

## MOUNTAIN VIEW ELEMENTARY SCHOOL

**ADDRESS:** 5901 Plantation Circle, Roanoke, Virginia 24014

**INSPECTION DATE:** August 16, 2017

**INSPECTOR:** Christopher Chapman

**BACKGROUND:** Mountain View Elementary School is located at 5901 Plantation Circle in Roanoke, Virginia. The facility encompasses approximately 70,091 square feet and was reportedly built in 1963. The school consists of one floor level and appears to have had various in the past.

### 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 June 17, 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.

Based upon review of the initial Management Plan and subsequent re-inspection report, all known ACMs were removed from the elementary school.

### 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 - Fitting	Heating water fitting TSI		2	Removed	Removed
TSI - Fitting	Domestic HW fitting TSI		3	Removed	Removed
TSI	Domestic HW pipe TSI		4	Removed	Removed



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI - Fitting	Domestic CW Fitting TSI		5	Removed	Removed
TSI	Domestic CW pipe TSI		6	Removed	Removed
TSI	Low pressure steam pipe TSI		7	Removed	Removed
Ceiling Tile	Ceiling Tile or ACT		9	Removed	Removed
Ceiling Tile	Ceiling Tile or ACT		10	Removed	Removed
TSI	Low pressure steam pipe TSI		11	Removed	Removed
Floor Tile	9"X9" FT - Green		12	Removed	Removed
Floor Tile	9"X9" FT - Tan		13	Removed	Removed
Floor Tile	9"X9" FT - Green		14	Removed	Removed
Floor Tile	12"X12" FT - Tan		15	Removed	Removed
Floor Tile	9"X9" FT - Tan		16	Removed	Removed
Floor Tile	12"X12" FT - Tan		17	Removed	Removed
Floor Tile	Floor Tile		18	Removed	Removed
Floor Tile	12"X12" FT - Brown		20	Removed	Removed
TSI	Breeching TSI (Boiler Room #1`)	Boiler Room #1	21	Removed	Removed



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
TSI - Fitting	Boiler Room fitting TSI (Boiler Room 1)	Boiler Room #1	22	Removed	Removed
TSI	Boiler Room Tank TSI	Boiler Room #1	24	Removed	Removed
TSI	Boiler TSI	Boiler Room #2	25	Removed	Removed
TSI	Breeching TSI (Boiler Room 2)	Boiler Room #2	26	Removed	Removed

### **Additional Suspect ACMs**

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

Material and Location

1. Block filler paint on CMU walls – throughout school
2. Vermiculite insulation within CMU walls – throughout school
3. Exterior wall Panels
4. Sink mastics in most of classrooms
5. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
6. Gym floor (parquet)

General – Significant renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, flooring, drywall joint compound, doors (suspect fire doors), plasters etc.

### **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.
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



Christopher J. Chapman, CIH  
Asbestos Inspector  
VA Accreditation Number 3303 000515



Christopher J. Chapman, CIH  
Management Planner  
VA Accreditation Number 3304 000318