

May 6, 2022

The Abigail Apartments
1650 NW 13th Avenue
Portland, OR 97209

Attention: Kathy Potts

Annual Cap Inspection – 2021

The Abigail
1650 NW 13th Avenue
Portland, Oregon
DEQ ECSI File No. 5856
Project: BRIDGEHous-1-13

NV5 is pleased to submit this 2021 annual cap inspection report for The Abigail (Block 27) located at 1650 NW 13th Avenue in Portland, Oregon (subject property). This cap inspection was conducted in accordance with the Oregon Department of Environmental Quality (DEQ)-approved Cap Inspection and Maintenance Plan.¹ The annual cap inspection included an inspection of the methane monitoring and mitigation system as well as an inspection of the protective cap.

Inspection of the methane monitoring and mitigation system was conducted in July 2021. During the inspection of the methane monitoring and mitigation system, 15 of the 16 methane sensors were replaced with new sensors. The remaining methane sensor is scheduled to be replaced in 2022. Following replacement, all components of the methane monitoring and mitigation system were in good working order and operating as expected. The completed methane monitoring and mitigation system report is presented in Attachment A.

Due to miscommunication, the 2021 inspection of the protective cap was not conducted until April 2022. The protective cap at the subject property was observed in good condition and we did not observe significant cracks, unusual weathering, or areas of apparent groundwater seepage. It is our understanding that cap repairs were not conducted at the subject property in 2021; furthermore, areas requiring re-inspection were not identified during our April 2022 site visit. The Cap Inspection Report is presented in Attachment B. Photographs of the cap at the subject property are shown on Figures 1 through 4.

¹ GeoDesign, Inc., 2016. *Cap Inspection and Maintenance Plan; The Abigail; 1650 NW 13th Avenue; Portland, Oregon*, dated December 14, 2016. GeoDesign Project: BRIDGEHous-1-12

The 2022 annual cap inspection will be conducted later in 2022 and will include a coordinated inspection of the methane monitoring and mitigation system as well as an inspection of the protective cap.

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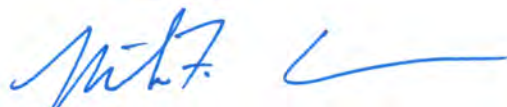
We appreciate the opportunity to be of continued service to you on this project. Please call if you have questions concerning the information provided.

Sincerely,

NV5



Colby R. Hunt, C.H.M.M.
Principal



Mike F. Coenen, P.E.
Principal Engineer



cc: Kevin Dana, Oregon Department of Environmental Quality (via email only)

CRH:MFC:sn

Attachments

One copy submitted (via email only)

Document ID: BRIDGEHous-1-13-050622-envlr.docx

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FIGURES



ENTRANCE RAMP TO SUBSURFACE PARKING LEVEL.



SUBSURFACE PARKING LEVEL.


	BRIDGEHOUS-1-13		SUBJECT PROPERTY PHOTOGRAPHS	
	MAY 2022		THE ABIGAIL PORTLAND, OR	FIGURE 1



MINOR CRACK AROUND UTILITY COVER IN SUBSURFACE PARKING LEVEL.



CONCRETE STAIRS AND SIDEWALKS ALONG BUILDING EXTERIOR.

	BRIDGEHOUS-1-13		SUBJECT PROPERTY PHOTOGRAPHS	
	MAY 2022		THE ABIGAIL PORTLAND, OR	FIGURE 2



HARDSCAPES AND PLANTER BOXES AROUND BUILDING EXTERIOR.



ASPHALT PATCH IN SIDEWALK ALONG BUILDING EXTERIOR.



HOLE OBSERVED IN CONCRETE IN EAST PORTION OF GARAGE ROOM P04A.



CLOSE-UP OF HOLE OBSERVED IN CONCRETE IN EAST PORTION OF GARAGE ROOM P04A.

ATTACHMENT A



**969 S Nebraska St.
Seattle, WA 98108
Phone: 503-542-7600
info@hawkequip.com
<http://hawkequip.com>**

**Client: Abigail
Calibrating Technician: Sean Zitek
Service Type: Calibration / Repair
Fixed Gas Sensors (CO & CH4)
Date: 07/12/2021**

Client: Abigail
Facility: The Abigail Appartments
Facility Address: 1650 NW 13th Ave. Portland, Or
Email:
Contact Person:
Phone:

Background information:

The facility is equipped with 16 CH4 sensors and 6 CO sensors which control exhaust fans. The client has requested yearly calibrations to ensure that the units have been properly installed and continue functioning within manufacturer's specifications.

Calibration Summary: 07/12/2021

Sensor Number	Type	Serial Number	Last Calibrated	Calibration Due	Sensor Expiration	Bump Test Gas	Responds with alarm?	Activated exhaust fan?
CH4-1.1	CH4	A12034	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-2.1	CH4	A14534	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-3.1	CH4	A12076	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH3-4.1	CH4	A14551	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-5.1	CH4	A12014	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-6.1	CH4	A14552	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-7.1	CH4	A11914	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-8.1	CH4	A14554	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES

Signature: Sean Zitek

Date: 07/12/2021

Calibration Summary: 07/12/2021

Sensor Number	Type	Serial Number	Last Calibrated	Calibration Due	Sensor Expiration	Bump Test Gas	Responds with alarm?	Activated exhaust fan?
CH4-9.1	CH4	A12036	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-10.1	CH4	A14555	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-11.1	CH4	A12073	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-12.1	CH4	A14557	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-13.1	CH4	A12054	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-14.1	CH4	A14560	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-15.1	CH4	A11915	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CH4-16.1	CH4	A14578	n/a	Calibrated 07/12/21 Next Due 07/12/22	2024	Bottle Number 18-6486 Expiration 09/29/21 CH4 50% LEL	YES	YES
CO-5.2	CO	A12028	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES

Signature: Sean Zitek

Date: 07/12/2021

Calibration Summary: 07/12/2021

Sensor Number	Type	Serial Number	Last Calibrated	Calibration Due	Sensor Expiration	Bump Test Gas	Responds with alarm?	Activated exhaust fan?
CO-6.2	CO	A14582	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES
CO-8.2	CO	A12110	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES
CO-11.2	CO	A14590	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES
CO-13.2	CO	A12029	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES
CO-15.2	CO	A14598	n/a	Calibrated 07/12/21 Next Due 07/12/22	2027	Bottle Number 19-6800 Expiration 08/02/23 CO 100 ppm	YES	YES

Signature: Sean Zitek

Date: 07/12/2021

Notes:

This visit was a follow up to our first visit (06/01/21) to finish up on repairing the fixed gas detection system. On the first visit we replaced half (8) of the methane (CH₄) sensors and 5 CO sensors. On this visit we replaced 7 remaining CH₄ sensors. One CO and one CH₄ sensor are located near the main exit door and these both calibrated, however they are at or near the end of their functioning life span and will need to be replaced on the next annual visit. After completion of replacing the sensors and repairing the system I found that the control panel programming was completely programmed wrong. I spent a couple of hours to fix this.

Now the entire fixed gas detection system (16 CH₄ and 6 CO Sensors) is in good working order and operates as it should. This system should be calibrated at LEAST on an annual basis to make sure it is operating as it should.

Equipment:



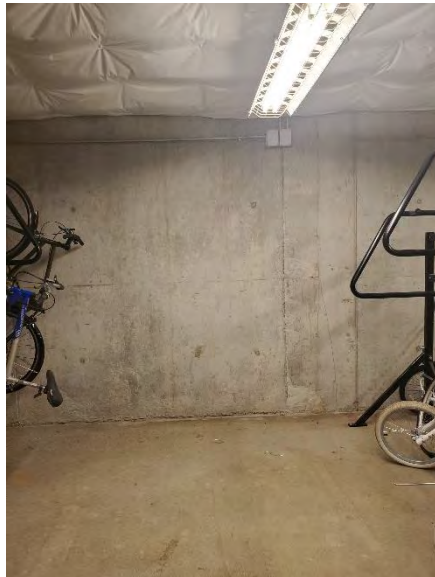
Control Panel



CH4 sensor and relay box



CO sensor



Sensor and relay box in bike room

Recommended Maintenance Schedule:

Sensor Model	Sensor Type	Calibration Frequency	Replacement Frequency
Intec: PolyGard	CO	Every 6 months	Every 6~7 years
:	NO2	Every 6 months	Every 2~3 years
Intec: Polygard	CH4	Every 6 months	Every 6~7 years

Calibration Procedure:

On the date listed in this report, each sensor was inspected and calibrated to ensure that it meets the manufacturer's specifications and reacts as per the project design specifications. The following inspection and testing steps were performed on each of the sensors listed in the calibration summary chart.

1. Visually inspect each sensor for damage, power, and secure installation.
2. Visually assess sensor height as it pertains to the project design specifications and manufacturer's recommendations
3. Document current calibration labels on each sensor
4. Expose each sensor to span gas as per standard calibrating procedures recommended by the manufacturer
5. Visually and auditory assess and document that alarms are activated when exposed to span gas
6. Document activation of exhaust fan unit (if controlled by sensor) as per project design specifications

Service Contract Terms:

The pricing below outlines the standard service charges that are to be expected in order to maintain the accuracy and proper functioning of your system. Unless otherwise stated, the pricing below includes travel fees, parts, labor, and reporting. Routine sensor calibration pricing assumes that all units within the scope of the service contract that are due for calibration will be maintained on the same day, and that visits will be scheduled no less than 14 days in advance. All other site visits may incur trip fees, minimum service charges, and/or after-hours rates.

Service	Units	Fees
Routinely scheduled sensor calibration	Per sensor	\$70.00 CO \$95.00 NO2 \$70.00 CH4 (\$175 w/life)
Routinely scheduled sensor replacement	Per sensor	\$ 70.00 + MSRP of part \$175.00 + MSRP w/lift
Regular business hours - multi-site visit.	Includes travel time, flight, car, gas, expenses, and toll's	Call for Quote
Miscellaneous damage repair, trouble-shooting, or unscheduled calibration/maintenance	Parts per item: Labor per hour:	MSRP \$105 (minimum one hour plus site visit fees)



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 http://hawkequip.com

Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12034	Unit: CH4-1.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 9:13 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Apartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14534	Unit: CH4-2.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 9:27 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



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Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12076	Unit: CH4-3.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 9:40 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14551	Unit: CH3-4.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 9:54 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12014	Unit: CH4-5.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 10:08 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14552	Unit: CH4-6.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 10:21 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A11914	Unit: CH4-7.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 10:35 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14554	Unit: CH4-8.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 10:49 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12036	Unit: CH4-9.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 11:02 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14555	Unit: CH4-10.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 11:16 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12073	Unit: CH4-11.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 11:30 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14557	Unit: CH4-12.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 11:43 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A12054	Unit: CH4-13.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 11:57 AM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14560	Unit: CH4-14.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 12:10 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A11915	Unit: CH4-15.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 12:24 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: Polygard
Serial Number and Unit Number	Serial #: A14578	Unit: CH4-16.1
Sensor CH4	Span Gas: 50% LEL	Reading 50% LEL
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 12:38 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

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Signature: *Sean Zitek*

Date: 07/12/2021



Client / Facility	Abigail / The Abigail Apartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A12028	Unit: CO-5.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX	FAIL
Calibration Date and Time	7/12/21 12:51 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

Signature: Sean Zitek

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969 S Nebraska St.
 Seattle, WA 98108
 Phone: 503-542-7600
 info@hawkequip.com
 http://hawkequip.com

Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A14582	Unit: CO-6.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 1:05 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A12110	Unit: CO-8.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX	FAIL
Calibration Date and Time	7/12/21 1:19 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

Signature: Sean Zitek

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A14590	Unit: CO-11.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX	FAIL
Calibration Date and Time	7/12/21 1:32 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

Signature: Sean Zitek

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A12029	Unit: CO-13.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX FAIL	
Calibration Date and Time	7/12/21 1:46 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



Client / Facility	Abigail / The Abigail Apartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr: Intec	Model #: PolyGard
Serial Number and Unit Number	Serial #: A14598	Unit: CO-15.2
Sensor CO	Span Gas: 100 ppm	Reading 100 PPM
Calibration Pass/Fail	PASS XXXX	FAIL
Calibration Date and Time	7/12/21 2:00 PM	
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/12/22	
Technician	Sean Zitek	

Signature: Sean Zitek

Hawk Equipment Services, Inc.



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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr:	Model #:
Serial Number and Unit Number	Serial #:	Unit:
Sensor	Span Gas:	Reading
Calibration Pass/Fail	<div>PASS</div> <div>FAIL</div>	
Calibration Date and Time		
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date		
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021



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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/12/21	
Monitor (Mfgr and Model)	Mfgr:	Model #:
Serial Number and Unit Number	Serial #:	Unit:
Sensor	Span Gas:	Reading
Calibration Pass/Fail	PASS FAIL	
Calibration Date and Time		
Temperature and Humidity	Temperature: 80 °F	Humidity: normal 50 % RH
Next Calibration Due Date		
Technician	Sean Zitek	

I certify that the information above is accurate and correct and that this sensor has been calibrated as per the manufacturer's specifications listed in the user manual.

Signature: *Sean Zitek*

Date: 07/12/2021

ATTACHMENT B

The Abigail – 1650 NW 13th Avenue, Portland, Oregon

Inspector(s): Andre D. DeJonge

Signature: _____

Date and Time of Inspection: 04/15/22 – 1000 to 1145

The following cap components were inspected. Areas of concern have been identified on the attached site map. Photographic documentation of each suspect feature observed during the cap inspection is also attached. Include a repair record, for those areas needing maintenance)

Condition of basement floor slab: Observed basement floor slab in good condition with minor hairline cracks that did not penetrate the slab. In addition, two drilled holes approximately 3-4 inches deep were observed in the northeast bike room.

Any suspect features, such as major cracks, damage, or settlement: Major cracks, damage, and/or settlement were not observed. However, the site maintenance personnel (Jack) who accompanied me during the inspection, related that the building had undergone some settlement over the last year resulting in the need to adjust doors and windows in multiple apartments. During the inspection suspect features indicative of settlement were not observed.

Previous area of repair observations: Not applicable

Any observations of areas where soil is migrating through the cap or where soil beneath the cap could be contacted that warrant repair? Soil migration through cap was not observed.

Any observations of areas where maintenance is required to maintain the integrity of the cap? In the area of the northeast bike room where drilled holes were observed, the maintenance personnel (Jack) assured me that he would patch the holes with "quickcrete" or some other similar cementitious substance to ensure the maintenance of cap integrity.

Other Observations, Comments, Concerns, Etc.:

Major cracks, damages, and/or settlement were not observed. However, the following observations were noted.

- Approximately 1" diameter holes, 3" to 4" deep were observed on the northeast portion of garage room PO2, on parking spot #51, and on the east portion of garage room PO4A (Bike Room). These features did not penetrate the cap and maintenance personnel assured me they would be patched.

Hairline cracks that did not penetrate the cap were observed on the garage slab in the following

locations:

- the drive aisle north of parking spots #39 to #42
- the northeast portion of garage room PO2
- originating from a Clean Out at parking spot #67
- originating from a floor drain at parking spot #79
- in the vicinity of a Clean Out and floor drain at parking spot #26
