

SIX-MONTH SURVEILLANCE

DISTRICT Chico Unified School District DATE January 6, 1996

SCHOOL Neal Dow Elementary INSPECTOR Ron Jones *RJ*

BLDG.	HOMOG. MAT.#	ASBESTOS MATERIAL	LOCATION	CONDITION: CODE & COMMENTS
A	9" VFT	1-5	Admin. area	1 - 4 carpeted
A	9" VFT	1-5	Classrooms & Hallway	1 - 4
A	Lino	5-10	Nurses Office RR	1 - 4
A	TSI	25-30	Admin. Attic	1 (needs label) 4
A	PW Cnr	25-30	Admin. Attic Hallway	1 - 4
A	PW Str	35-40	Admin. Attic Hallway	1 - 4
A	Large PW Str	35-40	Boiler Room	1 - 4
A	Small PW Str	30-55	Boiler Room	1 - 4
A	Breeching	20-30	Boiler Room	1 - 4
A	Fire Door	Assumed	Boiler Room	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 January 6, 1996  
 SCHOOL Neal Dow Elementary INSPECTOR Ron Jones

BLDG.	HOMOG. MAT.#	ASBESTOS MATERIAL	LOCATION	CONDITION: CODE & COMMENTS
B	2x4 FCP	5-10	Round House Quad	2 - 4
B	T-O-C	1-5	Round House Quad Center	1 - 4
B	Mud Jnt	25-30	Attic	1 - 4
C	9" VFT	1-5	Kindergarten	1 - 4
C	T-O-C	1-5	Center of Building	1 - 4
All	Tran panl	Assumed	Above Windows	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)  
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MISC: (11) INACCESSIBLE, NO SURVEILLANCE DATA (12) OTHER (EXPLAIN UNDER COMMENTS)

DISTRICT Chico Unified School District DATE September 8, 1995

SCHOOL Neal Dow Elementary INSPECTOR Ron Jones



HOMOG. ASBESTOS MATERIAL LOCATION CONDITION: CODE & COMMENTS

BLDG.	MAT.#	MATERIAL	LOCATION	CONDITION: CODE & COMMENTS
A	9" VFT	1-5	Admin. area	1 - 4 carpeted
A	9" VFT	1-5	Classrooms & Hallway	1 - 4
A	Lino	5-10	Nurses Office RR	1 - 4
A	TSI	25-30	Admin. Attic	1 (needs label) 4
A	PW Cnr	25-30	Admin. Attic Hallway	1 - 4
A	PW Str	35-40	Admin. Attic Hallway	1 - 4
A	Large PW Str	35-40	Boiler Room	1 - 4
A	Small PW Str	30-55	Boiler Room	1 - 4
A	Breeching	20-30	Boiler Room	1 - 4
A	Fire Door	Assumed	Boiler Room	1 - 4

CONDITION CODES

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

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SIX-MONTH SURVEILLANCE

DISTRICT Chico Unified School District DATE September 8, 1995

SCHOOL Neal Dow Elementary INSPECTOR Ron Jones

*RJ*

HOMOG. ASBESTOS  
 MAT.# MATERIAL LOCATION CONDITION: CODE & COMMENTS

BLDG.	HOMOG.	ASBESTOS	MATERIAL	LOCATION	CONDITION: CODE & COMMENTS
B	2x4 FCP	5-10		Round House Quad	2 - 4
B	T-O-C	1-5		Round House Quad Center	1 - 4
B	Mud Jnt	25-30		Attic	1 - 4
C	9" VFT	1-5		Kindergarten	1 - 4
C	T-O-C	1-5		Center of Building	1 - 4
All	Tran panl	Assumed		Above Windows	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 NEAL DOW ELEMENTARY AHERA THREE-YEAR REINSPECTION SUMMARY

APRIL 12, 1995

At this site all non-friable materials including 9" VFTs, transite panels, linoleum, troweled-on-ceiling and fire doors 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>
Pipewrap .....	Bldg. A - Administration & Hallway Attics
Pipewrap .....	Bldg. A - Boiler Room
Pipewrap Joints .....	Bldg. B - Attic

The following friable asbestos-containing materials were noted at this site. Friable materials are those that can release asbestos fibers with a minimum of contact or disturbance. Friable asbestos-containing materials can only be handled by an asbestos abatement contractor. Evaluation sheets and Form Cs are provided for these materials.

<u>Friable ACM</u>	<u>Location</u>
2 x 4 FCPs .....	Round House Quad

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.

THREE YEAR REINSPECTION

DISTRICT Chico Unified School District DATE April 11, 1995

SCHOOL Neal Dow Elementary INSPECTOR Michael Sharp

BLDG.	HOMOG. MATERIAL	ASBESTOS CONTENT	LOCATION	CONDITION: CODE & COMMENTS
A	9" VFT	1-5	Admin. area	1 - 4 carpeted
A	9" VFTS	1-5	Classrooms & Hallway	1 - 4
A	Lino	5-10	Nurses Office RR	1 - 4
A	TSI	25-30	Admin. Attic	1 (needs label) 4
A	PW Cnr	25-30	Admin. Attic Hallway	1 - 4
A	PW Str	35-40	Admin. Attic Hallway	1 - 4
A	Large PW Str	35-40	Boiler Room	1 - 4
A	Small PW Str	30-55	Boiler Room	1 - 4
A	Breeching	20-30	Boiler Room	1 - 4
A	Fire Door	Assumed	Boiler Room	7

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)

THREE YEAR REINSPECTION

DISTRICT Chico Unified School District

DATE April 11, 1995

SCHOOL Neal Dow Elementary

INSPECTOR Michael Sharp

BLDG. HOMOG. MATERIAL ASBESTOS CONTENT

LOCATION

CONDITION: CODE & COMMENTS

BLDG.	HOMOG. MATERIAL	ASBESTOS CONTENT	LOCATION	CONDITION: CODE & COMMENTS
B	2x4 FCP	5-10	Round House Quad	2 - 4 Replace Tiles, Fix Leaks
B	T-O-C	1-5	Round House Quad Center	1 - 4
B	Mud Jnt	25-30	Attic	11 Could not access without disturbing ACM FCPs, Assume joints are in danger from water leaks that have damaged tiles.
C	9" VFT	1-5	Kindergarten	1 - 4
C	T-O-C	1-5	Center of Building	1 - 4
All	Tran panl	Assumed	Exteriors	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 <b>CHICO UNIFIED SCHOOL DISTRICT</b>		CDS CODE	
SCHOOL <b>Neal Dow</b>		PHONE NUMBER <b>(916)891-3096</b>	
ADDRESS <b>Chico</b>			
BUILDING NAME <b>A</b>		INSPECTION DATE <b>04/11/95</b>	
FUNCTIONAL SPACE <b>Admin and Hallway Attics</b>		LINE NO. FROM FORM B <b>NA</b>	
TYPE OF FRIABLE ACBM <b>TSI Pipewrap</b>			
1. <b>CONDITION OF ACBM (Overall Rating)</b> <span style="float: right;"><b>GOOD</b></span>			
2. <b>POTENTIAL FOR DISTURBANCE (Overall Rating)</b> <span style="float: right;"><b>Low</b></span>			
3. <b>HAZARD ASSESSMENT (Combine Ratings from Items 1 and 2 and Check Appropriate Box)</b>			
<b>CONDITION OF ACBM</b>	<b>POTENTIAL FOR DISTURBANCE</b>		
	<b>LOW</b>	<b>MODERATE</b>	<b>HIGH</b>
GOOD	1 <b>XXX</b>	2	3
DAMAGED	4	5	6
SIGNIFICANTLY DAMAGED	7	7	7
4. <b>RECOMMENDED RESPONSE ACTION (S) AND COST(S)</b>			
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	
<b>TOTAL COST</b>		<b>\$ 100.00</b>	
5. <b>NARRATIVE OF RECOMMENDED RESPONSE ACTIONS</b> <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:** Neal Dow

**Date:** 04/11/95

**Building:** A

**Inspectors:** MCS/DRC

**Location:** Admin and Hallway Attics

**Material:** Pipewrap

**Amount of Material:** 350 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: 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

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**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

<b>TRICT</b> CHICO UNIFIED SCHOOL DISTRICT		CDS CODE	
SCHOOL <b>Neal Dow</b>		PHONE NUMBER <b>(916)891-3096</b>	
ADDRESS <b>Chico</b>			
BUILDING NAME <b>A</b>		INSPECTION DATE <b>04/11/95</b>	
FUNCTIONAL SPACE <b>Boiler Room</b>		LINE NO. FROM FORM B <b>NA</b>	
TYPE OF FRIABLE ACBM <b>TSI Pipewrap and Breeching</b>			
1. <b>CONDITION OF ACBM (Overall Rating)</b> <b>GOOD</b>			
2. <b>POTENTIAL FOR DISTURBANCE (Overall Rating)</b> <b>Low</b>			
3. <b>HAZARD ASSESSMENT (Combine Ratings from Items 1 and 2 and Check Appropriate Box)</b>			
<b>CONDITION OF ACBM</b>	<b>POTENTIAL FOR DISTURBANCE</b>		
	<b>LOW</b>	<b>MODERATE</b>	<b>HIGH</b>
GOOD	1 <b>XXX</b>	2	3
DAMAGED	4	5	6
SIGNIFICANTLY DAMAGED	7	7	7
4. <b>RECOMMENDED RESPONSE ACTION (S) AND COST(S)</b>			
<b>RESPONSE ACTION</b>		<b>ESTIMATED COSTS</b>	
YES A. OPERATION AND MAINTENANCE -----		\$	100.00
B. REPAIR -----		\$	0.00
C. ENCAPSULATION -----		\$	0.00
D. ENCLOSURE -----		\$	0.00
E. REMOVAL -----		\$	0.00
<b>TOTAL COST</b>		<b>\$</b>	<b>100.00</b>
5. <b>NARRATIVE OF RECOMMENDED RESPONSE ACTIONS</b> <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: Neal Dow

Date: 04/11/95

Building: A

Inspectors: MCS/DRC

Location: Boiler Room

Material: Pipewrap and Breeching

Amount of Material: 235 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&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 <b>CHICO UNIFIED SCHOOL DISTRICT</b>	CDS CODE
SCHOOL <b>Neal Dow</b>	PHONE NUMBER <b>(916)891-3096</b>
ADDRESS <b>Chico</b>	
BUILDING NAME <b>B</b>	INSPECTION DATE <b>04/11/95</b>
FUNCTIONAL SPACE <b>Round House Quad</b>	LINE NO. FROM FORM B <b>NA</b>
TYPE OF FRIABLE ACBM <b>MISC</b> <b>2 x 4 FCPs</b>	

1. **CONDITION OF ACBM** (Overall Rating)

2. **POTENTIAL FOR DISTURBANCE** (Overall Rating)

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	2	3
DAMAGED	4	5	6 <b>XXX</b>
SIGNIFICANTLY DAMAGED	7	7	7

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

RESPONSE ACTION	ESTIMATED COSTS
YES A. OPERATION AND MAINTENANCE -----	\$ 500.00
B. REPAIR -----	\$ 0.00
C. ENCAPSULATION -----	\$ 0.00
D. ENCLOSURE -----	\$ 0.00
YES E. REMOVAL -----	\$ 3000.00
<b>TOTAL COST</b>	<b>\$ 3500.00</b>

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

Initial cleaning is required in this area and it should be completed in 30 days. Periodic cleaning should be done quarterly.

Removal of this material from this location is the long term goal. While removal is not mandatory at this time, an abatement cost for removal is included for budget planning purposes.

Comments: Some of the tiles in this area are ready to fall and should be replaced immediately.

# HAZARD MANAGEMENT SERVICES, INC.

## Inspection Form I-1

Line on Form B MISC

District: CHICO UNIFIED SCHOOL DISTRICT

School: Neal Dow

Date: 04/11/95

Building: B

Inspectors: MCS/DRC

Location: Round House Quad

Material: 2 x 4 FCPs

Amount of Material: 5000 Square Feet

CONDITION: Extent of damage: DISTRIBUTED

Type of damage:

Air...Y Deterioration...Y

Water...Y

Physical...N

Flaking...N

Feet of Damaged Material: 500 Square Feet

**POTENTIAL FOR DISTURBANCE:**

Accessibility: Moderate  
Vibration....: Low  
Air Erosion...: Moderate  
Water.....: HIGH  
Occupancy....: HIGH

**PREVENTATIVE MEASURES:**

Fix Leaks:..... YES  
Prevent h2O Contact:..... YES  
Do not DCSG:.....  
Do not Affix Signs/Decos: YES  
Avoid Contact:..... YES

**REMEDIAL ACTIONS**

Isolate/Restrict:  
Repair Clean-up.:  
Encapsulate.....  
Remove.....: YES  
O&M.....: YES

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

### ACBM Condition - Assessment

Condition of Material ....

Potential For Damage to Material ....

#### Hazard Ranking

Hazard Rank 1 - Significantly Damaged

XXX 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

Hazard Rank 7 - No Damage with Low Potential for Damage