ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA)

SIX-MONTH SURVEILLANCE REPORT

ADMINISTRATIVE BUILDING
89 BOWERSTOWN 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 2025

April 23, 2025

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

Re: April 2025 AHERA 6-Month Re-Inspection - Warren Hills Regional School District

Dear Mr. Mason:

Please find enclosed the report for the 6-Month Asbestos Hazard Emergency Response Act (AHERA) Surveillance conducted by Westchester Environmental, LLC on April 22, 2025. 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.

Also included are form letters for the AHERA Annual Notification for Parents, Teachers, Building Occupants and Employee Organizations, and the Notification for AHERA Compliance Program to outside contractors performing work in school facilities. This notice should be distributed annually to all contractors and vendors conducting work in schools where asbestos has been identified or is assumed to be present. Each contractor should complete a copy of this notice and sign into the school visitor's log. The original copy should be maintained in the management plan.

Under the AHERA Rule, all SACBM must be assumed to be Asbestos Containing Building Materials (ACBM) unless:

The homogeneous area is sampled as required by § 763.86 of the AHERA Rule, and the samples are analyzed as required by § 763.87 of the AHERA Rule and found to be non-asbestos; or the suspect or assumed ACBM is in a building built after October 12, 1988, that is certified by an architect or developer as being asbestos-free." (http://www.epa.gov/region2/ahera/e23.pdf)

Therefore, it is imperative that the district review records of renovation activities. If any new materials have been installed during renovation activities and are not certified as non-asbestos containing materials, these materials must be assumed to be ACM and added to the management plan unless tested and proven to be non-ACM.

The items listed below are to be addressed by the District's Designated Person:

1. Deficiencies listed on the inspection report forms for the school should 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. The annual notification is made available to Parents, Teachers, Building Occupants and Employee Organizations concerning the AHERA management activities, and short term workers notified of the presence of asbestos containing materials in the facility as required.

3. The Management Plan must be updated to reflect any changes in the school's AHERA program.

4. The included NJ "Q" form is required to be signed by the District's Designated Person for the AHERA Program and kept with the management plan.

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

Sincerely,

Philip A Conteh
Environmental Engineer

Attachments

AHERA Yearly Notification Form

April 2025

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 ensure the ACM is kept in good condition.

If you have been contracted for a 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 in the Board of Education Office and each School Administrative Office.

Contractors Name: _____

Signature: _____ Date: _____

AHERA 6-Month Surveillance

Facility Name:	Administrative Building	Date of 6-Month Reinspection:	4/22/2025
Facility Address:	89 Bowerstown Road, Washington NJ, 07882	Inspector:	Philip Conteh
		Date of Next 6-Month Surveillance:	April 2026
		Date of Next 3-Year Reinspection:	October 2025

Assumed / Confirmed Asbestos-Containing Materials

Location	HID#	Material Type	A / C ACM	Friability	ACM Type	Quanity	SF LF EA	Previous Condition	Present Condition	Present Response
1st Floor Hallway	A-002-C3	12" x 12" Beige/White Floor Tile & Mastic	A	NF	M	640	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M	640	SF	7	7	Monitor/Continue O&M
1st Floor Janitors Closet	A-006-C1	Brown Linoleum	A	NF	M	36	SF	6	2 SF Damaged	Repair
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M	36	SF	7	7	Monitor/Continue O&M
1st Floor Rm B1	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic (under carpet)	A	NF	M	510	SF	7	Carpet	Monitor/Continue O&M
	A-004-C2	Ceiling Plaster	A	NF	S	510	SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M	510	SF	7	7	Monitor/Continue O&M
1st Floor Rm B2	S-0	12" x 12" White/Tan Floor Tile & Mastic (under carpet)	A	NF	M	510	SF	7	Carpet	No Action Required
	A-004-C2	Ceiling Plaster	A	NF	S	510	SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
2nd Floor Rm B3	A-004-C2	Ceiling Plaster	A	NF	S		SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M

FLOOR TILE O+M - USE LIQUID WAX TO SEAL BROKEN OR DAMAGED FLOOR TILE UNTIL CONDITION WARRANTS REMOVAL.

AHERA 6-Month Surveillance

Facility Name:	Administrative Building	Date of 6-Month Reinspection:	4/22/2025
Facility Address:	89 Bowerstown Road, Washington NJ, 07882	Inspector:	Philip Conteh
		Date of Next 6-Month Surveillance:	April 2026
		Date of Next 3-Year Reinspection:	October 2025

Assumed / Confirmed Asbestos-Containing Materials

Location	HID#	Material Type	A / C ACM	Friability	ACM Type	Quanity	SF LF EA	Previous Condition	Present Condition	Present Response
1st Floor Rm B4	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M		SF	7	7	Monitor/Continue O&M
1st Floor Rm B5	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M	180	SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
1st Floor Rm B6	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M	390	SF	7	7	Monitor/Continue O&M
1st Floor Mens Bathroom	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
1st Floor Womens Bathroom	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
1st Floor Kitchen	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M		SF	7	7	Monitor/Continue O&M
	A-004-C2	Ceiling Plaster	A	NF	S		SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M

FLOOR TILE O+M - USE LIQUID WAX TO SEAL BROKEN OR DAMAGED FLOOR TILE UNTIL CONDITION WARRANTS REMOVAL.

AHERA 6-Month Surveillance

Facility Name:	Administrative Building	Date of 6-Month Reinspection:	4/22/2025
Facility Address:	89 Bowerstown Road, Washington NJ, 07882	Inspector:	Philip Conteh
		Date of Next 6-Month Surveillance:	April 2026
		Date of Next 3-Year Reinspection:	October 2025

Assumed / Confirmed Asbestos-Containing Materials

Location	HID#	Material Type	A / C ACM	Friability	ACM Type	Quanity	SF LF EA	Previous Condition	Present Condition	Present Response
Director of Facilities	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M		SF	7	7	Monitor/Continue O&M
	A-004-C2	Ceiling Plaster	A	NF	S	510	SF	7	7	Monitor/Continue O&M
Main Stairs	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M		SF	7	7	Monitor/Continue O&M
2nd Floor Hallway	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 2' Fissured Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
Meeting Rm	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
2nd Floor Conference Rm	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
	A-008-C1	2'x2' Fissured Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
	A-005-C2	Sheetrock & Joint Compound Ceiling	A	F	S	All	SF	7	7	Monitor/Continue O&M
Superintendent BOE all offices	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
2nd Floor Kitchen	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M		SF	7	7	Monitor/Continue O&M
	A-008-C1	2' x 4' Ceiling Tiles	A	F	M		SF	7	7	Monitor/Continue O&M
	A-005-C1	Sheetrock & Joint Compound Wall	A	F	S	All	SF	7	7	Monitor/Continue O&M
2nd Floor Break- Rm	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M	160	SF	7	7	Monitor/Continue O&M

FLOOR TILE O+M - USE LIQUID WAX TO SEAL BROKEN OR DAMAGED FLOOR TILE UNTIL CONDITION WARRANTS REMOVAL.

AHERA 6-Month Surveillance

Facility Name:	Administrative Building	Date of 6-Month Reinspection:	4/22/2025
Facility Address:	89 Bowerstown Road, Washington NJ, 07882	Inspector:	Philip Conteh
		Date of Next 6-Month Surveillance:	April 2026
		Date of Next 3-Year Reinspection:	October 2025

Assumed / Confirmed Asbestos-Containing Materials

Location	HID#	Material Type	A / C ACM	Friability	ACM Type	Quanity	SF LF EA	Previous Condition	Present Condition	Present Response
2nd Floor Janitors Closet	A-002-C2	12" x 12" White/Tan Floor Tile & Mastic	A	NF	M	40	SF	7	7	Monitor/Continue O&M
Attic	A-011	Attic insulation	A	F	T		SF	7	7	Monitor/Continue O&M
Throughout Building	A-008-C1	2' x 4' Ceiling Tile (1'x1' square)	A	F	M	All	SF	7	7	Monitor/Continue O&M
Throughout Building	A-008-C2	2' x 4' Textured Ceiling Tile	A	F	M	180	SF	7	7	Monitor/Continue O&M
Throughout Building	A-005-C1	Sheetrock & Joint Compound	A	F	S		SF	7	7	Monitor/Continue O&M
Throughout Building	A-010	Spackling	A	NF	M		SF	7	7	Monitor/Continue O&M

KEY TO CODES:

A = Assumed ACM

C = Confirmed ACM

NA = Not Available

S = Surfacing Material

NAR = No Action Required

T= Thermal Systems Insulation

M = Miscellaneous Material

O&M = Operations & Maintenance

F = Friable Material

NF = Non Friable Material

CR = Classroom

Rm = Room

O/S = Outside

KEY TO CODES:

EVT = Elbow, Valves & Tees

ST = Stair

ND = No Damage

D = Damaged

SD = Significant Damage

SF = Square Feet

LF = Linear Feet

FT = Floor Tile

VAT =Vinyl Asbestos Tile

W/ = With

RESPONSE ACTION

1 = Significantly Damaged - Isolate, Remove Immediately

2 = Damaged & Potential for Significant Damage - Remove, Enclose, Encapsulate, or Repair when Feasible

3 = Damaged & Potential for Damage - Remove, Enclose, Encapsulate or Repair when Feasible

4 = Damaged - Remove, Encapsulate, Enclose, or Repair When Feasible

5 = Potential for Significant Damage - Reduce Potential for Damage

6 = Potential for Damage - Maintain O&M

7 = Intact, Low Potential for Damage - Maintain O&M

FLOOR TILE O+M - USE LIQUID WAX TO SEAL BROKEN OR DAMAGED FLOOR TILE UNTIL CONDITION WARRANTS REMOVAL.