



Industrial Hygiene • Air Quality • Lead & Asbestos • Training • Health & Safety

2012 ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) 3-YEAR RE-INSPECTION REPORT

Conducted at:

SERRANO MIDDLE SCHOOL
4725 SAN JOSE STREET
MONTCLAIR, CALIFORNIA 91763

Prepared for:

MR. CRAIG MISSO
DIRECTOR FACILITIES, MAINTENANCE AND OPERATIONS
ONTARIO-MONTCLAIR SCHOOL DISTRICT
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Prepared by:

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I. EXECUTIVE SUMMARY

I. Executive Summary

In March 2012, Executive Environmental (EE) performed a re-inspection for asbestos-containing building materials (ACBMs) at Serrano Middle School, located at 4725 San Jose Street, Montclair, California. The purpose of the re-inspection was to comply with the U.S. Environmental Protection Agency (EPA) Code of Federal Regulations, Title 40, Section 763, Asbestos Hazard Emergency Response Act (AHERA) three-year re-inspection requirement.

Prior to the re-inspection, previous inspection reports were reviewed in order to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any materials had not been tested for asbestos.

After the review of the previous building inspections, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at Serrano Middle School have changed since the last inspection in 2009. Previously unidentified materials have been added to the AHERA documentation.

Below is a list of ACBMs present within each building:

Building A

- 12"x12" floor tile and mastic
- 9"x9" floor tile and mastic
- 1'x1' fissured ceiling and wall tiles
- Drywall with joint compound
- Fire-rated door

Building B

- 12"x12" floor tile mastic and mastic
- 1'x1' fissured ceiling and wall tiles
- Drywall with joint compound

Building C

- Kiln oven bricks
- Transite panel
- Drywall with joint compound

Building D

- Pipe and elbow insulation
- Drywall with joint compound

Building E

- 12"x12" floor tile mastic and mastic
- Pipe and elbow insulation

Building F

- 12"x12" floor tile mastic and mastic
- 9"x9" floor tile and mastic
- 1'x1' fissured ceiling and wall tiles
- Pipe and elbow insulation

Building G

- 12"x12" floor tile mastic and mastic
- 1'x1' fissured ceiling and wall tiles

Portables: Rooms 63 through 67 (rooms J1 through J5)

- All interior building materials are assumed to be asbestos containing

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection. To ensure the materials' integrity and continued good condition, it is recommended that friable materials be placed on the school's Operations and Maintenance (O&M) Program. Periodic surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EE can be of further assistance, please contact our main office at (626) 441-7050.

II. SURVEY RESULTS REPORT

**SERRANO MIDDLE SCHOOL
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type ^A	Friable	Cond. ^B	Response Action ^C	Notes
Building A	Water Heater Room	Pipe insulation						Removed
Building A	Server Room	12"x12" tan floor tile and associated mastic	75 SF	Misc.	No	G	PS	
Building A	Staff Work Room	12"x12" tan floor tile and associated mastic	700 SF	Misc.	No	G	PS	Material under carpet
Building A	Coordinator's Office	9"x9" gray floor tile and associated mastic	75 SF	Misc.	No	G	PS	
Building A	Staff Work Room	1'x1' wall tile (fissured)	20 SF	Misc.	Yes	G	O&M	
Building A	Rooms 11, 12, 13, 14, 15, and 16	1'x1' ceiling and wall tile (fissured)	900 SF	Misc.	Yes	G	O&M	
Building A	Student Services I & II, Conference Room, Principal's Office, and VP Office	9"x9" gray floor tile and associated mastic	3,600 SF	Misc.	No	G	PS	Assumed under carpet
Building A	South Entry to Main Office, Principal's Office, VP Office, West Corridor, and Men's & Women's Restrooms	12"x12" tan floor tile and associated mastic	3,600 SF	Misc.	No	G	PS	Assumed under carpet
Building A	Mechanical Room	Fire-rated door	2 EA	Misc.	No	G	PS	
Building A	Rooms 11, 12, 13, 14, 15, 16, and Testing Rooms	Drywall with joint compound	10,000 SF	Misc.	No	G	PS	Material tested positive for asbestos in 2006.
Building B	Rooms 21, 22, 25 and 27 (under carpet)	12"x12" tan floor tile and associated mastic	3,000 SF	Misc.	No	G	PS	Material removed from rooms 24 and 26
Building B	Room 23	12"x12" tan floor tile and associated mastic						Material removed in April 2006.

^A Misc. = Miscellaneous; Surf. = Surfacing; TSI = Thermal System Insulation

^B G = Good; D = Damaged; SD = Severely Damaged

^C PS = Periodic Surveillance; O&M = Operations & Maintenance Program; R = Removal

**SERRANO MIDDLE SCHOOL
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type ^A	Friable Cond. ^B	Response Action ^C	Notes
Building B	Rooms 21, 22, 23, 24, 25, 26, and 27	1'x1' ceiling and wall tile (fissured)	950 SF	Misc..	No	PS	
Building B	Rooms 21 - 27 and AV Room	Drywall with joint compound	7,000 SF	Misc.	No	PS	
Building C	Rooms 33 & 34 Storage Rooms	12"x12" tan floor tile and associated mastic					Material removed
Building C	Rooms 32 - 36	12"x12" tan floor tile and associated mastic					Material removed
Building C	Rooms 33 - 36	Drywall with joint compound	2,000 SF	Misc.	No	PS	Material tested positive for asbestos in 2006.
Building C	Kiln Room (Room 33)	Kiln oven bricks	100 SF	Misc.	No	PS	
Building C	Kiln Room (Room 33)	Transite panels	100 SF	Misc.	No	PS	
Building D	Custodial Room	Pipe insulation on hot water heater	5 LF	TSI	Yes	O&M	
Building D	Ceiling Space	Pipe elbow insulation	100 EA	TSI	Yes	O&M	
Building D	Rooms 31 and 32	12"x12" tan floor tile and associated mastic					
Building D	Rooms 31 and 32	Drywall with joint compound	2,000 SF	Misc.	No	PS	Material tested positive for asbestos in 2006.
Building E	Mechanical Room	Boiler insulation					Fiberglass insulation present.
Building E	Mechanical Room	Pipe insulation					Fiberglass insulation present.
Building E	Girls' and Boys' PE Offices, Locker Rooms and Girl's Towel Room	12"x12" tan floor tile and associated mastic					Material removed
Building E	Storage Room	12"x12" tan floor tile and associated mastic					Material removed

**SERRANO MIDDLE SCHOOL
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type ^A	Friable Cond. ^B	Response Action ^C	Notes
Building E	Entry to Room 53	12"x12" tan floor tile and associated mastic					Material removed
Building E	Rooms 51 and 52	12"x12" tan floor tile and associated mastic	1,800 SF	Misc.	No	PS	
Building E	Throughout Building E Wall Cavities and Ceiling Space	Pipe and elbow insulation	100 SF	TSI	Yes	O&M	Assumed to be still present.
Building F	Multipurpose Room	1'x1' ceiling and wall tile (fissure)	3,500 SF	Misc.	Yes	O&M	
Building F	Staff Lounge	12"x12" tan floor tile and associated mastic	800 SF	Misc.	No	PS	
Building F	Kitchen Food Storage Room	9"x9" gray floor tile and associated mastic	120 SF	Misc.	No	PS	
Building F	Multipurpose Room, Music Room, and Rooms 9 & 10	12"x12" tan floor tile and associated mastic	6,290 SF	Misc.	No	PS	
Building F	Throughout Building F Wall Cavities and Ceiling Space	Pipe and elbow insulation	100 SF	TSI	Yes	O&M	Assumed to be still present.
Building G	Room 43	12"x12" tan floor tile and associated mastic	800 SF	Misc.	No	PS	Material under carpet
Building G	Throughout Building G	1'x1' ceiling and wall tile (fissured)	1,500 SF	Misc.	Yes	O&M	
Building G	Book Room	9"x9" gray floor tile and associated mastic					Material removed
Building G	Rooms 41, 42, 44, 45 and Library	12"x12" tan floor tile and associated mastic					Material removed
Portables 63 through 67	Rooms J1 through J5	All interior building materials	All	Misc.		PS	All interior building materials assumed to be asbestos containing

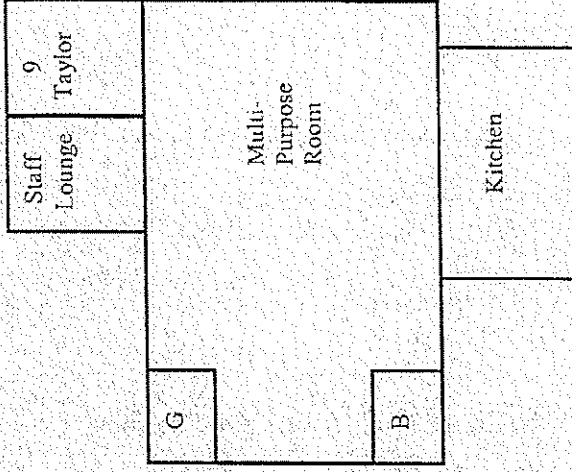
III. SITE MAP

2009-10 Room Assignments

16	15	14	13	12	11	Office		CsIng
Sager	Ortiz	Perri	Cain	G	Holtan	DeSousa		Nurse

21	Sparky's
Kaumeyer	22 Anderson
23 Wolfe	24 Arcf
25 Hampton	26 Scott
27 Skove	

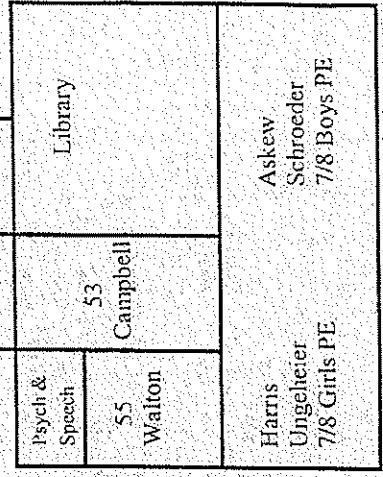
41	Student Services
Chapman	42
43	Kodama
Cervantes	44
45	Cox/Barbec
Gannon	



36	35	34	33
VanAlstine	Megaw	Howarth	Gideon
	7 th Lab	8 th Lab	

G	32	31	B
	Yeh		Cust.
OH			Staff
B			G

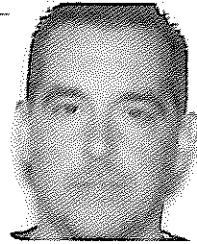
67	66	65	64	63
Open	Montes	Swartz	DeLuca	Hansher



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IV. INSPECTOR'S CERTIFICATIONS

State of California
 Division of Occupational Safety and Health
Certified Asbestos Consultant



Timothy D Galeana

Name
 Certification No. **98-2470**
 Expires on **11/16/12**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

Certificate Of Completion


Asbestos Building Inspector Refresher Course

DOSH #:CA-015-06

Tim Galeana
 ABIR0210120007N2015

John Vreeland
 Principal Instructor

2/10/2012
Course Start Date


John Brown
 Training Director

2/10/2012
Course End Date

2/10/2012
Exam Date

2/10/2013
Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

NATEC International, Inc.
 National Association of Training and Environmental Consulting

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Important Industry Contacts

ESL-OSHA Phone: (916) 574-2593
 PH (916) 483-0522 Fax Notification
 Website: www.dir.ca.gov/calosha.com

DHS/CLPP: PH (510) 621-5000
 Website: www.dhs.ca.gov/childlead

SCAQMD: PH (909) 396-3739
 PH (909) 396-3342 (fax)

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This Card is not course substitute for certificate and is not accepted by OSHA as proof of certification

This Card Acknowledges That
Tim Galeana

Holds Training Certification For
Asbestos Building Inspector Refresher Course
 (Valid for 12 months)

Training Date 2/10/2012 John Brown
 Certificate No. ABIR0210120007N2015 Training Director

V. DISCLAIMER/REPORT LIMITATIONS

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All reports and recommendations are based on conditions and practices observed and information made available to Executive Environmental (EE) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, nor to indicate that other hazards do not exist. No responsibility is assumed by EE for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EE, for and on the behalf of the client. Services provided by EE shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.