

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Marsha Walker and Claudia Byes-Lund of PBS on October 26, 2005, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed unaccompanied, although the residential tenant was available for questions. Not all areas were accessed: Much of the property is covered by impenetrable dense blackberry thickets. The client also indicated that the interior of the dwelling did not have to be examined. Site photographs are included under Tab 2.

6.2 General Site Setting

Topography The subject property is relatively flat, but there is a gentle regional slope to the north-northeast.

Structures The site is occupied by a wood-frame dwelling and several foundations.

Frame: Wood

Foundation: Concrete perimeter

Exterior Finishes: Wood or composition siding and roofing

Interior Finishes: Not accessed.

Heating/Cooling System Electric heat (per tenant)

Roads The site is accessed via driveways from NE Halsey Street on the north. The south end of the property was observed from a fire lane that serves apartments buildings on the south adjacent property, but access to that area was restricted by fencing.

Utilities

Water Supply: City of Fairview

Sewage System: City of Fairview

Stormwater: Overland flow

Electrical Utility: Portland General Electric

Natural Gas: Northwest Natural Gas (not utilized)

6.3 Exterior and Interior Observations

Note: The PBS Field Checklist (Tab 3) details additional ASTM-related field observations not shown below.

Hazardous Substances, Petroleum Products or Unidentified Containers No containers or other evidence of hazardous materials were observed on the subject property.

Underground and Aboveground Storage Tanks (USTs and ASTs) An above-ground heating oil tank was observed on the east side of the dwelling. No evidence of leakage was observed in the vicinity of the tank. The tenant reports that the tank has not been in use since he has lived there (since 1991).

PCBs The dwelling interior was not accessed; therefore, it is not known if potential PCB-containing fluorescent ballasts are present.

Two pad-mounted transformers were observed on the subject property along NE Halsey Street. The units were labeled as containing less than 1 ppm PCBs and appeared to be in good condition.

Floor Drains, Catch Basins, Sumps, Oil-Water Separators None of these structures were observed on the subject property.

Pits, Ponds, Lagoons, Surface Impoundments, Stained Soils, Odors A weir was observed on the northeast corner of the property and appeared to be used to prevent Fairview Creek from flowing northward in that area. Standing water was observed on the concrete-block-lined creek bed on the north side of the weir. No unusual odors or staining were observed in the creek or the standing water.

Solid Waste Disposal Other than scattered litter, some abandoned household items and an abandoned vehicle, no indications of improper solid waste disposal were observed during the site reconnaissance.

Other Conditions of Concern

Multiple old foundations were observed west and southwest of the dwelling, consisting of both concrete slab and concrete perimeter foundations. At least one of the slab foundations appeared to have been plumbed. Most of the foundations were partially overgrown.

A hole in the dwelling foundation was observed near the above-ground heating oil tank. The tenant reports that the basement is not finished and is full of junk and he is not aware of any old tanks or furnaces in the basement. There is the potential for an older heating oil tank to be present underground.

No Other Conditions of Concern were observed on the subject property or adjoining properties during the site reconnaissance.

6.4 Current Use of Adjoining Properties

North: NE Halsey Street, then retail shops and a combination car-wash and oil-lube station
South: Apartments
East: Mobile Home park
West: Vacant lot

These properties were viewed from the subject property or the nearest public right-of-way.

The west adjacent parcel was accessed from NE Halsey Street because large boulders blocked the view from the street. This property contains sandy soil and is surrounded on most sides by piles of large boulders. A sewer-type manhole was observed on the site. No conditions of environmental concern were observed.