



March 19, 2024

Mr. Matthew Griffin
Facilities Supervisor
Kyrene School District No. 28
8700 South Kyrene Road
Tempe, AZ 85284-2197

**Subject: 6-Month Surveillance Inspection
Asbestos-Containing Building Materials
C. I. Waggoner Elementary School
1050 East Carver Road, Tempe**

Dear Mr. Griffin:

Dominion has completed the 6-Month Surveillance Inspection of Asbestos-Containing Building Materials (ACBM) at the subject school. The forms detailing the results of this reinspection and reassessment of known ACBM are attached.

The attached tables and forms have been updated to reflect the findings as of the date of this Reinspection and should serve as the Management Plan update.

Items of significance are:

Main Building

- None

Mechanical Building

- None

Restroom Building

- None

If you have any questions regarding this correspondence, please contact us immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Marcos".

Basilio Marcos
President

A handwritten signature in black ink, appearing to read "Tracey Carpenter".

Tracey Carpenter
AHERA Building Inspector

*Attachments: 6-Month Surveillance Inspection Forms
Inspector Certification*



**6-MONTH SURVEILLANCE INSPECTION
ASBESTOS-CONTAINING BUILDING MATERIALS**

School/Facility: C.I. Waggoner Elementary School

Inspection Date: 3/13/2024

Building: Apartment Building

Inspector: Tracey Carpenter Cert. No.: ON-4644-14588-090523 Signature:

Tracey Carpenter

Material Description	Material Code	Material Observed		Material Condition Status		Material Condition Description (If Change Noted)	Assessment Classification
				Same	Changed		
Spray-Applied Texture, White, Chalky	S-SAT-01	Y	N	N/A		No Apartment Unit located at CI Waggoner	1 2 3 4 5 6 7
Gypsum Wallboard, White, Chalky	M-GWB-02	Y	N	N/A			1 2 3 4 5 6 7
Joint Compound, White, Chalky	S-JTC-03	Y	N	N/A			1 2 3 4 5 6 7
Sealant (Doors, Windows, Millwork, Fixtures), White, Pliable	M-SLT-12	Y	N	N/A			1 2 3 4 5 6 7
Concrete Masonry Unit, 4"X16", Gray, Cementitious	M-CMU-13	Y	N	N/A			1 2 3 4 5 6 7
Mortar, Gray, Cementitious	M-MRT-14	Y	N	N/A			1 2 3 4 5 6 7
Concrete (Columns), Gray, Cementitious	M-CON-15	Y	N	N/A			1 2 3 4 5 6 7
Stucco, Gray, Cementitious	S-STU-16	Y	N	N/A			1 2 3 4 5 6 7
Sealant (Windows), Black, Pliable	M-SLT-17	Y	N	N/A			1 2 3 4 5 6 7
Concrete (Foundation), Gray, Cementitious	M-CON-18	Y	N	N/A			1 2 3 4 5 6 7
Sealant (Duct), Gray, Pliable	M-SLT-19	Y	N	N/A			1 2 3 4 5 6 7
Built-Up Roofing, Black, Asphaltic, Gray Mineral Cap	M-BUR-20	Y	N	N/A			1 2 3 4 5 6 7
Mastic (Penetrations And Flashings), Black, Brittle, Silver Paint	M-MAS-21	Y	N	N/A			1 2 3 4 5 6 7
Sealant (Flashings), Gray, Pliable	M-SLT-22	Y	N	N/A		1 2 3 4 5 6 7	
Concrete (Entries), Gray, Cementitious	M-CON-23	Y	N	N/A		1 2 3 4 5 6 7	

***Assessment Classifications**

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



**6-MONTH SURVEILLANCE INSPECTION
ASBESTOS-CONTAINING BUILDING MATERIALS**

School/Facility: C.I. Waggoner Elementary School

Inspection Date: 3/13/2024

Building: Main Building

Inspector: Tracey Carpenter Cert. No.: ON-4644-14588-090523 Signature: *Tracey Carpenter*

Material Description	Material Code	Material Observed		Material Condition Status		Material Condition Description (If Change Noted)	Assessment Classification
				Same	Changed		
Fire Door Insulation, Metal/Wood Cladding	M-FDI-16	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 4"X4", Tan, Smooth	M-GWT-20	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-21	Y	N	X			1 2 3 4 5 6 7
Ceramic Mosaic Tile, 2"X2", Tan, Smooth	M-CMT-22	Y	N	N/A		Sample Date: 12/20/2023 Project # AZ0959.3580	1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-23	Y	N	N/A			1 2 3 4 5 6 7
Glazed Wall Tile (Pillars), Various, Blue, Smooth, Mosaic Pattern	M-GWT-31	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-32	Y	N	X			1 2 3 4 5 6 7
Concrete (Pillars), Gray, Cementitious	M-CON-33	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 2"X2", Light Blue, Smooth	W-GWT-37	Y	N	N/A		Sample Date: 12/20/2023 Project # AZ0959.3580	1 2 3 4 5 6 7
Glazed Wall Tile (Pattern), 2"X2", Dark Blue, Smooth	M-GWT-38	Y	N	N/A			1 2 3 4 5 6 7
Glazed Wall Tile, 2"X2", Tan, Smooth	M-GWT-39	Y	N	N/A			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-40	Y	N	N/A			1 2 3 4 5 6 7
Ceramic Mosaic Tile (Pattern), 2"X2", Light Blue, Smooth	M-CMT-41	Y	N	N/A		Sample Date: 12/20/2023 Project # AZ0959.3580	1 2 3 4 5 6 7
Ceramic Mosaic Tile (Pattern), 2"X2", Dark Blue, Smooth	M-CMT-42	Y	N	N/A			1 2 3 4 5 6 7
Ceramic Mosaic Tile, 2"X2", Tan, Smooth	M-CMT-43	Y	N	N/A			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-44	Y	N	N/A			1 2 3 4 5 6 7
Concrete Masonry Unit, 4"X16", Dark Gray, Cementitious, Smooth	M-CMU-46	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 8"X8", Light Blue, Smooth, Blue And White Spots	M-GWT-48	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 8"X8", Blue, Smooth	M-GWT-49	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 8"X8", Tan, Smooth, Blue And White Spots	M-GWT-50	Y	N	X			1 2 3 4 5 6 7
Concrete, Gray, Cementitious	M-CON-57	Y	N	X			1 2 3 4 5 6 7
Pipe End Sealant, White, Pliable	M-PES-59	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Adhesive (FRP), Brown, Brittle	M-ADH-60	Y	N	X			1 2 3 4 5 6 7
Vinyl Composition Tile (Strip), 2"X24", Black, Smooth	M-VCT-62	Y	N	X			1 2 3 4 5 6 7
Vinyl Composition Tile (Strip), 2"X24", Red, Smooth	M-VCT-63	Y	N	X			1 2 3 4 5 6 7
Vinyl Composition Tile (Strip), 2"X24", Green, Smooth	M-VCT-64	Y	N	X			1 2 3 4 5 6 7

6-MONTH SURVEILLANCE INSPECTION ASBESTOS-CONTAINING BUILDING MATERIALS

Material Description	Material Code	Material Observed		Material Condition Status		Material Condition Description (If Change Noted)	Assessment Classification
				Same	Changed		
Vinyl Composition Tile (Strip), 2"X24", Yellow, Smooth	M-VCT-65	Y	N	X			1 2 3 4 5 6 7
Vinyl Composition Tile (Strip), 2"X24", Blue, Smooth	M-VCT-66	Y	N	X			1 2 3 4 5 6 7
Vinyl Composition Tile (Strip), 12"X12", Blue, Smooth	M-VCT-68	Y	N	X			1 2 3 4 5 6 7
Concrete Masonry Unit, 8"X16", Gray, Cementitious	M-CMU-69	Y	N	X			1 2 3 4 5 6 7
Mortar, Gray, Cementitious,	M-MRT-70	Y	N	X			1 2 3 4 5 6 7
Vinyl Stair Tread, 12"X60", Brown, Vinyl-Like, Circle Pattern	M-VST-78	Y	N	X			1 2 3 4 5 6 7
Mastic, Yellow, Tacky	M-MAS-79	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile (Pattern), Various Sizes, White, Smooth	M-GWT-82	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile (Pattern), Various Sizes, White, Smooth	M-GWT-83	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-84	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 2"X2", Tan, Textured	M-GWT-85	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 3"X3", Tan, Textured	M-GWT-86	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-87	Y	N	X			1 2 3 4 5 6 7
Built-Up Roofing, Black, Asphaltic, Gray Mineral Cap	M-BUR-92	Y	N	X			1 2 3 4 5 6 7
Mastic (Penetrations And Flashings), Black, Tar-Like	M-MAS-93	Y	N	X			1 2 3 4 5 6 7
Sealant (Flashings), White, Tar-Like	M-SLT-94	Y	N	X			1 2 3 4 5 6 7
Sealant (Flashings), Gray, Pliable	M-SLT-95	Y	N	X			1 2 3 4 5 6 7
Sealant (Flashings), Black, Pliable	M-SLT-96	Y	N	X			1 2 3 4 5 6 7
Sealant (Duct), Gray, Pliable	M-SLT-97	Y	N	X			1 2 3 4 5 6 7

***Assessment Classifications**

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



**6-MONTH SURVEILLANCE INSPECTION
ASBESTOS-CONTAINING BUILDING MATERIALS**

School/Facility: C.I. Waggoner Elementary School

Inspection Date: 3/13/2024

Building: Mechanical Building

Inspector: Tracey Carpenter Cert. No.: ON-4644-14588-090523 Signature: *Tracey Carpenter*

Material Description	Material Code	Material Observed		Material Condition Status		Material Condition Description (If Change Noted)	Assessment Classification
				Same	Changed		
Concrete Masonry Unit, 4"X16", Gray, Cementitious, Tan	M-CMU-01	Y	N	X			1 2 3 4 5 6 7
Concrete Masonry Unit, 8"X16", Gray, Cementitious	M-CMU-02	Y	N	X			1 2 3 4 5 6 7
Mortar, Gray, Cementitious	M-MRT-03	Y	N	X			1 2 3 4 5 6 7
Concrete (Foundation), Gray, Cementitious	M-CON-04	Y	N	X			1 2 3 4 5 6 7
Fire Door Insulation, Metal/Wood Cladding	M-FDI-05	Y	N	X			1 2 3 4 5 6 7
Sealant (Doors, Windows), White, Pliable	M-SLT-06	Y	N	X			1 2 3 4 5 6 7
Concrete Masonry Unit, 4"X16", Dark Gray, Cementitious, Smooth	M-CMU-07	Y	N	X			1 2 3 4 5 6 7
Brick, 4"X16", Red, Cementitious	M-BRK-08	Y	N	X			1 2 3 4 5 6 7
Pipe End Sealant, Gray, Pliable	M-PES-12	Y	N	X			1 2 3 4 5 6 7
Built-Up Roofing, Black, Asphaltic, Gray Mineral Cap	M-BUR-13	Y	N	X			1 2 3 4 5 6 7
Mastic (Penetrations And Flashings), Black, Brittle, Silver Paint	M-MAS-14	Y	N	X			1 2 3 4 5 6 7

***Assessment Classifications**

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



**6-MONTH SURVEILLANCE INSPECTION
ASBESTOS-CONTAINING BUILDING MATERIALS**

School/Facility: C.I. Waggoner Elementary School

Inspection Date: 3/13/2024

Building: Restroom Building

Inspector: Tracey Carpenter Cert. No.: ON-4644-14588-090523 Signature: *Tracey Carpenter*

Material Description	Material Code	Material Observed		Material Condition Status		Material Condition Description (If Change Noted)	Assessment Classification
				Same	Changed		
Spray-Applied Texture, White, Chalky	S-SAT-01	Y	N	X			1 2 3 4 5 6 7
Gypsum Wallboard, White, Chalky	M-GWB-02	Y	N	X			1 2 3 4 5 6 7
Joint Compound, White, Chalky	S-JTC-03	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile, 4"X4", Tan, Smooth	M-GWT-04	Y	N	X			1 2 3 4 5 6 7
Glazed Wall Tile (Pattern), 4"X4", Pink, Smooth	M-GWT-05	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Glazed Wall Tile (Pattern), 4"X4", Blue, Smooth	M-GWT-06	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-07	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Ceramic Mosaic Tile, 2"X2", Tan, Smooth	M-CMT-08	Y	N	X			1 2 3 4 5 6 7
Ceramic Mosaic Tile (Pattern), 2"X2", Light Blue, Smooth	M-CMT-09	Y	N	X			1 2 3 4 5 6 7
Ceramic Mosaic Tile (Pattern), 2"X2", Blue, Smooth	M-CMT-10	Y	N	X			1 2 3 4 5 6 7
Grout, Gray, Cementitious	M-GRT-11	Y	N	X			1 2 3 4 5 6 7
Sealant (Doors, Millwork, Fixtures), White, Pliable	M-SLT-12	Y	N	X			1 2 3 4 5 6 7
Fire Door Insulation, Metal/Wood Cladding	M-FDI-13	Y	N	X			1 2 3 4 5 6 7
Troweled-On Texture, White, Chalky	S-TOT-14	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Gypsum Wallboard, White, Chalky	M-GWB-15	Y	N	N/A			1 2 3 4 5 6 7
Joint Compound, White, Chalky	S-JTC-16	Y	N	N/A			1 2 3 4 5 6 7
Wallbase (Coved), 4", Blue, Vinyl-Like	M-WAB-17	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Adhesive, Cream, Pliable	M-ADH-18	Y	N	N/A			1 2 3 4 5 6 7
Vinyl Composition Tile, 12"X12", Tan, Smooth, Multi-Colored	M-VCT-19	Y	N	N/A		Sample Date: 3/13/2024 Project # AZ1418.11	1 2 3 4 5 6 7
Mastic, Yellow, Tacky	M-MAS-20	Y	N	N/A			1 2 3 4 5 6 7
Concrete Masonry Unit, 4"X16", Gray, Cementitious	M-CMU-21	Y	N	X			1 2 3 4 5 6 7
Mortar, Gray, Cementitious	M-MRT-22	Y	N	X			1 2 3 4 5 6 7
Concrete (Gutters), Gray, Cementitious	M-CON-23	Y	N	X			1 2 3 4 5 6 7
Concrete (Foundation), Gray, Cementitious	M-CON-24	Y	N	X			1 2 3 4 5 6 7
Concrete (Entries), Gray, Cementitious	M-CON-25	Y	N	X			1 2 3 4 5 6 7
Built-Up Roofing, Black, Asphaltic, Gray Mineral Cap	M-BUR-26	Y	N	X			1 2 3 4 5 6 7
Mastic (Penetrations And Flashings), Black, Brittle, Silver Paint	M-MAS-27	Y	N	X			1 2 3 4 5 6 7



6-MONTH SURVEILLANCE INSPECTION ASBESTOS-CONTAINING BUILDING MATERIALS

*Assessment Classifications

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

THE ASBESTOS INSTITUTE

Certifies that

Tracey Carpenter

has attended and received instruction in the EPA approved course

AHERA Building Inspector Refresher

on

September 05, 2023

and successfully completed and passed the competency exam.

Certificate:
ON-4644-14588-090523

Date of Examination:
5-Sep-2023

Date of Expiration:
05-Sep-2024



William T. Cavness
Director



Approved Instructor

THE ASBESTOS INSTITUTE

20033 N. 19th Ave, Building 6, Phoenix, AZ 85027

602-864-6564 – www.theasbestosinstitute.com

The person receiving this certificate has completed the requisite training for asbestos accreditation under TSCA Title II.