January 23, 2023

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

Attention: Kathy Potts

Annual Cap Inspection – 2022
The Abigail
1650 NW 13th Avenue
Portland, Oregon
DEQ ECSI File No. 5856
Project: BRIDGEHous-1-13

NV5 is pleased to submit this 2022 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-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 2022. During the inspection of the methane monitoring and mitigation system, the system control panel was displaying errors that appeared to be associated with a recent building power issue. The control panel was reprogrammed and cleared of errors. The 16 methane sensors were functioning as intended and were calibrated during the July 2022 inspection. The completed methane monitoring and mitigation system report is presented in Attachment A.

The 2022 protective cap inspection was conducted in September 2022. The protective cap at the subject property was observed to be 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 2022. Two approximately 1-inch-diameter drill holes were observed in the east portion of a bike storage room located in the parking level of the subject property structure. The drill holes were approximately 3 to 4 inches deep and did not penetrate the cap. On-site maintenance personnel indicated that these two

[1] GeoDesign, Inc., 2016. *Cap Inspection and Maintenance Plan; The Abigail; 1650 NW 13th Avenue; Portland, Oregon; DEQ ECSI No. 5856*, dated December 14, 2016. GeoDesign Project: BRIDGEHous-1-12

drill holes will be repaired prior to the 2023 annual cap inspection. The Cap Inspection Report is presented in Attachment B. Photographs of the cap at the subject property are shown on Figures 1 and 2.

The 2023 annual cap inspection will be conducted in mid- to late 2023 at the approximate time of the annual inspection of the methane monitoring and mitigation system.

♦ ♦ ♦

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

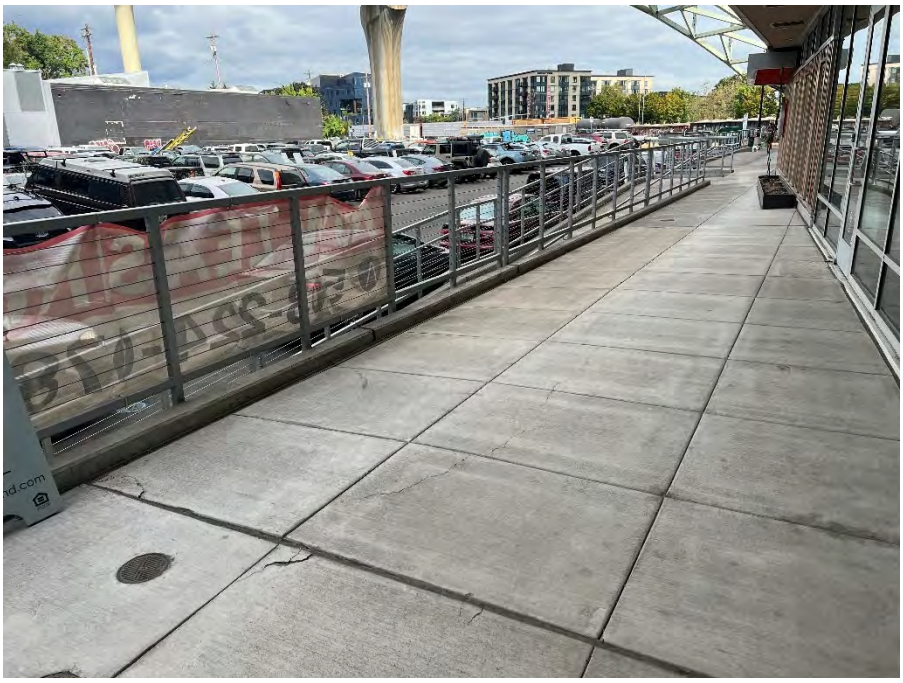
CRH:MFC:kt
Attachments
One copy submitted
Document ID: BRIDGEHous-1-13-012323-envlr.docx

FIGURES

MINOR CRACKS ON THE EXTERIOR SIDEWALK ALONG THE WEST EXTERIOR OF THE SUBJECT PROPERTY STRUCTURE. PHOTOGRAPH TAKEN FACING NORTHEAST.

MINOR CRACKS ON THE EXTERIOR SIDEWALK ON THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY STRUCTURE. PHOTOGRAPH TAKEN FACING SOUTHWEST.

NV5	BRIDGEHOUS-1-13	**SUBJECT PROPERTY PHOTOGRAPHS**	
	JANUARY 2023	THE ABIGAIL PORTLAND, OR	**FIGURE 1**



EXTERIOR SIDEWALK ON THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY STRUCTURE, WITH SOME MINOR CRACKS. PHOTOGRAPH TAKEN FACING NORTHWEST.

MINOR SEPARATION IN AN EXTERIOR SIDEWALK ON THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY STRUCTURE. PHOTOGRAPH TAKEN FACING NORTH.

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
Fixed Gas Sensors (CO & CH4)
Date: 07/29/2022

Client:	Abigail
Facility:	The Abigail Appartments
Facility Address:	1650 NW 13th Ave. Portland, Or
Email:	kpotts@bridgehousing.com
Contact Person:	Kathy Potts
Phone:	503-224-0789

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: 07/29/2022

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	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-2.1	CH4	A14534	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-3.1	CH4	A12076	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH3-4.1	CH4	A14551	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-5.1	CH4	A12014	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-6.1	CH4	A14552	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-7.1	CH4	A11914	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-8.1	CH4	A14554	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES

Signature: Sean Zitek **Date:** 07/29/2022

Calibration Summary: 07/29/2022

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	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-10.1	CH4	A14555	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-11.1	CH4	A12073	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-12.1	CH4	A14557	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-13.1	CH4	A12054	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-14.1	CH4	A14560	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-15.1	CH4	A11915	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CH4-16.1	CH4	A14578	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2024	Bottle Number 20-7209 Expiration 03/26/24 CH4 50% LEL	YES	YES
CO-5.2	CO	A12028	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES

Signature: Sean Zitek **Date:** 07/29/2022

Calibration Summary: 07/29/2022

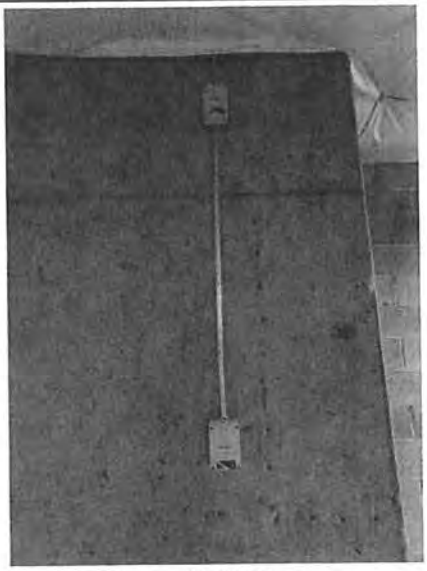
Sensor Number	Type	Serial Number	Last Calibrated	Calibration Due	Sensor Expiration	Bump Test Gas	Responds with alarm?	Activated exhaust fan?
CO-6.2	CO	A14582	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES
CO-8.2	CO	A12110	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES
CO-11.2	CO	A14590	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES
CO-13.2	CO	A12029	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES
CO-15.2	CO	A14598	07/12/21	Calibrated 07/29/22 Next Due 07/29/23	2027	Bottle Number 22-8579 Expiration 06/14/26 CO 100 ppm	YES	YES

Signature: Sean Zitek **Date:** 07/29/2022

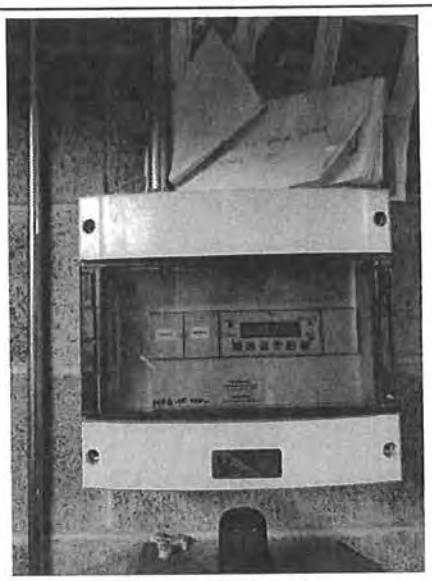
Notes:

On this visit we were contracted to conduct the annual calibration of the fixed gas detection system. This system consists of 16 methane sensors and 6 carbon monoxide sensors. Upun arrival The control panel had several errors and faults. It appears that there may have been a power issue earlier in July likely with the building. This caused the programming in the control panel to default causing system errors. I spent time reprogramming the system and cleared all the issues. All sensors calibrated and functioned as they should, however there are afew methane sensors that are showing signs of degradation. A minimum of annual calibration is reccomended.

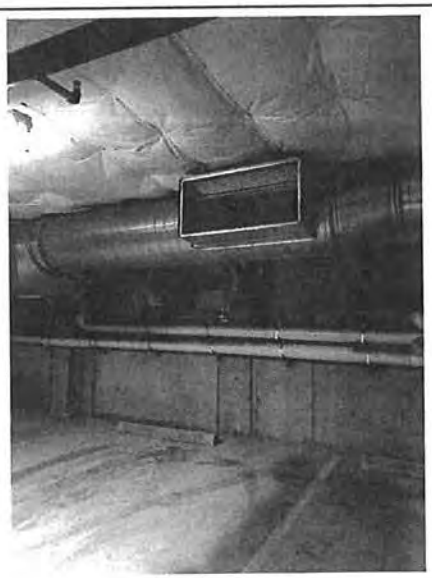
Equipment:



CO and CH4 Sensor



Control Panel



Exhaust System

Garage Area

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	$900.00 (price when included with multi site trip)
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	07/29/22	
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	7/29/22 11:15 AM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
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: 07/29/2022

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 11:30 AM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 11:45 AM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 12:00 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
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: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 12:15 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 12:30 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 12:45 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
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: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 1:00 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
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: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 1:15 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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http://hawkequip.com

Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 1:30 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 1:45 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 2:00 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 2:15 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: *Sean Zitek* Date: 07/29/2022

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 2:30 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
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Date	07/29/22	
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	7/29/22 2:45 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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	07/29/22	
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	7/29/22 3:00 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
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: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 3:15 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 3:30 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 3:45 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 4:00 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 4:15 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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	7/29/22 4:30 PM	
Temperature and Humidity	Temperature: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date	07/29/23	
Technician	Sean Zitek	

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Signature: Sean Zitek Date: 07/29/2022

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date		
Technician	Sean Zitek	

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Hawk Equipment Services, Inc. Sensor Calibration Sheet:

Client / Facility	Abigail / The Abigail Appartments	
Date	07/29/22	
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: 95 °F	Humidity: normal 50 % RH
Next Calibration Due Date		
Technician	Sean Zitek	

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Signature: *Sean Zitek* Date: 07/29/2022

ATTACHMENT B

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

Inspector(s): Andre D. DeJonge Signature: 

Date and Time of Inspection: 09/19/22 – 1000 to 1130

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, were not observed. The site maintenance personnel (Jack) who accompanied me during the inspection, related that the he believed 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 slight settlement were observed on the exterior sidewalk where minor to moderate cracking was apparent on the southwest corner of the building and in front of the main entrance.

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) informed me that he would remember to 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 at 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

Minor to moderate cracking was observed in the sidewalk on the southwest corner of the Building and in front of the building entrance.

Kathy Potts submitted a copy of the most recent gas mitigation system calibration report conducted by Hawk Equipment Services, Inc dated 07/29/22. According to the report. In general the fixed gas sensors calibrated were in working order with no sensor calibration failures.

Photographic Log: (Please print out all photos as 3 x 5 or larger and attach to report)

Photo I.D.	Location	Facing Direction	Description
1	W Exterior	NE	Minor cracking
2	SW Exterior	SW	Minor cracking
3	SW Exterior	NW	Minor cracking
4	SW Exterior	N	Minor separation