LIMITED ASBESTOS SURVEY

For the Richard & Maurine Neuberger Center 4th Floor located at:

1600 SW 4TH AVENUE
PORTLAND, OREGON

Prepared for:
Portland State University

CERTIFIED ENVIRONMENTAL CONSULTING, LLC
615 SE CHKALOV DRIVE SUITE 12
VANCOUVER, WASHINGTON 98683-5280

Prepared by:
Don Young
Kyler Spears
Eric S. Viken

ORIGINAL

EXECUTIVE SUMMARY

Dear Mr. Rook:

Enclosed are the results of the limited asbestos survey report conducted by C.E.C., LLC, for the Richard & Maurine Neuberger Center 4th Floor located at, 1600 SW 4th Avenue, in Portland, Oregon, for renovation purposes. This survey was coordinated with you and conducted on March 9, 2026, by Kyler Spears, Don Young, and Eric S. Viken, AHERA certified inspectors. Please note that this survey is limited to the area of renovation.

All samples were taken in a random manner as required by EPA AHERA rules and analyzed using polarized light microscopy with dispersion staining according to EPA and OR-OSHA Methodology. The samples were analyzed in C.E.C., LLC's laboratory at, 615 SE Chkalov Drive Suite #12, in Vancouver, Washington. As the asbestos samples were analyzed in our laboratory, the analytical data enclosed is the analysis report.

Asbestos was identified in the 12 x 12 beige floor tile mastic, brown cove base mastic, white floor tile mastic, white/blue floor tile mastic, and white duct tape (See sample data sheet attached). Please note: the quantities and/or amounts listed within (Summary Data, Assessment of Materials sections) are estimates only and are not to be relied upon for estimating the removal costs. All quantities and/or amounts should be field verified by the responsible parties for the true amounts and removal costs.

The following survey is divided into the following sections:

- ◊ Summary sheet - details the type and construction of the building with approximate amounts of asbestos in the building.
- ◊ Sample result sheet - contains sample numbers and results, description of materials and homogeneous areas of material.
- ◊ Assessment of materials - contains an assessment of asbestos materials.
- ◊ Response actions recommended - contains the response actions we recommend.
- ◊ Laboratory analysis sheet - contains the results of our laboratory analysis.
- ◊ Inspector's certifications.
- ◊ Photographic log.
- ◊ Asbestos chain of custody form (survey report form).

C.E.C. has investigated accessible and inaccessible areas of this facility in locating suspect ACM using destructive sampling including the interior and exterior. The current extent and condition of the ACM was detected through on-site observation and physical determination.

NOTE: This asbestos survey report is available to Portland State University, and not to be reproduced in total or part without written consent of Portland State University.

We appreciate the opportunity to have worked with you. If you have any questions or if we can be of any further service, please contact our office.

Sincerely,

Don Young
Principal

615 SE CHKALOV DRIVE SUITE 12 VANCOUVER, WASHINGTON 98683-5280
PORTLAND (503) 221-7904 VANCOUVER (360) 254-9385 Fax (360) 891-9633

SUMMARY SHEET

Owner or Representative: Jeff Rook

Address: Richard & Maurine Neuberger Center 4th Floor at, 1600 SW 4th Avenue

City: Portland **State:** Oregon

Owner's Representative: Portland State University
Mr. Jeff Rook
PO Box 751
Portland, Oregon 97207-0751

Owner/Rep. Telephone Number: (503) 725-9948

Surveyed by: Kyler Spears-Accreditation Number: 199149
Don Young-Accreditation Number: 197993
Eric S. Viken-Accreditation Number: 199153

CONSTRUCTION DATA:

Year Built: Approx.: 1966

Size: Approx. 1,400 SQ FT Per Floor

Construction Type: Wood, Concrete, Metal

Current/Past Use: Commercial/Commercial

Number of Floors: 9

Roof Construction: Not in Scope of Work

Heating System: Furnace

Attic Insulation: Fiberglass

Pipe Insulation: Non-Insulated

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SUMMARY DATA

RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON

PRODUCT	FUNCTIONAL SPACE	AMOUNT	FRIABLE	CONDITION	SAMPLE #	RESULTS
12 X 12 BEIGE FLOOR TILE MASTIC	ROOM #403A CUSTODIAL	APPROX. 4 SQ FT	NO	GOOD	25	**5% CHRYSOTILE**
BROWN COVE BASE MASTIC	ROOM #403A CUSTODIAL	APPROX. 10 LF	YES	GOOD	28	**3% ANTHOPHYLLITE**
WHITE FLOOR TILE MASTIC	UNDER CARPET HALLWAY ROOM #412	APPROX. 200 SQ FT	NO	GOOD	43	**5% CHRYSOTILE**
WHITE/BLUE FLOOR TILE MASTIC	ROOM #406, ROOM #407	APPROX. 300 SQ FT	NO	GOOD	44	**5% CHRYSOTILE**
WHITE DUCT TAPE	ROOM #404A, SELECTIVE THROUGHOUT ON DUCT SEAMS	APPROX. 400 LF	YES	GOOD	45	**55% CHRYSOTILE**

Please note: the quantities and/or amounts listed within (Summary Data, Assessment of Materials sections) are estimates only and are not to be relied upon for estimating the removal costs. All quantities and/or amounts should be field verified by the responsible parties for the true amounts and removal costs.

Certified Environmental Consulting, LLC, warrants that the findings contained herein have been prepared in general accordance with accepted professional practices as applied by similar professionals in the community at the time of this report preparation. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report. The field and laboratory results reported herein are considered sufficient in detail and scope to determine presence of asbestos containing materials in or around the area(s) requested at the time of the inspection. Test results are valid only for the materials tested.

There is a distinct possibility that conditions may exist that could not be identified within the scope of the inspection or that were not apparent during the site visit. This inspection covered only those areas that were exposed or physically accessible to the inspector. The inspection is limited to the information available from the client at the time of the inspection was conducted.

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SAMPLE RESULTS

RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON

SAMPLE #	SAMPLE DESCRIPTION	SAMPLE LOCATION	HOMOGENEOUS AREA	ASBESTOS CONTENT
1	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #430A	THROUGHOUT	NONE DETECTED
2	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #435A	THROUGHOUT	NONE DETECTED
3	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #425A	THROUGHOUT	NONE DETECTED
4	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	HALL OUTSIDE ROOM #425A	THROUGHOUT	NONE DETECTED
5	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #425	THROUGHOUT	NONE DETECTED
6	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #441	THROUGHOUT	NONE DETECTED
7	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #403A	THROUGHOUT	NONE DETECTED
8	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	MEN'S RESTROOM NEAR ROOM #403A	THROUGHOUT	NONE DETECTED
9	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #422	THROUGHOUT	NONE DETECTED
10	GRAY COVE BASE	ROOM #430	THROUGHOUT	NONE DETECTED
11	GRAY COVE BASE	ROOM #435	THROUGHOUT	NONE DETECTED
12	GRAY COVE BASE	ROOM #425	THROUGHOUT	NONE DETECTED
13	TAN COVE BASE MASTIC	ROOM #430	THROUGHOUT	NONE DETECTED
14	TAN COVE BASE MASTIC	ROOM #435	THROUGHOUT	NONE DETECTED
15	TAN COVE BASE MASTIC	ROOM #425	THROUGHOUT	NONE DETECTED
16	WHITE FALSE CEILING TILE	ROOM #441	THROUGHOUT	NONE DETECTED

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SAMPLE RESULTS

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SAMPLE #	SAMPLE DESCRIPTION	SAMPLE LOCATION	HOMOGENEOUS AREA	ASBESTOS CONTENT
17	WHITE FALSE CEILING TILE	ROOM #435A	THROUGHOUT	NONE DETECTED
18	WHITE FALSE CEILING TILE	ROOM #425	THROUGHOUT	NONE DETECTED
19	GRAY PLASTER	STAIRWELL		NONE DETECTED
20	GRAY PLASTER	STAIRWELL		NONE DETECTED
21	GRAY PLASTER	STAIRWELL		NONE DETECTED
22	WHITE SKIM COAT	STAIRWELL		NONE DETECTED
23	WHITE SKIM COAT	STAIRWELL		NONE DETECTED
24	WHITE SKIM COAT	STAIRWELL		NONE DETECTED
25	12 X 12 BEIGE FLOOR TILE AND MASTIC	ROOM #403A CUSTODIAL		**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED
26	WHITE CERAMIC TILE WITH GROUT	ROOM #403A CUSTODIAL		NONE DETECTED
27	BLACK COVE BASE	ROOM #403A CUSTODIAL		NONE DETECTED
28	BROWN COVE BASE MASTIC	ROOM #403A CUSTODIAL		**3% ANTHOPHYLLITE**
29	TAN CERAMIC TILE WITH GROUT	MEN'S RESTROOM ROOM #403	WOMEN'S RESTROOM ROOM #V404	NONE DETECTED
30	WHITE CERAMIC TILE WITH GROUT	MEN'S RESTROOM ROOM #403	WOMEN'S RESTROOM ROOM #V404	NONE DETECTED
31	YELLOW CARPET MASTIC	UNDER CARPET ROOM #425A	THROUGHOUT	NONE DETECTED
32	TAN SHEET VINYL	UNDER CARPET ROOM #425A		NONE DETECTED

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SAMPLE RESULTS

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SAMPLE #	SAMPLE DESCRIPTION	SAMPLE LOCATION	HOMOGENEOUS AREA	ASBESTOS CONTENT
33	RED/ORANGE SHEET VINYL	ROOM #422	ROOM #416 SUPPLY ROOM	NONE DETECTED
34	RED COUNTERTOP MATERIAL	ROOM #422	ROOM #416 SUPPLY ROOM	NONE DETECTED
35	YELLOW CARPET MASTIC	ROOM #430A	THROUGHOUT	NONE DETECTED
36	YELLOW CARPET MASTIC	ROOM #435A	THROUGHOUT	NONE DETECTED
37	TAN COUNTERTOP MATERIAL	ROOM #422		NONE DETECTED
38	WHITE PEBBLE PATTERN SHEET VINYL	UNDER CARPET HALLWAY ROOM #421		NONE DETECTED
39	GRAY LEVELING COMPOUND	UNDER CARPET HALLWAY ROOM #421		NONE DETECTED
40	YELLOW INSULATION	ON DUCT WORK ABOVE FALSE CEILING TILE ROOM #412 HALLWAY	THROUGHOUT	NONE DETECTED
41	YELLOW INSULATION	ON DUCT WORK ABOVE FALSE CEILING TILE ROOM #412	THROUGHOUT	NONE DETECTED
42	YELLOW INSULATION	ON DUCT WORK ABOVE FALSE CEILING TILE ROOM #422	THROUGHOUT	NONE DETECTED
43	WHITE FLOOR TILE AND MASTIC	UNDER CARPET ROOM #412 HALLWAY		**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED
44	WHITE/BLUE FLOOR TILE AND MASTIC	ROOM #406	ROOM #407	**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED
45	WHITE DUCT TAPE	ROOM #404A	SELECTIVE THROUGHOUT ON DUCT SEAMS	**55% CHRYSOTILE**
46	WHITE FALSE CEILING TILE	ROOM #406		NONE DETECTED
47	WHITE SINK GLAZING COMPOUND	ROOM #422		NONE DETECTED

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ASSESSMENT OF MATERIALS

Building: **RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON**

Sample #'s	Functional Space	Asbestos Type	%	Material And Condition	Comments	Sq. Ft. And/Or Linear Footage
25	ROOM #403A CUSTODIAL	CHRYSOTILE	5%	12 X 12 BEIGE FLOOR TILE MASTIC (GOOD)	SEE RESPONSE ACTIONS	APPROX. 4 SQ FT
28	ROOM #403A CUSTODIAL	ANTHOPHYLLITE	3%	BROWN COVE BASE MASTIC (GOOD)	SEE RESPONSE ACTIONS	APPROX. 10 LF
43	UNDER CARPET ROOM #412 HALLWAY	CHRYSOTILE	5%	WHITE FLOOR TILE MASTIC (GOOD)	SEE RESPONSE ACTIONS	APPROX. 200 SQ FT
44	ROOM #406, ROOM #407	CHRYSOTILE	5%	WHITE/BLUE FLOOR TILE MASTIC (GOOD)	SEE RESPONSE ACTIONS	APPROX. 300 SQ FT
45	ROOM #404A, SELECTIVE THROUGHOUT ON DUCT SEAMS	CHRYSOTILE	55%	WHITE DUCT TAPE (GOOD)	SEE RESPONSE ACTIONS	APPROX. 400 LF

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Inspector: Kyler Spears- Accreditation Number: 199149

Signature: _____ **Date:** March 12, 2026

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RESPONSE ACTIONS RECOMMENDED

Building: **RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON**

MATERIAL	LOCATION	RECOMMENDED RESPONSE ACTIONS
FLOOR TILE MASTIC (12 X 12 BEIGE, WHITE, WHITE/BLUE)	ROOM #403A CUSTODIAL, UNDER CARPET HALLWAY ROOM #412, ROOM #406, ROOM #407	Floor tile mastic is a non-friable material that poses minimal health or environmental risks in its current state. Non-asbestos floor tile other building materials adhered to asbestos containing mastic must be assumed to be contaminated. Do not drill through, sand on, puncture, break, or otherwise disturb material. Must be removed prior to renovation or demolition.
COVE BASE MASTIC (BROWN)	ROOM #403A CUSTODIAL	Cove base mastic is a friable material currently in good condition and poses no health hazards in its present state. Do not sand on, cut, nail through, or otherwise disturb material. Non-asbestos cove base or other building materials adhered to/with asbestos containing cove base mastic must be assumed to be contaminated. Must be removed prior to renovation or demolition.
DUCT TAPE (WHITE)	ROOM #404A, SELECTIVE THROUGHOUT ON DUCT SEAMS	Duct tape is a friable material that is currently in good condition. Must be maintained in an intact condition and kept encapsulated with a high vehicular latex paint. Do not drill through, sand on, or otherwise disturb material. Must be removed prior to renovation or demolition.

Management Planner: Don Young - Accreditation Number: 198145

Signature: _____ **Date** March 12, 2026

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SAMPLE ANALYSIS REPORT

CLIENT: PORTLAND STATE UNIVERSITY

MR. JEFF ROOK
PO BOX 751
PORTLAND, OREGON 97207-0751

DATE SAMPLED: 03-09-26
DATE RECEIVED: 03-09-26
DATE COMPLETED: 03-11-26

SOURCE: RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON
SAMPLED BY: KYLER SPEARS/ERIC S. VIKEN
LAB/JOB #: LL-197/26-41
ANALYZED BY: KYLER SPEARS

ANALYTICAL METHOD: EPA 600/R-93/116, 40 CFR Part 763, Subpart E, Appendix E, Section 1, PLM/Dispersion Staining

SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
1	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #430A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
2	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #435A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
3	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #425A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
4	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	HALL OUTSIDE ROOM #425A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
5	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #425	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
6	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #441	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
PERCENTAGES ARE ESTIMATES.
TEST RESULTS PERTAIN ONLY TO ITEMS TESTED.
* DETECTION LIMIT IS LESS THAN 1% ASBESTOS.
NON-ASBESTOS MATERIALS ARE NOT NECESSARILY LISTED.

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7	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #403A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
8	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	MEN'S RESTROOM NEAR ROOM #403A	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
9	WHITE GYPSUM WALLBOARD WITH TAPE AND MUD	ROOM #422	NONE DETECTED	15% CELLULOSE, 3% FIBERGLASS, CALCIUM SULFATE, CALCIUM CARBONATE, BINDER
10	GRAY COVE BASE	ROOM #430	NONE DETECTED	SILICONE, BINDER
11	GRAY COVE BASE	ROOM #435	NONE DETECTED	SILICONE, BINDER
12	GRAY COVE BASE	ROOM #425	NONE DETECTED	SILICONE, BINDER

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
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SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
13	TAN COVE BASE MASTIC	ROOM #430	NONE DETECTED	SILICONE CEMENT, CLAY, ADHESIVE
14	TAN COVE BASE MASTIC	ROOM #435	NONE DETECTED	SILICONE CEMENT, CLAY, ADHESIVE
15	TAN COVE BASE MASTIC	ROOM #425	NONE DETECTED	SILICONE CEMENT, CLAY, ADHESIVE
16	WHITE FALSE CEILING TILE	ROOM #441	NONE DETECTED	55% CELLULOSE, 15% FIBERGLASS, PERLITE, BINDER
17	WHITE FALSE CEILING TILE	ROOM #435A	NONE DETECTED	55% CELLULOSE, 15% FIBERGLASS, PERLITE, BINDER
18	WHITE FALSE CEILING TILE	ROOM #425	NONE DETECTED	55% CELLULOSE, 15% FIBERGLASS, PERLITE, BINDER

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
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SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
19	GRAY PLASTER	STAIRWELL	NONE DETECTED	5% CELLULOSE, 3% HAIR, AGGREGATE, CEMENT
20	GRAY PLASTER	STAIRWELL	NONE DETECTED	5% CELLULOSE, 3% HAIR, AGGREGATE, CEMENT
21	GRAY PLASTER	STAIRWELL	NONE DETECTED	5% CELLULOSE, 3% HAIR, AGGREGATE, CEMENT
22	WHITE SKIM COAT	STAIRWELL	NONE DETECTED	3% CELLULOSE, CALCIUM CARBONATE, BINDER
23	WHITE SKIM COAT	STAIRWELL	NONE DETECTED	3% CELLULOSE, CALCIUM CARBONATE, BINDER
24	WHITE SKIM COAT	STAIRWELL	NONE DETECTED	3% CELLULOSE, CALCIUM CARBONATE, BINDER

ANALYST: _____ **REVIEWED BY:** _____

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SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
25	12 X 12 BEIGE FLOOR TILE AND MASTIC	ROOM #403A CUSTODIAL	**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED	3% CELLULOSE, CALCIUM CARBONATE, VINYL, AGGREGATE, BINDER, TAR
26	WHITE CERAMIC TILE WITH GROUT	ROOM #403A CUSTODIAL	NONE DETECTED	CLAY, SAND, CERAMIC, AGGREGATE, CONCRETE
27	BLACK COVE BASE	ROOM #403A CUSTODIAL	NONE DETECTED	SILICONE, VINYL, BINDER
28	BROWN COVE BASE MASTIC	ROOM #403A CUSTODIAL	**3% ANTHOPHYLLITE**	CLAY, ADHESIVE
29	TAN CERAMIC TILE WITH GROUT	MEN'S RESTROOM ROOM #403	NONE DETECTED	CLAY, SAND, CERAMIC, CEMENT, ADHESIVE
30	WHITE CERAMIC TILE WITH GROUT	MEN'S RESTROOM ROOM #403	NONE DETECTED	CLAY, SAND, CERAMIC, CEMENT, ADHESIVE

ANALYST: _____ **REVIEWED BY:** _____

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SOURCE: RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON
SAMPLED BY: KYLER SPEARS/ERIC S. VIKEN
LAB/JOB #: LL-197/26-41
ANALYZED BY: KYLER SPEARS

ANALYTICAL METHOD: EPA 600/R-93/116, 40 CFR Part 763, Subpart E, Appendix E, Section 1, PLM/Dispersion Staining

SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
31	YELLOW CARPET MASTIC	UNDER CARPET ROOM #425A	NONE DETECTED	10% CELLULOSE, CLAY, ADHESIVE
32	TAN SHEET VINYL	UNDER CARPET ROOM #425A	NONE DETECTED	15% CELLULOSE, CALCIUM CARBONATE, VINYL, BINDER, ADHESIVE
33	RED/ORANGE SHEET VINYL	ROOM #422	NONE DETECTED	15% CELLULOSE, CALCIUM CARBONATE, VINYL, BINDER, ADHESIVE
34	RED COUNTERTOP MATERIAL	ROOM #422	NONE DETECTED	55% CELLULOSE, FORMICA, EPOXY, ADHESIVE
35	YELLOW CARPET MASTIC	ROOM #430A	NONE DETECTED	5% CELLULOSE, CLAY, ADHESIVE
36	YELLOW CARPET MASTIC	ROOM #435A	NONE DETECTED	5% CELLULOSE, CLAY, ADHESIVE

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
PERCENTAGES ARE ESTIMATES.
TEST RESULTS PERTAIN ONLY TO ITEMS TESTED.
* DETECTION LIMIT IS LESS THAN 1% ASBESTOS.
NON-ASBESTOS MATERIALS ARE NOT NECESSARILY LISTED.

615 SE CHKALOV DRIVE SUITE 12 VANCOUVER, WASHINGTON 98683-5280
PORTLAND (503) 221-7904 VANCOUVER (360) 254-9385 Fax (360) 891-9633

SAMPLE ANALYSIS REPORT

CLIENT: PORTLAND STATE UNIVERSITY

MR. JEFF ROOK
PO BOX 751
PORTLAND, OREGON 97207-0751

SOURCE: RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON
SAMPLED BY: KYLER SPEARS/ERIC S. VIKEN
LAB/JOB #: LL-197/26-41
ANALYZED BY: KYLER SPEARS

DATE SAMPLED: 03-09-26
DATE RECEIVED: 03-09-26
DATE COMPLETED: 03-11-26

ANALYTICAL METHOD: EPA 600/R-93/116, 40 CFR Part 763, Subpart E, Appendix E, Section 1, PLM/Dispersion Staining

SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
37	TAN COUNTERTOP MATERIAL	ROOM #422	NONE DETECTED	55% CELLULOSE, FORMICA, EPOXY, ADHESIVE
38	WHITE PEBBLE PATTERN SHEET VINYL	UNDER CARPET HALLWAY ROOM #421	NONE DETECTED	15% CELLULOSE, 10% FIBERGLASS, VINYL, CALCITE, ADHESIVE
39	GRAY LEVELING COMPOUND	UNDER CARPET HALLWAY ROOM #421	NONE DETECTED	ADHESIVE, CEMENT, BINDER
40	YELLOW INSULATION	ON DUCTWORK ABOVE FALSE CEILING TILE HALLWAY ROOM #412	NONE DETECTED	60% CELLULOSE, FOIL, ADHESIVE, BINDER
41	YELLOW INSULATION	ON DUCTWORK ABOVE FALSE CEILING TILE ROOM #412	NONE DETECTED	60% CELLULOSE, FOIL, ADHESIVE, BINDER
42	YELLOW INSULATION	ON DUCTWORK ABOVE FALSE CEILING TILE ROOM #422	NONE DETECTED	60% CELLULOSE, FOIL, ADHESIVE, BINDER

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
PERCENTAGES ARE ESTIMATES.
TEST RESULTS PERTAIN ONLY TO ITEMS TESTED.
* DETECTION LIMIT IS LESS THAN 1% ASBESTOS.
NON-ASBESTOS MATERIALS ARE NOT NECESSARILY LISTED.

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SAMPLE ANALYSIS REPORT

CLIENT: PORTLAND STATE UNIVERSITY

MR. JEFF ROOK
PO BOX 751
PORTLAND, OREGON 97207-0751

DATE SAMPLED: 03-09-26
DATE RECEIVED: 03-09-26
DATE COMPLETED: 03-11-26

SOURCE: RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON
SAMPLED BY: KYLER SPEARS/ERIC S. VIKEN
LAB/JOB #: LL-197/26-41
ANALYZED BY: KYLER SPEARS

ANALYTICAL METHOD: EPA 600/R-93/116, 40 CFR Part 763, Subpart E, Appendix E, Section 1, PLM/Dispersion Staining

SAMPLE ID #	SAMPLE DESCRIPTION	SAMPLE LOCATION	ASBESTOS CONTENT	OTHER MATERIAL
43	WHITE FLOOR TILE AND MASTIC	UNDER CARPET HALLWAY ROOM #412	**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED	CALCIUM CARBONATE, VINYL, BINDER, TAR, DEBRIS
44	WHITE/BLUE FLOOR TILE AND MASTIC	ROOM #406A	**MASTIC: 5% CHRYSOTILE** FLOOR TILE: NONE DETECTED	CALCIUM CARBONATE, VINYL, BINDER, TAR, DEBRIS
45	WHITE DUCT TAPE	ROOM #404A	**55% CHRYSOTILE**	CALCITE, ADHESIVE, BINDER
46	WHITE FALSE CEILING TILE	ROOM #406	NONE DETECTED	55% CELLULOSE, 15% FIBERGLASS, PERLITE, BINDER
47	WHITE SINK GLAZING COMPOUND	ROOM #422	NONE DETECTED	3% CELLULOSE, CLAY, ADHESIVE, BINDER, PAINT

ANALYST: _____ **REVIEWED BY:** _____

DEVIATION FROM METHOD: NONE.
PERCENTAGES ARE ESTIMATES.
TEST RESULTS PERTAIN ONLY TO ITEMS TESTED.
* DETECTION LIMIT IS LESS THAN 1% ASBESTOS.
NON-ASBESTOS MATERIALS ARE NOT NECESSARILY LISTED.

615 SE CHKALOV DRIVE SUITE 12 VANCOUVER, WASHINGTON 98683-5280
PORTLAND (503) 221-7904 VANCOUVER (360) 254-9385 Fax (360) 891-9633

Certificate of Completion

This is to certify that

Kyler J.M. Spears

has satisfactorily completed
4 hours of online refresher training as an

AHERA Building Inspector

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

199149
Certificate Number

Instructor: Sue Maas

Nov 25, 2025 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
(If applicable)

Terracon
Explore with us
- Facilities
- Environmental
- Geotechnical
- Materials

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Certificate of Completion

This is to certify that

Don E. Young

has satisfactorily completed
4 hours of refresher training as an

AHERA Building Inspector

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

197993
Certificate Number

Instructor: Sue Maas

Jul 15, 2025 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
(if applicable)

Terracon
Explore with us
- Facilities
- Environmental
- Geotechnical
- Materials

TERRACON TRAINING - FORMERLY ARGUS PACIFIC / 21905 64TH AVE W, SUITE 100 / MOUNTLAKE TERRACE, WASHINGTON 98043 / 206.285.1173 / EHS-TRAINING-TERRACON.COM

Certificate of Completion

This is to certify that

Don E. Young

has satisfactorily completed
4 hours of online refresher training as an

AHERA Management Planner

to comply with the training requirements of

TSCA Title II, 40 CFR 763 (AHERA)

EPA Provider # 1085

198145
Certificate Number

Instructor: David Welch

Aug 5, 2025 Expires in 1 year.
Date(s) of Training

Exam Score: N/A
(if applicable)

Terracon
Explore with us
- Facilities
- Environmental
- Geotechnical
- Materials

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Certificate of Completion

This is to certify that

Eric S. Viken

has satisfactorily completed
4 hours of online refresher training as an

AHERA Building Inspector

to comply with the training requirements of
TSCA Title II, 40 CFR 763 (AHERA)
EPA Provider # 1085

199153
Certificate Number

Instructor: Sue Maas

Nov 25, 2025 Expires in 1 year.
Date(s) of Training
Exam Score: N/A
(if applicable)

Terracon
Explore with us
- Facilities
- Environmental
- Geotechnical
- Materials

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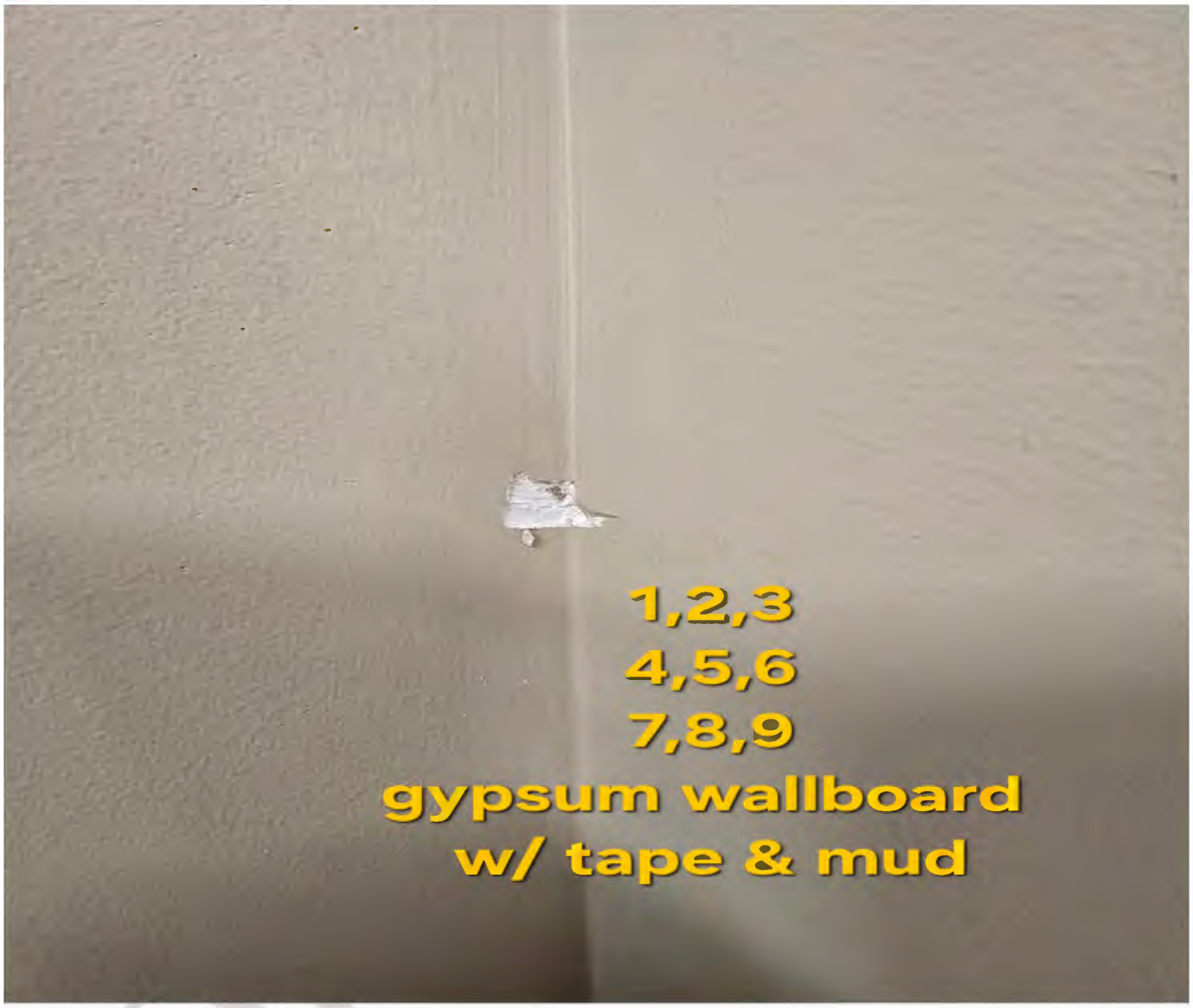
Photographic Log

ORIGINAL

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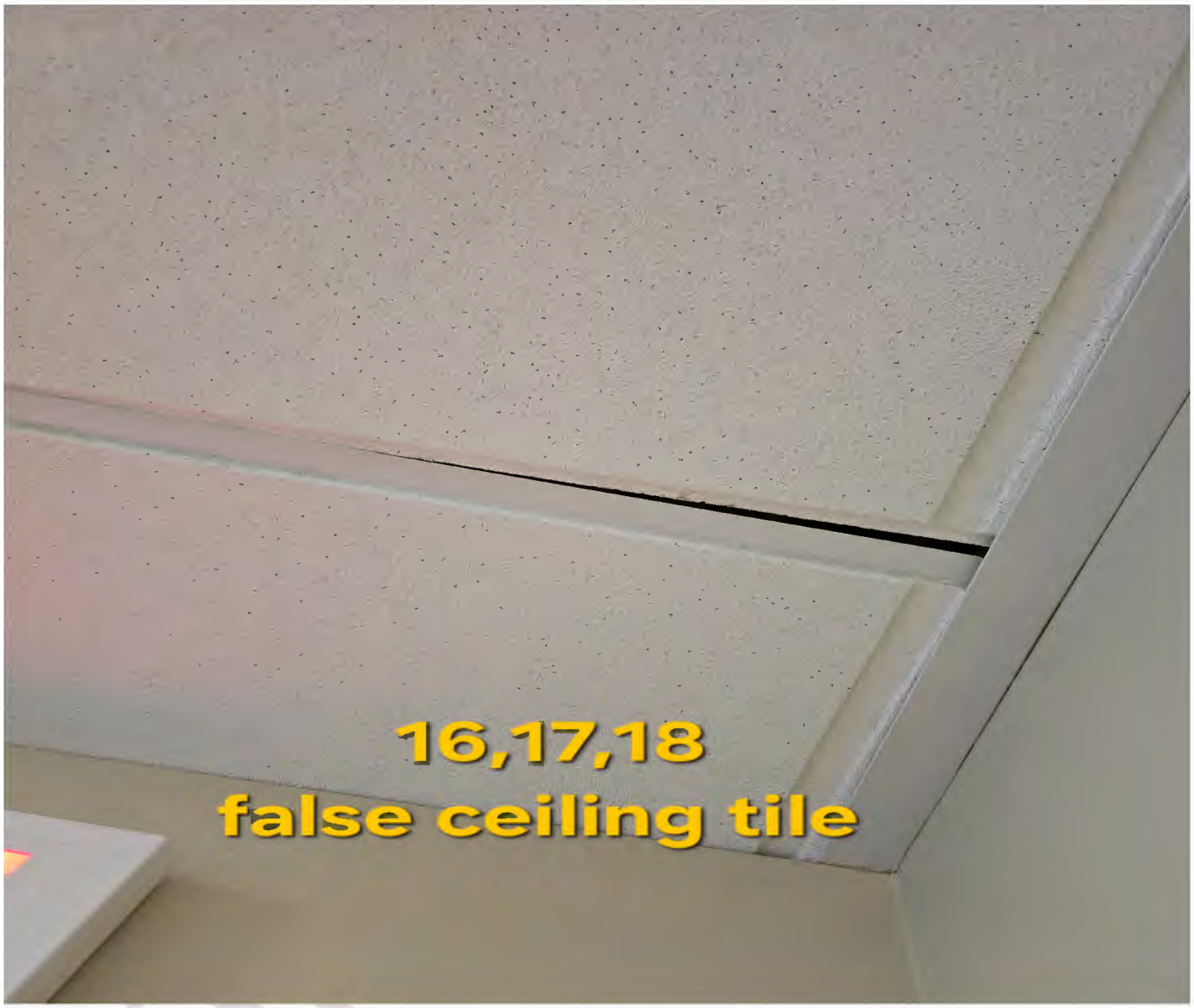
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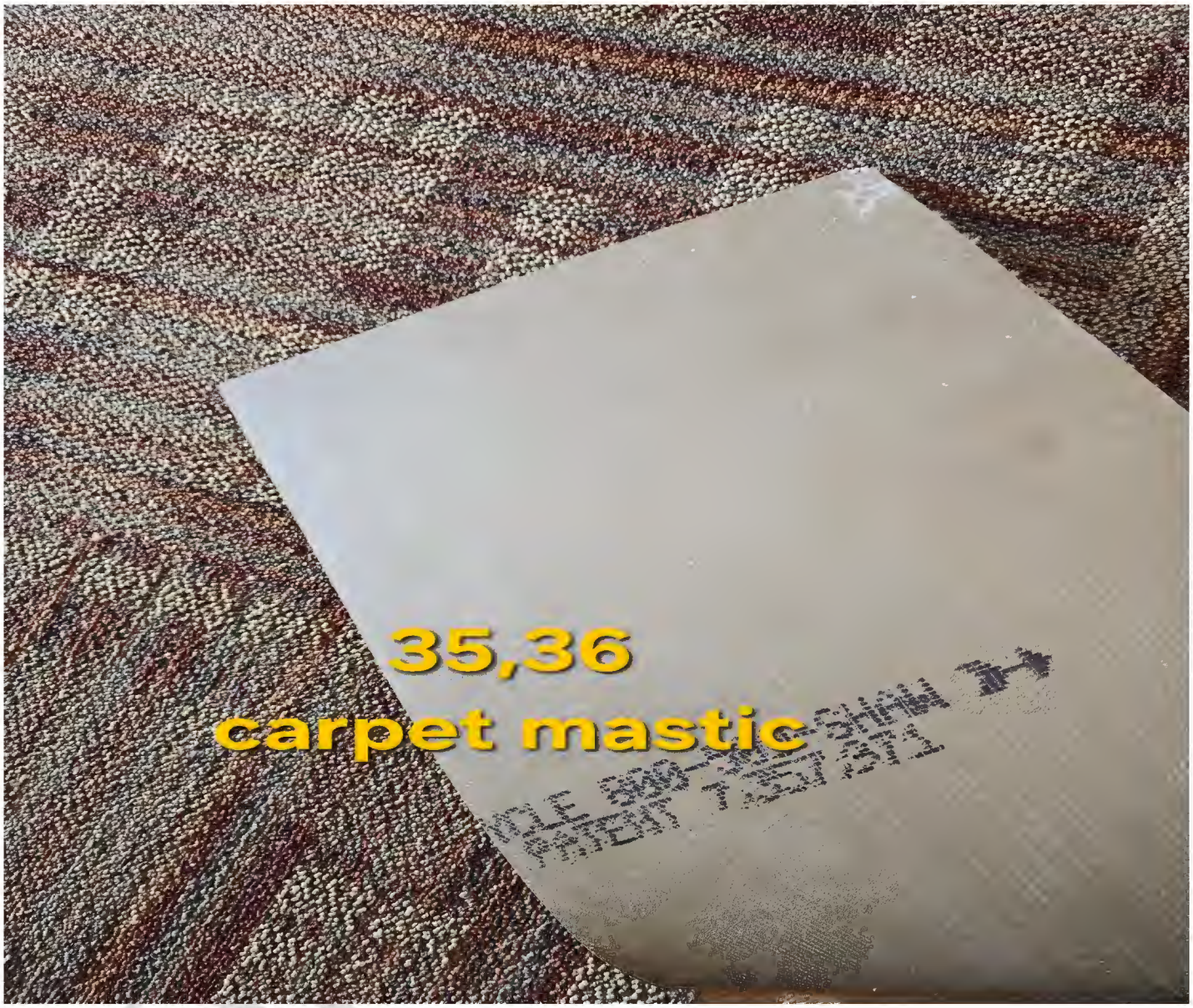
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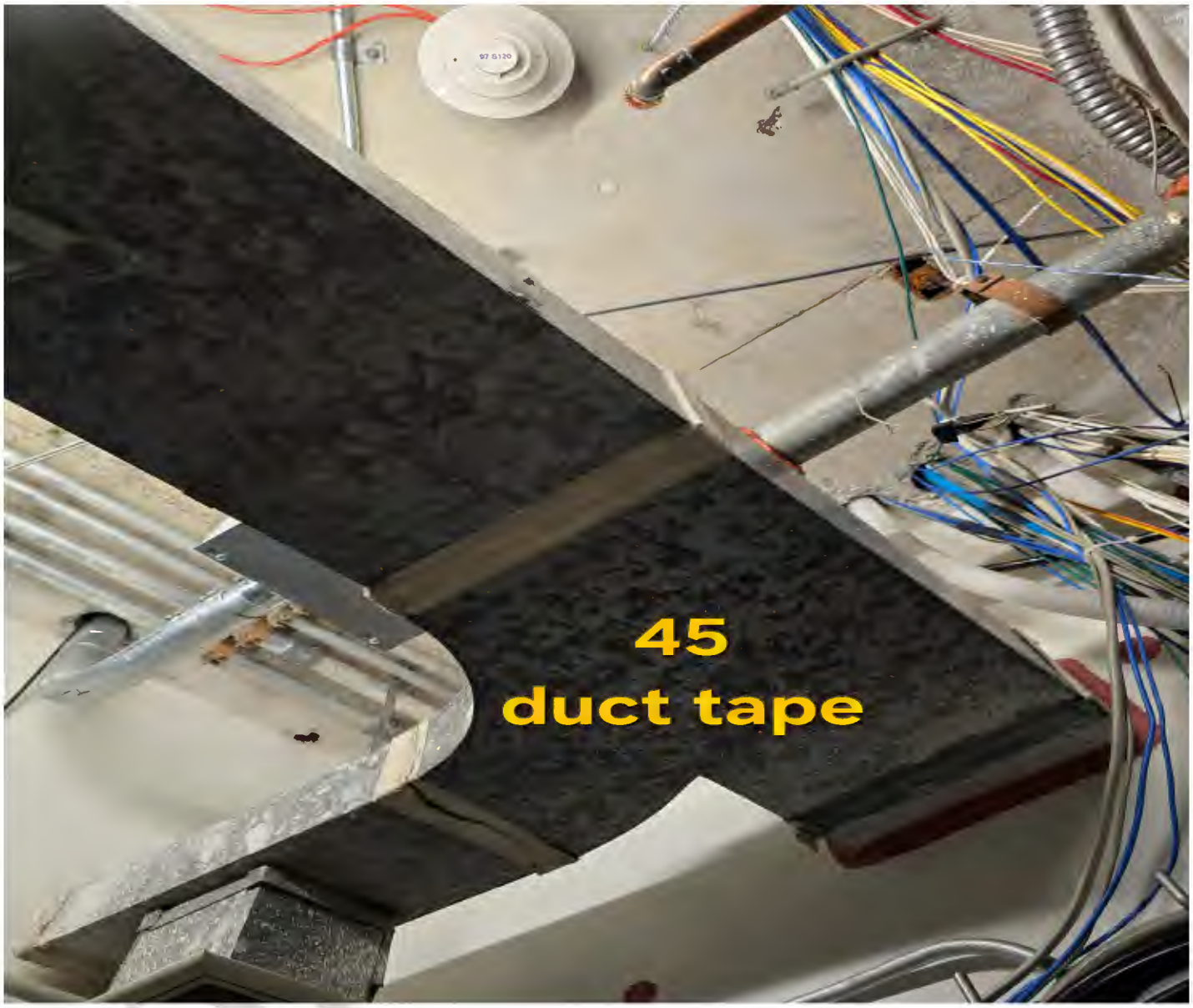
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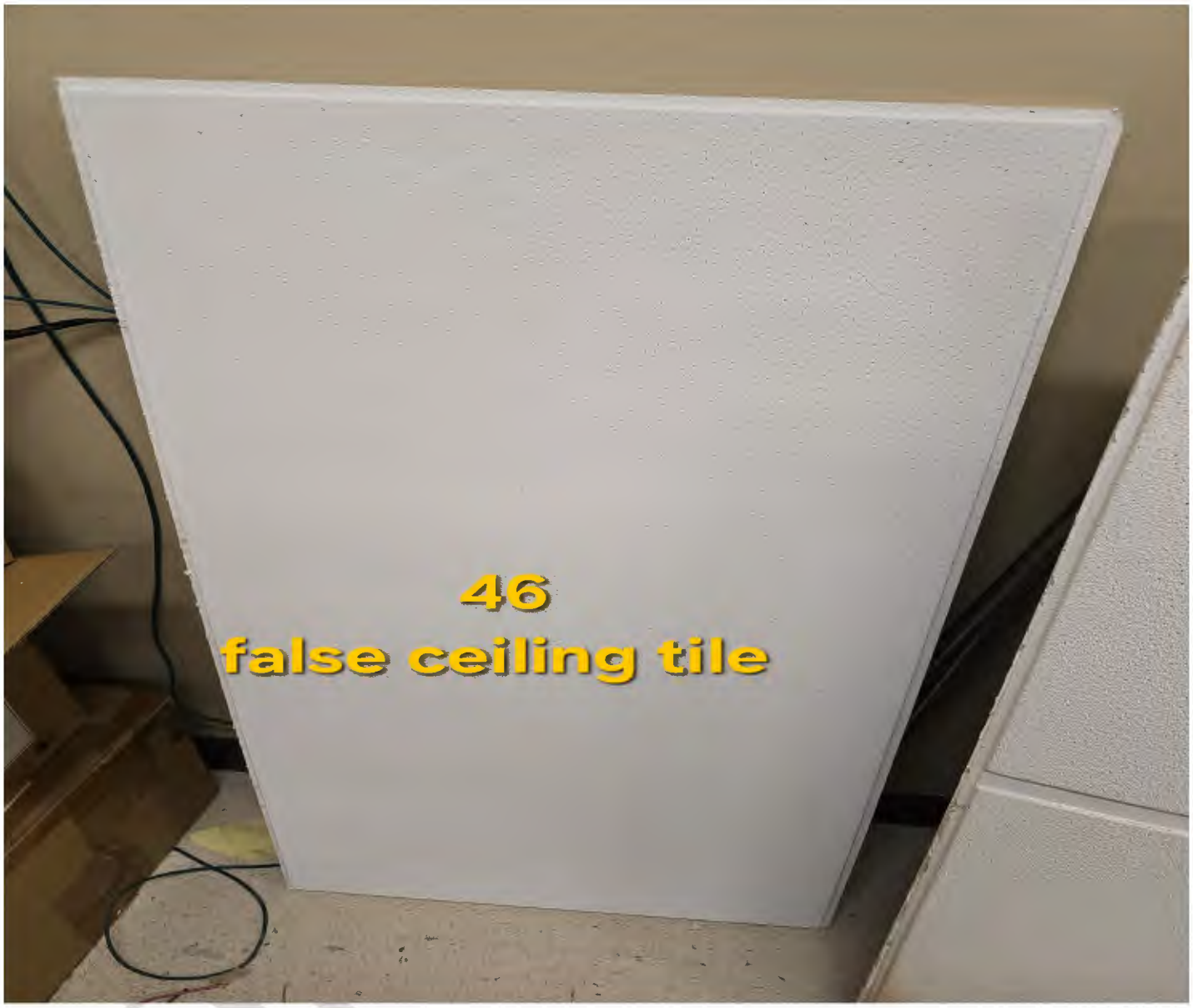
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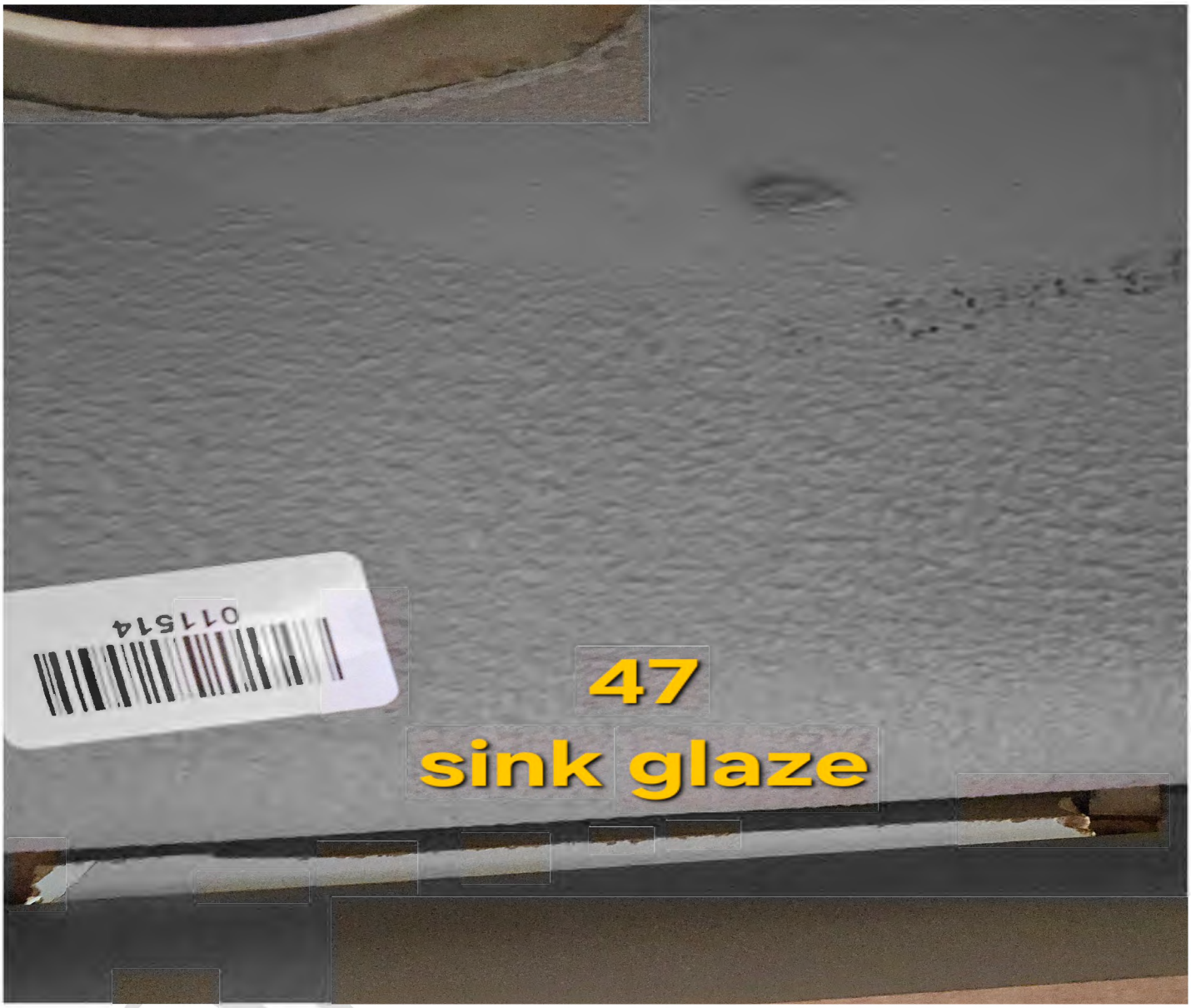
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CERTIFIED ENVIRONMENTAL CONSULTING, LLC. 26-41

SURVEY REPORT

DATE: 3-9 SAMPLED BY: KSTEV COST/QUOTE $ _____ PO#/JOB # _____ LAB # LL-497

CLIENT: Portland State University CONTACT: Jeff Rack

BILLING ADDRESS: _____ CITY/STATE: _____ ZIP: _____

Richard & Maurine Neuberger Center 4th Floor at

PHONE: _____ CELL: _____ EMAIL/FAX: _____

PROJECT ADDRESS: 1600 SW 4th avenue Portland Oregon

YEAR BUILT: 1976 TOTAL SF: 1400 per floor 14000 per flow CONSTRUCTION TYPE wood, metal, concrete

HOW MANY FLOORS: 9 BASEMENT PRESENT: NO

ROOFING TYPE: NSW BUILDING USE PREVIOUS/CURRENT: commercial/commercial

HEATING SYSTEM: Furnace INSULATION: ATTIC: Fg PIPES: None

SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	HOMOGENEOUS AREA	SQ FOOTAGE
1	Gwb Tm white	Room 430 A Room	T/O	
2	Gwb Tm white	435A	T/O	
3	Gwb Tm white	Room H 425 A	T/O	
4	Gwb Tm white	Mail/outside Room 425A	T/O	
5	Gwb Tm white	425 Room	T/O	
6	Gwb white	441 Room	T/O	
7	Gwb Tm white	403A Room	T/O	
8	Gwb Tm white	Mens RR Room near 403A	T/O	
9	Gwb Tm white	422 Room	T/O	

❖CERTIFIED ENVIRONMENTAL CONSULTING, LLC.❖
615 SE CHKALOV DRIVE SUITE 12, VANCOUVER, WASHINGTON 98683-5280
(503) 221-7904 PHONE (360) 254-9385 AND FAX-(360) 891-9633

SURVEY SAMPLE FORM LAB # U-197

SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	HOMOGENEOUS AREA	SQ FOOTAGE
10	CB. Grey	Room 430	T/O	
11	CB Grey	435 RM	T/O	
12	CB Grey	425 Room	T/O	
13	CBM Tan	430 Room	T/O	
14	CBM Tan	435 Room	T/O	
15	CBM Tan	425 Room	T/O	
16	FCT White	441 Room	T/O	
17	FCT white	435A Room	T/O	
18	FCT White	Room 425	T/O	
19	Plaster Grey	Stairwell		500
20	Plaster Grey	Stairwell		
2C	plaster Grey	Stairwell		
22	Silicon coat white	Stairwell		
23	silicon coat White	Stairwell		
24	Silicon coat white	Stairwell		

❖CERTIFIED ENVIRONMENTAL CONSULTING, LLC.❖

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(503) 221-7904 PHONE (360) 254-9385 AND **FAX-(360) 891-9633**

SURVEY SAMPLE FORM LAB # LL-197

SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	HOMOGENEOUS AREA	SQ FOOTAGE
25	VFT 12x12 Beige	RM - 403A costodial		4
26	ceramic tile Ca white	RM 403A costodial		40
27	CB Black	RM 403A costodial		10L
28	CB Brown	403A costodial		1
29	ceramic tile Camil Tan	RM 403 Mens RR	V404 RM womens RR	200
30	ceramic tile Ca white	RM 403 Mens RR	V404 RM womens RR	4.00
31	Carpet master yellow	425A under carpet	T/O	
32	Shr Tan	425A under carpet	RM	200
33	Shr Red Orange	422 RM	416 Supply Room	~~150~~ 300
34	counter top Material Red	422 RM	RM ~~416~~ 416 Supply Room	~~100~~ 200
35	carpet master yellow	430A Room	T/O	
36	carpet master yellow	435A Room	T/O	
37	counter top Material Tan	422 RM		50
38	Shr white pebble pattern	421 RM hallway under carpet		100
39	leveling Grout Gray	421 RM hallway under carpet	STO	

❖CERTIFIED ENVIRONMENTAL CONSULTING, LLC.❖

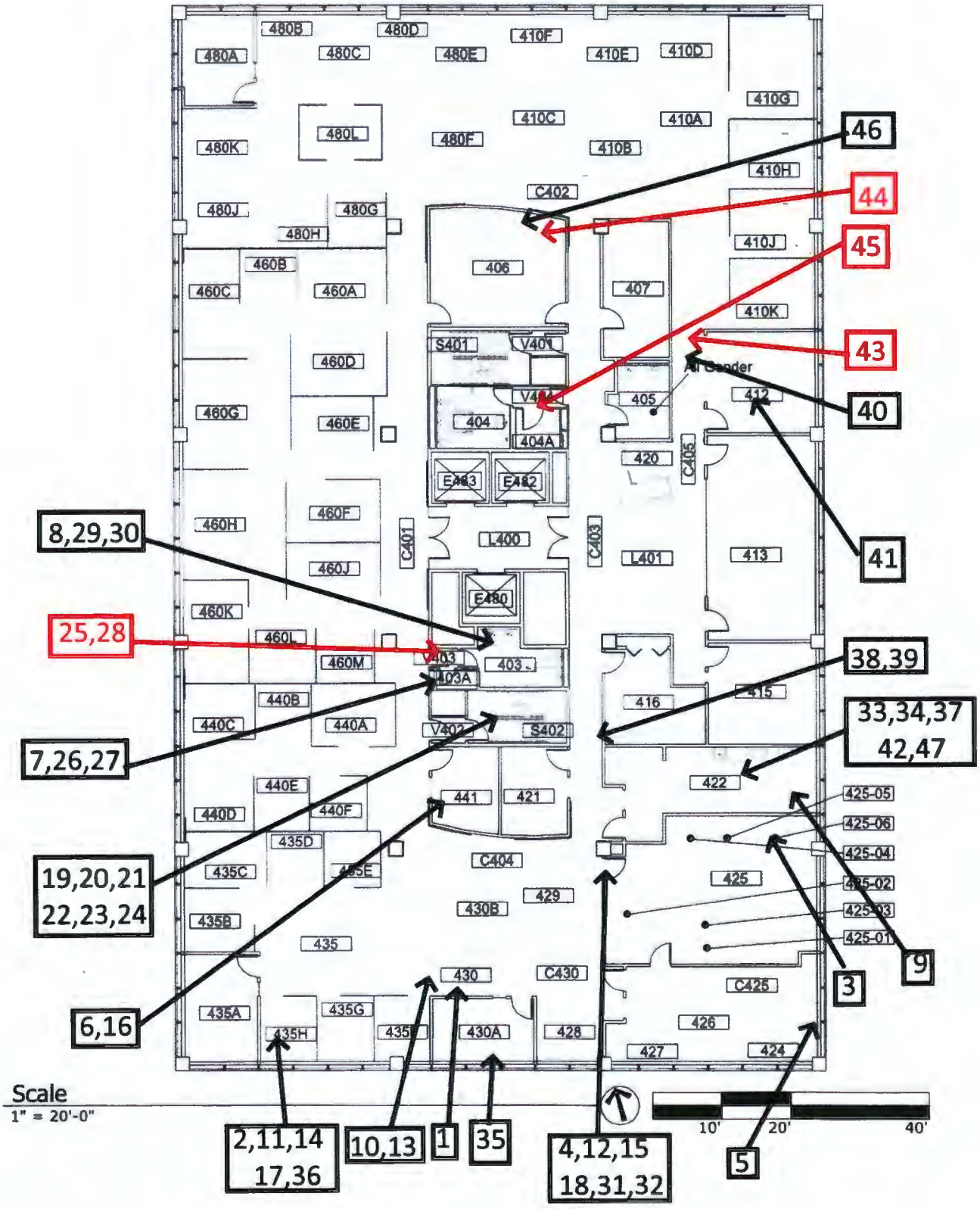
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(503) 221-7904 PHONE (360) 254-9385 AND **FAX-(360) 891-9633**

SURVEY SAMPLE FORM

LAB # LL-197

SAMPLE #	DESCRIPTION OF MATERIAL	SAMPLE LOCATION	HOMOGENEOUS AREA	SQ FOOTAGE
40	Insulation yellow	Duct work above FCT RM 402 hallway	+40	
41	Insulation yellow	RM 412 above FCT on duct work	T/O	
42	Insulation Yellow	RM 422 above FCT on Duct work	T/O	
43	Flow fitting white RM	under carpet RM hallway 412		200
44	Flow fitting white B/G RM	406 RM	407 RM	300
45	Duct Tape white	404A RM	5to on seams	400 L
46	FT white	404 RM		1
47	Sink Glaze white	422 RM		1

SAMPLE LOCATIONS



Portland State UNIVERSITY

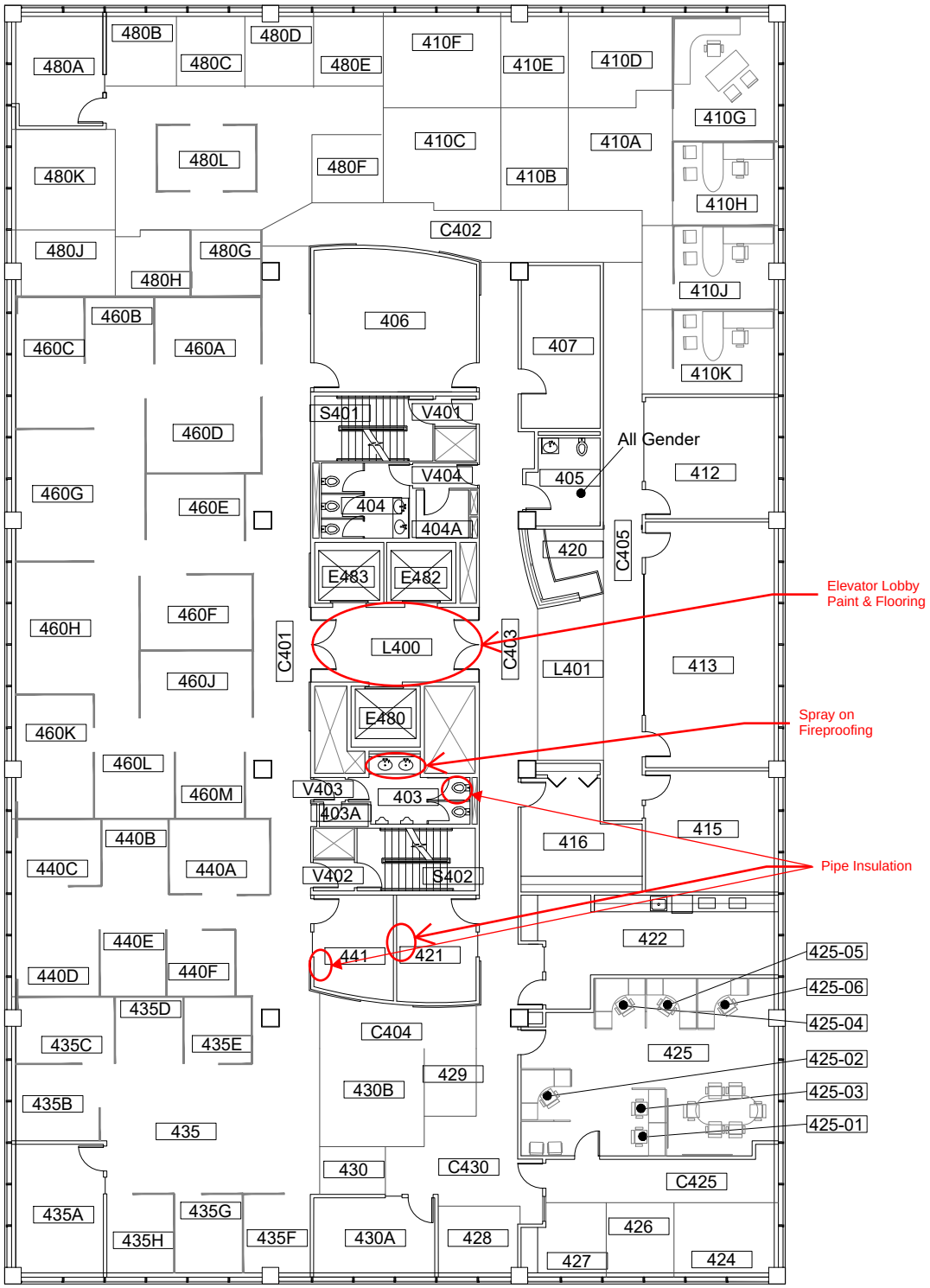
FOURTH FLOOR PLAN
Richard & Maurine Neuberger Center
1600 SW 4th Avenue

DRAWN BY: HH
DATE: 03/2020

087_A4

[#] = POSITIVE ACM

[#] = NEGATIVE ACM



Portland State UNIVERSITY

FOURTH FLOOR PLAN
Richard & Maurine Neuberger Center
1600 SW 4th Avenue

DRAWN BY:
HH

DATE:
03/2020

087_A4

eurofins | Built Environment Testing

Report for:

Jeffrey Rook
Portland State University
630 SW Mill St.
Portland, OR 97201

Regarding: Eurofins Built Environment Testing West, LLC
Project: RMNC 4th Fl. Remodel; Speech & Hearing Clinic
EML ID: 4679885

Approved by:

Technical Manager
Ryan Talaski-Brown

Dates of Analysis:
Asbestos PLM: 08-26-2026

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 200741-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

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
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

Client: Portland State University
C/O: Jeffrey Rook
Re: RMNC 4th Fl. Remodel; Speech & Hearing Clinic

Date of Sampling: 08-21-2026
Date of Receipt: 08-21-2026
Date of Report: 08-26-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	3
Total Samples Analyzed:	3
Total Samples with Layer Asbestos Content > 1%:	0

Location: 01, RMVC - 4th Fl - 441 - Foam Fire Block Lab ID-Version‡: 23639293-1

Sample Layers	Asbestos Content
Brown Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: 02, RMVC - 4th Fl - 404 - Above grid overspray Lab ID-Version‡: 23639294-1

Sample Layers	Asbestos Content
Off-White Plaster	ND
Sample Composite Homogeneity:	Good

Location: 03, RMVC - 4th Fl - C401 - Plaster on Column Lab ID-Version‡: 23639295-1

Sample Layers	Asbestos Content
Off-White Plaster	ND
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ 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
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

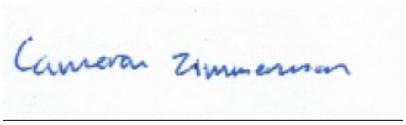
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C/O: Jeffrey Rook
Re: RMNC 4th Fl. Remodel; Speech & Hearing Clinic

Date of Sampling: 08-21-2026
Date of Receipt: 08-21-2026
Date of Report: 08-26-2026

ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst

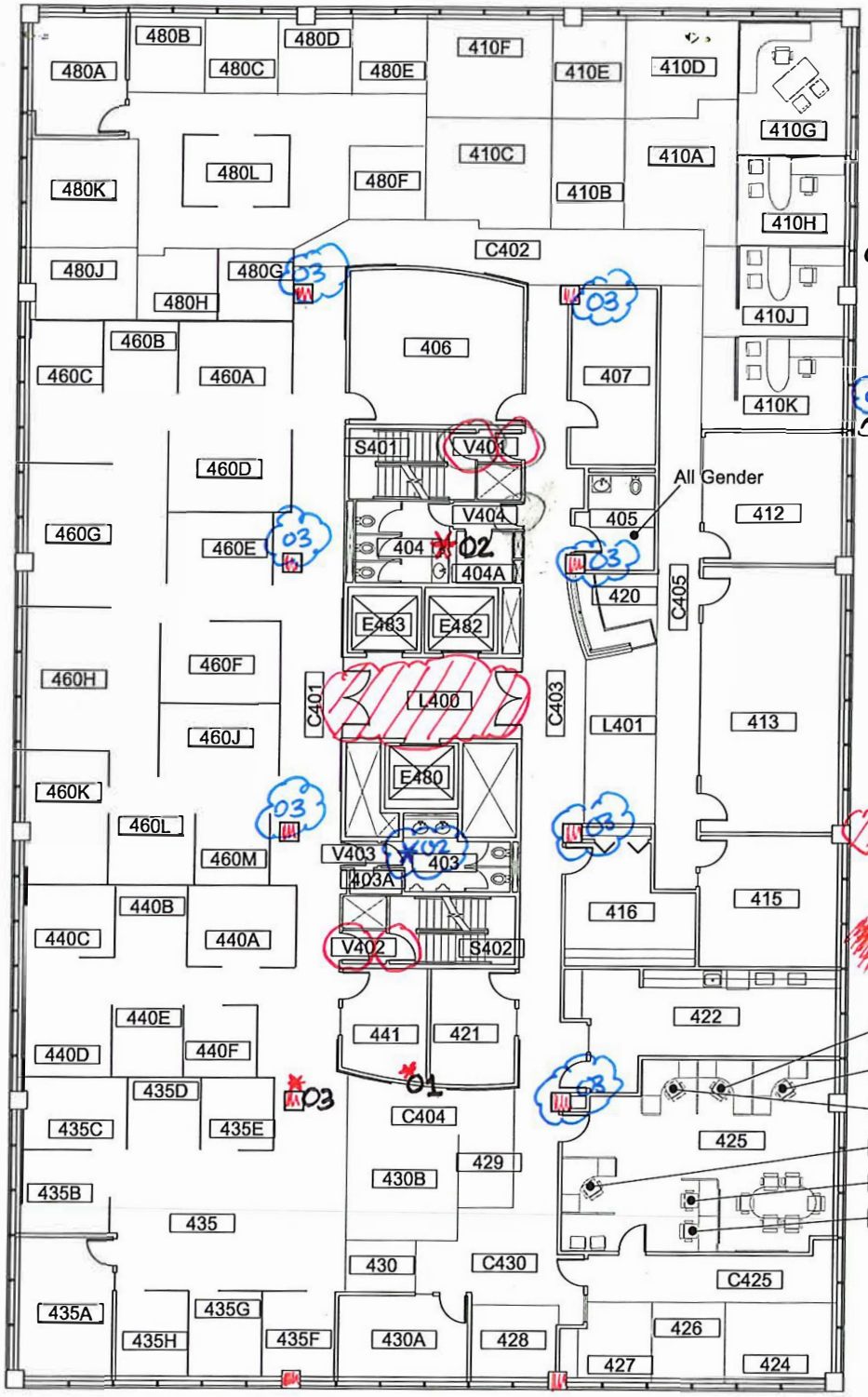


Analyst: Cameron Zimmerman

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ 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".

8.21.2026



01 - FOAM FIRE BLOCK
- ABOVE GRID
- IN CONDUIT

02 - SPRAY APPLIED PLASTER
- ON CONDUIT
- ABOVE GRID
02 - OBSERVED AREA

03 - SPRAY APPLIED PLASTER
- ON COLUMNS
03 OBSERVED AREAS.

○ - FIRE DOOR (ASSUME) PICTURE W/ LABEL.

NON-TESTED ASSUMED ACM MASTIC.

ACM ASSUME MASTIC PRESENT ON ENTIRE FLOOR

Scale
1" = 20'-0"

10' 20' 40'

Portland State UNIVERSITY

FOURTH FLOOR PLAN
Richard & Maurine Neuberger Center
1600 SW 4th Avenue

DRAWN BY: HH
DATE: 03/2020

087_A4

RMNC 4th floor Limited Asbestos Survey 2026.08









PRESUMED Asbestos
4 stairwell fire doors were identified. Two at each stairwell entrance, with fire door labels. Based on the age of the building and style of door, these fire doors are presumed to be positive for asbestos.

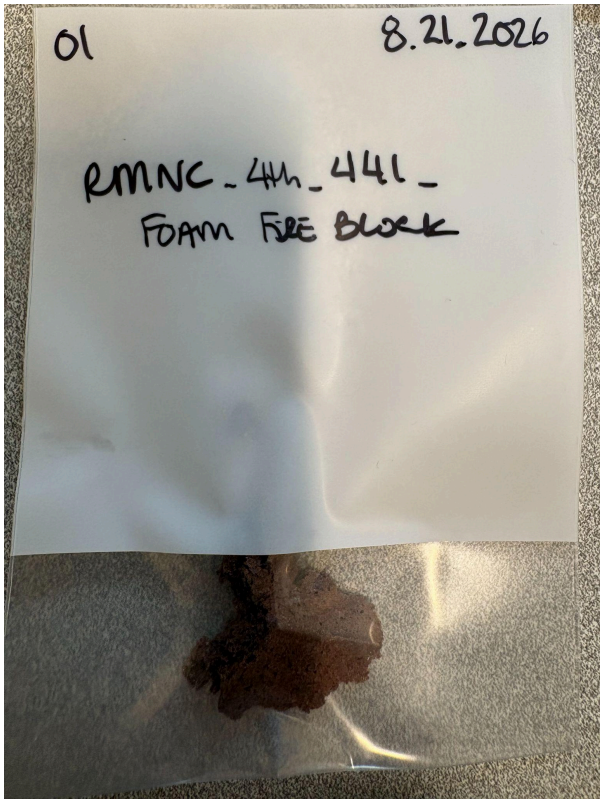
RMNC 4th floor Limited Asbestos Survey 2026.08



PRESUMED Asbestos
Bamboo flooring on the 4th floor carries from the Elevator lobby into one side of the 4th floor. It is built up over previous flooring and is lightly ramped on either side to account for the different floor depths. It is presumed that positive black mastic is present below this material.

RMNC 4th floor Limited Asbestos Survey 2026.08



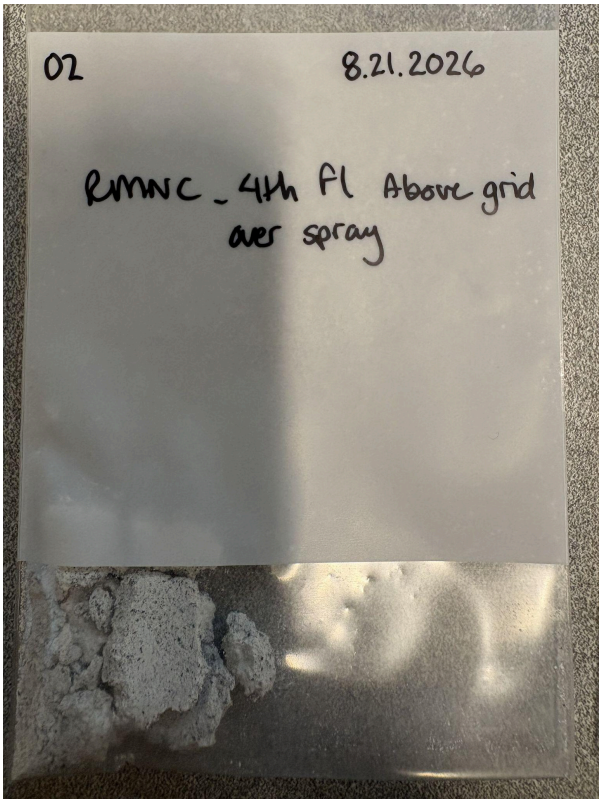


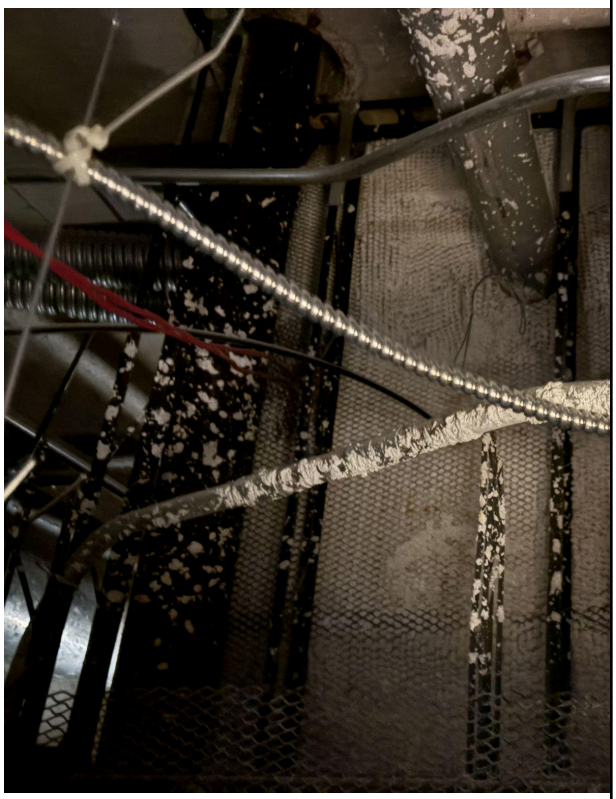
Ceiling Penetration in room 441 has a rubbery foam block inside of the penetrations. Upon close inspection it appears this material is a fire-stop type material.

RMNC 4th floor Limited Asbestos Survey 2026.08









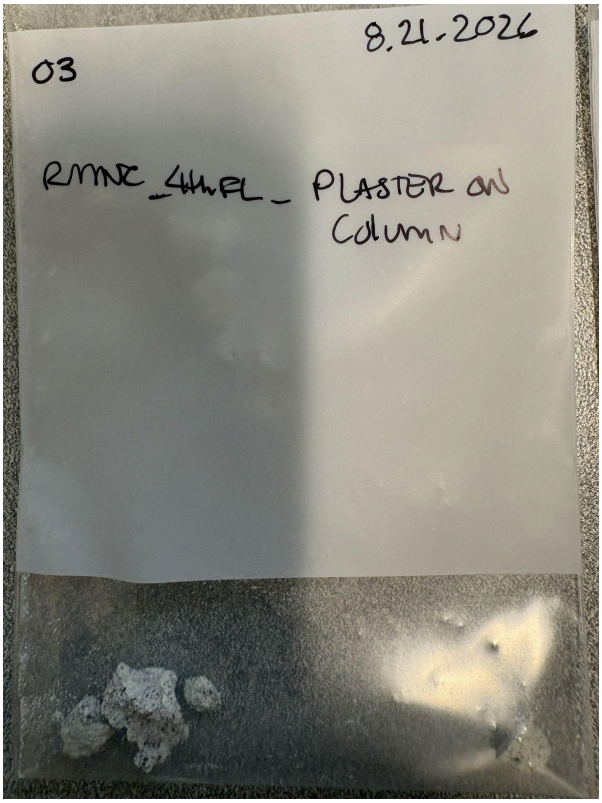
RMNC 4th floor Limited Asbestos Survey 2026.08

Overspray plaster type material is identified above the ceiling grid in the bathrooms and at the columns throughout the floor. The overspray on the pipes and columns is ___ based on the most recent survey.



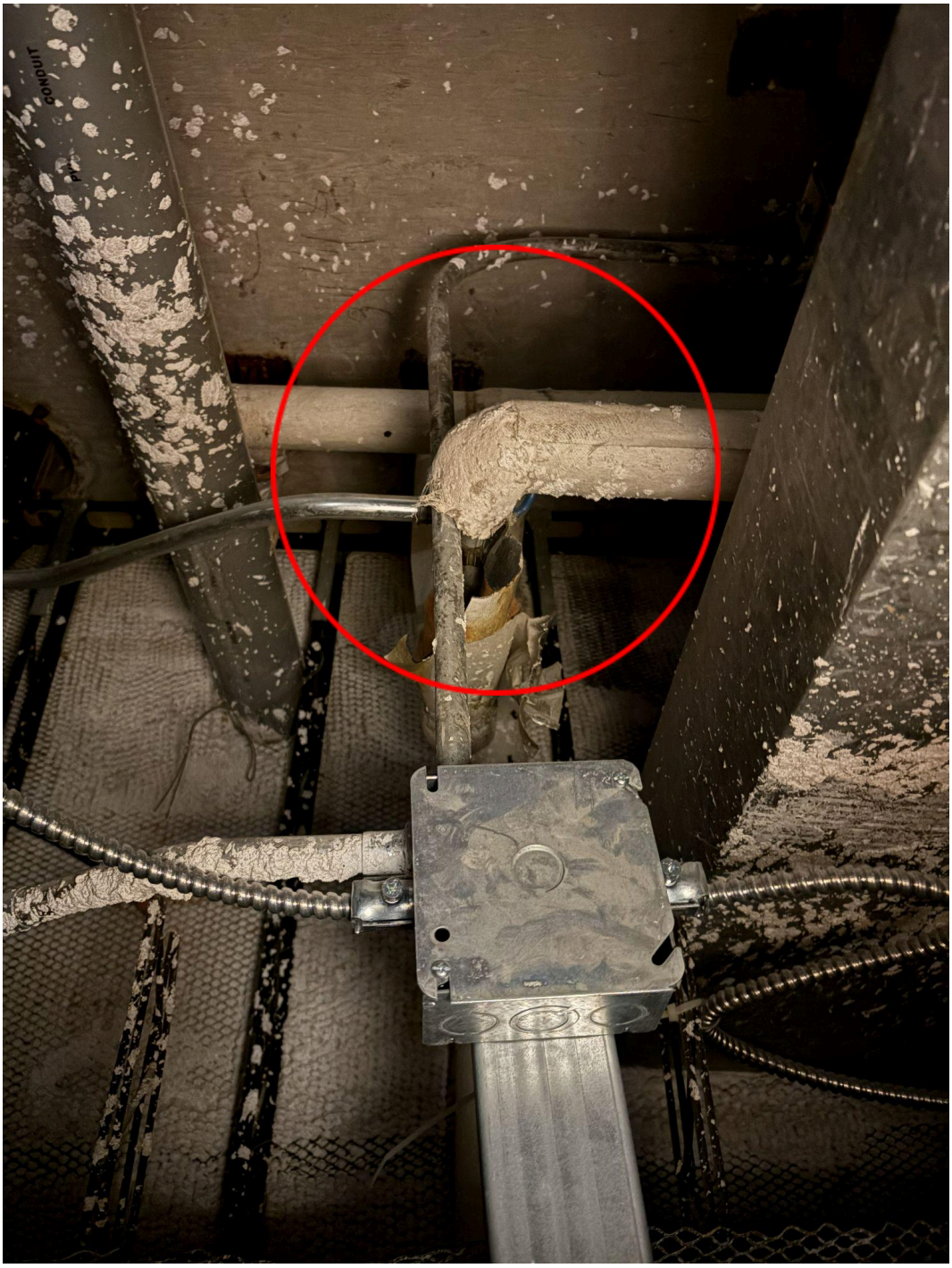


RMNC 4th floor Limited Asbestos Survey 2026.08





Columns on the 4th floor are plaster applied columns. 10 columns exist on the 4th floor, about 35 feet apart, on either side of the central stair and elevator area. Columns on the east side of the building are incorporated into the wall material, and not as readily noticeable in comparison to the columns on the west side.



Presumed Asbestos:
The **hard packed elbow joint** tested positive on other floors and is a suspect material. Sample was not collected at time of this survey, however it should be presumed an Asbestos containing material.

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Central: (800) 651-4802
West: (866) 888-6653

004679885

CONTACT INFORMATION

Company:	Portland State Univ.	Address:	617 SW Montgomery St. Portland, OR 97201
Contact:	Jeffrey Rook jrook@pdx.edu	Special Instructions:	email results to: jrook@pdx.edu; jab28@pdx.edu; ehuns2@pdx.edu
Phone:	503-725-9948		

PROJECT INFORMATION

Project ID:	RMNC 4th Fl. Remodel		
Project Description:	SPEECH & HEARING CLINIC BUILD		
Project Zip Code:	97201	Sampling Date & Time:	8/21/2026 8:45 AM
PO Number:	—	Sampled By:	Jeff Rook

TURN AROUND TIME CODES (TAT)

STD – Standard (DEFAULT)

ND – Next Business Day

SD – Same Business Day Rush*

*Please call Client Services for locations with Rush services

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

Sample ID	Description	Sample Type (Below)	TAT (Above)	Total Volume (Air Samples only)	Notes
01	RMNC-4th Fl.-441-Foam Fire Block	B	STD		Maroon IN conduit (Black)
02	RMNC-4th Fl.-404-Above grid over spray	B	STD		plaster-cementicious
03	RMNC-4th Fl.-C401-Plaster on column	B	STD		plaster-cementicious

ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

PCM Air		PLM Bulk						PLM Rock & Soil		Other Requests		
Fiber Count (NIOSH 7400)	OSHA with TWA	Asbestos Bulk PLM	EPA Point Count (200 Point Count)	EPA Point Count (400 Point Count)	EPA Point Count (1000 Point Count)	Gravimetric Point Count (400 Pt Count)	Gravimetric Point Count (1000 Pt Count)	CARB 435 Method (400 Point Count)	CARB 435 Method (1000 Point Count)	Lead Analysis – Flame AA		
☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
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SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
A – Air	W – Wipe	Jeff Rook	3:00pm 8/21/2026	Ryan Talbott Bunn	8-21-26
B – Bulk	T – Tape				3:00
D – Dust	R – Rock				
SO – Soil	O – Other:				

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at: https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms/

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CERTIFIED ENVIRONMENTAL CONSULTING, LLC

March 16, 2026

Portland State University
Mr. Jeff Rook
PO Box 751
Portland, Oregon 97207-0751

Dear Mr. Rook:

On March 9, 2026, a lead paint sample was collected from the interior wall on gypsum wallboard. The sample was collected at the Richard & Maurine Neuberger Center at, 1600 SW 4th Avenue, in Portland, Oregon. The paint sample was collected by Don Young; an Oregon Health Division Lead Risk Assessor (certification #LA-2505-3-Indv-R), and analyzed by Eurofins Built Environmental Testing West, in Portland, Oregon (ELLAP Laboratory ID #1122031). This report is for renovation purposes.

The sample was analyzed by Flame Atomic Absorption spectrophotometry with sample results of 42 ppm (parts per million). The current regulatory guidelines issued by HUD and EPA specifies that paint containing more than 5000 ppm be considered lead paint.

OSHA's standard makes it absolutely clear that paint containing any lead falls into OSHA's guideline, 29 CFR 1926.62 "Lead For The Construction Industry" OAR 437, Division 3, where an employee may become occupationally exposed to lead. All construction work excluded in the general industry standard for lead is now covered by this standard. It includes the demolition or salvage of structures where lead or materials of lead are present.

If lead is present in your workplace in any quantity, the employer and/or owners' representative is required to make an initial determination of whether any employee's exposure to lead exceeds the action level of 30 micrograms per cubic meter of air averaged over an 8-hour day. Employee exposure is that exposure which would occur if the employee were not using a respirator.

For residential lead projects involving paint that contains more than 5000 ppm (parts per million), a licensed lead abatement contractor certified by the Oregon Health Division must be used.

There are requirements for employee protection during the assessment for each specific task(s). For these tasks, employees must be protected as if exposed above the PEL (permissible exposure limit, greater than fifty micrograms per cubic meter of air, averaged over an eight-hour period).

When applicable, disposal requirements call for a Toxicity Characteristic Leachate Procedure (TCLP) test to be done to profile the debris, as per 40 CFR 148, before any disposal can occur to determine if it is a hazardous waste as defined by the EPA.

We appreciate the opportunity to have worked with you on this project and look forward to serving your needs in the future. Please contact our offices if you have any questions or if we can be of further assistance.

Sincerely,

Don Young
Principal

615 SE Chkalov Drive Suite 12 Vancouver, Washington 98683-5280
Portland (503) 221-7904 • Vancouver (360) 254-9385 • Fax (360) 891-9633

CERTIFIED ENVIRONMENTAL CONSULTING, LLC

LEAD PAINT ANALYSIS REPORT

CLIENT:

PORTLAND STATE UNIVERSITY

MR. JEFF ROOK
PO BOX 751
PORTLAND, OREGON 97207-0751

SOURCE: RICHARD & MAURINE NEUBERGER CENTER 4TH FLOOR AT, 1600 SW 4TH AVENUE, PORTLAND, OREGON

SAMPLED BY: DON YOUNG

LAB #: LL-197

ANALYZED BY: EUROFINS BUILT ENVIRONMENT TESTING-WEST (ELLAP LABORATORY ID #1122031)

DATE SAMPLED: 03-09-26
DATE RECEIVED: 03-09-26
DATE (COMP): 03-13-26

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY (SW 846 305B/7000B)

Location	1: Interior Wall on Gypsum Wallboard
Comments (see below)	None
Lab ID-Version‡	22341397-1
Analysis Date	03/13/2026
Color and Sample Type	Tan Paint Chips
Method*	NIOSH 7082 & EPA 700B modified
†Method Reporting Limit	39 ppm
Sample size	0.2571 grams
§ Total Lead Result	42 ppm

Comments:

REVIEWED BY: _____
DON YOUNG

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 700B
† 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 grated than 1 indicates a sample with amended data. The revision number Reflected by the value of "x".

The current regulatory guidelines issued by HUD and EPA specify that paint containing more than 5000 ppm be considered lead paint.

State of Oregon
Oregon Health Authority

Don Young

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

Risk Assessor

Certification Number : LA-2505-03 - Indv - R
Issuance Date : 05/15/2025
Expiration Date : 05/15/2028

OREGON HEALTH AUTHORITY

615 SE Chkalov Drive Suite 12 Vancouver, Washington 98683-5280
Portland (503) 221-7904 • Vancouver (360) 254-9385 • Fax (360) 891-9633

State of Oregon
Oregon Health Authority

Certified Environmental Consulting, LLC

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

Certification Number : FL-2507-03
Issuance Date : 07/25/2025
Expiration Date : 07/25/2028

OREGON HEALTH AUTHORITY

615 SE Chkalov Drive Suite 12 Vancouver, Washington 98683-5280
Portland (503) 221-7904 • Vancouver (360) 254-9385 • Fax (360) 891-9633

AIHA Laboratory Accreditation Programs, LLC
acknowledges that
Eurofins Built Environment Testing West- Portland, OR
Eurofins Built Environment Testing West, LLC
4321 S Corbett Ave Portland, OR 97239-4255
Laboratory ID: 1122031

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

☑	INDUSTRIAL HYGIENE	Accreditation Expires: July 01, 2027
☑	ENVIRONMENTAL LEAD	Accreditation Expires: July 01, 2027
☑	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: May 01, 2026
☐	FOOD	Accreditation Expires:
☐	UNIQUE SCOPES	Accreditation Expires:
☐	BE FIELD/MOBILE	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC

Revision21: 10/24/2023

Date Issued: 06/06/2025

AIHA LAP™

AIHA Laboratory Accreditation Programs, LLC
SCOPE OF ACCREDITATION

Eurofins Built Environment Testing West- Portland, OR
Eurofins Built Environment Testing West, LLC
4321 S Corbett Ave Portland, OR 97239-4255

Laboratory ID: 1122031

Issue Date: 06/06/2025

Expire Date: 07/01/2027

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 06/06/2025

Component, parameter, characteristic, material, or product tested	Technology sub-type/Detector	Method	Method Description *(for internal methods only)*
Paint	AA	EPA SW-846 7000B Modified	N/A
		NIOSH 7082	N/A

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at: http://www.aihaaccreditedlabs.org

Effective: 10/24/2023
Revision: 9
Page 1 of 1

PHOTOGRAPHIC LOG

ORIGINAL

615 SE Chkalov Drive Suite 12 Vancouver, Washington 98683-5280
Portland (503) 221-7904 • Vancouver (360) 254-9385 • Fax (360) 891-9633



615 SE Chkalov Drive Suite 12 Vancouver, Washington 98683-5280
Portland (503) 221-7904 • Vancouver (360) 254-9385 • Fax (360) 891-9633

eurofins | Built Environment Testing

Report for:

Annie Hamilton
Certified Environmental Consulting, LLC
615 SE Chkalov Dr Suite 12
Vancouver, WA 98683

Regarding: Eurofins Built Environment Testing West, LLC
Project: Portland State University; RMNC 4th Floor, 1600 SW 4th Avenue, Portland, Oregon
EML ID: 4448556

Approved by:

Ryan M. Talaski-Brown

Technical Manager
Ryan Talaski-Brown

Dates of Analysis:
Lead - Flame AA: 03-13-2026

Service SOPs: Lead - Flame AA (EB-BC-S-8443)

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
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

Client: Certified Environmental Consulting, LLC
C/O: Annie Hamilton
Re: Portland State University; RMNC 4th Floor, 1600
SW 4th Avenue, Portland, Oregon

Date of Sampling: 03-09-2026
Date of Receipt: 03-12-2026
Date of Report: 03-13-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	1: Interior Wall on Gypsum Wallboard (Tan)
Comments (see below)	None
Lab ID-Version‡:	22341397-1
Analysis Date:	03/13/2026
Sample type	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	39 ppm
Sample size	0.2571 grams
§Total Lead Result	42 ppm

Comments:

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.

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Eurofins Built Environment Testing West, LLC
4321 S. Corbett Ave. Suite A, Portland, OR 97239
(833) 465-5857 www.eurofinsus.com/Built

Client: Certified Environmental Consulting, LLC
C/O: Annie Hamilton
Re: Portland State University; RMNC 4th Floor, 1600
SW 4th Avenue, Portland, Oregon

Date of Sampling: 03-09-2026
Date of Receipt: 03-12-2026
Date of Report: 03-13-2026

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst

Cameron Zimmerman

Analyst: Cameron Zimmerman

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ 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".

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Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 * **(800) 651-4802**
Burlingame, CA: 111 Anza Blvd., Suite 122, Burlingame, CA 94010 * **(833) 465-5857**

Weather		Fog	Rain	Snow	Wind	Clear
Level	None	☒	☐	☒	☒	☐
	Light	☐	☒	☐	☐	
	Moderate	☐	☐	☐	☐	
	Heavy	☐	☐	☐	☐	

EMLab ID
4448556

CONTACT INFORMATION

Company:	Certified Environmental Consulting, LLC (45908)	Address: 615 SE Chkalov Dr Suite 12 Vancouver, WA 98683	
Contact:	Annie Hamilton	Special Instructions:	
Phone:	360-254-9385	Thank You!	

PROJECT INFORMATION

Project ID:	Portland State University		
Project Description:	RMNC 4th Floor, 1600 SW 4th Avenue, Portland, Oregon		
Project Zip Code:	97201	Sampling Date & Time:	03/09/2026
PO Number:	LL-197	Sampled By: Don Young	

TURN AROUND TIME CODES (TAT)

STD – Standard (DEFAULT)
ND – Next Business Day
SD –Same Business Day Rush
WH – Weekend / Holiday

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

(Use checkboxes below)

Sample ID	Description	Sample Type (Below)	TAT (Above)	Volume / Area (as applicable)	ISO Class (as applicable)	Notes (Time of day, Temp, RH, etc.)	Lead - Flame AA
1	Interior Wall on Gypsum Wallboard (Tan)	P	ND	N/A			☒
							☐
							☐
							☐
							☐
							☐
							☐
							☐
							☐
							☐
							☐
							☐

SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
P - Paint Chip sample		Annie Hamilton	3/11/2026 11:38 AM	Cameron Zimmerman, Analyst	3/12/2026 10:59 AM

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at:
https://www.eurofinsus.com/environment-testing/built-environment/resources/sampling-guides-and-forms/

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