



**AHERA
3-YEAR REINSPECTION REPORT
WHITMAN MIDDLE SCHOOL
100 CORTHELL AVENUE
WHITMAN, MASSACHUSETTS**

Submitted To:

Mr. Ernest Sandland
Facilities Department/LEA
Whitman Hanson Regional School District
600 Franklin Street
Whitman, MA 02382

Inspector:

Gregory Hatch

Partner
American Environmental Consultants, Inc
Massachusetts Inspector # AI061535

December 29, 2015



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1.0 INTRODUCTION

American Environmental Consultants, Inc (AEC) was retained by the Whitman Hanson Regional School District (WHRSD) to perform a three-year reinspection at the Whitman Middle School located at 100 Corthell Avenue in Whitman, Massachusetts.

The inspection was performed on December 15, 2015 by AEC's Industrial Hygienist, Gregory Hatch, with Massachusetts State Accreditation # AI061535.

The purpose of this inspection is to visually reinspect and reassess all friable and non-friable known or assumed asbestos-containing building material (ACBM) within the school facility in compliance with the United States Environmental Protection Agency's (USEPA) Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763.85 [b]).

The reinspection was conducted in two phases.

PHASE I

- Review the existing management plan and discuss with the designated person response actions completed.
- Review abatement/remedial activities, work orders and training records since management plan implementation, if applicable.
- Obtain 8 1/2" x 11" drawings from the Local Education Agency (LEA).

PHASE II

- Visually re-inspect and reassess the condition of all friable known or assumed ACBM.
- Visually inspect material that was previously identified as non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or reinspection.
- Identify homogeneous areas with materials that have become friable since the last inspection or reinspection.
- Assess the condition of any newly friable materials.
- Submit to the designated person any assessments or reassessments made of friable known or assumed ACBM as identified in the original inspection report.
- Submit a report detailing the results of the reinspection for inclusion into the LEA's management plans.

2.0 **DISCUSSION**

The management plan on file at the office of the LEA was reviewed and the following summarizes this review.

2.1 **Designated Person**

Mr. Ernest Sandland
Facilities Department
Whitman Hanson Regional School District
600 Franklin Street
Whitman, MA 02382

The AHERA regulation 763.84[g](1) states that "the general LEA shall designate a person to ensure that requirements under this section are properly implemented". Section 763.84[g](2) further states that "the LEA shall ensure that the designated person receives adequate training to perform duties assigned under this section".

2.2 **Yearly Building Occupant Notification**

"The designated person must ensure that workers and building occupants, or their legal guardians, are informed at least once each school year about inspections, response actions, and post-response action activities, including periodic re-inspection and surveillance activities that are planned or in progress", as per the AHERA regulation section 763.84(c).

The records for previous years have been incorporated into the management plan for the school and a copy is also attached in Appendix G. AEC recommends that copies of the records be incorporated into the management plans to satisfy the requirement to maintain and update the plan.

2.3 **Custodial/Maintenance Personnel Training**

Custodial and maintenance personnel hired are required to receive a minimum of 2 hours "asbestos awareness training". Training should be provided within 60 days of employment.

Documentation of the 2 hour Asbestos Awareness training for maintenance staff working currently in the building was available during the inspection and is attached in Appendix H. Documentation of training is included in the Management Plan. If any staff remains untrained, training should be provided and documented in the Management Plan.

2.4 Periodic Surveillance

The LEA shall conduct six-month periodic surveillance of all known ACBM present in each school in accordance with the AHERA Regulation. A 2 hour trained staff member may conduct the six-month inspection. The inspection is performed to document any changes in condition in the ACBMs.

Records were available documenting the six-month periodic surveillance inspections. AEC recommends documenting these periodic inspections and, that copies of these records be entered into the management plan to satisfy the requirement to maintain and update the plan. The records should be maintained in a central location. The attached Appendix B can be copied and used as a basis for the re-inspection.

2.5 Warning Labels

As per the AHERA regulation section 763.95[a], "the LEA shall attach a warning label immediately adjacent to any friable and non-friable ACBM and suspected ACBM assumed to be asbestos-containing material (ACM) located in routine maintenance areas (such as boiler rooms) at each school building".

No suspect friable materials were observed in routine maintenance areas.

2.6 Summary of Response Actions

According to the LEA, there has not been any work in the school in the last three years therefore, no records of response actions were found in the management plan since the last AHERA 3-year inspection performed in January 2012.

3.0 **REINSPECTION EPA ASSESSMENT SUMMARY**

3.1 **ACBM Remaining**

Asbestos-containing and assumed asbestos containing building materials remaining in the building includes:

Surfacing Materials

No suspect surfacing materials were identified

Thermal System Insulation

Most of the thermal system insulation observed was non-ACM. Suspect pipe fitting insulation on domestic water and on roof drains was observed and found to be in good condition. The fitting insulation and roof drain insulation was sampled and determined to be non-ACM.

Miscellaneous Materials

Miscellaneous materials are located in areas throughout the school building. Detailed locations, amounts and condition information can be found in Appendix B and C.

3.2 **Additional ACBM Identified**

No additional ACBM was identified during the reinspection.

3.3 **Results and Recommendations**

The identified ACBM remaining in the Whitman Middle School was inspected and found to be in generally good condition.

The materials should continue to be maintained in place under the O & M plan until removal is made necessary by renovations or demolition.

4.0 CONCLUSIONS

The AHERA three year reinspection at the Whitman Middle School was performed on December 15, 2015 in accordance with the AHERA regulations. A management plan audit was performed with additional results and recommendations for correction and updating the management plan listed in Section 2 of this report.

The ACM/PACM was found to be in good condition with a low potential for damage.

Recommendations/schedule/Cost:

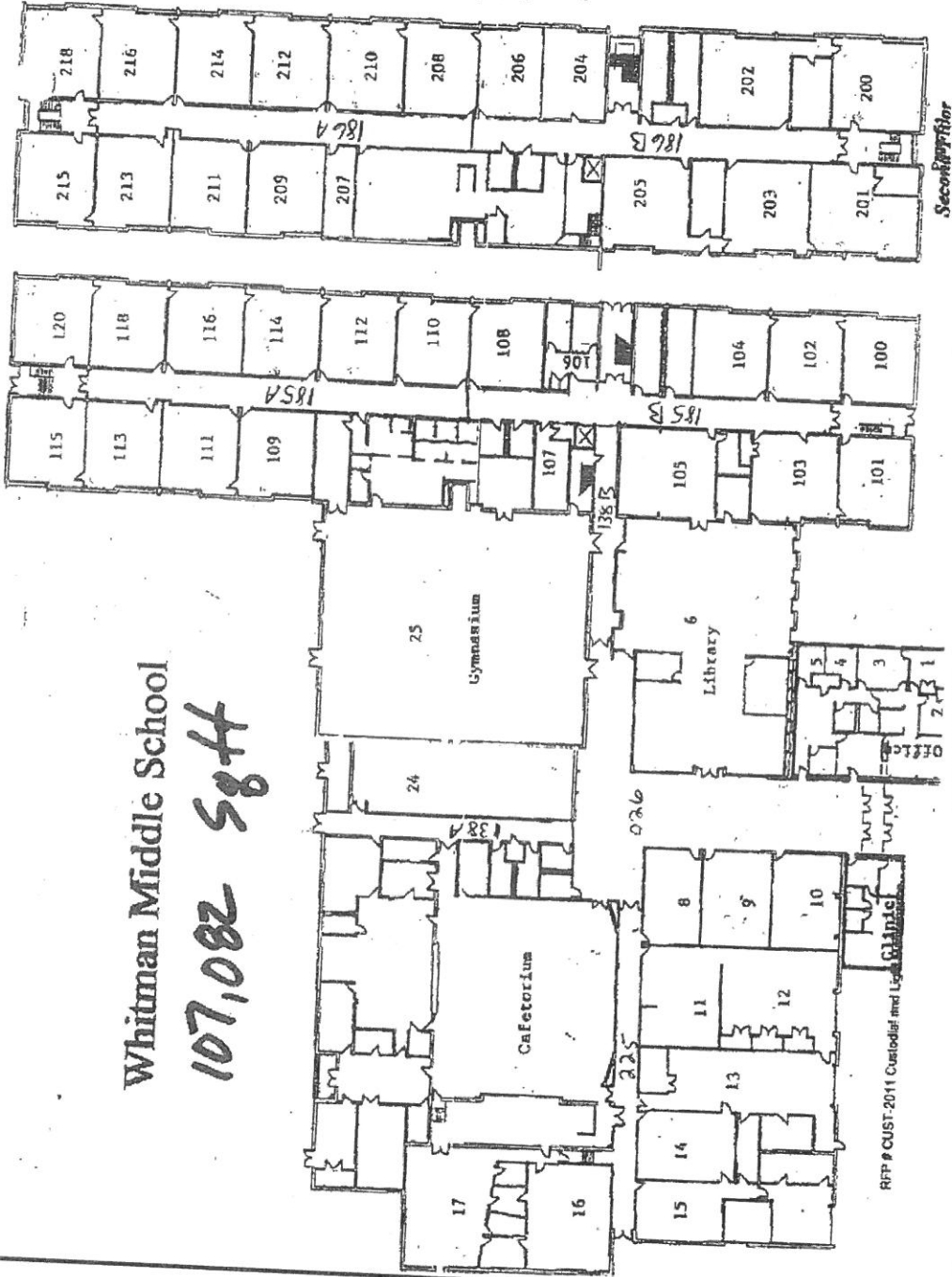
- a. There will be a cost for response actions between this re-inspection and the next. This is dependant on renovation and operation/maintenance activities. There will be a cost related to consulting services and abatement contractor services.
- b. There will be time associated with each six month periodic inspection. It is anticipated that this activity would require a full 8 hour shift.

APPENDIX A
FLOOR PLANS

Whitman Middle School

107,082 sq ft

2nd floor ↓



APPENDIX B
ACBM REMAINING

ACBM REMAINING

The following abbreviations were used in the Reinspection Assessment Table that follows:

SF = Square Feet; LF = Linear Feet; EA = Each

The assessment is divided into two categories. The physical assessment and the hazard potential assessment as follows:

PHYSICAL ASSESSMENT:

The physical assessment is divided into the following seven categories and describes the material condition at the time of the inspection:

- Physical Condition #1 - Damaged or significantly damaged thermal insulation.
- Physical Condition #2 Damaged friable surfacing ACM.
- Physical Condition #3 Significantly damaged friable surfacing ACM.
- Physical Condition #4 Damaged or significantly damaged friable miscellaneous ACM.
- Physical Condition #5 ACBM with potential for damage.
- Physical Condition #6 ACBM with potential for significant damage.
- Physical Condition #7 Any remaining friable ACBM or friable suspected ACBM.

HAZARD ASSESSMENT:

The hazard assessment is a combination of the physical assessment combined with the potential for disturbance (i.e. physical contact, vibration air movement) as follows:

- Hazard rank #1 – Good condition/Low potential for disturbance
- Hazard rank #2 – Good condition/ Moderate potential for disturbance
- Hazard rank #3 – Good condition/ High potential for disturbance
- Hazard rank #4 – Fair condition/Low potential for disturbance
- Hazard rank #5 – Fair condition/Moderate potential for disturbance
- Hazard rank #6 – Fair condition/ High potential for disturbance
- Hazard rank #7 – Poor condition (significant damage)

**Whitman Middle School
3-YEAR REINSPECTION
ASSESSMENT TABLE**

Project No. 421902

December 29, 2015

Location: Building- Floor/Room or Area	Type of Material	Quantity	Homogenous Area Number	Physical/ Hazard Assessment	Condition	Friable/Non- Friable (F/NF)
Cafeteria	4'x4' Concave ceiling tile	3,600 SF	HA-1	5/1	Good	F
Classrooms: 11, 12, 14, 16, 17, 108, 110, 111, 113, 116, 208, 210, 214 and hallway areas and Cafeteria	12"x12" beige mottled floor tile	28,000 SF	HA-2	5/1	Good	NF
Sporadic classroom and hallway areas and Cafeteria	Mastic	28,000 SF	HA-3	5/1	Good	NF
Kitchen	4" ceramic tile wall grout	600 SF	HA-4	5/1	Good	NF
Kitchen	4" ceramic tile mortar	600 SF	HA-5	5/1	Good	NF
Kitchen	6" Terrazzo floor grout	450 SF	HA-6	5/1	Good	NF
Kitchen	6" Terrazzo floor adhesive	450 SF	HA-7	5/1	Good	NF
Classrooms: 8, 9, 10, 13, Teacher's room, Office bathrooms, Gym Storage, and Hallway areas	12"x12" White with blue floor tile	22,000 SF	HA-8	5/1	Good	NF

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Classrooms: 8, 9, 10, 13, Teacher's room, Office bathrooms, Gym Storage, and Hallway areas	Mastic	22,000 SF	HA-9	5/1	Good	NF
Rooms 13 and 14	Gray duct seal	100 SF	HA-10	5/1	Good	NF
Room 14, Clinic, Main Office	Interior window glaze	100 LF	HA-11	5/1	Good	NF
Room 13, 11, 100, Main Office bathrooms	Black sink undercoat	10 EA	HA-12	5/1	Good	NF
Hallway and Gym storage room	12"x12" Yellow/brown floor tile	2,400 SF	HA-13	5/1	Good	NF
Hallway and Gym storage room	Mastic	2,400 SF	HA-14	5/1	Good	NF
Main Office, Library, Room 105 and 203	Carpet Mastic	7,700 SF	HA-15	5/1	Good	NF
Exercise Room	6" Violet VCB	240 LF	HA-16	5/1	Good	NF
Exercise Room	Mastic	240 LF	HA-17	5/2	Good	NF
Gym	Heavy black VCB	400 LF	HA-18	5/2	Good	NF
Gym	Mastic	400 LF	HA-19	5/2	Good	NF

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3-YEAR REINSPECTION
ASSESSMENT TABLE**

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December 29, 2015

Location: Building- Floor/Room or Area	Type of Material	Quantity	Homogenous Area Number	Physical/ Hazard Assessment	Condition	Friable/Non- Friable (F/NF)
Hallways	12"x12" Green floor tile	2,300 SF	HA-20	5/2	Good	NF
Hallways	Mastic	2,300 SF	HA-21	5/2	Good	NF
Hallways	12"x12" Blue floor tile	2,300 SF	HA-22	5/2	Good	NF
Hallways	Mastic	2,300 SF	HA-23	5/2	Good	NF
Rooms 104,108, 112,118, 201, 206, 211, 213, 212, 216, 218,	12"x12" light beige floor tile	12,000 SF	HA-24	5/2	Good	NF
Rooms 104,108, 112,118, 201, 206, 211, 213, 212, 216, 218,	Mastic	12,000 SF	HA-25	5/2	Good	NF
Storage room (105), Room 114	12"x12" White beige floor tile	450 SF	HA-26	5/2	Good	NF
Storage room (105), Room 114	Mastic	450 SF	HA-27	5/2	Good	NF
Rooms 109, 115, 205, 207, 209 and 215	12"x12" White floor tile with gray	6,000 SF	HA-28	5/2	Good	NF
Rooms 109, 115, 205, 207, 209 and 215	Mastic	6,000 SF	HA-29	5/2	Good	NF

**Whitman Middle School
3-YEAR REINSPECTION
ASSESSMENT TABLE**

December 29, 2015

Project No. 421902

Location: Building- Floor/Room or Area	Type of Material	Quantity	Homogenous Area Number	Physical/ Hazard Assessment	Condition	Friable/Non- Friable (F/NF)
2 nd floor classrooms and hallway	Green Cove base	5,500 LF	HA-30	5/2	Good	NF
2 nd floor classrooms and hallway	Mastic	5,500 LF	HA-31	5/2	Good	NF
Room 100	Gray sink undercoat	1 EA	HA-32	5/2	Good	NF
Bathrooms	2" Ceramic tile floor grout	1,800 SF	HA-33	5/2	Good	NF
Bathrooms	2" Ceramic tile floor adhesive	1,800 SF	HA-34	5/2	Good	NF
Bathrooms	4" Ceramic tile wall grout	2,200 SF	HA-35	5/2	Good	NF
Bathrooms	4" Ceramic tile wall adhesive	2,200 SF	HA-36	5/2	Good	NF
Cafeteria	12"x12" Brown mottled VFT	1,400 SF	HA-37	5/2	Good	NF
Cafeteria	Mastic	1,400 SF	HA-38	5/2	Good	NF

6- Month Periodic Re-inspection:

Date Re-inspected: _____

Re-inspection done by: _____

Changes in Condition: _____

APPENDIX C
HOMOGENOUS AREA SAMPLING GUIDE

HOMOGENOUS AREA SAMPLING GUIDE

Note: Where mastic is listed, it is associated with the material above. (i.e. Floor tile is followed by mastic and cove base is followed by mastic etc).

Whitman Middle School 3-YEAR REINSPECTION HOMOGENOUS MATERIAL TABLE							
December 29, 2015				Project No. 421902			
Homogenous Material Number	Material	Sampled (Yes/No)	ACM (yes/no)	Date Sampled	How Many Samples	Lab Doing Analysis	Lab Project Number
HA-1	4'x4' Concave ceiling tile	No	N/A	N/A	N/A	N/A	N/A
HA-2	12"x12" beige mottled floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-3	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-4	4" ceramic tile wall grout	No	N/A	N/A	N/A	N/A	N/A
HA-5	4" ceramic tile mortar	No	N/A	N/A	N/A	N/A	N/A
HA-6	6" Terrazzo floor grout	No	N/A	N/A	N/A	N/A	N/A
HA-7	6" Terrazzo floor adhesive	No	N/A	N/A	N/A	N/A	N/A
HA-8	12"x12" White with blue floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-9	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-10	Gray duct seal	No	N/A	N/A	N/A	N/A	N/A
HA-11	Interior window glaze	No	N/A	N/A	N/A	N/A	N/A
HA-12	Black sink undercoat	No	N/A	N/A	N/A	N/A	N/A

**Whitman Middle School
3-YEAR REINSPECTION
HOMOGENOUS MATERIAL TABLE**

Project No. 421902

December 29, 2015

Homogenous Material Number	Material	Sampled (Yes/No)	ACM (yes/no)	Date Sampled	How Many Samples	Lab Doing Analysis	Lab Project Number
HA-13	12"x12" Yellow/brown floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-14	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-15	Carpet Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-16	6" Violet VCB	No	N/A	N/A	N/A	N/A	N/A
HA-17	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-18	Heavy black VCB	No	N/A	N/A	N/A	N/A	N/A
HA-19	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-20	12"x12" Green floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-21	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-22	12"x12" Blue floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-23	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-24	12"x12" light beige floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-25	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-26	12"x12" White beige floor tile	No	N/A	N/A	N/A	N/A	N/A
HA-27	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-28	12"x12" White floor tile with gray	No	N/A	N/A	N/A	N/A	N/A
HA-29	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-30	Green Cove base	No	N/A	N/A	N/A	N/A	N/A
HA-31	Mastic	No	N/A	N/A	N/A	N/A	N/A

**Whitman Middle School
3-YEAR REINSPECTION
HOMOGENOUS MATERIAL TABLE**

December 29, 2015

Project No. 421902

Homogenous Material Number	Material	Sampled (Yes/No)	ACM (yes/no)	Date Sampled	How Many Samples	Lab Doing Analysis	Lab Project Number
HA-32	Gray sink undercoat	No	N/A	N/A	N/A	N/A	N/A
HA-33	2" Ceramic tile floor grout	No	N/A	N/A	N/A	N/A	N/A
HA-34	2" Ceramic tile floor adhesive	No	N/A	N/A	N/A	N/A	N/A
HA-35	4" Ceramic tile wall grout	No	N/A	N/A	N/A	N/A	N/A
HA-36	4" Ceramic tile wall adhesive	No	N/A	N/A	N/A	N/A	N/A
HA-37	12"x12" Brown mottled VFT	No	N/A	N/A	N/A	N/A	N/A
HA-38	Mastic	No	N/A	N/A	N/A	N/A	N/A
HA-39	2'x4' Sheetrock ceiling tile	Yes	No	12/15/15	2	San Air	15039846
HA-40	Older 2'x4' faux 2'x2' ceiling tile	Yes	No	12/15/15	2	San Air	15039846
HA-41	Newer 2'x4' faux 2'x2' ceiling tile	Yes	No	12/15/15	2	San Air	15039846
HA-42	Fitting Insulation	Yes	No	12/15/15	3	San Air	15039846
HA-43	2'x4' Newer ceiling tile	Yes	No	12/15/15	2	San Air	15039846
HA-44	Blue cove base	Yes	No	12/15/15	2	San Air	15039846
HA-45	Cove base mastic	Yes	No	12/15/15	2	San Air	15039846
HA-46	Sheetrock	Yes	No	12/15/15	2	San Air	15039846
HA-47	Joint Compound	Yes	No	12/15/15	2	San Air	15039846
HA-48	2'x4' Ceiling tile	Yes	No	12/15/15	2	San Air	15039846

**Whitman Middle School
3-YEAR REINSPECTION
HOMOGENOUS MATERIAL TABLE**

Project No. 421902

December 29, 2015

Homogenous Material Number	Material	Sampled (Yes/No)	ACM (yes/no)	Date Sampled	How Many Samples	Lab Doing Analysis	Lab Project Number
HA-49	Fitting insulation on roof drain	Yes	No	12/15/15	3	San Air	15039846

N/A – Not applicable as the material has not been sampled.