

SIX-MONTH SURVEILLANCE

DISTRICT Chico Unified School District DATE September 8, 1995

SCHOOL McManus Elementary INSPECTOR Ron Jones 

HOMOG. ASBESTOS MATERIAL LOCATION CONDITION: CODE & COMMENTS

BLDG.	MAT.#	MATERIAL	LOCATION	CONDITION: CODE & COMMENTS
A	Wall plas	5-10	Kitchen, Admin., halls	1-4
A	9" VFT	5-10	Kitchen	1-4
A	TOC	1-5	Kitchen pantry	1-4
A	PW & Debr	10-15	Admin attic above men's rr	7 July '93
A	PW Str	40-45	Kitchen attic	7 July '93
A	Air cell	Assumed	Custodial closet	7 July '93
A	Tran pipe	Assumed	Kitchen heater closet	1-4
B	Wall plas	5-10	RR, hall area, boiler room	1-4
B	TOC	1-5	Custodial room & hall	1-4
B	Mud Jnt	25-30	Main boiler room	7
B	Counter-top lino	1-5	Classroom areas	1-4

CONDITION CODES

GENERAL CONDITION: (1) GOOD (2) DAMAGED (3) SIGNIFICANTLY DAMAGED (25% OR MORE)
CHANGE IN CONDITION: (4) NO (5) YES (IF YES, EXPLAIN UNDER COMMENTS)
ABATED: (6) REPAIRED (7) REMOVED (8) ENCAPSULATED (9) ENCLOSED (10) ISOLATED & RESTRICTED
MISC: (11) INACCESSIBLE, NO SURVEILLANCE DATA (12) OTHER (EXPLAIN UNDER COMMENTS)

SIX-MONTH SURVEILLANCE

DISTRICT Chico Unified School District DATE September 8, 1995
 SCHOOL McManus Elementary INSPECTOR Ron Jones

HOMOG. ASBESTOS MATERIAL LOCATION CONDITION: CODE & COMMENTS

B	9" VFT	1-5	Rm 9 & rest of wing	7 July '93
B	Air Cell	Assumed	Main B/R room, custodial room attic	1-4
B	Tank Wrap	Assumed	Main B/R room	1-4
B	B/R air cell	Assumed	Main B/R room	1-4
B	Pipewrap	60-70%	In attics and walls	11
C	Duct wrap	70-75	Sm B/R room, attic	7 July '93
C	Wall plas	5-10	Old RR, B/R room	Retested - no asbestos
C	9" VFT	5-10	Rm 2 and rest of wing	7 July '93
D	Wall plas	5-10	Cust. rm, hall, RR area	1-4
D	9" VFT	5-10	Hall, classroom areas	1-4
D	TOC	1-5	Hall & custodial room	1-4

CONDITION CODES

GENERAL CONDITION: (1) GOOD (2) DAMAGED (3) SIGNIFICANTLY DAMAGED (25% OR MORE)
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DISTRICT Chico Unified School District DATE September 8, 1995

SCHOOL McManus Elementary INSPECTOR Ron Jones

HOMOG. ASBESTOS

MAT.# MATERIAL LOCATION

CONDITION: CODE & COMMENTS

BLDG.	D	PW	20-25	Custodial room	1-4 PW Str-fiber., PW Cnr-ACM
	Port	Drywall	Assumed	Behind tagboard	1-4

CONDITION CODES

GENERAL CONDITION: (1) GOOD (2) DAMAGED (3) SIGNIFICANTLY DAMAGED (25% OR MORE)

CHANGE IN CONDITION: (4) NO (5) YES (IF YES, EXPLAIN UNDER COMMENTS)

ABATED: (6) REPAIRED (7) REMOVED (8) ENCAPSULATED (9) ENCLOSED (10) ISOLATED & RESTRICTED

MISC: (11) INACCESSIBLE, NO SURVEILLANCE DATA (12) OTHER (EXPLAIN UNDER COMMENTS)

HMS, INC.
HAZARD MANAGEMENT SERVICES, INC.

CHICO UNIFIED SCHOOL DISTRICT

McMANUS ELEMENTARY

AHERA THREE-YEAR REINSPECTION SUMMARY

APRIL 12, 1995

At this site all non-friable materials including wall plaster, trowled-on-ceiling, countertop linoleum, drywall and transite pipe were inspected and were found to be in good condition. These materials will remain non-friable as long as they are not sanded, drilled, cut or otherwise abused so that a powder is produced. Removal of these materials will require an asbestos abatement contractor in most cases.

The following thermal system insulation (TSI) materials were found at this site. Even though they were not friable, an evaluation sheet and a Form C is included for these materials. These materials must not be handled by district personnel.

<u>Non-friable TSI</u>	<u>Location</u>
Boiler Insulation	Bldg. B - Main Boiler Room
Pipewrap Joints	Bldg. D - Custodial Room

See "Special Notes" section concerning drywall sampling and renovations/demonstrations. This page contains valuable information which must be considered before any alterations, modernization, renovations or demolitions occur.

Be sure to add this report to your management plan at the district and at the appropriate site.

INFORMATION SHEET

SPECIAL NOTE NO. 1 – DRYWALL/SHEETROCK

Drywall and its components continue to present problems both for our clients and for us. The inconsistency of sample results indicates that even the EPA\AHERA method for sampling drywall is inadequate. Although three to 15 or more drywall samples may have been collected at your school(s), the results may not be representative of what is present. Asbestos sometimes is found in the drywall itself, in its tape and/or joint compound or in the final texture coat applied to finish the appearance. It can be found in any combination in these materials. It can also be found in patching materials used to repair damaged drywall. Paint added to otherwise non-homogeneous materials can also produce inappropriate assumptions that all materials are the same.

To account for the variability in drywall construction we strongly advise that any substantial renovation project involving drywall be preceded by a comprehensive evaluation of the materials designated for handling.

SPECIAL NOTE NO. 2 – RENOVATIONS/DEMOLITIONS

Please be aware that many possible asbestos-containing materials were specifically exempted from inspection and identification by the AHERA sampling protocol. These exempted materials included roofing materials, most exterior plasters, exterior window putty, exterior transite panels and shingles, some exterior thermal system insulation and a few other materials. AHERA also exempted heat resistant countertops and transite blackboards and a few other materials found inside of buildings.

While these materials are exempted by AHERA, they are not exempted by Cal/OSHA or EPA's regulation in its "National Emission Standards for Hazardous Air Pollutants" (NESHAP). Therefore, any renovation activity involving these materials must be preceded by a sampling project to identify asbestos-containing materials which may be regulated by these agencies or the local Air Pollution Control District. You cannot rely on your AHERA reports to identify all of these additional materials.

DISTRICT Chico Unified School District DATE April 11, 1995
 SCHOOL McManus Elementary INSPECTOR Doug Colley
 HOMOG. ASBESTOS

BLDG. MATERIAL CONTENT LOCATION

CONDITION: CODE & COMMENTS

A	Wall plas	5-10	Kitchen, Admin., halls	CUSD lists all of this plaster as removed in previous 6-month survey, HMS found wall plaster in Kitchen and Hall (Both 1-4), is this new plaster? If so please add letter stating no ACMs were used during reconstruction.
A	9" VFT	5-10	Kitchen	1 - 4
A	TOC	1-5	Kitchen Pantry	1 - 4
A	PW & Debr	10-15	Admin attic above men's rr	7 July '93
A	PW Str	40-45	Kitchen attic	7 July '93
A	Air cell	Assumed	Custodial closet	7 July '93
A	Tran pipe	Assumed	Kitchen Heater Closet	1 - 4
B	Wall plas	5-10	RR, hall area, boiler room	CUSD lists these areas as abated in previous 6-month survey, HMS has found Wall Plaster in these areas (1 - 4), is this new? If so please add letter stating no ACMs were used during reconstruction.
B	TOC	1-5	Custodial room & hall	CUSD lists these areas as abated in previous 6-month survey, HMS has found Wall plaster in these areas (1 - 4), is this new? If so please add letter stating no ACMs were used during reconstruction.
B	Mud Jnt	25-30	Main boiler room	7
B	Counter-top lino	1-5	Classroom areas	1-4

THREE YEAR REINSPECTION

DISTRICT Chico Unified School District
 SCHOOL McManus Elementary

DATE April 11, 1995
 INSPECTOR Michael Sharp

BLDG. HOMOG. ASBESTOS
 MATERIAL CONTENT

LOCATION

CONDITION: CODE & COMMENTS

B	9" VFT	1-5	Rm 9 & rest of wing	7 July '93	
B	Air Cell	Assumed	Main B/R room, custodial room attic	1-4	
B	Tank Wrap	Assumed	Main B/R room		CUSD lists this material as abated in previous 6-month survey, HMS has found Tank Wrap in this area (1-4), is this new? If so please add letter stating no ACMs were used to replace old tank wrap.
B	B/R air cell	Assumed	Main B/R room	1-4	
B	Pipewrap	60-70%	In Attics and Walls		11 Material inaccessible, discovered during remodel of July 93.
C	Duct wrap	70-75	Sm B/R room, attic	7 July '93	
C	Wall plas	5-10	Old RR, B/R room		Retested - no asbestos. Please add samples results showing NO ACM in this material to MP.
C	9" VFT	5-10	Rm 2 and rest of wing	7 July '93	
D	Wall plas	5-10	Cust. rm, hall, RR area	1-4	
D	9" VFT	5-10	Hall, classroom areas	1-4	
D	TOC	1-5	Hall & custodial room	1-4	
D	PW	20-25	Custodial room	1-4	PW Str-fiber., PW Cnr-ACM
Portables	Drywall	Assumed	Behind Tag Board	1 - 4	

CONDITION CODES

GENERAL CONDITION: (1) GOOD (2) DAMAGED (3) SIGNIFICANTLY DAMAGED (25% OR MORE)
CHANGE IN CONDITION: (4) NO (5) YES (IF YES, EXPLAIN UNDER COMMENTS)
ABATED: (6) REPAIRED (7) REMOVED (8) ENCAPSULATED (9) ENCLOSED (10) ISOLATED & RESTRICTED
MISC: (11) INACCESSIBLE, NO SURVEILLANCE DATA (12) OTHER (EXPLAIN UNDER COMMENTS)

HAZARD MANAGEMENT SERVICES, INC.

PHYSICAL AND HAZARD ASSESSMENT OF FRIABLE ACBM OR FRIABLE ASSUMED ACBM (SEC. 763.93)

FORM C

THREE-YEAR REINSPECTION

DISTRICT CHICO UNIFIED SCHOOL DISTRICT	CDS CODE												
SCHOOL McManus	PHONE NUMBER (916)891-3096												
ADDRESS Chico													
BUILDING NAME B	INSPECTION DATE 04/11/95												
FUNCTIONAL SPACE Attics	LINE NO. FROM FORM B NA												
TYPE OF FRIABLE ACBM TSI Pipewrap													
1. CONDITION OF ACBM (Overall Rating) GOOD													
2. POTENTIAL FOR DISTURBANCE (Overall Rating) Low													
3. HAZARD ASSESSMENT (Combine Ratings from Items 1 and 2 and Check Appropriate Box)													
CONDITION OF ACBM	POTENTIAL FOR DISTURBANCE												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">LOW</td> <td style="width: 33%; text-align: center;">MODERATE</td> <td style="width: 33%; text-align: center;">HIGH</td> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">5</td> <td style="text-align: center;">6</td> </tr> <tr> <td style="text-align: center;">7</td> <td style="text-align: center;">7</td> <td style="text-align: center;">7</td> </tr> </table>	LOW	MODERATE	HIGH	1	2	3	4	5	6	7	7	7
LOW	MODERATE	HIGH											
1	2	3											
4	5	6											
7	7	7											
GOOD	1 XXX 2 3												
DAMAGED	4 5 6												
SIGNIFICANTLY DAMAGED	7 7 7												
4. RECOMMENDED RESPONSE ACTION (S) AND COST(S)													
RESPONSE ACTION	ESTIMATED COSTS												
YES A. OPERATION AND MAINTENANCE _____	\$ 100.00												
B. REPAIR _____	\$ 0.00												
C. ENCAPSULATION _____	\$ 0.00												
D. ENCLOSURE _____	\$ 0.00												
E. REMOVAL _____	\$ 0.00												
TOTAL COST	\$ 100.00												
5. NARRATIVE OF RECOMMENDED RESPONSE ACTIONS <small>(Attach Additional Sheets if Necessary)</small>													
This material shall be visually inspected frequently and the room shall be posted.													
Comments:													

HAZARD MANAGEMENT SERVICES, INC.
Inspection Form I-1

Line on Form B TSI

District: CHICO UNIFIED SCHOOL DISTRICT

School: McManus

Date: 04/11/95

Building: B

Inspectors: MCS/DRC

Location: Attics

Material: Pipewrap

Amount of Material: 70 Linear Feet

CONDITION: GOOD

Extent of damage: None

Type of damage:

Air...N

Deterioration...N

Water...N

Physical...N

Flaking...N

Feet of Damaged Material: None Seen Feet

POTENTIAL FOR DISTURBANCE:

Accessibility: Low

Vibration....: Low

Air Erosion...: Low

Water.....: Low

Occupancy....: Low

PREVENTATIVE MEASURES:

Fix Leaks:.....

Prevent h2O Contact:..... YES

Do not DCSG*:..... YES

Do not Affix Signs/Decos:

Avoid Contact:..... YES

REMEDIAL ACTIONS

Isolate/Restrict:

Repair Clean-up.:

Encapsulate.....

Remove.....

O&M.....: YES

*Do not DCSG = Do not Drill, Cut, Sand or Grind

ACBM Condition - Assessment

Condition of Material GOOD

Potential For Damage to Material Low

Hazard Ranking

Hazard Rank 1 - Significantly Damaged

Hazard Rank 2 - Damaged with High Potential for Significant Damage

Hazard Rank 3 - Damaged with Moderate Potential for Significant Damage

Hazard Rank 4 - Damaged with Low Potential for Significant Damage

Hazard Rank 5 - No Damage with High Potential for Damage

Hazard Rank 6 - No Damage with Moderate Potential for Damage

XXX Hazard Rank 7 - No Damage with Low Potential for Damage

HAZARD MANAGEMENT SERVICES, INC.

PHYSICAL AND HAZARD ASSESSMENT OF FRIABLE ACBM OR FRIABLE ASSUMED ACBM (SEC. 763.93)

FORM C

THREE-YEAR REINSPECTION

DISTRICT	CHICO UNIFIED SCHOOL DISTRICT	CD# CODE
SCHOOL	McManus	PHONE NUMBER (916)891-3096
ADDRESS	Chico	
BUILDING NAME	B	INSPECTION DATE 04/11/95
FUNCTIONAL SPACE	Boiler Room	LINE NO. FROM FORM B NA
TYPE OF FRIABLE ACBM	TSI Air Cell Tank Wrap and Boiler Lining	

1. **CONDITION OF ACBM (Overall Rating)** GOOD
2. **POTENTIAL FOR DISTURBANCE (Overall Rating)** Low
3. **HAZARD ASSESSMENT (Combine Ratings from Items 1 and 2 and Check Appropriate Box)**

CONDITION OF ACBM	POTENTIAL FOR DISTURBANCE		
	LOW	MODERATE	HIGH
GOOD	1 XXX	2	3
DAMAGED	4	5	6
SIGNIFICANTLY DAMAGED	7	7	7

4. RECOMMENDED RESPONSE ACTION (S) AND COST(S)

RESPONSE ACTION	ESTIMATED COSTS
YES A. OPERATION AND MAINTENANCE -----	\$ 100.00
B. REPAIR -----	\$ 0.00
C. ENCAPSULATION -----	\$ 0.00
D. ENCLOSURE -----	\$ 0.00
E. REMOVAL -----	\$ 0.00
TOTAL COST	\$ 100.00

5. NARRATIVE OF RECOMMENDED RESPONSE ACTIONS (Attach Additional Sheets if Necessary)

This material shall be visually inspected frequently and the room shall be posted.

Comments:

HAZARD MANAGEMENT SERVICES, INC.
Inspection Form I-1

Line on Form B TSI

District: CHICO UNIFIED SCHOOL DISTRICT

School: McManus

Date: 04/11/95

Building: B

Inspectors: MCS/DRC

Location: Boiler Room

Material: Air Cell Tank Wrap and Boiler Lining

Amount of Material: 20 Square Feet

CONDITION: GOOD

Extent of damage: None

Type of damage:

Air...N

Deterioration...N

Water...N

Physical...N

Flaking...N

Feet of Damaged Material: None Feet

POTENTIAL FOR DISTURBANCE:

Accessibility: Moderate

Vibration....: Low

Air Erosion...: Low

Water.....: Low

Occupancy....: Moderate

PREVENTATIVE MEASURES:

Fix Leaks:.....

Prevent h2O Contact:..... YES

Do not DCSG:..... YES

Do not Affix Signs/Decos:

Avoid Contact:..... YES

REMEDIAL ACTIONS

Isolate/Restrict:

Repair Clean-up.:

Encapsulate.....

Remove.....

O&M.....: YES

*Do not DCSG = Do not Drill, Cut, Sand or Grind

ACBM Condition - Assessment

Condition of Material GOOD

Potential For Damage to Material Low

Hazard Ranking

Hazard Rank 1 - Significantly Damaged

Hazard Rank 2 - Damaged with High Potential for Significant Damage

Hazard Rank 3 - Damaged with Moderate Potential for Significant Damage

Hazard Rank 4 - Damaged with Low Potential for Significant Damage

Hazard Rank 5 - No Damage with High Potential for Damage

Hazard Rank 6 - No Damage with Moderate Potential for Damage

XXX Hazard Rank 7 - No Damage with Low Potential for Damage

HAZARD MANAGEMENT SERVICES, INC.

PHYSICAL AND HAZARD ASSESSMENT OF FRIABLE ACBM OR FRIABLE ASSUMED ACBM (SEC. 763.93)

FORM C

THREE-YEAR REINSPECTION

DISTRICT CHICO UNIFIED SCHOOL DISTRICT	CDS CODE
SCHOOL McManus	PHONE NUMBER (916)891-3096
ADDRESS Chico	
BUILDING NAME D	INSPECTION DATE 04/11/95
FUNCTIONAL SPACE Custodial Room	LINE NO. FROM FORM B NA
TYPE OF FRIABLE ACBM TSI Pipewrap Joints	
1. CONDITION OF ACBM (Overall Rating) GOOD	
2. POTENTIAL FOR DISTURBANCE (Overall Rating) Low	
3. HAZARD ASSESSMENT (Combine Ratings from Items 1 and 2 and Check Appropriate Box)	
CONDITION OF ACBM	POTENTIAL FOR DISTURBANCE
	LOW MODERATE HIGH
GOOD	1 XXX 2 3
DAMAGED	4 5 6
SIGNIFICANTLY DAMAGED	7 7 7
4. RECOMMENDED RESPONSE ACTION (S) AND COST(S)	
RESPONSE ACTION	ESTIMATED COSTS
YES A. OPERATION AND MAINTENANCE -----	\$ 100.00
B. REPAIR -----	\$ 0.00
C. ENCAPSULATION -----	\$ 0.00
D. ENCLOSURE -----	\$ 0.00
E. REMOVAL -----	\$ 0.00
TOTAL COST	\$ 100.00
5. NARRATIVE OF RECOMMENDED RESPONSE ACTIONS <small>(Attach Additional Sheets if Necessary)</small>	
This material shall be visually inspected frequently and the room shall be posted.	
Comments:	

HAZARD MANAGEMENT SERVICES, INC.
Inspection Form I-1

Line on Form B TSI

District: CHICO UNIFIED SCHOOL DISTRICT

School: McManus

Date: 04/11/95

Building: D

Inspectors: MCS/DRC

Location: Custodial Room

Material: Pipewrap Joints

Amount of Material: 11 Linear Feet

CONDITION: GOOD

Extent of damage: None

Type of damage:

Air...N

Deterioration...N

Water...N

Physical...N

Flaking...N

Feet of Damaged Material: None Feet

POTENTIAL FOR DISTURBANCE:

Accessibility: Moderate

Vibration....: Low

Air Erosion...: Low

Water.....: Low

Occupancy....: Moderate

PREVENTATIVE MEASURES:

Fix Leaks:.....

Prevent h2O Contact:..... YES

Do not DCSG*:..... YES

Do not Affix Signs/Decos:

Avoid Contact:..... YES

REMEDIAL ACTIONS

Isolate/Restrict:

Repair Clean-up.:

Encapsulate.....

Remove.....

O&N.....: YES

*Do not DCSG = Do not Drill, Cut, Sand or Grind

ACBM Condition - Assessment

Condition of Material GOOD

Potential For Damage to Material Low

Hazard Ranking

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