



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

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

Conducted at:

VERNON MIDDLE SCHOOL
9775 VERNON AVENUE
MONTCLAIR, CALIFORNIA 91763

Prepared for:


MR. CRAIG MISSO
ONTARIO-MONTCLAIR SCHOOL DISTRICT
950 WEST D STREET
ONTARIO, CALIFORNIA 91762

Prepared by:

EXECUTIVE ENVIRONMENTAL
310 EAST FOOTHILL BLVD., SUITE 200
ARCADIA, CALIFORNIA 91006

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Report assembled by:


Yesenia Galeana
Technical Report Writer
Executive Environmental

Report generated/reviewed by:



Tim Galeana, CAC # 98-2470
Senior Project Manager
Executive Environmental

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I. EXECUTIVE SUMMARY

I. Executive Summary

In February 2012, Executive Environmental (EE) performed a re-inspection for asbestos-containing building materials (ACBM) at Vernon Middle School, located at 9775 Vernon Avenue, 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 walkthrough inspection of the site was performed. The inspection revealed that conditions at Vernon 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

Building B

- 1'x1' wall tile, random hole
- 12"x12" floor tile and mastic
- Window putty

Building C

- 1'x1' random wall tile

Building D

- 2'x2' ceiling and wall tile, straight hole
- 1'x1' ceiling and wall tile, random hole
- Fire-rated door

Building E

- 12"x12" floor tile mastic

Building G

- 1'x1' wall tile, random hole
- 1'x1' ceiling tile, random hole
- 9"x9" floor tile and mastic

Building H

- 1'x1' wall tile, random hole
- Cement asbestos panels

Building J

- 1'x1' wall tile, random hole

Building K

- 1'x1' wall tile, random hole
- 12"x12" floor tile mastic

Building L

- 4" pipe insulation

Building M

- 1'x1' wall tile, random hole
- 12"x12" floor tile and mastic

Building N

- 1'x1' random wall tile
- 1'x1' random ceiling tile
- 9"x9" floor tile and mastic
- 12"x12" floor tile and mastic
- Fire-rated doors

Building P

- 1'x1' ceiling and wall tile, random hole

Portables P70, P71, P72

- All interior building materials are assumed to be asbestos containing

No ACBMs have been identified in Portables P73, P74, P75, P76, P77, P78 or P79, which were manufactured by Aurora Modular or Modtech Industrial. The District has manufacture letters to the effect that no ACBMs were used in the construction of the portables; these portables are exempt from the AHERA inspection.

The pipe insulation located in the Women's coach's office in Building K was identified to be damaged, removal of this material is recommended. 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.

Please note that although AHERA regulations do not apply to exterior asbestos-containing materials, they are regulated by the California Occupational Safety and Health Administration (Cal/OSHA) regulations, and have been included in this report for informational purposes only.

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

VERNON MIDDLE SCHOOL
2012 AHERA 3-Year Re-Inspection

Building	Location	Material	Quantity	Type ^A	Friable Cond. ^B	Response Action ^C	Notes
Building A	Supply room	12"x12" white with brown floor tile and associated mastic	300 SF	Misc.	No	PS	
Building B	Room 4	1'x1' wall tile, random hole	40 SF	Misc.	Yes	O&M	
Building B	Room 6	1'x1' wall tile, random hole	30 SF	Misc.	Yes	O&M	
Building B	Room 6	12"x12" floor tile and associated mastic	800 SF	Misc.	No	PS	Assumed under carpet
Building B	Rooms 4 and 5	12"x12" white with brown floor tile and associated mastic					Removed
Building B	Rooms 5 and 6	Window putty	25 SF	Surf.	No		<1% chrysothile. Included for informational purposes only (exterior materials not covered in AHERA).
Building B	Room 5	9"x9" gray floor tile and associated mastic					Removed
Building C	Room 7	1'x1' wall tile, random hole	10 SF	Misc.	Yes	O&M	
Building C	Room 8	1'x1' wall tile, random hole	50 SF	Misc.	Yes	O&M	
Building C	Rooms 7 and 8	12"x12" White with brown floor tile and associated mastic					Removed
Building C	Student bathroom	White vinyl floor sheeting and associated mastic					Removed
Building D	Mechanical Room (south)	4" pipe insulation					Removed
Building D	Mechanical Room (south)	2" pipe insulation					Removed
Building D	MPR	2'x2' ceiling and wall tile, straight hole	20 SF	Misc.	Yes	O&M	

^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

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Building	Location	Material	Quantity	Type ^A	Friable	Cond. ^B	Response Action ^C	Notes
Building D	Music Room 1	1'x1' ceiling and wall tile random hole	2,000 SF	Misc.	Yes	G	O&M	
Building D	Mechanical Rooms	Fire-rated door	1 EA	Misc.	No	G	PS	Southside only
Building D	Kitchen Office	9"x9" beige floor tile						Removed
Building D	Music Room 1	12"x12" floor tile and associated mastic						Removed
Building D	MPR and Platform	12"x12" floor tile and associated mastic						Removed
Building E	Room 2	12"x12" brown floor tile and associated mastic	2,000 SF	Misc.	No	G	PS	Assumed under carpet
Building F	Rooms 11-13	12"x12" white with brown floor tile and associated mastic						Removed
Building G	Custodial Room	12"x12" various floor tile and associated mastic	40 SF	Misc.	No	G	PS	
Building G	Room 21	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building G	Room 22	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building G	Room 23	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building G	Custodial Room	1'x1' ceiling tile, random hole	700 SF	Misc.	Yes	G	O&M	
Building G	Rooms 21-23	12"x12" tan floor tile						Removed
Building G	Custodial Room	9"x9" gray floor tile and associated mastic	600 SF	Misc.	No	G	PS	
Building H	Above exterior doors	Cement asbestos panel	60 SF	Misc.	No	G	PS	Door transoms
Building H	Room 31	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building H	Room 32	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building H	Room 33	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M	
Building H	Rooms 31-36	12"x12" floor tile and associated mastic						Removed

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Building	Location	Material	Quantity	Type ^A	Friable Cond. ^B	Response Action ^C	Notes
Building J	Room 14	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building J	Room 15	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building J	Room 16	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building J	Rooms 14-16	12"x12" tan floor tile					Removed
Building K	Room 24	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building K	Room 25	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building K	Room 26	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building K	Rooms 24-26	12"x12" white with brown floor tile and associated mastic	2,400 SF	Misc.	No	G	PS Assumed under carpet
Building L	Women's Coach's Office	4" pipe insulation	20 LF	TSI	Yes	D	Remove Removal of this material is recommended.
Building L	Men's and Women's PE Office	12"x12" floor tile and associated mastic					Removed
Building M	Room 34	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building M	Room 35	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building M	Room 36	1'x1' wall tile, random hole	50 SF	Misc.	Yes	G	O&M
Building M	Rooms 34-36	12"x12" floor tile and associated mastic	2,400 SF	Misc.	No	G	PS Assumed under carpet
Building N	Network Room	12"x12" off-white floor tile and associated mastic	50 SF	Misc.	No	G	PS
Building N	Network Room	1'x1' wall tile, random hole	40 SF	Misc.	Yes	G	O&M
Building N	Library	1'x1' wall tile, random hole	2,500 SF	Misc.	Yes	G	O&M
Building N	Room 10	1'x1' wall tile, random hole	100 SF	Misc.	Yes	G	O&M
Building N	Room 10 Storage	Fire-rated door	1 EA	Misc.	No	G	PS
Building N	Mechanical Room	Fire-rated door	1 EA	Misc.	No	G	PS

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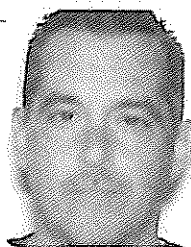
Building	Location	Material	Quantity	Type ^A	Friable Cond. ^B	Response Action ^C	Notes
Building N	Bookroom	9"x9" tan floor tile and associated mastic	300 SF	Misc.	No	PS	
Building N	Science Classroom, Art Classroom, and Prep Rooms (2)	12"x12" green floor tile and associated mastic					Removed
Building N	Storage	Mastic on 12"x12" floor tile					Removed
Building N	Mechanical Room/Library	Fire-rated door					Removed
Building P	Room 50	1'x1' ceiling and wall tile random hole	1,500 SF	Misc.	Yes	O&M	
Building P	Room 50	12"x12" white floor tile					Removed
Portables 70 through 72	Portables P70 through P72	All interior building materials	All	Misc.	G	PS	All interior building materials assumed to be asbestos containing

III. SITE DRAWING

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

2/10/2012
Course End Date

John Brown
Training Director

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

1100 Technology Circle - Suite A, Anaheim, CA 92805 • www.natecintl.com • 800-969-3228

Important Industry Contacts

CAL-OSHA Phone: (916) 574-2593
 Fax: (916) 483-0572 Fax Notification
 Website: www.dir.ca.gov/catosha.com

DHS/CLEPPE Phone: (530) 622-5000
 Website: www.dhs.ca.gov/eh/ehc/ad

SCAGMD Phone: (909) 396-3735
 Fax: (909) 396-3342 (Fax)

NATEC International, Inc.
 National Association of Training and Environmental Consulting
 Anaheim, CA | Oakland, CA | Marianas & Guam

Asbestos Consultant: Timothy D Galeana

P.O. Box 25205 Anaheim, CA 92825-5205
 (714) 678-2750, (800) 969-3228, Fax (714) 678-2757
 www.natecintl.com

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

*This Card is not suitable substitute for certification and is not accepted by SCAGMD as proof of certification

This Card Acknowledges That
Tim Galeana

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

Training Date: 2/10/2012
 Certificate No: ABIR0210120007N2015

John Brown
 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.