

## CAVE SPRING MIDDLE SCHOOL

**ADDRESS:** 4880 Brambleton Avenue, Roanoke, Virginia 24018

**INSPECTION DATE:** August 18, 2017

**INSPECTOR:** Alexandra Moon

### BACKGROUND:

Cave Spring Middle School is located at 4880 Brambleton Avenue in Roanoke, Virginia. The facility encompasses approximately 8,222 square feet and was reportedly built in 1998. The school consists of two floor levels; the building was razed and rebuilt since the 2008 re-inspection.

ECS was retained by Roanoke County Public Schools (RCPS) to develop an Asbestos Operations and Maintenance Plan (O&M Plan) for this school facility to manage the identified asbestos-containing materials (ACMs) in place until such time as building renovation, demolition or other disturbances necessitate their removal. The newly prepared plan includes information and data collected at the facility by ECS or others. This Management Plan was prepared by a Commonwealth of Virginia licensed Asbestos Management Planners (Nos. 3304000318; 3304001654).

### Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), this school was reinspected by an EPA and State of Virginia Accredited Asbestos Inspector and Management Planner. Under this law the local education agency (LEA) for each school system found to contain asbestos-containing materials (ACMs) must have those school buildings reinspected once every three years. ECS's inspection was performed based upon materials identified in the School's O&M Plan prepared by Hall Kimbrall (HK) in September 1988, and subsequent re-inspection reports, dated August 12, 2008 by Barratta and Associates (BA).

Known ACMs found within the building were visually inspected to determine their present physical condition (i.e., friable/non-friable), and to determine if any changes have occurred in their physical condition since the original assessment in 1988 and subsequent re-inspection in 2008 by HK and BA respectively; **however, this building was razed and rebuilt since the 2008 re-inspection survey.**

### Previously Identified ACBM

Below are tables of previously identified ACBM within the building and the current assessment of the condition of the materials.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI	Low pressure steam pipe run	Main Building	2	1	Removed / Not Observed



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI - Fitting	Low pressure steam fitting	Main Building	3	1	Removed / Not Observed
TSI	Domestic cold water pipe run	Main Building	4	1	Removed / Not Observed
TSI - Fitting	Domestic cold water fitting	Main Building	5	1	Removed / Not Observed
TSI	Domestic hot water pipe run	Main Building	6	1	Removed / Not Observed
TSI - Fitting	Domestic Hot Water Mudded Fittings	Main Building	7	1	Removed / Not Observed
TSI	Roof Drain Pipe Run	Main Building	8	1	Removed / Not Observed
TSI - Fitting	Roof Drain Fitting	Main Building	9	1	Removed / Not Observed
Floor Tile	9"X9" Gray FT	Main Building	10	5	Removed / Not Observed
Floor Tile	9"X9" Gray FT	Main Building	12	5	Removed / Not Observed
Floor Tile	Floor Tile - Brown	Main Building	13	5	Removed / Not Observed
Floor Tile	9"X9" Green FT	Main Building	15	5	Removed / Not Observed
Floor Tile	9"X9" Green FT	Main Building	16	5	Removed / Not Observed
ACT Mastic	12"X12"ACT; associated brown mastic	Main Building	17A	5	Removed / Not Observed
TSI	Boiler TSI	Main Building	18	1	



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI	Breeching TSI	Main Building	19	Removed	Removed
TSI	Boiler Room Pipe Run TSI	Main Building: boiler room	20	Removed	Removed
TSI - Fitting	Boiler room fitting TSI	Main Building: boiler room	21	Removed	Removed
TSI	Tank TSI	Main Building	22	Removed	Removed
Window Glazing	Window glazing compound in boiler room	Main Building: boiler room	20	Removed	Removed
TSI	Roof Drain Pipe Run TSI	Shop	1	1	Removed / Not Observed
TSI - Fitting	Roof Drain Fitting TSI	Shop	2	1	Removed / Not Observed
TSI	Domestic hot water pipe run TSI	Shop	3	1	Removed / Not Observed
TSI - Fitting	Domestic hot water fitting TSI	Shop	4	1	Removed / Not Observed
TSI	Domestic cold water pipe run TSI	Shop	5	1	Removed / Not Observed
TSI - Fitting	Domestic cold water fitting TSI	Shop	6	1	Removed / Not Observed
TSI	Low pressure steam pipe run TSI	Shop	8	1	Removed / Not Observed
TSI - Fitting	Low pressure steam fitting TSI	Shop	9	1	Removed / Not Observed



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI	Low pressure steam air cell pipe run TSI	Shop	10	1	Removed / Not Observed
TSI - Fitting	Low pressure steam pipe fitting TSI	Shop	11	1	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	12	5	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	13	5	Removed / Not Observed
Floor Tile	9"X9" Green FT	Shop	14	5	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	15	5	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	16	5	Removed / Not Observed
Ceiling Tile	2'X2' CT perforated, parallel holes	Shop	18	4	Removed / Not Observed
TSI	Low pressure steam pipe run TSI	North Wing	2	1	Removed / Not Observed
TSI - Fitting	Low pressure steam pipe fitting TSI	North Wing	3	1	Removed / Not Observed
Floor Tiles	9"X9" Green FT	North Wing	4	5	Removed
Acoustical Plaster*	Acoustical Plaster	North Wing	5	6	Removed / Not Observed
Floor Tiles	9"X9" Brown FT	North Wing	6	5	Removed / Not Observed



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI	Breeching TSI	North Wing	7	1	Removed / Not Observed
Fireproofing	Fireproofing on boiler room ceiling	North Wing - Boiler Room	8	2	Removed / Not Observed
Fittings	Mudded fittings	North Wing - Boiler room	9	1	Removed / Not Observed
TSI	Pipe run TSI	North Wing - Boiler Room	10	1	Removed / Not Observed

### **Additional Suspect ACMs**

During the survey ECS also observed the following other suspect ACMs;

Material and Location

1. The building was razed and rebuilt since the 2008 re-inspection. No documentation exists on new materials used for the construction of the building; a new inspection should be completed or a letter should be requested from the architect stating that asbestos was not used in the construction of the building.

### **Assessment and Recommended Response Actions**

In general, the suspect ACMs observed within the building were observed to be presently non-friable or in relatively good condition, and do not pose an immediate health hazard unless they become damaged or are disturbed. ECS recommends that the materials continue to be managed within the O&M Plan.

### **Identification, Notification, and Management**

1. Based upon the observed condition and use of the known and suspect ACMs identified in the building, there is no requirements for warning labels for these materials at this time.
2. Notification of the existence and availability of the O & M Plan, which includes information on known and suspect ACMs should be made available to the school staff, contracted workers, and general public (if appropriate). This is being done.
3. Any contractors (electrical, mechanical, etc.) who are to perform a service at the building shall be notified of all known and suspect ACMs at the building as identified in the O&M Plan, and be instructed not to disturb these materials in any way.



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4. If any suspect ACMs become damaged and/or friable, or is anticipated to become friable (i.e., through renovation or demolition activities), Roanoke County Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

**Inspector / Management Planner Certification**

*Alexandra Moon*

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