are divided into two condition categories: friable and non-friable. This describes the material's potential to release asbestos fibers. "Friable asbestos material" means asbestos-containing material that when dry can be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act upon the material in the course of demolition, renovation, transportation, or disposal. "Non-friable asbestos material" means asbestos-containing material that is not friable. When dry, non-friable asbestos material cannot be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act on the material in the course of demolition, renovation, transportation, or disposal.

"Asbestos" means the asbestiform varieties of serpentine (chrysotile), riebeckite (crocidolite), cummingtonite-grunerite (amosite), anthophyllite, actinolite, and tremolite.

"Asbestos containing material" means a material containing more than one-percent asbestos by weight. (ACM)

In accordance with EPA regulations, any material which tests at less than 1% asbestos is not regulated by the EPA. However, the EPA requires that any material less than 1% asbestos be confirmed by EPA 600 Method 400 or 1000 Point Count. OSHA safety regulations still apply no matter the asbestos content.

Building Description

Type of Facility:

☒ Residence (4 units or less) ☐ Apartments ☐ School ☐ Hospital ☐ Commercial ☐ Industrial

Type of Remediation: ☐ Water Damage ☐ Fire Damage ☒Other: Demolition

The structure is a currently unoccupied single family residence built in 1908. It is a two story ~1,232 sq. ft. 2 bedroom, 1 bathroom, stick built house on concrete foundation. Interior walls consisted of gypsum wallboard. Interior ceilings consisted of gypsum wallboard or ceiling tiles. The floors were wood with carpet or sheet vinyl flooring throughout the sampled areas.

Inaccessible Areas:
None noted.

Sampling Methodology

Asbestos
A walk-through of the area was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect hazardous materials. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from selected homogeneous materials to evaluate the presence or absence of hazardous materials. Determination of homogeneous material included material type, texture, pattern, color, and size. A total of 80 suspect asbestos containing material samples were analyzed including sub-layers.

All asbestos samples collected by AEI were placed into pre-labeled airtight containers and brought to AEI's laboratory for analysis of asbestos content. AEI's laboratory analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

Advantage Environmental, Inc. participates in the American Industrial Hygiene Association (AIHA) Proficiency Analytical Testing's BAPAT program and is currently rated as proficient, Participant ID 163978.

Lead
A total of 5 paint samples were collected. All Lead samples were collected and placed into pre-labeled airtight containers and shipped to Eurofins EMLab P&K located in Tustin, California for analysis of lead content. Metals sampling was to meet disposal standards.

Visual Assessment and Findings

Our survey activities began with visual observation of the interior and exterior to identify homogeneous areas of suspect materials. Assessments were conducted throughout visually accessible areas of the property.

Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect asbestos containing materials.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the material summary table below.

Laboratory analytical results, chain of custody documentation and notes are included in Appendix A. AHERA Building inspector credentials are included in Appendix B.

The complete asbestos survey report must be kept onsite during any renovations or demolition activity and must be submitted to DEQ upon request.

Limitations

The report is limited to the samples shown below in the material summary pages. Upon discovery of asbestos containing material found during demolition, renovation, or after an unexpected emergency, the property owner or operator of the demolition or renovation company is required to stop work immediately. All exposed suspect materials will need to be sampled by an AHERA accredited inspector and sent to an accredited laboratory for sample analysis. Although due diligence was taken during the inspection, unidentified asbestos-containing materials may be behind wall systems, above ceiling systems, or beneath concrete slabs.

Discussion & Recommendations

Asbestos

Based on the laboratory results the following asbestos containing materials were identified during this inspection. Locations include but may not be limited to the following:

Greater Than 1% Asbestos Containing Materials						
Sample Group Number	**Material Type**	**Material Location**	**Condition**	**Quantity**	**Friable Or Non-Friable**	**Asbestos Concentration**
11	Tan floor tile	Throughout the master bathroom beneath layered flooring	Good	~50 Sq. Ft.	Non-Friable	2% Chrysotile
19	Gray duct wrap	Present on the HVAC system registers visible from the basement. *Additional material may be present on other components of the HVAC system in areas not visually or physically accessible, such as in wall/floor cavities.*	Good	5 Registers Observed	Friable	45% Chrysotile
21	Gray gasket	Present on the face of the furnace in the basement.	Good	~1 Sq. Ft.	Non-Friable	4% Chrysotile
22	Pink/gray siding	Throughout the exterior siding of the house.	Good	~1,490 Sq. Ft.	Non-Friable	12% Chrysotile

The following material contains less than 1% asbestos content. Joint compound/sheetrock materials are analyzed as a composite material.

Less Than 1% Asbestos Containing Materials	
Material Description	**Material Location**
Tan joint compound/white drywall (Sample Groups 1 & 3)	Throughout the drywall systems within the house excluding the kitchen and loft.
Tan joint compound/white drywall (Sample Group 4)	Throughout the ceiling systems of the house excluding the living room, storage room, and master bedroom.

Composite Analysis does not meet OSHA requirements
Please see the first paragraph of OSHA Regulations below for further information.

Asbestos-containing material must be removed by a licensed asbestos abatement contractor prior to any renovation, demolition, or repair work that will impact those materials.

All friable asbestos-containing materials must be properly abated (handled, removed, and disposed) by a DEQ licensed asbestos abatement contractor prior to any demolition activity. Nonfriable material may be removed by a contractor or individual who is not a licensed asbestos abatement contractor as long as it maintains its nonfriable condition. Notification, packaging, and disposal requirements still apply to nonfriable material.

Discussion & Recommendations (Continued)

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos containing.

DEQ regulations
The intent of the asbestos survey is to comply with the State of Oregon asbestos survey and report requirements found in OAR 340-248-0270(1)-(3).

A copy of the complete asbestos survey report must be kept onsite at the facility during all renovation or demolition activity, including during any asbestos abatement project. DEQ can request a copy of the asbestos survey report and a complete copy of the asbestos survey report must be provided. OAR 340-248-0270(2).

OAR 340-248-0240) before performing a demolition or *renovations, the owner or operator of a renovation or demolition activity must thoroughly survey, using an accredited inspector, the affected area for the presence of asbestos, including non-friable asbestos. A copy of that survey report must remain on site during a demolition or renovation activity.*

OSHA regulations
(29 CFR 1926.1101) states that if asbestos containing materials, containing <1% asbestos, are to be removed by construction personnel, the employer shall provide awareness training, a written respirator protection program, respirators, and a negative exposure assessment.

The Occupational Safety and Health Administration (OSHA) classifies the removal or disturbance of asbestos containing material as Class I and Class II asbestos abatement projects. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Oregon. The work methods utilized must include the use of wet methods, negative pressure enclosure, and decontamination facility.

Additionally, OSHA regulations (29 CFR 1926.1101) require employers to meet standards regarding personal protection, labeling, signs, daily air monitoring, use of engineering controls, notification, and respiratory protection for all activities related to the removal or disturbance of asbestos containing building materials.

EPA
***EPA recommends that bulk material found negative for asbestos or less than one percent asbestos by polarized light microscopy be reanalyzed by an additional method such as transmission electron microscopy.*

Discussion & Recommendations (Continued)

Lead

If lead-based paint will be disturbed by Renovation activities, care must be taken to avoid possible lead exposure to workers or the public during the removal of the material. Employers of workers who may be exposed to lead in the course of their work are required to demonstrate that their employees are not being exposed to lead above the Permissible Exposure Limit (PEL) established by OSHA.

According to the Department of Environmental Quality (DEQ) Policy 1997-PO-002A building demolition debris that may contain lead-based paint can be disposed of at a permitted solid waste landfill which meets current municipal solid waste disposal facility standards per 40 CFR 258 provided other hazardous material have been removed.

Results with a "less than" (<) sign indicate the sample results were below the laboratories reporting limit. See laboratory results for more information. Painted surfaces that were sampled are listed below with their corresponding analytical result.

Lead Paint Sample Results

Sample Number	Color	Paint Location	Results (PPM) Parts Per Million
Pb-1	Blue/green	Living room-East Wall	660
Pb-2	Green	Kitchen trim-West Side	< 39
Pb-3	Pink	Exterior siding-North Side	110
Pb-4	White	Exterior trim-North Side	29,000
Pb-5	Blue	Exterior trim-Northeast Side	27,000

Warranty

Advantage Environmental Inc. warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Material Summary Table

Asbestos

Materials highlighted in yellow contain less than 1% asbestos content when analyzed as composite. See discussion and recommendations for further information.

Materials highlighted in red contain 1% asbestos content or greater as determined by laboratory analysis. These materials will need to be removed prior to disturbance, construction or demolition activities that may impact these materials.

Sample Number	Material Description	9/4/2025 - Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1A	Tan joint compound	Living room-Northwest Corner				2% Chrysotile
	White drywall	Living room-Northwest Corner				Asbestos Not Present
	Tan joint compound/white drywall	Living room-Northwest Corner				<1% Chrysotile
1B	Tan joint compound	Master bedroom-Southeast Corner				2% Chrysotile
	White drywall	Master bedroom-Southeast Corner				Asbestos Not Present
	Tan joint compound/white drywall	Master bedroom-Southeast Corner				<1% Chrysotile
1C	Tan joint compound	Master bedroom-Southwest Corner				2% Chrysotile
	White drywall	Master bedroom-Southwest Corner				Asbestos Not Present
	Tan joint compound/white drywall	Master bedroom-Southwest Corner				<1% Chrysotile
2A	White texture	Kitchen-Southwest Corner				Asbestos Not Present
	White joint compound	Kitchen-Southwest Corner				Asbestos Not Present
	White drywall	Kitchen-Southwest Corner				Asbestos Not Present
2B	White texture	Kitchen-South Corner				Asbestos Not Present
	White joint compound	Kitchen-South Corner				Asbestos Not Present
	White drywall	Kitchen-South Corner				Asbestos Not Present
2C	White texture	Kitchen-Northwest Corner				Asbestos Not Present
	White joint compound	Kitchen-Northwest Corner				Asbestos Not Present
	White drywall	Kitchen-Northwest Corner				Asbestos Not Present
3A	White texture	Master bathroom-Northeast Corner				Asbestos Not Present
	Tan joint compound	Master bathroom-Northeast Corner				2% Chrysotile
	White drywall	Master bathroom-Northeast Corner				Asbestos Not Present
	Tan joint compound/white drywall	Master bathroom-Northeast Corner				<1% Chrysotile
3B	White texture	Master bathroom-Northwest Corner				Asbestos Not Present
	Tan joint compound	Master bathroom-Northwest Corner				2% Chrysotile
	White drywall	Master bathroom-Northwest Corner				Asbestos Not Present
	Tan joint compound/white drywall	Master bathroom-Northwest Corner				<1% Chrysotile
3C	White texture	Master bathroom-Northwest Corner				Asbestos Not Present
	Tan joint compound	Master bathroom-Northwest Corner				2% Chrysotile
	White drywall	Master bathroom-Northwest Corner				Asbestos Not Present
	Tan joint compound/white drywall	Master bathroom-Northwest Corner				<1% Chrysotile

Sample Number	Material Description	9/4/2025 - Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
4A	Tan joint compound	Kitchen ceiling-South Side				2% Chrysotile
	White drywall	Kitchen ceiling-South Side				Asbestos Not Present
	Tan joint compound/white drywall	Kitchen ceiling-South Side				<1% Chrysotile
4B	Tan joint compound	Dining area ceiling-West Side				2% Chrysotile
	White drywall	Dining area ceiling-West Side				Asbestos Not Present
	Tan joint compound/white drywall	Dining area ceiling-West Side				<1% Chrysotile
4C	White texture	Master bathroom ceiling-Northeast Side				Asbestos Not Present
	Tan joint compound	Master bathroom ceiling-Northeast Side				2% Chrysotile
	White drywall	Master bathroom ceiling-Northeast Side				Asbestos Not Present
	Tan joint compound/white drywall	Master bathroom ceiling-Northeast Side				<1% Chrysotile
5	12”X12” Light blue/brown ceiling tile	Living room-North Side				Asbestos Not Present
6	12”X12” Brown ceiling tile	Storage room by kitchen-center				Asbestos Not Present
7	1’X2’ Light brown/brown ceiling tile	Master bedroom-Southeast Side				Asbestos Not Present
8	12”X12” Brown cork flooring tile	Living room-Northeast Side				Asbestos Not Present
	Brown flooring mastic	Living room-Northeast Side				Asbestos Not Present
9	Light tan sheet flooring vinyl top	Kitchen-South Side				<1% Chrysotile
	Purple sheet floor backing	Kitchen-South Side				Asbestos Not Present
	Brown flooring mastic	Kitchen-South Side				Asbestos Not Present
10	12”X12” Brown cork flooring tile	Master bedroom-Southeast Side				Asbestos Not Present
	Brown flooring mastic	Master bedroom-Southeast Side				Asbestos Not Present
11	White/black sheet flooring	Master bathroom-West Side				Asbestos Not Present
	Tan flooring mastic	Master bathroom-West Side				Asbestos Not Present
	Tan floor tile	Master bathroom-West Side	Good	~50 Sq. Ft.	No	2% Chrysotile
	Black flooring mastic	Master bathroom-West Side				Asbestos Not Present
12	Green sheet flooring vinyl top	Loft-Southwest Side				Asbestos Not Present
	Black sheet floor backing	Loft-Southwest Side				Asbestos Not Present
13	4” Black cove base	Kitchen-East Side				Asbestos Not Present
	Brown cove base mastic	Kitchen-East Side				Asbestos Not Present
14A	Tan wall covering	Loft-Northeast Side				Asbestos Not Present
	Brown fiberboard	Loft-Northeast Side				Asbestos Not Present
14B	Tan wall covering	Loft-South Side				Asbestos Not Present
	Brown fiberboard	Loft-South Side				Asbestos Not Present
14C	Tan wall covering	Loft-Southwest Side				Asbestos Not Present
	Brown fiberboard	Loft-Southwest Side				Asbestos Not Present
15	Tan wall covering	Loft-South Side				Asbestos Not Present

Sample Number	Material Description	9/4/2025 - Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
16	White/tan window glazing	Exterior-South Side				Asbestos Not Present
17	White window caulking	Exterior-Southeast Side				Asbestos Not Present
18	Off-white wall mastic	Master bathroom-North Side				Asbestos Not Present
19	Gray duct seam tape	Basement-center	Good	See Page 4	Yes	45% Chrysotile
20	Red brick White mortar	Basement-West Side Basement-West Side				Asbestos Not Present Asbestos Not Present
21	Gray gasket	Basement-West Side	Good	~1 Sq. Ft.	No	4% Chrysotile
22A **22B** **22C**	Pink/gray siding Pink/gray siding Pink/gray siding	Exterior-North Side Exterior-Northwest Side Exterior-Northeast Side	Good Good Good	~1,490 Sq. Ft. ~1,490 Sq. Ft. ~1,490 Sq. Ft.	No No No	12% Chrysotile 12% Chrysotile 12% Chrysotile
23	Black/silver vapor barrier	Exterior-South Side				Asbestos Not Present
24	Black roofing Black roofing mastic Black roofing Black felt paper	Roof-South Side Roof-South Side Roof-South Side Roof-South Side				Asbestos Not Present Asbestos Not Present Asbestos Not Present Asbestos Not Present

The following sample was collected by a Portland Houseworks representative on September 15, 2025. The sample results were added to this report as a courtesy to Portland Houseworks only. The addition of this sample to the report does not imply that AEI or an AHERA Certified Building Inspector collected the sample in any way. Laboratory results and Chain of Custody documentation are included in the following pages.

Sample Number	Material Description	9/15/2025 - Sample Locations	Condition	Approximate Quantity	Friable Yes/No	Asbestos Content
1	Gray/multi-color roofing Black roofing tar Brown/multi-color roofing Black felt paper	Shed roof Shed roof Shed roof Shed roof				Asbestos Not Present Asbestos Not Present Asbestos Not Present Asbestos Not Present

☐ **No ACM was identified during the survey. (mark if applicable)**

DEFINITIONS (per DEQ rules)

Accredited Inspector – means a person who has completed training, received accreditation, and maintains valid accreditation under 40 C.F.R. Part 763 Subpart E, Appendix C. OAR 340-248-0010(1)

Asbestos Abatement Project – means a demolition, renovation, repair, construction, or maintenance activity of a facility that involves the repair, enclosure, encapsulation, removal, salvage, handling, or disposal of asbestos-containing material with the potential of releasing asbestos fibers from asbestos-containing material into the air. OAR 340-248-0010(6)

Asbestos-containing material – means a material containing more than one-percent asbestos by weight. OAR 340-248-0010(8)

Demolition – means wrecking or removing a load-supporting structural member of a facility together with related handling operations or the intentional burning of a facility. OAR 340-248-0010(18)

Facility – means all or part of a public or private building, structure, installation, equipment, vehicle, or vessel, including but not limited to ships. OAR 340-248-0010(20)

Friable – means asbestos-containing material that when dry can be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act upon the material in the course of demolition, renovation, transportation, or disposal. OAR 340-248-0010(21)

Nonfriable – means asbestos-containing material that is not friable. When dry, nonfriable asbestos material cannot be crumbled, pulverized, or reduced to powder by hand pressure or by the forces expected to act on the material in the course of demolition, renovation, transportation, or disposal. OAR 340-248-0010(32)

Owner or Operator - means a person who owns, leases, operates, controls, or supervises the facility undergoing demolition or renovation or a person who owns, leases, operates, controls, or supervises the demolition or renovation operation, or both. OAR 340-248-0010(34)

Renovation – means altering one or more facility components. Renovation includes replacing, stripping, or repairing facility components, such as mechanical ventilation systems, pipes, ceilings, walls, flooring, and insulating materials. Operations in which load-supporting structural members are wrecked or removed are excluded. OAR 340-248-0010(39)

Inspection Photos

APPENDIX A
Laboratory Analytical Results
Chain of Custody

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Polarized Light Microscopy Results

Lab No	151500	**Property Address**	3120 SE 53rd Ave
Layers Analyzed	80	**City, State, Zip**	Portland, OR
		Job Number	
Date Received	9/4/2025	**Client Name**	Portland Houseworks
Received By	Talia Carroll	**Client Address**	
Date Analyzed	9/5/2025	**City, State, Zip**	
Analyzed By	Nathan Blondino	**Phone & E-mail**	

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1A	Layered	Tan Joint Compound	2% Chrysotile	N/A	(Green) Paint-CaCO3-Mica
001A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
001B		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(Green) Paint-CaCO3-Mica-Gypsum
002	1B	Layered	Tan Joint Compound	2% Chrysotile	N/A	(Green) Paint-CaCO3-Mica
002A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
002B		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(Green) Paint-CaCO3-Mica-Gypsum
003	1C	Layered	Tan Joint Compound	2% Chrysotile	N/A	(Green) Paint-CaCO3-Mica
003A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
003B		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(Green) Paint-CaCO3-Mica-Gypsum
004	2A	Layered	White Texture	Asbestos Not Present	N/A	(Light Blue) Paint-CaCO3-Mica
004A		Layered	White Joint Compound	Asbestos Not Present	N/A	CaCO3-Mica
004B		Layered	White Drywall	Asbestos Not Present	12% Cellulose 2% Glass Fibers	Gypsum
005	2B	Layered	White Texture	Asbestos Not Present	N/A	(Light Blue) Paint-CaCO3-Mica
005A		Layered	White Joint Compound	Asbestos Not Present	N/A	CaCO3-Mica
005B		Layered	White Drywall	Asbestos Not Present	12% Cellulose 2% Glass Fibers	Gypsum
006	2C	Layered	White Texture	Asbestos Not Present	N/A	(Light Blue) Paint-CaCO3-Mica
006A		Layered	White Joint Compound	Asbestos Not Present	N/A	CaCO3-Mica
006B		Layered	White Drywall	Asbestos Not Present	12% Cellulose 2% Glass Fibers	Gypsum
007	3A	Layered	White Texture	Asbestos Not Present	N/A	(Yellow) Paint-CaCO3-Mica

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Lab No 151500 **Property Address** 3120 SE 53rd Ave Portland, OR

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
007A		Layered	Tan Joint Compound	2% Chrysotile	N/A	(White) Paint-CaCO3-Mica
007B		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
007C		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(White) Paint-CaCO3-Mica-Gypsum
008	3B	Layered	White Texture	Asbestos Not Present	N/A	(Yellow) Paint-CaCO3-Mica
008A		Layered	Tan Joint Compound	2% Chrysotile	N/A	(White) Paint-CaCO3-Mica
008B		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
008C		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(White) Paint-CaCO3-Mica-Gypsum
009	3C	Layered	White Texture	Asbestos Not Present	N/A	(Yellow) Paint-CaCO3-Mica
009A		Layered	Tan Joint Compound	2% Chrysotile	N/A	(White) Paint-CaCO3-Mica
009B		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
009C		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(White) Paint-CaCO3-Mica-Gypsum
010	4A	Layered	Tan Joint Compound	2% Chrysotile	N/A	(Light Blue) Paint-CaCO3-Mica
010A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
010B		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(Light Blue) Paint-CaCO3-Mica-Gypsum
011	4B	Layered	Tan Joint Compound	2% Chrysotile	N/A	(Light Blue) Paint-CaCO3-Mica
011A		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
011B		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(Light Blue) Paint-CaCO3-Mica-Gypsum
012	4C	Layered	White Texture	Asbestos Not Present	N/A	CaCO3-Mica
012A		Layered	Tan Joint Compound	2% Chrysotile	N/A	(White) Paint-CaCO3-Mica
012B		Layered	White Drywall	Asbestos Not Present	15% Cellulose	Gypsum
012C		Composite	Tan Joint Compound / White Drywall	<1% Chrysotile	15% Cellulose	(White) Paint-CaCO3-Mica-Gypsum

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Lab No 151500 **Property Address** 3120 SE 53rd Ave Portland, OR

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
013	5	Homogeneous	Light Blue/Brown Ceiling Tile	Asbestos Not Present	95% Cellulose	(Light Blue) Paint
014	6	Homogeneous	Brown Ceiling Tile	Asbestos Not Present	95% Cellulose	(Brown) Paint
015	7	Homogeneous	Light Brown/Brown Ceiling Tile	Asbestos Not Present	95% Cellulose	(Light Brown) Paint
016	8	Layered	Brown Cork Flooring	Asbestos Not Present	N/A	Cork
016A		Layered	Brown Flooring Mastic	Asbestos Not Present	<1% Cellulose	Glue
017	9	Layered	Light Tan Sheet Flooring Vinyl Top	<1% Chrysotile	2% Cellulose	CaCO3-Mica-Vinyl
017A		Layered	Purple Sheet Floor Backing	Asbestos Not Present	30% Cellulose 15% Synthetic Fibers	Binder-CaCO3
017B		Layered	Brown Flooring Mastic	Asbestos Not Present	N/A	Glue
018	10	Layered	Brown Cork Flooring	Asbestos Not Present	N/A	Cork
018A		Layered	Brown Flooring Mastic	Asbestos Not Present	<1% Cellulose	Glue
019	11	Layered	White/Black Sheet Flooring	Asbestos Not Present	20% Cellulose 3% Synthetic Fibers	Vinyl-Foam-Binder-CaCO3
019A		Layered	Tan Flooring Mastic	Asbestos Not Present	N/A	Glue
019B		Layered	Tan Floor Tile	2% Chrysotile	<1% Cellulose	CaCO3-Sand-Vinyl
019C		Layered	Black Flooring Mastic	Asbestos Not Present	N/A	Binder-Tar
020	12	Layered	Green Sheet Flooring Vinyl Top	Asbestos Not Present	8% Cellulose	CaCO3-Vinyl
020A		Layered	Black Sheet Floor Backing	Asbestos Not Present	30% Cellulose	Tar
021	13	Layered	Black Cove Base	Asbestos Not Present	N/A	CaCO3-Mica-Vinyl
021A		Layered	Brown Cove Base Mastic	Asbestos Not Present	N/A	Glue
022	14A	Layered	Tan Wall Covering	Asbestos Not Present	60% Cellulose	(Tan/Green) Paint-Binder
022A		Layered	Brown Fiberboard	Asbestos Not Present	90% Cellulose	Binder
023	14B	Layered	Tan Wall Covering	Asbestos Not Present	60% Cellulose	(Tan/Green) Paint-Binder

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Lab No 151500 **Property Address** 3120 SE 53rd Ave Portland, OR

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
023A		Layered	Brown Fiberboard	Asbestos Not Present	90% Cellulose	Binder
024	14C	Layered	Tan Wall Covering	Asbestos Not Present	60% Cellulose	(Tan/Green) Paint-Binder
024A		Layered	Brown Fiberboard	Asbestos Not Present	90% Cellulose	Binder
025	15	Homogeneous	Tan Wall Covering	Asbestos Not Present	60% Cellulose	(Tan/Green) Paint-Binder
026	16	Homogeneous	White/Tan Window Glazing	Asbestos Not Present	N/A	(White) Paint-Binder-CaCO3
027	17	Homogeneous	White Window Caulking	Asbestos Not Present	N/A	(White) Paint-Silicone
028	18	Homogeneous	Off-White Wall Mastic	Asbestos Not Present	N/A	CaCO3-Glue
029	19	Homogeneous	Gray Duct Seam Tape	45% Chrysotile	4% Cellulose	Binder-CaCO3-Mica-Glue
030	20	Layered	Red Brick	Asbestos Not Present	N/A	CaCO3-Clay-Sand
030A		Layered	White Mortar	Asbestos Not Present	N/A	CaCO3-Sand
031	21	Homogeneous	Gray Gasket	4% Chrysotile	<1% Cellulose	CaCO3-Sand
032	22A	Homogeneous	Pink/Gray Siding	12% Chrysotile	N/A	(Pink) Paint-CaCO3-Sand
033	22B	Homogeneous	Pink/Gray Siding	12% Chrysotile	N/A	(Pink) Paint-CaCO3-Sand
034	22C	Homogeneous	Pink/Gray Siding	12% Chrysotile	N/A	(Pink) Paint-CaCO3-Sand
035	23	Homogeneous	Black/Silver Vapor Barrier	Asbestos Not Present	75% Cellulose	Foil-Tar
036	24	Layered	Black Roofing	Asbestos Not Present	5% Glass Fibers	(Light Gray) Sand-CaCO3-Tar
036A		Layered	Black Roofing Mastic	Asbestos Not Present	N/A	CaCO3-Tar
036B		Layered	Black Roofing	Asbestos Not Present	20% Glass Fibers	(Dark Gray) Sand-CaCO3-Tar
036C		Layered	Black Felt Paper	Asbestos Not Present	60% Cellulose	Tar

ADVANTAGE Environmental INC.

Clean your world.

Lab No 151500 **Property Address** 3120 SE 53rd Ave Portland, OR

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous

Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

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ASBESTOS CHAIN OF CUSTODY

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Lab Use Only			
Survey	☒	Lab No.	151500
Walk-In	☐	Accept	Reject

AHERA Inspector / Sampled By		Project Information	
Date:	9/4/2025	Company Name:	Portland Houseworks
Name:	Nick Phillips #ON-188748-17423-012125 EXP-1-21-2025	Project Name:	
Phone:	360-931-8433	Project Location:	3120 SE 53rd Ave, Portland, OR
Email:	Nick.Phillips@advantage-enviro.com	P.O. Number:	

RELINQUISHED BY		DATE & TIME		VIA	RECEIVED BY	DATE & TIME
Name	Nick Phillips	Date	9/4/2025	Drop-off		9-4-25
Sign		Time	4:40 PM			4:48

REQUESTED SERVICES

PLM	TURNAROUND TIME
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☑ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
1	1A	White	Drywall & Joint Compound	940 SF	NW corner of the living room	Good	Yes
2	1B	White	Drywall & Joint Compound	↓	SE corner of the master bedroom	Good	Yes
3	1C	White	Drywall & Joint Compound	↓	SW corner of the master bedroom	Good	Yes
4	2A	White	Drywall & Joint Compound	450 SF	SW corner of the kitchen	Good	Yes
5	2B	White	Drywall & Joint Compound	↓	South corner of the kitchen	Good	Yes
6	2C	White	Drywall & Joint Compound	↓	NW corner of the kitchen	Good	Yes
7	3A	White	Drywall & Joint Compound	60 SF	NE corner of the master bathroom	Good	Yes
8	3B	White	Drywall & Joint Compound	↓	NW corner of the master bathroom	Good	Yes
9	3C	White	Drywall & Joint Compound	↓	NW corner of the master bathroom	Good	Yes
10	4A	White	Ceiling Drywall & Joint Compound	240 SF	South side of the kitchen	Good	Yes
11	4B	White	Ceiling Drywall & Joint Compound	↓	West side of the dining area	Good	Yes

Sample #	Additional Notes	Sample #	Additional Notes

Company:	Portland Houseworks	Project Name:		Project Location:	3120 SE 53rd Ave, Portland, OR

No.	Sample ID	Color	Description	Volume/Area (as applicable)	Comments / Notes	Condition	Friable
12	4C	White	Ceiling Drywall & Joint Compound	↓	NE side of the master bathroom	Good	Yes
13	5	Blue	12"x12" Stapled-On Ceiling Tile	265 SF	North side of the living room	Good	No
14	6	Brown	12"x12" Stapled-On Ceiling Tile	50 SF	Center of the storage room by kitchen	Good	No
15	7	Brown	1'x2' Stapled-On Ceiling Tile	150 SF	SE side of the master bedroom	Good	No
16	8	Brown	12"x12" Floor Tile & Mastic	265 SF	NE side of the living room	Good	No
17	9	Tan	Layered Flooring	190 SF	South side of the kitchen	Good	No
18	10	Brown	12"x12" Floor Tile & Mastic	150 SF	SE side of the master bedroom	Good	No
19	11	White	Layered Flooring	50 SF	West side of the master bathroom	Good	No
20	12	Green	Sheet Flooring	305 SF	SW side of the loft	Good	No
21	13	Black	4" Cove Base & Mastic	85 LF	East side of the kitchen	Good	No
22	14A	Brown	Fiberboard and Wall Covering	485 SF	NE side of the loft	Good	No
23	14B	Brown	Fiberboard and Wall Covering	↓	South side of the loft	Good	No
24	14C	Brown	Fiberboard and Wall Covering	↓	SW side of the loft	Good	No
25	15	Tan	Ceiling Paper	265 SF	South side of the loft	Good	No
26	16	White/Tan	Window Glazing	13 Windows	South side of the exterior	Good	No
27	17	White	Window Caulk	13 Windows	SE side of the exterior	Good	No
28	18	White	Wall Mastic	20 SF	North side of master bathroom	Good	No
29	19	Grey	Duct Wrap	5 Registers	Center of the basement	Good	No
30	20	Red	Brick & Mortar		West side of the basement	Good	No
31	21	Grey	Furnace Gasket	1 SF	West side of the basement	Good	No
32	22A	Red	Transite Siding	1,490 SF	North side of the exterior	Good	No
33	22B	Red	Transite Siding	↓	NW side of the exterior	Good	No

Sample #	Additional Notes	Sample #	Additional Notes

Company:	Portland Houseworks	Project Name:		Project Location:	3120 SE 53rd Ave, Portland, OR		
No.	**Sample ID**	**Color**	**Description**	**Volume/Area (as applicable)**	**Comments / Notes**	**Condition**	**Friable**
34	22C	Red	Transite Siding	↓	NE side of the exterior	Good	No
35	23	Black/Silver	Exterior Vapor Barrier		South side of the exterior	Good	No
36	24	Black	Layered Roofing	1,080 SF	South side of the exterior	Good	No
37							
38							
39							
40							
41							
42							
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							
54							
55					PBx5		

Sample #	Additional Notes	Sample #	Additional Notes

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Polarized Light Microscopy Results

Lab No	151678	**Property Address**	3120 SE 53rd Ave
Layers Analyzed	4	**City, State, Zip**	Portland, OR 97206
		Job Number	
Date Received	9/15/2025	**Client Name**	Portland Houseworks
Received By	Talia Carroll	**Client Address**	
Date Analyzed	9/16/2025	**City, State, Zip**	
Analyzed By	Jonathan Gomes	**Phone & E-mail**	503-891-1999, mike@portlandhouseworks.com

AEI Sample ID	Client Sample ID	Composition	Color/ Description	Asbestos (%)	Non-Asbestos Fiber (%)	Non Fibrous
001	1	Layered	Gray/Multicolor Roofing	Asbestos Not Present	8% Glass Fibers	(Gray/Multi) Sand-CaCO3-Tar
001A		Layered	Black Roofing Tar	Asbestos Not Present	N/A	CaCO3-Tar
001B		Layered	Brown/Multicolor Roofing	Asbestos Not Present	8% Glass Fibers	(Brown/Multi) Sand-CaCO3-Tar
001C		Layered	Black Felt Paper	Asbestos Not Present	50% Cellulose	CaCO3-Tar

Disclaimer

• EPA Method 600/M4-82-020 (1982) was used to determine the presence or absence of asbestos fibers in all materials referenced in the above report. PLM analysis is based on visual estimation, and due to limitations of PLM analysis NESHAP regulations recommend that any material determined to contain less than 10% asbestos by the above referenced method should either be assumed to contain greater than 1% asbestos by the owner/operator, or be verified by PLM Point Count or TEM analysis as containing less than 1% asbestos.

• We recommend that TEM analysis be conducted for confirmation of negative PLM analytical results of vinyl floor tiles and vermiculite. These materials may contain asbestos fibers that cannot be detected by PLM analysis due to their size (<0.25 microns in diameter)

• This report may not be used to represent any materials not analyzed and listed in the included report. Advantage Environmental Inc. cannot be held responsible for the interpretation of the results shown. This report may not be reproduced in part and may only be reproduced in full without prior written consent from Advantage Environmental Inc.

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Lab Use Only	
Survey ☐	Lab No. 151678
Walk-In ☒	Accept Reject

Sampled By - Please fill out yellow highlighted areas		Project Information - Please fill out yellow highlighted areas	
Date:	9/15/2025	Project Name:	
Company Name OR Name:	PORTLAND HOUSEWORKS	Address (where material was pulled from):	3120 SE 53RD AVE
Phone:	503-891-1999	City, State, Zip:	PORTLAND, OR 97206
Email:	mike@portlandhouseworks.com	P.O. #:	

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
Name MIKE MITCHOFF	Date	Drop Box/Drop Off		9-15-25
Sign	Time			2:07

REQUESTED SERVICES

PLM	TURNAROUND TIME - Please choose a turnaround time
Bulk Analysis	☐ Verbal ☐ Rush ☐ Same Day ☒ 24-Hour ☐ 3-Days

No.	Sample ID	Color	Description	Volume / Area (as applicable)	Comments / Notes
1	1	MULTI / COLOR	SHED ROOF		
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					

eurofins | Built Environment Testing

ADVANTAGE Environmental INC.

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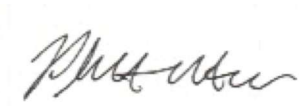
Report for:

Julie Walch
Advantage Environmental, Inc.
9317 NE Highway 99, Suite D
Vancouver, WA 98665

Regarding: Eurofins Built Environment Testing West, LLC
Project: Portland Houseworks; 3120 SE53rd Ave, Portland, OR
EML ID: 4216664

Approved by:



Approved Signatory
Philip Newton

Dates of Analysis:
Lead - Flame AA: 09-05-2025

Service SOPs: Lead - Flame AA (EB-BC-S-8443)
AIHA LAP, LLC accredited service, Lab ID #178697

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.
Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Eurofins Built Environment Testing West, LLC
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

Client: Advantage Environmental, Inc.
C/O: Julie Walch
Re: Portland Houseworks; 3120 SE53rd Ave, Portland, OR

Date of Sampling: 09-04-2025
Date of Receipt: 09-05-2025
Date of Report: 09-05-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	PB-1: Living Room-E Wall	PB-2: Kitchen-W Side	PB-3: Exterior-N Side	PB-4: Exterior-N Side	PB-5: Exterior-NE Side
Comments (see below)	A	A	A	A	A
Lab ID-Version‡:	21082847-1	21082848-1	21082849-1	21082850-1	21082851-1
Analysis Date:	09/05/2025	09/05/2025	09/05/2025	09/05/2025	09/05/2025
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	40 ppm	39 ppm	40 ppm	40 ppm	40 ppm
Sample size	0.2510 grams	0.2549 grams	0.2527 grams	0.2507 grams	0.2531 grams
§Total Lead Result	660 ppm	< 39 ppm	110 ppm	29000 ppm	27000 ppm

Comments: A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

Estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval (k ~ 2) of the level of concern, derived from a 1,000-ppm certified lead reference.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West, LLC
2841 Dow Avenue, Suite 300, Tustin, CA 92780
(833) 465-5857 www.eurofinsus.com/Built

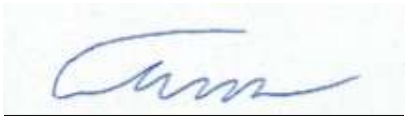
Client: Advantage Environmental, Inc.
C/O: Julie Walch
Re: Portland Houseworks; 3120 SE53rd Ave, Portland, OR

Date of Sampling: 09-04-2025
Date of Receipt: 09-05-2025
Date of Report: 09-05-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Alex Nguyen

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

CHAIN OF CUSTODY

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Marlton, NJ: 3000 Lincoln Dr E, Ste. A, Marlton, NJ 08053 * **(866) 871-1984**
Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 * **(800) 651-4802**
Burlingame, CA: 111 Anza Boulevard, Ste. 122, Burlingame, CA 94010 * **(866) 888-6653**

WEATHER	Fog	Rain	Snow	Wind	Clear
LEVEL None	✓	✓	✓		
Light				✓	
Moderate					
Heavy					

CONTACT INFORMATION

Company:	Advantage Environmental, Inc. (38892)	Address:	9317 NE Highway 99, Suite D Vancouver, WA 98665
Contact:	Julie Walch		
Phone:	360-356-7628	Special Instructions:	

PROJECT INFORMATION

Project ID:	Portland Housework		
Project Description:	3120 SE 53rd Ave, Portland, OR		
Project Zip Code:	97206	Sampling Date/Time:	9/4/2025 9:00AM
PO Number:		Sampled By:	Nick P

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)
ND - Next Business Day
SD - Same Business Day
WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

REQUESTED SERVICES

Non-Culturable

- Spore Trap
- Tape, Swab, Bulk
  - Spore Trap Analysis
  - Other biological particles - supplement
  - Direct Microscopic Exam (Qualitative)
  - Quantitative spore count direct exam
  - Dust Characterization

Culturable

- BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate
  - T-Media Surface Fungi (Genus ID + Asp. spp.)
  - Culturable Air Fungi (Genus ID + Asp. spp.)
  - Gram Stain and Counts (Culturable Air and Surface Bacteria)
  - Legionella culture
  - Total Coliform, E.coli (Presence/Absence)
  - QuantiTray-Sewage Screen
  - OTHER: (please specify test)

Other Requests

- Asbestos in Air - PCM Airborne Fiber Count (NIOSH 7400)
- Asbestos Bulk - PLM
- Lead (Pb) - Flame AA
- PCR (please specify test)
- Allergens (please specify test)

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)	Asbestos Bulk - PLM	Lead (Pb) - Flame AA
PB-1	Living room - E wall	B	SD	2x2"	Blue/green - Base - Int	X	
PB-2	Kitchen - W side	B	SD	2x2"	Green - Trim - Int	X	
PB-3	Exterior - N side	B	SD	2x2"	Pink - Base - Ext	X	
PB-4	Exterior - N side	B	SD	2x2"	White - Trim - Ext	X	
PB-5	Exterior - NE side	B	SD	2x2"	Blue - Trim - Ext	X	

SAMPLE TYPE CODES

BC - BioCassette™	**CP** - Contact Plate	**T** - Tape	**O** - Other:
A1S - Andersen	**ST** - Spore Trap	**SW** - Swab	
SAS - Surface Air Sampler	**B** - Bulk	**SO** - Soil	
NP - Non-potable Water	**P** - Potable Water	**D** - Dust	

RELINQUISHED BY	DATE & TIME
Nick Partlipa	9/4/2025
[signature]	2:50PM

RECEIVED BY	DATE & TIME
[signature]	9/5/25 10:15 AM

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

BDS Pre-Demolition Survey Checklist

BDS Demolition Administrative Rule - Appendix A – requires:

- All functional, accessible, hidden, and inaccessible spaces within this structure have been inspected for suspect ACM.
- Destructive investigation methods such as demolishing walls, cutting holes in floors, etc. have been utilized as required in an effort to locate and quantify asbestos containing material.
- Areas that could not be accessed for inspection are listed within the survey or on this checklist accompanied by an explanation of why the area was unsafe for the AHERA inspector to access.

My signature confirms completion of the BDS Pre-Demolition Asbestos Survey checklist in compliance with PCC 24.205.55 and BDS Demolition Administrative Rule.

Inspector Signature:

Site Address: 3120 SE 53rd Ave, Portland OR Date Inspected: 9/4/2025

Accredited Inspector Name (printed): Nick Phillips License Number: # ON-188748-17423-012025

This checklist must be completed and submitted with the asbestos survey. All areas must be completed with an appropriate inspection response.

Area	Material	Present & Inspected	Not Present	Not Inspected	Reason for Not Inspecting
Roof					
	Built-up Roofing	☑	☐	☐	3 Tab
	Caulking/Putties	☐	☑	☐	
	Cement Roofing Shingles	☐	☑	☐	
	Chimney Brick Mortar	☑	☐	☐	
	Rolled Roofing/Roofing Paper	☑	☐	☐	
	Roofing Paint	☐	☑	☐	
	Vapor Barrier	☑	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Siding & Windows					
	Cement Board/Transite/ Fiber Cement Siding	☑	☐	☐	
	Stucco	☐	☑	☐	
	Vapor Barrier	☑	☐	☐	
	Window Glazing Compound	☑	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	

Attic	Check if no attic ☐	☐	☐	☐	
	Cloth wire insulation	☐	☑	☐	
	Paper on back of fiberglass batt insulation	☐	☑	☐	
	Vermiculite Insulation	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Walls & Ceilings					
	Acoustical and spray applied ceiling texture	☐	☑	☐	
	Acoustic ceiling tiles/panels/mastic	☑	☐	☐	
	Fire Doors & Walls	☐	☑	☐	
	Fireplace brick mortar	☑	☐	☐	
	Fire brick	☑	☐	☐	
	Incandescent light fixture heat shield	☐	☑	☐	
	Paper firebox in walls	☐	☑	☐	
	Paper on back of fiberglass batt insulation	☐	☑	☐	
	Patch compounds	☐	☑	☐	
	Plaster on lath, on wallboard, under drywall	☐	☑	☐	
	Sprayed on or troweled on texture	☑	☐	☐	
	Textured paints and coatings	☑	☐	☐	
	Vermiculite insulation	☐	☑	☐	
	Vinyl wall coverings	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Floors					
	Poured flooring/Leveling compound	☐	☑	☐	
	Sheet vinyl & mastic	☑	☐	☐	
	Subfloor slip sheet/floor paper	☑	☐	☐	
	Vinyl composition tile (VCT) and mastic	☑	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Basement/ Crawl Space	Check if no basement/Crawlspace ☐				

	Air duct cement, tape, insulation	☑	☐	☐	
	Block insulation	☐	☑	☐	
	Boiler/tank insulation	☐	☑	☐	
	Breaching insulation	☐	☑	☐	
	Cement flue pipe	☐	☑	☐	
	Ductwork flex connections	☐	☑	☐	
	Furnace insulation and Cement	☑	☑	☐	
	High temperature gaskets	☑	☐	☐	
	Mudded pipe joint/hard joint	☐	☑	☐	
	Pipe insulation – air cell, lagging	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Electrical System					
	Cloth wire insulation	☐	☑	☐	
	Service panel partitions	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Domestic Water System					
	Cement sewer or vent pipes	☐	☑	☐	
	Pipe insulation – air cell, lagging	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
Materials Not Otherwise Listed					
	Construction mastics and adhesives	☑	☐	☐	
	Fireproofing flashing cement	☐	☑	☐	
	Fire blankets	☐	☑	☐	
	Spray applied insulation	☐	☑	☐	
	Under sink coating	☐	☑	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	
		☐	☐	☐	

ADVANTAGE Environmental INC.

Job Name:	Portland Houseworks	Inspector:	Nick P
Jobsite Address:	3120 SE 53rd Ave, Portland OR	Date:	9/4/2025
Contact:	Mike	Hours Worked:	1.75
Phone Number:	503-891-1999	Time:	9am
Lead:	yes	Lab:	AEI/Emlabs
Asbestos:	yes	Project Manager:	Julie
Property Type:	Residential	Demo/Limited:	Demolition
Info:	SEE ATTACHMENT make sure to take Photo's of the whole Outside of the House		

Description of Building 1908

"The structure is a (# of stories, type of building, "equipped with, # of rooms" on a 'type of foundation)"

Total Floors:	2	Bedroom #1 Sq Ft:		Bathroom #1 Sq Ft:	
Building Sq Ft:	1,232	Bedroom #2 Sq Ft:		Bathroom #2 Sq Ft:	
Total Bedrooms:	2	Bedroom #3 Sq Ft:		Living Room Sq Ft:	
Total Bathrooms:	1	Bedroom #4 Sq Ft:		Family Room Sq Ft:	
Total Outbuildings:		Bedroom #5 Sq Ft:		Kitchen Sq Ft:	

Walls: (Drywall) | Plaster | Wood **Notes:**

Floors: (Wood) | Concrete **Finishes:** Tile | (Sheet Vinyl) | Ceramic | (Carpet) | Wood

List Flooring Layers:

Ceilings: Popcorn | Brocade | Orange Peel | Panels | (Tiles) | Mastic **Notes:** No glue dot / Stapled

Roofing Material: Layered (3-Tab)

Siding Material: Truesite **Stucco Siding** Yes | (No) *Minimum 3 samples*

Window Type: (Wood) | Aluminum | Vinyl **Glazing:** (Yes) | No **Aluminum Window Mastic:** Yes | (No)

Heat Source/Type: Forced **HVAC Ducting Present:** Attic | Crawl Space | (Basement)

Duct Seam Tape or Wrap Present: (Yes) | No **Pipe Insulation Type:** None

Insulation Type: **Areas Checked:** Throughout

Inspector's Name: Nick P

Notes, or different materials identified at the site, wood stove backing board, etc:

* Wall mastic (1B) is behind metal wall covering
* No insulation found in attic
* Three pB exterior
* Brocade wall texture on N wall of master bathroom

ADVANTAGE Environmental INC.

Survey Check List
Advantage Environmental

Project Name:	**Portland Houseworks**	**Inspector:**	
Address:	**3120 SE 53rd Ave, Portland OR**	**Date:**	**9/4/2025**

	Yes	No	N/A
1: Project info provided correctly?	✓		
2: Is the structure occupied?	Occupied	Unoccupied	
3: Has the original scope of work changed?		✓	
4: Is this a Limited Survey?		✓	
5: Is this a Demo Survey?	✓		
6: All areas accessible at time of inspection	✓		
7: Concealed or inaccessible areas observed & noted?	✓		
8: Are all materials quantified on the COC including drywall systems?	✓		
9: Sampling from all homogeneous materials per AHERA protocol?	✓		
10: Attic space inspected?	✓		
11: Crawl Space inspected?	✓		✓
12: Ceiling texture systems inspected, tested and noted?	✓		
13: Wall systems, textures, patches inspected, tested and noted?	✓		
14: Ceiling tiles, panels, tile mastic inspected tested and noted?	✓		
15: All floor coverings, mastics, leveling compounds inspected, tested, and noted?	✓		
16: Flooring vapor barrier located, inspected and noted?	✓		
17: Attic, wall, sprayed on insulations inspected, tested and noted?	✓		
18: HVAC system, ducting, tape, cement, wrap inspected, tested and noted?	✓		
19: Boiler system, block, tank, breaching, gaskets, piping inspected, tested, noted?	✓		
20: CMU block inspected for insulation?	✓		
21: Interior/exterior brick and mortar inspected, tested, noted?	✓		
22: All sinks inspected, tested and noted?	✓		
23: All electrical panels, wiring, cloth inspected, tested, noted?	✓		
24: Fire blankets, doors, fireproofing, cement, inspected, tested and noted?	✓		
25: Wood stove gasektes found?		✓	
26: Pipe insulation or hard fittings inspected, tested, noted?	✓		✓
27: Wall coverings, textured paints or coatings inspected, tested, noted?	✓		
28: Incandescent light fixture backing inspected, tested, noted?	✓		
29: Construction, mirror, flooring, wall mastic/adhesives inspected, tested, noted?	✓		
30: All caulking and putty inspected, tested, noted?	✓		
31: Stucco found on siding or foundation?		✓	
32: Roofing type inspected, tested and noted?	✓		
33: Transite (CAB) noted on siding or interior sections of structure?	✓		
34: Window glazing inspected, tested, noted?	✓		
35: Cement piping found?		✓	

ADVANTAGE
Environmental INC.

Survey Notes
Advantage Environmental

Project Name:	Portland Houseworks	**Inspector:**	
Address:	3120 SE 53rd Ave, Portland OR	**Date:**	9/4/2025

If marked "No" above, please explain or notes relating to other concerns:

APPENDIX B
AHERA Building Inspector
Certification

THE ASBESTOS INSTITUTE

Certifies that

Nick Phillips

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

January 21, 2025

and successfully completed and passed the competency exam.

Certificate:
ON-188748-17423-012125

Date of Examination:
21-Jan-2025
Date of Expiration:
21-Jan-2026

A. Zwanenburg
Director

Approved Instructor

THE ASBESTOS INSTITUTE
20033 N. 19th Ave, Building 6, Phoenix, AZ 85027
602-864-6564 – www.theasbestosinstitute.com

FL Course # CRS228

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.