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## WE CUNDIFF ELEMENTARY SCHOOL

**ADDRESS:** 1200 Hardy Road, Vinton, Virginia 24179

**INSPECTION DATE:** August 17, 2017

**INSPECTOR:** Christopher Chapman

**BACKGROUND:** WE Cundiff Elementary School is located at 1200 Hardy Road in Vinton, Virginia. The facility encompasses approximately 61,759 square feet and was reportedly built in 1974. The school consists of two floor levels and appears to have had various renovations 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 3, 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, the only suspect/known ACMs identified in the building were 12 " (olive with grey streaks) floor tile and mastics. **ECS was able to walk the school and observe these floor tiles in the following locations:**

**12 " floor tiles (olive) – Gym offices, storeroom, bathrooms, and kindergarten workroom; and newly identified floor tile on the 2<sup>nd</sup> floor staff bathrooms.**

Visual inspection of these floor tiles did not reveal a significant change in condition from 9/2008 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan. In general the materials were observed to be in good condition and in their present state are non-friable. No additional training or notification is required as a result of adding these materials to the O&M plan other than informing maintenance staff and outside contractors not to disturb these materials.

### Previously Identified ACBM

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



<b>Material</b>	<b>Description</b>	<b>Location</b>	<b>HA</b>	<b>Past Assessment</b>	<b>Reassessment Haz</b>
Floor Tile	12"X12" FT - Olive with gray & white steaks	Kindergarten Work Room & Gymnasium Office	3A	5	5
Floor Tile; associated mastic	12"X"12 FT - Olive w/ gray & white steaks; associated mastic	Kindergarten Work Room & Gymnasium Office	3B	5	5

### **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. Wall Panels – Partition wall panels
4. Terrazzo floors throughout
5. Sinks in some of the classrooms
6. Chalkboards and mastic
7. Fire Doors (older doors)
8. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
9. Gym floor (parquet)

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

### **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.



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## 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  
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