



**ASBESTOS HAZARD EMERGENCY RESPONSE ACT  
(AHERA)**

**SIX-MONTH SURVEILLANCE REPORT**

**WARREN HILLS HIGH SCHOOL  
41 JACKSON VALLEY ROAD  
WASHINGTON, NJ 07882**

PERFORMED FOR:

**WARREN HILLS REGIONAL SCHOOL DISTRICT  
89 BOWERSTOWN ROAD  
WASHINGTON, NJ 07882**

PERFORMED BY:

**WESTCHESTER ENVIRONMENTAL LLC  
1248 WRIGHTS LANE  
WEST CHESTER, PA**

APRIL 2023



May 3, 2023

Michael J. Mason, CEFM  
Director of Plants and Facilities  
Warren Hills Regional School District  
89 Bowerstown Road  
Washington, NJ 07882

**Re: April 2023 AHERA Re-Inspection**

Dear Mr. Mason:

Please find enclosed a copy of results for the re-inspection conducted by Westchester Environmental, LLC on April 14, 2023. Also included are Form Letters for AHERA Annual Notification for Parents, Teachers, Building Occupants and Employee Organizations, and Notification for AHERA Compliance Program to outside contractors performing work in school facilities.

A copy of each facility's report must be inserted in the Asbestos Management Plan kept at each facility, and duplicate copies maintained in the district office.

1. Deficiencies listed on inspection report forms for each of the district's facilities must be addressed in a timely manner. Recommended Response Actions for each of the deficiencies identified are listed in the preceding tables and on the report forms provided.
2. Ensure that annual notification is made available to Parents, Teachers, Building Occupants and Employee Organizations concerning the AHERA management activities, and notify short term workers of the presence of asbestos containing materials in the facilities as required.
3. The Management Plan must be updated to reflect any changes in school's AHERA program.

Thank you for your confidence in West Chester Environmental LLC. Please contact us for assistance regarding this report and all of your environmental related concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip A. Conteh', written in a cursive style.

Philip A Conteh  
Environmental Engineer  
Senior Environmental Specialist

# AHERA Yearly Notification Form

April 2023

Dear Parents, Teachers, Building Occupants, and Employee Organizations:

In the past, asbestos was used extensively in building materials because of its insulating, sound absorbing, and fire retarding capabilities. Virtually any building constructed before the late 1970s contained some asbestos. Intact and undisturbed asbestos materials generally do not pose a health risk. Asbestos materials, however, can become hazardous when, due to damage or deterioration over time, they release fibers. If the fibers are inhaled, they can lead to health problems, like cancer and asbestosis.

In 1986, Congress passed the Asbestos Hazard Emergency Response Act (AHERA) which requires schools to be inspected to identify any asbestos containing building materials. Suspected asbestos-containing building materials were located, sampled, or assumed, and rated according to condition and potential hazard.

Every three years, the Warren Hills School District has conducted a full re-inspection to determine whether the condition of the known or assumed asbestos containing building materials (ACBM) has changed and to make recommendations on managing or removing the ACBM. At the last re-inspection, all materials listed in the Management Plan as asbestos containing (or assumed to be asbestos-containing) were inspected and appropriate response actions recommended. Every six months, a visual surveillance is conducted to assess the conditions of ACBM in each of the district facilities. The surveillance report is added to each facility management plan as part of a permanent record.

The law further requires an asbestos management plan to be in place by July 1989. The Warren Hills School District developed a plan, as required, which has been continually updated. The plan has several ongoing requirements: publish a notification on management plan availability and the status of asbestos activities; educate and train its employees about asbestos and how to deal with it; notify short-term or temporary workers on the locations of the asbestos containing building materials; post warning labels in routine maintenance areas where asbestos was previously identified or assumed; follow set plans and procedures designed to minimize the disturbance of asbestos containing building materials; and survey the condition of these materials every six months to assure that they remain in good condition.

During the past year, no asbestos containing building materials were removed, encapsulated, or enclosed in District facilities.

It is the intention of the Warren Hills School District to comply with all federal and state regulations controlling asbestos and to take whatever steps are necessary to ensure students and employees a healthy and safe environment in which to learn and work. You are welcome to review a copy of the asbestos management plan in the administrative office of each facility and the district office during regular business hours.

# Notification for AHERA Compliance Program

To Outside Contractors:

This notification serves to inform you of the presence of asbestos containing material (ACM) in this school building.

A Management Plan has been designed to include response actions which insure the ACM is kept in good condition.

If you have been contracted for service which involves disturbing any ACM, please notify the Asbestos Program Manager.

We ask that you provide us with a copy of your training certification to verify your knowledge of handling ACM.

It is your responsibility as an outside contractor to supply your own protective clothing and respirators if deemed necessary.

If you wish to review the School's Management Plan, a copy is located in the Board of Education Office and each School Administrative Office.

Contractors Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Auditorium (219)	9"X9" Taupe Floor Tile & Mastic Under Carpet	001A/011A	4,360 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Entrance to Auditorium + Opp. Speech Therapy Hallway	12x 12 Blue Floor Tile	001A	14 SF	NA	NA	Edges damage (16 LF)	Seal edges or replace tiles
Wood Shop Office (336)	9"X9" White W/ Blue Floor Tile & Mastic	001A/011A	300 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Damaged (4 SF)	Seal or replace tiles
Wood Shop Office (332)	9"X9" Taupe Floor Tile & Mastic Under Carpet	001A/011A	144 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Back Stage Storage	9"X9" Taupe Floor Tile & Mastic	001A/011A	600 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	HVAC Vibration Collar	003A		ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Book Room next to Custodial Closet across from Rm 223	9"X9" Taupe Floor Tile & Mastic	001A/011A	160 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Technology Rm (former Curriculum Office)	9"X9" Taupe Floor Tile & Mastic	001A/011A	1,817 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Custodial Office	12"X12" Black W/ White Floor Tile	001A	550 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	Pipe Fitting Insulation	012A	20 LF	ACM w/ Potential for Damage	Monitor/Continue O&M	2 damage	Repair 2 asap
Department Chair Office	9"X9" Taupe Floor Tile & Mastic	001A/011A	1,817 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Dressing Room behind Stage	9"X9" Taupe Floor Tile & Mastic	001A/011A	160 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Exterior windows & doors	Caulking	004A		ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Nurse's Office (Next to 207)	9"X9" Taupe Floor Tile & Mastic Under 12"X12" Tile	001A/011A	160 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M

6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Props Rm behind Stage	9"X9" Taupe Floor Tile & Mastic Under 12"X12"	001A/011A	160 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Radio Station Rm (New) (Room 138)	12"X12" White W/ Blue Floor Tile & Mastic	011A	400 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 103	9"X9" Beige W/ Brown Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 104	9"X9" Beige W/ Brown Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 105	9"X9" Beige W/ Brown Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 106	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 108	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 107/109	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 201A/B- Special Services (across from 212)	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	600 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 203	Lab Table Tops		400 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	8600 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 203 Storage	Pipe Fitting Insulation		10 LF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	Lab Table Tops		120 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M

6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Rm 204 & Store Room	Lab Table Tops		215 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	Transite Fume Hood		45 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" White W/ Blue Floor Tile & Mastic	001A/011A	860 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	EVTs In Store Room		8 count	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 205	Lab Table Tops		220 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	1020 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Ricks Room (former Dark Room)	9"X9" White W/ Red Floor Tile & Mastic (Under Carpet)	001A/011A	860 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	Lab Table Tops		60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" Taupe Floor Tile & Mastic	001A/011A	60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 205 Storage	Lab Table Tops		60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	Pipe Fitting Insulation		13 LF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Curriculum Rm	9"X9" White W/ Blue Floor Tile & Mastic	001A/011A	860 SF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage
Rm 206	9"X9" White W/ Blue Floor Tile & Mastic (Under Carpet?)	001A/011A	200 SF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage

6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Room 206 Storage	Pipe Fitting Insulation		4 LF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage
Radio Station Rm (Old) Near 209	9"X9" White W/ Blue Floor Tile & Mastic (Under Carpet)	001A/011A	400 SF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage
Faculty Rm + Rm 208 Teachers Lounge	9"X9" Cream Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	Monitor/Continue O&M
Rm 210	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage
Rm 213	9"X9" White W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 218	9"X9" Taupe Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 220	9"X9" Floor Tile & Mastic (Under Carpet)	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 221 (Drama) (Carpet over suspect tile)	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	950 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Store Rm across from 221	9"X9" Taupe Floor Tile & Mastic	001A/011A	144 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 222	9"X9" Taupe Floor Tile & Mastic	001A/011A	950 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 223	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 224	9"X9" White W/Green Floor Tile & Mastic	001A/011A	1550 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 303	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 304/306	9"X9" White W/Green Floor Tile & Mastic	001A/011A	1520 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 305	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Publications Office / Rm 307	9"X9" Tan W/ Pink Floor Tile & Mastic	001A/011A	160 SF	8 missing	Replace/Continue O&M	Good	Monitor/Continue O&M
	HVAC Vibration Damper		4 LF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M



6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Rm 310	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 311	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 312	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 313 (Speech Therapy)	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	250 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 314	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 315	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 316	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 317	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 318	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 319	9"X9" White W/ Green Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 321	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 322	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 323	9"X9" Tan W/ Red Floor Tile & Mastic	001A/011A	760 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm Adjacent 323	EVT		2	ACM w/ Potential for Damage	NA	Good	Monitor/Continue O&M
Rm 325	EVTs In Corner Above Ceiling		20 count	ACM w/ Potential for Damage	ACM w/ Potential for Damage	Good	ACM w/ Potential for Damage
	9"X9" White W/Blue Floor Tile & Mastic	001A/011A	900 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M

6-MONTH AHERA INSPECTION

Functional Space	Material	Homo ID #	Amount	Previous Condition	Previous Response	Current Condition	Current Response
Rm 332 (Wood Storage)	9"X9" White W/Teal Floor Tile & Mastic	001A /011A	850 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Rm 401, 402 & Prep room between 401, 402	Transite Fume Hood	006A	60 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Teachers Room	12"X12" White W/ Red Floor Tile & Mastic	011A	600 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
132 Band Room	Window Sills		All	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Exit 3	12"X12" Floor Tile		2 SF	Localize Damage	Replace damage tiles	Good	Monitor/Continue O&M
Throughout Building	Hollow Metal Fire Doors		860 SF	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M
Throughout Building	Window Sill	NA	NA	ACM w/ Potential for Damage	Monitor/Continue O&M	Good	Monitor/Continue O&M