



ECS MID-ATLANTIC, LLC

AHERA 3-YEAR RE-INSPECTIONS

ROANOKE COUNTY PUBLIC SCHOOLS
ROANOKE COUNTY, VIRGINIA

FOR: ROANOKE COUNTY PUBLIC SCHOOLS
5937 COVE ROAD, ROANOKE, VIRGINIA 24019

ECS PROJECT NUMBER 47:3555-B

JULY 25, 2025





July 25, 2025

Mr. Harley Grimes
Roanoke County Public Schools
5937 Cove Road
Roanoke, Virginia 24019

ECS Project No. 47:3555-B

Reference: AHERA 3-Year Re-Inspections, Roanoke County Public Schools, Roanoke County, Virginia

Dear Mr. Grimes:

ECS Mid-Atlantic, LLC (ECS) is pleased to submit the attached 3-Year AHERA re-inspection reports for Roanoke County Public Schools.

If you should have any questions concerning these reports, please feel free to contact us. We appreciate the opportunity to have worked with you as your Environmental Consultant for this project, and look forward to working with you on any future projects for which we may be of service.

ECS Mid-Atlantic, LLC

A handwritten signature in black ink that reads "Jessica Amick". The signature is written in a cursive, flowing style.

Jessica Amick
Staff Project Manager
jamick@ecslimited.com
540-362-2000

A handwritten signature in black ink that reads "Chris Chapman". The signature is written in a cursive, flowing style.

Christopher J. Chapman, CIH
Director of Industrial Hygiene
cchapman@ecslimited.com
540-362-2000

LIMITATIONS

The conclusions and recommendations presented within this report are based upon information provided by others. ECS has not verified the accuracy of this information and has relied on it solely in preparation of these reinspection reports, along with our field observations. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject sites are limited to conditions observed, and/or materials reviewed at the time these studies were undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of Roanoke County Public Schools. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and Roanoke County Public Schools.

Our recommendations are in part based on Federal and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for any reporting or notification to outside parties or to any local, state, or federal public agencies any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or Federal requirements.

The client agrees to notify the appropriate local, state, or Federal public agencies as required by law, or otherwise to disclose, in a timely manner, information that may be necessary to prevent any danger to public health, safety, or the environment.

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Appendix I: Certifications/Licenses

BURTON CENTER FOR ARTS & TECHNOLOGY

ADDRESS: 1760 Roanoke Boulevard, Salem, VA 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Burton Center for Arts and Technology is located at 1760 Roanoke Boulevard in Salem, Virginia. The facility consists of three buildings identified as A, B, and C. Building A is two stories and Building B and C are each one story. The facility encompasses approximately 52,485 square feet and was reportedly built in 1963.

ECS was retained by Roanoke County Public Schools (RCPS) to perform a three-year re-inspection of this facility for asbestos as part of US EPA AHERA regulations under 40 CFR 763.

Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), this school was reinspected by EPA and State of Virginia Accredited Asbestos Inspectors. . 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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

Known ACMs found within the buildings 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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building(s) were beige with tan 12" floor tile and associated mastic and various pipe insulation and mudded fittings on various insulated lines. ECS was able to walk the school and observed the floor tile in Building A. ECS also observed the hot water heater flue pipe insulation and fitting TSI located in the outside mechanical room in Building A. **ECS notes that the insulation observed may be non-asbestos (since the water heater appears to have been replaced). Additional sampling of the insulation will need to occur to prove the material negative for asbestos.**

Significantly damaged pipe insulation was observed in the greenhouse in Building B. ECS was unable to confirm whether this material was previously sampled by HK or BA. ECS recommends this material be sampled to confirm whether it is asbestos-containing. Depending on the results of the analysis, asbestos abatement may be recommended.



Visual inspection of the other materials listed 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 school's Management Plan.

In general, the materials were observed to be in good condition and in their present state are non-friable (floor tile only). 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. If these materials are to be disturbed, the LEA designee will have them properly abated in accordance with US EPA regulations for schools under AHERA.

Previously Identified ACBM

Below are tables of previously identified ACBM within the building and the current assessment of the condition of the materials. **Additional Note: It is assumed that additional mudded fittings might be present above the ceilings and within the walls. The suspected presence of this additional material does not** require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

Material	Description	Location	HA	Past Assessment	Reassessment Hazard Rank
Building A					
TSI	Hot Water Heater Flue Pipe Run TSI	Pipe Near NE Corner (1), Riser @ Water Heater(2), Horizontal Pipe @ Chimney (3) - Mechanical Room	A01A	Confirmation Sampling Recommended	1
TSI - Fitting	Hot Water Heater Flue Fitting TSI	Horizontal ELL @ Water Heater (1), Vertical ELL @ Water Heater (2), Horizontal ELL @ Chimney - Mechanical Room	A01B	Confirmation Sampling Recommended	1

Material	Description	Location	HA	Past Assessment	Reassessment Hazard Rank
Building B					
Floor Tile	12"X12" FT - Beige with Tan	Hall @320 SW Corner, 310 near center of Room	B03A	5	5



Material	Description	Location	HA	Past Assessment	Reassessment Hazard Rank
Floor Tile; Associated Mastic	12"X12" FT- Beige with Tan; Associated Black Mastic	Hall at 320, SW Corner, 310 near center of room	B03B	5	5

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Building C					
TSI - Fitting	Domestic Hot Water Fitting TSI on Fiberglass insulated pipe runs	Criminal Justice Janitor closet SE & SW ELL, 458A At hot water heater	C02	Removed	Removed
TSI - Fitting	Other Fitting TSI	Vertical ELL near E Side of 430, Roof Drain new SW Corner of 430, Steam loop near SW corner of 430	C08	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. Cloth pipe wrap on fiberglass pipe insulation.
4. Hard joints on fiberglass pipe runs.
5. Terrazzo floors throughout
6. Blackboards and mastic in some of the classrooms



-
7. Sink mastic in some classrooms
 8. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
 9. Tectum ceiling / underside of roof deck
 10. Trailers (1)
 11. 2'x4' Ceiling Tiles (multiple patterns)
 12. Plaster Ceilings in select locations
 13. Pipe insulation in greenhouse of Building B
 14. Fire doors, various mastic on ceramic tiles and lockers, light shields.
 15. General – Renovations have occurred at the school, however, no documentation exists on new materials installed including floor tiles and cove base.

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

Jessica Amick

Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993

Chris Chapman

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

CAVE SPRING HIGH SCHOOL

ADDRESS: 3712 Chaparral Drive, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Steven Hay

BACKGROUND:

Cave Spring High School is located at 3712 Chaparral Drive in Roanoke, Virginia. The facility encompasses approximately 149,370 square feet and was reportedly built in 1970. The school consists of two floor levels. The school underwent major renovations and remodeling after the 2017 re-inspection survey.

In April 2018, ECS completed an Asbestos Specification for the school as well as collected samples of additional suspect building materials which were analyzed for asbestos and included:

- Black mastic on insulated and metal duct work
- Red sealant on metal duct work
- Gaskets in the boiler room
- Window caulking
- Black and white sink undercoating

During the asbestos abatement work at the school, prior to major renovations, most of the identified materials were abated by a Virginia licensed asbestos abatement contractor. ECS provided project monitoring during asbestos removal and provided documentation of these activities to the school system. It is our understanding all of this documentation is being appropriately retained by the school.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.



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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report by BA, the only suspect/known ACMs identified in the building were light gray with tan and blue patterned 12" floor tile, tan 12" floor tile and associated mastic located in the bookkeepers office, and various pipe insulation and mudded fittings on various insulated lines. During the 2017 inspection, ECS walked the school and observed the floor tile in the book keepers office. ECS also observed the mudded fittings in the boiler room. **This building underwent major renovations and remodeling since the 2017 re-inspection survey. As noted previously, the majority of the asbestos containing materials previously identified were abated during the renovations which occurred at the school.**

We did not observe the mudded materials (fittings, elbows, drains etc.) previously identified and assume they were removed during the renovations / remodeling, however, it is possible this material may still be present within the building in areas that were inaccessible or not impacted during the construction activities including behind solid walls/above solid ceilings.

In general, the present materials were observed to be in good condition and in their present state are non-friable (black mastic on insulated duct work, only). 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

Note: It is assumed that additional mudded fittings might be present above the ceilings and within the walls, if they were not removed during construction activities. The suspected presence of this additional material does not require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

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
Mudded Fittings	Chilled Water Mudded Fittings		4	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Mudded Fittings	Heating WaterMud ded Fittings		5	Removed / Not Observed	Removed / Not Observed
Mudded Fittings	Domestic Cold Water Mudded Fittings		6	Removed / Not Observed	Removed / Not Observed
Mudded Fittings	Domestic Hot Water Mudded Fittings		7	Removed / Not Observed	Removed / Not Observed
Mudded Fittings	Drain Mudded Fittings		8	Not Observed	Not Observed
Floor Tile	12'X12"FT		9	Removed / Not Observed	Removed / Not Observed
Floor Tile	12'X12"FT		10	Removed / Not Observed	Removed / Not Observed
Floor Tile	9'X9" FT -		11	Removed / Not Observed	Removed / Not Observed
Floor Tile	12"X12" FT		12	Removed / Not Observed	Removed / Not Observed
Mudded Fittings	Other Mudded Fittings in Boiler Room	Boiler Room	14	Removed / Not Observed	Observed
Floor Tile	12'X12" FT - light gray w/tan & blue	Bookkeeper W Side	19	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; Associated Mastic	12'X12" FT - light gray w/tan & blue; Associated tan mastic	Bookkeeper W Side	20	Removed / Not Observed	Removed / Not Observed
Floor Tile	12'X12" FT - Tan	Bookkeeper at hall door	21	Removed / Not Observed	Removed / Not Observed
Floor Tile; Associated Mastic	12'X12" FT Tan; Associated Black Mastic	Bookkeeper at hall door	22	Removed / Not Observed	Removed / Not Observed
Black Mastic	Metal Duct Work	Throughout	NA	Not Observed	Not Observed
Black Mastic	Insulated Duct Work	Throughout	NA	7	Not Observed
Gasket	Gaskets Associated with the Boiler	Boiler Room	NA	Not Observed	Not Observed
Black Pipe Mastic	Pipes	Addition	NA	Not Observed	Not Observed
Window Caulk/ Glazing	Exterior Windows	Throughout	NA	Not Observed (may be located in select areas)	Not Observed

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. Black duct mastic
 4. Terrazzo floors throughout
 5. Blackboards and mastic in some classrooms
 6. Sink mastic in some classrooms
 7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA
 8. 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). Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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 with the exception of placing an asbestos warning sign on the boiler room.
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 Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



Steven Hay
Asbestos Inspector
VA Accreditation Number 3303 004484



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

GLENVAR HIGH SCHOOL

ADDRESS: 4549 Malus Drive, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Glenvar High School is located at 4549 Malus Drive in Roanoke, Virginia. The facility encompasses approximately 103,882 square feet. The school consists of two floor levels and underwent a complete renovation in 2016.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were floor light wire insulation, acoustical ceiling plaster, floor tile in the auditorium, various pipe and tank insulation and mudded fittings on various insulated lines. The tank insulation and mudded fittings from various insulated lines within the boiler room were observed to have been removed as well as the floor tile from the auditorium.

Acoustical ceiling plaster appeared to be present in the auditorium and access was not provided to the catwalk to verify the presence or condition of the lighting wire insulation. ECS was unable to verify the presence or condition of the acoustical plaster above the ceilings.

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
Acoustical Ceiling Plaster	Acoustical Ceiling Plaster -	Enclosed behind gypsum board enclosure	4	Not Observed	Not Observed
Floor Tile	Floor Tile	Below Carpet in Auditorium	5	Removed	Removed / Not Observed
TSI	Breeching TSI		7	Removed	Removed / Not Observed
TSI - Fitting	Fitting TSI		8	Removed	Removed / Not Observed
TSI	Tank	Boiler room (tank 1 & 2 have been removed, TSI remains on tank 1)	9	Removed	Removed / Not Observed
Wire Insulation	Stage Lighting wire insulation		10	Not Observed	Not Observed

Additional Suspect ACMs

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

Material and Location

1. Acoustical plaster - Auditorium
2. Vermiculite insulation within CMU walls – throughout school
3. Block filler paint
4. Lab benches/hoods
5. Tectum sound panels within the projector room for the auditorium.

-
6. General – Renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, floor tiles and mastic, and other building materials. Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

It is also possible that some of the materials abated maybe still present within the building concealed behind solid walls/under floors/above solid ceilings.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

NORTHSIDE HIGH SCHOOL

ADDRESS: 6758 Northside High School Road, Roanoke, Virginia 24019

INSPECTION DATE: June 5, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Northside High School is located at 6758 Northside High School Road in Roanoke, Virginia. The facility was reportedly built in 1960. The school consists of two floor levels and appears to have had significant renovations in the past.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in August 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, known ACMs were removed from the high school. Although known ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

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	LPS Fitting TSI		2	Removed / Not Observed	Removed / Not Observed
TSI	LPS Pipe TSI		3	Removed / Not Observed	Removed / Not Observed
TSI	LPS Corrugated pipe TSI		4	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Heating water fitting TSI		5	Removed / Not Observed	Removed / Not Observed
TSI	Heating water pipe TSI		6	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic HW fitting TSI		7	Removed / Not Observed	Removed / Not Observed
TSI	Domestic HW pipe TSI		8	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic CW fitting TSI		9	Removed / Not Observed	Removed / Not Observed
TSI	Domestic CW pipe TSI		10	Removed / Not Observed	Removed / Not Observed
Transite	Transite Siding		13	Removed / Not Observed	Removed / Not Observed
Vibration Cloth	Vibration Joint Cloth		14	Removed / Not Observed	Removed / Not Observed
Curtain	Fire Stage Curtain		15	Removed / Not Observed	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9"X9" FT - Gray		16	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" FT - Black		18	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" FT - Brown		19	Removed / Not Observed	Removed / Not Observed
TSI	Boiler TSI		20	Removed / Not Observed	Removed / Not Observed
TSI	Breeching TSI		21	Removed / Not Observed	Removed / Not Observed
TSI - fitting	Fitting TSI in boiler room	Boiler Room	22	Removed / Not Observed	Removed / Not Observed
TSI	Pipe run TSI in boiler room	Boiler Room	23	Removed / Not Observed	Removed / Not Observed
TSI	Corrugated pipe TSI in boiler room	Boiler Room	24	Removed / Not Observed	Removed / Not Observed
TSI	Tank TSI		25	Removed / Not Observed	Removed / Not Observed

Additional Suspect ACMs

During the survey, ECS also observed the following other suspect ACMs:

Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA.

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. Documentation should be obtained on these new materials as far as asbestos (ie letter from the architect) or testing of the materials for asbestos.



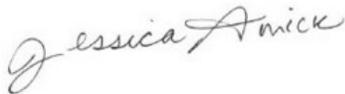
Assessment and Recommended Response Actions

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

WILLIAM BYRD HIGH SCHOOL

ADDRESS: 2902 Washington Avenue, Vinton, Virginia 24179

INSPECTION DATE: June 5, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

William Byrd High School is located at 2902 Washington Avenue in Vinton, Virginia. The facility encompasses approximately 214,543 square feet and was reportedly built in 1969. The school consists of one and a half floor levels and appears to have had various renovations in the past.

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 Planner (3304000318).

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 Kimbrell (HK) in September 1988, and subsequent re-inspection reports, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in August 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were 9" (cream and beige) floor tile and mastics; and various pipe insulation/mudded fittings on various insulated lines. Based on review of the 2017 report, the only know/suspect ACMs identified in the building were mudded fittings and black pipe mastic.

ECS did not observe any suspect TSI in the boiler room and ECS suspects it has been abated. We also believe asbestos abatement occurred across various areas of the school. ECS was not provided with documentation of removal and additional sampling would be required to verify if the materials have been removed.



Visual inspection of the pipe insulation did not reveal a significant change in condition from 2017 and 2021 re-inspections, and it is recommended that these materials continue to be maintained within the building's Management Plan or be sampled to verify the asbestos has been removed. 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.

Although most of the ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

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
Mudded Fittings	Mudded fittings on drain lines		5	1	1
Mudded Fittings	Mudded Fittings on domestic cold water lines		8	1	1
Mudded Fittings	Mudded fittings on hot water domestic lines		9	1	1
Floor Tile	9"X9" FT - Cream & Beige	Band Room	10A	Removed / Not Observed	Removed / Not Observed
Floor Tile; Associated Mastic	9"X9" FT - cream & beige; associated black mastic	Band Room	10B	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; Associated Mastic	9"X9" FT - cream & beige; associated black mastic	Balcony	13B	Removed / Not Observed	Removed / Not Observed
Insulation	Boiler tank insulation		14	Removed / Not Observed	Removed / Not Observed
Mudded Fittings	Mudded Fittings	Boiler Room	15	Removed / Not Observed	Removed / Not Observed
Pipe Mastic	Black mastic on fiberglass insulated domestic water lines	Bathroom pipe chase(s)	17	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. Chalkboards and mastic
6. Fire Doors (older doors)
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor (parquet)



General – Outbuildings; 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.

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

GLENVAR MIDDLE SCHOOL

ADDRESS: 4555 Malus Drive, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND: Glenvar Middle School is located at 4555 Malus Drive in Salem, Virginia. The facility encompasses approximately 592,238 square feet, consists of one floor level and was reportedly built in 1964.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, no suspect/known ACMs were identified in the building.

Previously Identified ACBM

None of the materials previously sampled contained asbestos.

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. 12" Floor Tile - Multiple colors - throughout school
4. Terrazzo floors throughout
5. Blackboards and mastic in most of the classrooms



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6. Sink mastic in some of the classrooms
 7. Duct wrap/mastic
 8. Hard duct TSI
 9. Lab benches/countertops
 10. Light fixtures
 11. Gym floor and tectum ceiling and sound panels
 12. Interior brick wall expansion joint caulk.
 12. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;

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 suspect ACMs identified in the building, there are 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 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 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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

CAVE SPRING MIDDLE SCHOOL

ADDRESS: 4880 Brambleton Avenue, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Steven Hay

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 Planner (3304000318).

Note: Due to the building being razed and rebuilt since the 2008 re-inspection, if a letter from the architect can be obtained stating that asbestos was not used in the re-construction of the building(s), additional three year reinspections would not be needed.

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 Kimbrell (HK) in September 1988, and subsequent re-inspection reports, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspections completed in 2017 and 2021 by ECS. **This building was razed and rebuilt since the 2008 re-inspection survey, sometime between 2012 and 2013.**

It is likely that during the previous construction activities, asbestos abatement/project monitoring occurred for the removal of asbestos-containing materials; these reports were not included in the AHERA binder during this inspection and should be retained and filed in the binder for this school, if available.



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	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Low pressure steam fitting	Main Building	3	Removed / Not Observed	Removed / Not Observed
TSI	Domestic cold water pipe run	Main Building	4	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic cold water fitting	Main Building	5	Removed / Not Observed	Removed / Not Observed
TSI	Domestic hot water pipe run	Main Building	6	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic Hot Water Mudded Fittings	Main Building	7	Removed / Not Observed	Removed / Not Observed
TSI	Roof Drain Pipe Run	Main Building	8	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Roof Drain Fitting	Main Building	9	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Gray FT	Main Building	10	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Gray FT	Main Building	12	Removed / Not Observed	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	Floor Tile - Brown	Main Building	13	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Green FT	Main Building	15	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Green FT	Main Building	16	Removed / Not Observed	Removed / Not Observed
ACT Mastic	12"X12"ACT ; associated brown mastic	Main Building	17A	Removed / Not Observed	Removed / Not Observed
TSI	Boiler TSI	Main Building	18	Removed / Not Observed	Removed / Not Observed
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	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Roof Drain Fitting TSI	Shop	2	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI	Domestic hot water pipe run TSI	Shop	3	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic hot water fitting TSI	Shop	4	Removed / Not Observed	Removed / Not Observed
TSI	Domestic cold water pipe run TSI	Shop	5	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic cold water fitting TSI	Shop	6	Removed / Not Observed	Removed / Not Observed
TSI	Low pressure steam pipe run TSI	Shop	8	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Low pressure steam fitting TSI	Shop	9	Removed / Not Observed	Removed / Not Observed
TSI	Low pressure steam air cell pipe run TSI	Shop	10	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Low pressure steam pipe fitting TSI	Shop	11	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	12	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	13	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9"X9" Green FT	Shop	14	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	15	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" Brown FT	Shop	16	Removed / Not Observed	Removed / Not Observed
Ceiling Tile	2'X2' CT perforated, parallel holes	Shop	18	Removed / Not Observed	Removed / Not Observed
TSI	Low pressure steam pipe run TSI	North Wing	2	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Low pressure steam pipe fitting TSI	North Wing	3	Removed / Not Observed	Removed / Not Observed
Floor Tiles	9"X9" Green FT	North Wing	4	Removed	Removed
Acoustical Plaster*	Acoustical Plaster	North Wing	5	Removed / Not Observed	Removed / Not Observed
Floor Tiles	9"X9" Brown FT	North Wing	6	Removed / Not Observed	Removed / Not Observed
TSI	Breeching TSI	North Wing	7	Removed / Not Observed	Removed / Not Observed
Fireproofing	Fireproofing on boiler room ceiling	North Wing - Boiler Room	8	Removed / Not Observed	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Fittings	Mudded fittings	North Wing - Boiler room	9	Removed / Not Observed	Removed / Not Observed
TSI	Pipe run TSI	North Wing - Boiler Room	10	Removed / Not Observed	Removed / Not Observed

Additional Suspect ACMs

NOTE: 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.

The school is required to keep the AHERA binder within the building for accessible review. If asbestos project monitoring occurred at the site, the monitoring reports should be retained and filed with the AHERA binder.

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



Steven Hay
Asbestos Inspector
VA Accreditation Number 3303 004484



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

HIDDEN VALLEY MIDDLE SCHOOL

ADDRESS: 4902 Hidden Valley School Road, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Hidden Valley Middle School is located at 4902 Hidden Valley School Road in Roanoke, Virginia.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, no suspect/known ACMs were identified in the building. ECS was informed that carpet had been installed since the last re-inspection.

Previously Identified ACBM

None of the materials previously sampled contained asbestos.

Additional Suspect ACMs

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

Material and Location



-
1. Terrazzo Floors - throughout the building
 2. 12" Acoustical ceiling tile (no mastic observed)
 3. 2' x 4' Ceiling tile - multiple patterns
 4. Block filler paint on CMU walls – throughout school
 5. Vermiculite insulation within CMU walls – throughout school
 6. Tectum roof deck
 7. Wood paneling mastic
 8. Blackboards and mastic in most of the classrooms
 9. Sink mastic in some of the classrooms
 10. Hard ceilings in auditorium
 11. White/beige duct mastic
 12. HVAC Vibration cloth
 13. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

NORTHSIDE MIDDLE SCHOOL

ADDRESS: 6810 Northside High School Road, Roanoke, Virginia 24019

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Northside Middle School is located at 6810 Northside High School Road in Roanoke, Virginia. The facility encompasses approximately 106,884 square feet and was reportedly built in 1969. The school consists of two floor levels and appears to have had various renovations in the past.

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 Planner (3304000318).

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 Kimbrell (HK) in September 1988, and subsequent re-inspection reports, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 by HK and subsequent re-inspections in 2008 by BA and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were 2' x 4' ceiling tiles (described as long holes parallel to the short side) on the first and second floors and 9" x 9" tan, and white and brown floor tiles. ECS was able to walk the school and observe both the ceiling tiles and floor tiles in the following locations:

Ceiling tiles - E Hall and classrooms starting at Rooms E-4/5; classrooms C7-19; note multiple ceiling tile types (5) were located in these areas. ECS was unable to easily identify which ceiling tiles are asbestos-containing and recommends collecting confirmation samples of the ceiling tiles. C Hall was noted to previously contain asbestos-containing ceiling tiles, however, the ceiling tiles appeared different from the description, and may have been replaced since the 2021 re-inspection.



The 2' x 4' ceiling tiles (described as long holes parallel to the short side) previously noted in Room A7, and on the first floor hall at the office door, Room A6 Hall Door, and D3 Hall Door were not observed during this re-inspection.

ECS also observed 9"X9" floor tiles in the office and storage rooms outside of the media center.

Additional suspect 9"X9" floor tiles (white and brown) were observed in the front office electrical closet and in the front office kitchenette/copier area (tan tiles).

Green stone pattern sheet vinyl flooring was observed in the media center. ECS was unable to confirm whether this material has previously been sampled and analyzed for asbestos.

Visual inspection of these ceiling tiles and floor tiles did not reveal a significant change in condition from the 9/2008 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan. Minor damage was observed in some tiles. **Due to the high potential for disturbance, consideration should be given to abating these materials in the near future. Additional confirmatory testing is also recommended for the ceiling tiles to pinpoint the type which is asbestos-containing, and for the green stone pattern sheet vinyl flooring in the media center.**

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.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Ceiling Tile	2'X4' CT - Long holes, parallel to short side	Room A7	4A	4	Removed / Not Observed
Ceiling Tile	2'X4' CT - long holes parallel to short side	First Floor: Hall at Office Door, Room A6 Hall Door, D3 Hall Door	4B	4	Removed / Not Observed
Ceiling Tile	2'X4' CT - long holes parallel to short side	Second Floor: Hall at E2, Media Center at E Hall Door, G1 A door to media center	4D	4 E2 Ceiling Tiles - Removed	4 E2 and G1 A Ceiling Tiles - Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9X9FT - Tan	Media Center	6	Removed/ Not Observed	Removed / Not Observed
Floor Tile	9X9 FT- white & brown	Media Center	8	Removed/ Not Observed	Removed / Not Observed
Floor Tile	9X9 Floor Tile	Office and Storage Room Outside the Media Center	NA	7	7

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. Blackboards and mastic in some of the classrooms
6. Light shields in stairwells
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor (parquet)
9. Lab benches in science classrooms
10. Green stone pattern sheet vinyl flooring in media center
11. 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), plasters (note: some of the plaster may be original).

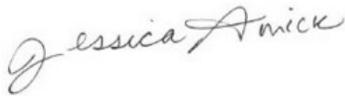
Assessment and Recommended Response Actions

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

WILLIAM BYRD MIDDLE SCHOOL

ADDRESS: 2910 Washington Avenue, Vinton, Virginia 24179

INSPECTION DATE: June 3, 2025

INSPECTOR: Jessica Amick

BACKGROUND: William Byrd Middle School is located at 2910 Washington Avenue in Vinton, Virginia. The facility encompasses approximately 107,854 square feet and was reportedly built in 1988. The school consists of two floor levels and appears to have had various renovations in the past.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, no known ACMs were present in the building.

Previously Identified ACBM

None of the materials previously sampled contained asbestos.

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. Lab benches and hoods
6. Fire Doors
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor (parquet) and Tectum ceiling

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.

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

BACK CREEK ELEMENTARY SCHOOL

ADDRESS: 7130 Bent Mountain Road, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Back Creek Elementary School is located at 7130 Bent Mountain in Roanoke, Virginia. The facility encompasses approximately 43,140 square feet and was reportedly built in 1937. The school consists of two floor levels and appears to have had various renovations and additions in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were various pipe insulation and mudded fittings on various insulated lines located inside walls, ceilings, tunnels, and in the boiler room. **ECS was able to walk the school; however, due to the hidden locations of the TSI piping within walls and above hard ceilings, ECS was unable to observe the pipe insulation or fittings.**

Although most of the ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.



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	Inside Walls and Ceilings	2	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Low Pressure Steam Fitting	Inside Walls and Ceilings	3	Removed / Not Observed	Removed / Not Observed
TSI	Domestic Hot Water Pipe	Inside Walls and Ceilings	4	Removed / Not Observed	Removed / Not Observed
TSI	Domestic Cold Water Pipe	Inside Walls and Ceilings	6	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic Cold Water Fitting	Inside Walls and Ceilings	7	Removed / Not Observed	Removed / Not Observed
TSI	Steam Line	In tunnels	12	Removed / Not Observed	Removed / Not Observed
TSI	Boiler TSI		13	Removed / Not Observed	Removed / Not Observed
TSI	Pipe TSI	Boiler Room	14	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	TSI Fitting	Boiler Room	15	Removed / Not Observed	Removed / Not Observed

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. Window Glazing
 4. 12" Beige and Black Floor Tile and associated mastic.
 5. 12" Dark Gray Floor Tile and associated mastic.
 6. 12" Red Floor Tile and associated mastic.
 7. Tectum sound panels
 8. Beige cove base
 9. Texture on drywall walls
 10. Brick seam sealant.
 11. Pipe mastic on fiberglass pipe runs
 12. Blackboards and mastic in most of the classrooms
 13. Sink mastic in some of the classrooms
 14. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA

For newly installed materials, documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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.

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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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

BURLINGTON ELEMENTARY SCHOOL

ADDRESS: 6533 Peters Creek Road, Roanoke, Virginia 24019

INSPECTION DATE: June 3, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Burlington Elementary School is located at 6533 Peters Creek Road in Roanoke, Virginia. The facility encompasses approximately 68,179 square feet and was reportedly built in 1939. The school consists of two floor levels and appears to have had various renovations in the past. ECS was informed that the basement was renovated in the summer of 2024.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were 9" (various colors) and 12" tan floor tile and mastics. **ECS was able to walk the school and observe these floor tiles in the following locations.**

9 " floor tiles various colors - - Rooms - 110, 109, 108, 201, 202, 203, 205, 206, 207, 208, 209, 210, 211, 213, 214, 2nd floor girls and boys bathrooms.

12 " floor tiles (tan) - Rooms - 101, 105, ladies bathroom by room 112, nurses office, and basement - throughout.



Visual inspection of these floor tile 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. Minor damage was observed in some floor tiles in the basement and classrooms, as well as the black cove base in the first floor men's bathroom and Ms. Danco's room.

Tan pebble pattern sheet vinyl flooring was observed in the stairwell to the basement. ECS was unable to confirm whether this material has been previously sampled and analyzed for asbestos. Asbestos testing is recommended for the tan pebble pattern sheet vinyl flooring.

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.

Although most of the ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

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
Fitting	Mudded Fittings on LP Steam Line		2	Removed	Removed
TSI	Pipe TSI on LP Steam Lines		3	Removed	Removed
TSI	Heating water fitting TSI	Basement	11	Removed	Removed
TSI	Heating water pipe TSI	Basement	12	Removed	Removed
Fitting	Mudded fitting on domestic cold water lines	Basement	13	Removed	Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9'X9" Floor Tile - Brown	Basement	14	Removed	Removed
Floor Tile	9"X9" Floor Tile - Red	Kitchen Area	15	Removed	Removed
Floor Tile	9'X9" Floor Tile - Green	First & Second Floor	16	5	5
Floor Tile	9"X9" Floor Tile - Brown	First Floor	17	5	5
Floor Tile	9"X9" Floor Tile - Green	First Floor (SAME AS 16)	18	5	5
Floor Tile	9"X9" Floor Tile - Gray	First & Second Floor	19	5	5
Floor Tile	9"X9" Floor Tile - Tan w/brown streaks	First Floor	21A	5	5
Floor Tile	9'X9" Floor Tile - White	Second Floor	22	5	5
Floor Tile; Associated Mastic	12"X12" Floor tile - Tan; associated black mastic		23B	5	5
TSI	Fitting TSI	Boiler Room	24	Removed	Removed
TSI	Pipe Run TSI	Boiler Room	25	Removed	Removed
Sheet Vinyl	SV - Red Brick Pattern		27	5	5
Cove Base	4" Black cove base		30	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 many of the classrooms
6. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA
7. Gym floor (parquet)
8. 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), and new wing. Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.
9. Duct mastic located within the janitor's office
10. Tan pebble pattern sheet vinyl flooring - stairwell to basement

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

CAVE SPRING ELEMENTARY SCHOOL

ADDRESS: 5404 Springlawn Avenue, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Steven Hay

BACKGROUND:

Cave Spring Elementary School is located at 5404 Springlawn Avenue in Roanoke, Virginia. The facility encompasses approximately 63,886 square feet and was reportedly built in 1961. The school consists of one floor level and appears to have had various renovations around 2008.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were various pipe and tank insulation and mudded fittings on various insulated pipes, surface materials, and white 12" floor tile. **ECS was able to walk the school; however, did not observe the suspect TSI or floor tile. These materials appeared to have been removed during the renovations completed in 2008;** however, an approximately 2 to 3 foot long piece of air-cell pipe insulation was observed on the ground of the boiler room. The original location of this material is unknown.

ECS was unable to observe the surfacing materials located above the ceiling tiles on the gypsum wall board system.



Additionally, although not listed in the 2008 re-inspection plan, fiberboard ceiling panels and associated mastic were observed within the boiler room which were labeled as asbestos.

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	Heating water pipe TSI		2	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Heating Water Fitting TSI		3	Removed / Not Observed	Removed / Not Observed
TSI	Domestic Hot Water Pipe TSI		4	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Domestic Hot Water Fitting TSI		5	Removed / Not Observed	Removed / Not Observed
TSI	Domestic Cold Water Pipe TSI		6	Removed / Not Observed	Removed / Not Observed
TSI	Domestic Cold Water Fitting TSI		7	Removed / Not Observed	Removed / Not Observed
TSI	Drain Pipe TSI		8	Removed / Not Observed	Removed / Not Observed
TSI Fitting	Drain Fitting TSI		9	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Drain Fitting TSI		13	Removed / Not Observed	Removed / Not Observed
TSI	Drain Pipe TSI		15	Removed / Not Observed	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Surface material	Material over drop ceiling	all floors	16	Removed / Not Observed	Removed / Not Observed
Surface material	Material over gypsumboard system	all floors	17	Removed / Not Observed	Removed / Not Observed
Floor Tile	12"X12" FT - White	Gymnasium Office	18	Removed / Not Observed	Removed / Not Observed
TSI	Boiler TSI		19	Removed / Not Observed	Removed / Not Observed
TSI	Breeching TSI		20	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Fitting TSI	Boiler Room	21	Removed / Not Observed	Removed / Not Observed
TSI	Pipe TSI	Boiler Room	22	Removed / Not Observed	Removed / Not Observed
TSI	Tank TSI	Boiler Room	23	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Fitting TSI	Mechanical Room	24	Removed / Not Observed	Removed / Not Observed
Ceiling Tile & Mastic	Ceiling Tile & Associated Mastic	Boiler Room	NA	4	4

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. Blackboards and mastic in most of the classrooms
4. Sink mastic in some of the classrooms
5. Pipe insulation - janitor's closet.
6. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
7. General – Renovations have occurred at the school, however, no documentation exists on new materials installed including ceiling tiles, floor tile and mastic, and pipe insulation in the boiler room.

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



Steven Hay
Asbestos Inspector
VA Accreditation Number 3303 004484



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

CLEARBROOK ELEMENTARY SCHOOL

ADDRESS: 5205 Franklin Road, Roanoke, Virginia 24014

INSPECTION DATE: June 3, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Clearbrook Elementary School is located at 5202 Franklin Road in Roanoke, Virginia. The facility encompasses approximately 36,903 square feet and was reportedly built in 2005. The school consists of one floor level and appears to have had various renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were 9 " (brown) floor tile and mastics. During the 2017 inspection, ECS observed suspect pipe insulation. ECS was able to walk the school and observe the following materials:

- 9 " floor tiles – PE storage room, this room was locked and inaccessible during our inspection. ECS assumes that the floor tiles are still present based on previous observations made during the 2017 inspection.
- Suspect asbestos containing pipe insulation was observed to be consistent with the 2017 re-inspection, in the south wing (and girls restroom) – above ceilings and on risers, and in mechanical room and tunnels. It is suspected that this material is also presently concealed in chases and above solid ceilings/behind solid walls.



- Spray applied fireproofing was observed in the gymnasium; this material should be sampled to determine if it is asbestos containing.

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, with the exception of the spray applied fire proofing material in the gymnasium. 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.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI	LP Steam pipe TSI	Riser In Girls Restroom	3	6	6
TSI - Fitting	LP steam fitting TSI	Riser In Girls Restroom	4	6	6
Floor Tile	Floor Tile		6	Removed / Not Observed	Removed / Not Observed
TSI	LP steam pipe TSI	Above lay-in ceiling tiles in South Wing	7	6	Removed / Not Observed
TSI - Fitting	LP steam fitting TSI	Above lay-in ceiling tiles in South Wing	8	6	Removed / Not Observed
TSI	Domestic cold water pipe TSI	Above lay-in ceiling tiles in South Wing	9	6	Removed / Not Observed
Floor Tile	9"X9" FT-Tan with red marks		11	Not Observed	5
Floor Tile	9"X9" FT Tan with red	PE Storage Room	13A	Not Observed	5

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor tile; associated mastic	9"X9" FT Tan with red; associated black mastic	PE Storage Room	13B	Not Observed	5
Floor Tile	9"X9" FT - Brown		15	Removed / Not Observed	Removed / Not Observed
Floor Tile	9"X9" FT - Brown		17	Removed / Not Observed	Removed / Not Observed
Floor Tile	12X12 FT White		18	Removed / Not Observed	Removed / Not Observed
Floor Tile	12X12FT Tan		19	Removed / Not Observed	Removed / Not Observed
Floor Tile	9X9 FT Tan		20	Removed / Not Observed	Removed / Not Observed
TSI	Boiler TSI		21	Removed / Not Observed	Removed / Not Observed
TSI	Boiler Room Pipe TSI	Boiler Room	23	Removed / Not Observed	Removed / Not Observed
TSI - Fitting	Boiler Room Fitting TSI	Tunnels and Upper Boiler Room	24	3	3
TSI	Boiler Room pipe TSI	Tunnels and Upper Boiler Room	25	3	3

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. Terrazzo floors throughout
4. Sinks in some of the classrooms
5. Chalkboards and mastic
6. Fire Doors
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor
9. Spray applied fire proofing on the ceilings - gymnasium

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). Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

FORT LEWIS ELEMENTARY SCHOOL

ADDRESS: 3115 West Main Street, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Fort Lewis Elementary School is located at 3115 West Main Street, Salem, Virginia. The facility encompasses approximately 32,655 square feet and was reportedly built in 1928. The school consists of one floor level and appears to have had various renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were light brown with white pattern 12" floor tile in room "E", white with pink and blue spots 12" floor tile and associated mastic in room "R". During the 2017 re-inspection, it was noted that the 12" light brown with white floor tile and mastic was removed. **ECS observed the 12" white with pink and blue spots floor tile in the basement of the school.**

Visual inspection of these materials did not reveal a significant change in condition from the 2021 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan.



Although most of the ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

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	LP Steam Fitting TSI	Main Building	2	Removed	Removed
TSI - Fitting	LP Steam Fitting TSI	Main Building	3	Removed	Removed
Floor Tile	12X12 FT - light brown with white	Main Building - Room E	5A	Removed	Removed
Floor Tile	12x12 FT - light brown with white; associated black mastic	Main Building - Room E	5B	Removed	Removed
TSI - Fitting	Boiler Room Fitting TSI	Main Building: Boiler Room	6	Removed	Removed
TSI	Boiler Room pipe TSI	Main Building: Boiler Room	7	Removed	Removed
Floor Tile; associated mastic	12"X12" FT - white with pink and blue spots; associated black mastic	Main Building - Room R *ECS observed material(s) in basement room	9	Basement Room: 5	Basement Room: 5



Additional Suspect ACMs

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

Material and Location

1. Plaster walls – throughout school
2. Blackboards and mastic in most of the classrooms
3. Sink mastic in some of the classrooms
4. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA
5. General – Renovations have occurred at the school, however, no documentation exists on new materials installed including floor tiles and associated mastic and ceiling tiles. Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

GLEN COVE ELEMENTARY SCHOOL

ADDRESS: 5901 Cove Road, Roanoke, Virginia 24019

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND: Glen Cove Elementary School is located at 5901 Cove Road in Roanoke, Virginia. The facility encompasses approximately 20,000 square feet and was reportedly built in 2006. The school consists of two floor levels and appears to have had various renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were white 9 " floor tile and mastic present in the media center on the 2nd floor. **The white 9 " floor tile and mastic were currently undergoing abatement and removal at the time of ECS's re-inspection. Abatement documentation of this material should be included in the school's AHERA binder following completion.**

Although most of the ACMs in the school appear to have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

Visual inspection of these materials did not reveal a significant change in condition from the 2021 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

It was observed in the 2021 re-inspection that additional floor tile might be present under carpeted floors on the first and second floors of the building. The suspected presence of this additional material does not require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

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
Floor Tile	9"X9" FT - Green	NA	6	Removed	Removed
Floor Tile	12"X12" FT - White	NA	7	Removed	Removed
Floor Tile; Associated mastic	9"X9"FT - White; associated black mastic	Media Materials Room *ECS also observed material(s) in the Gym offices and bathrooms	8B	5	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. Wall Panels – Partition wall panels – conference room facilities;
4. Terrazzo floors throughout
5. Blackboards and mastic in some of the classrooms
6. Sink mastic in most of the classrooms



7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Gym floor (parquet) and tectum ceiling
9. 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),
10. Trailers (2)

Documentation should be obtained by the architect to state the new materials (and trailers) are non-asbestos, or conduct sampling of the materials for asbestos.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

GLENVAR ELEMENTARY SCHOOL

ADDRESS: 4507 Malus Drive, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Glenvar Elementary School is located at 4507 Malus Drive in Salem, Virginia. The facility encompasses approximately 103,882 square feet. The school consists of two floor levels and appears to have had various renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were white and black 12" floor tile and associated mastic, green 9" floor tile and associated mastic, and various pipe insulation and mudded fittings on various insulated lines. ECS was able to walk the school.

Most of the green 9" floor tile and associated mastic was observed to have been removed, however, some material remained on the stairs to the stage.

A visual inspection of this material did not reveal a significant change in condition from the 2021 re-inspection, and it is recommended that this material 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance. Although many of the materials have been removed, it is likely that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

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	Heating water pipe TSI		3	Removed	Removed
TSI - Fitting	Domestic Hot Water Fitting TSI		4	Not Observed	Not Observed
TSI - Fitting	Domestic Cold Water Fitting TSI		6	Not Observed	Not Observed
Floor Tile	12"X12" FT - White and Black		13A	Removed	Removed
Floor Tile; Associated Mastic	12"X12" FT - White and Black; associated black mastic		13B	Removed	Removed
Floor Tile	Floor Tile		14	Removed	Removed
Floor Tile	9x9 FT - Brown		15	Removed	Removed
Floor Tile	9X9 FT - Green		16A	5	Most Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; Associated Mastic	9X9 FT - Green; Associated Black Mastic		16B	5	Most Removed
Floor Tile	9x9 FT - Tan		17	Removed	Removed
TSI	Breeching TSI - Main Boiler Room	Main Boiler Room	19	Removed	Removed
Tsi Fitting	Pipe fitting TSI, Main Boiler room	Main Boiler Room	20	Removed	Removed
TSI	Pipe Run TSI, Main Boiler Room	Main Boiler Room	21	Removed	Removed
TSI	Tank TSI, Main Boiler Room	Main Boiler Room	22	Removed	Removed
TSI	Breeching TSI, 5th grade boiler room	4th Grade Boiler Room	23	1	1
TSI - Fitting	Pipe Fitting TSI, 5th Grade Boiler Room	4th Grade Boiler Room	24	7	7

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. Large PTAC Units, these historically can contain transite panels and TSI – most classrooms.
 4. Hard insulation on vents from boilers
 5. Blackboards and mastic in most of the classrooms
 6. Sink mastic in some of the classrooms.
 7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
 8. Hard Ceilings located in janitor closets and some of the classrooms.
 9. Gray tank insulation on main boiler water tank.
 9. General – Renovations have occurred at the school however no documentation exists on new materials installed including floor tiles and mastics.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

GREEN VALLEY ELEMENTARY SCHOOL

ADDRESS: 3838 Overdale Road, Roanoke, Virginia 24018

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND: Green Valley Elementary School is located at 3838 Overdale Road in Roanoke, Virginia. The facility encompasses approximately 61,030 square feet and was reportedly built in 1963. The school consists of one floor level and appears to have underwent major renovations around 2010.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were 2'x2' ceiling tile with parallel long holes located in the music room, room 19, upper north hall, room 1 hall, gym hall and white with tan streaks 9" floor tile and associated mastic in the music room. **ECS was able to walk the school; however, did not observe the suspect ceiling tiles or floor tiles reported in the school. The materials appeared to have been removed during the renovations completed in 2010. It is likely, however, that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.**

Previously Identified ACBM

Below are tables of previously identified ACBM within each of the buildings 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 Hot Water Fitting TSI		3	Removed	Removed
TSI - Fitting	Domestic Cold Water fitting TSI		4	Removed	Removed
Ceiling Tile	2'X2' CT, Type I, long holes parallel to short side gray back with "install arrow"	Music Room SE & SW Corner	6A	Removed	Removed
TSI - Fitting	Boiler Room #1 Fitting TSI	Boiler Room	10	Removed	Removed
TSI	Tank TSI	Boiler Room	11	Removed	Removed
TSI - Fitting	Boiler Room #2 Fitting TSI	Boiler Room	12	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. Blackboards and mastic in some of the classrooms
4. Sink mastic in some of the 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. Tectum ceiling and sound panels in gym and cafeteria.
7. Plaster Ceilings in gym storage area
8. Duct work caulk/sealant
9. General – Renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, floor tile and mastic, and sheet vinyl.
10. Terrazzo flooring located on the bottom floor outside the gym

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), Colonial Heights Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

HL HORN ELEMENTARY SCHOOL

ADDRESS: 1002 Ruddle Road, Vinton, Virginia 24179

INSPECTION DATE: June 3, 2025

INSPECTOR: Jessica Amick

BACKGROUND: HL Horn Elementary School is located at 1002 Ruddell Road in Vinton, Virginia. The facility encompasses approximately 65,710 square feet and was reportedly built in 1961. The school consists of one floor level and appears to have had various renovations and a new addition in 2007.

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, all known ACMs were removed from the elementary school. It is likely, however, that TSI or other ACMs may still be present in the building concealed behind walls or above solid ceilings.

Previously Identified ACBM

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

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - Fiting	Hot water fitting TSI		2	Removed	Removed
TSI	heating water pipe TSI		3	Removed	Removed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - Fiting	Domestic HW fitting TSI		4	Removed	Removed
TSI	Domestic HW pipe TSI		5	Removed	Removed
TSI - Fitting	Domestic CW fitting TSI		6	Removed	Removed
TSI	Domestic CW Pipe TSI		7	Removed	Removed
Ceiling Tile	Ceiling Tile		9	Removed	Removed
Fireproofing	Fireproofing		10	Removed	Removed
Acoustical ceiling plaster	Acoustical Ceiling Plaster		11	Removed	Removed
Floor tile	12"X12" FT -Tan		12	Removed	Removed
TSI	Boiler TSI		14	Removed	Removed
TSI	Breeching TSI		15	Removed	Removed
TSI - Fitting	Fitting TSI in Boiler Room		16	Removed	Removed
TSI	Pipe TSI in Boiler Room		17	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/interior wall Panels
4. Sink mastics in some 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 (wood floor) and Tectum ceiling
7. Blackboards and mastics
8. Terrazzo flooring

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. This includes the new addition in 2007 which includes the library and classroom wing.

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), Colonial Heights Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification

Jessica Amick

Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993

Chris Chapman

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

MOUNT PLEASANT ELEMENTARY SCHOOL

ADDRESS: 3216 Mount Pleasant Boulevard, Roanoke, Virginia 24014

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND: Mount Pleasant Elementary School is located at 3216 Mount Pleasant Boulevard in Roanoke, Virginia. The facility encompasses approximately 63,336 square feet and was reportedly built in 1934. The school consists of two floor levels and appears to have had various renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were 12" (brown) floor tile and mastics. ECS was able to walk the school and observe these floor tiles in the following locations only:

12" floor tiles – Rm 133, Clinic, and 2nd floor Data center; the floor tiles were not observed under carpets in the 2nd floor Data Center. Floor tiles are believed to have been abated although no documentation was available. Beige 12" floor tiles were observed throughout the structure.

Visual inspection of these floor tiles did not reveal a significant change in condition from the 2021 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 each of the buildings and the current assessment of the condition of the materials.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - Fitting	Domestic HW Fitting TSI		4	6	Removed / Not Observed
TSI - Fitting	Domestic CW Fitting TSI		5	Removed	Removed
TSI	LPS Pipe TSI		6	1	Removed
TSI - Fiting	LPS Pipe TSI		7	Removed	Removed
Aircell TSI	LPS Aircell TSI		8	Removed	Removed
TSI - Fitting on Aircell lines	LPS Fitting Tsi on aircell Lines		9	Removed	Removed
Floor Tile	12"X12" FT - Tan		10	Removed	Removed
Floor Tile	12"X12" FT - Olive		11	Removed	Removed
Floor Tile	9"X9" FT - Brown		12A	5	Removed / Not Observed
Floor Tile; assoc mastic	9"X9" FT - Brown; Associated Black Mastic		12B	5	Removed / Not Observed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9"X9" FT - White		13	Removed	Removed
Floor Tile	9"X9" FT - Tan		14A	5	Removed / Not Observed
Floor Tile; associated mastic	9"X9" FT - Tan; Associated Black mastic		14B	5	Removed / Not Observed
Floor tile	12"X12" FT -Tan		15	Removed	Removed
Floor Tile	9"X9" FT - Green		16	Removed	Removed
Floor Tile	Boiler TSI		17	6	Removed / Not Observed
TSI	Breeching TSI		18	6	Removed / Not Observed
TSI - Fitting	Fitting TSI in Boiler Room	Boiler Room	19	6	Removed / Not Observed
TSI	Pipe TSI in Boiler Room	Boiler Room	20	6	Removed / Not Observed
TSI - Fitting	Fitting TSI in Tunnels (see HA-19)	Tunnels	21	1	Removed / Not Observed
TSI	Pipe TSI in Tunnels (see HA-20)	Tunnels	22	1	Removed / Not Observed
Floor Tile	12"X12" FT - White under blue carpet		25	5	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; associated mastic	12"X12" FT - white Under blue carpet; associated black mastic		26	5	Removed / Not Observed
Floor Tile	12X12 FT - Tan with Brown & White		27	5	Removed / Not Observed
Floor Tile; associated mastic	12x12 FT - Tan with brown & white; associated black mastic		28	5	Removed / Not Observed
Floor Tile	12X12 FT - Cream with Almond		29	5	Removed / Not Observed
Floor Tile; associated mastic	12X12 FT - Cream with Almond; Associated black mastic		30	5	Removed / Not Observed
Floor Tile	12X12 FT -White with Gray Streaks		31	5	Removed / Not Observed
Floor Tile; Assoc. Mastic	12X12 FT - White with Gray Streaks; Associated black mastic		32	5	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	Brown Floor Tile Below 12x12 FT white with gray streaks	Below Sample HA 31	33	5	Removed / Not Observed
Floor Tile; associated mastic	Brown Floor Tile; Associated black mastic		34	5	5
Floor Tile; associated mastic	12"X12" FT - Gray with white & Blue; Associated Tan Mastic		36	5	Not Observed
Floor Tile	FT - Black (under HA-35)	Special Education - West	37	5	Removed / Not Observed
Floor Tile; associated mastic	Black Floor Tile; Associated black mastic		38	5	Removed / Not Observed
Floor Tile; associated mastic	12"X12" FT - white with cream; associated black mastic		40	5	Removed / Not Observed
Floor Tile	White Floor Tile Under sample HA-41		43	5	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile; associated mastic	White floor tile; associated black mastic		44	5	Removed / Not Observed

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. 12" ceiling tiles and mastic
6. Sinks in some of the classrooms
7. Chalkboards and mastic
8. Fire Doors (older doors)
9. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
10. Gym floor
11. Cream linoleum flooring in the clinic bathroom, "Staff Only" restroom next to clinic, and 2nd floor bathrooms

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). Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

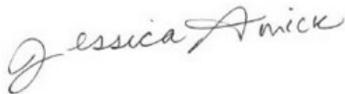
Assessment and Recommended Response Actions

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), Colonial Heights Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

MOUNTAIN VIEW ELEMENTARY SCHOOL

ADDRESS: 5901 Plantation Circle, Roanoke, Virginia 24014

INSPECTION DATE: June 5, 2025

INSPECTOR: Jessica Amick

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 renovations in the past.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

ECS observed suspect TSI located above the ceiling in the janitor's closet near the Pre-K classrooms and bathrooms. It is suspected that this material may be located in other concealed areas including above the ceiling and in chases and tunnels/crawlspace in the building.

Based upon review of the initial Management Plan and subsequent re-inspection report, all known ACMs were removed from the elementary school. As noted above, however, concealed or hidden materials may still be present.



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
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

Material	Description	Location	HA	Past Assessment	Reassessment Haz
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
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. Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

OAK GROVE ELEMENTARY SCHOOL

ADDRESS: 5005 Grandin Road Extension, Roanoke, Virginia 24018

INSPECTION DATE: June 3, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND: Oak Grove Elementary School is located at 5005 Grandin Road Extension in Roanoke, Virginia. The facility encompasses approximately 66,410 square feet and was reportedly built in 1965. The school consists of one floor level 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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, all known ACMs were removed from the elementary school. ECS was not provided with documentation of the removal for review. It is likely some pipe insulation still remains in the school concealed behind solid walls/above solid ceilings.

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	Heating water pipe TSI		3	Removed	Removed



Material	Description	Location	HA	Past Assessment	Reassessment Haz
TSI - Fitting	Domestic Cold Water Fitting TSI		4	Removed	Removed
TSI	Domestic Cold water pipe TSI		5	Removed	Removed
Floor Tile	9"X9" FT - gray		9	Removed	Removed
Floor Tile	9"X9" FT - gray		10	Removed	Removed
Floor Tile	9"X9" FT - Tan		11	Removed	Removed
Floor Tile	9"X9" FT - Tan		12	Removed	Removed
Floor Tile	9"X9" FT - Tan		13	Removed	Removed
Floor Tile	9"X9" FT - Tan		14	Removed	Removed
TSI	Breeching TSI	Boiler Room 1	15	Removed	Removed
TSI - Fitting	fitting TSI	Boiler Room 1	16	Removed	Removed
TSI	Pipe TSI	Boiler Room 1	17	Removed	Removed
Tank TSI	Tank TSI	Boiler Room 1	18	Removed	Removed
TSI	Breeching TSI in boiler room 2	Boiler Room 2	19	Removed	Removed
TSI - Fitting	Fitting TSI	Boiler Room 2	20	Removed	Removed
sealing / gasket	Boiler sealing	Boiler Room 2	21	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. 2' x 2' suspended ceiling tile
4. Gray cove base
5. Blackboards and mastic in most of the classrooms
6. Sink mastic in some of the classrooms
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Tectum roof deck
9. Beige/Yellow pipe mastic on HVAC duct work
10. Interior door caulk
11. 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), and 12" floor tiles in multiple colors.

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



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

PENN FOREST ELEMENTARY SCHOOL

ADDRESS: 6328 Merriman Road, Roanoke, Virginia 24018

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Penn Forest Elementary School is located at 6328 Merriman Road in Roanoke, Virginia. The facility encompasses approximately 65,334 square feet and was reportedly built in 1971. The school consists of one floor level and appears to have had general renovations of the office area around 2013.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection reports, the only suspect/known ACMs identified in the building were tan and white 12" floor tile and associated mastic in the forum closet and office copy room. Additionally in 2017, ECS observed the floor tile in Room 8 outside the main office and in the gym offices and ball storage rooms.

Visual inspection of these materials did not reveal a significant change in condition from the 2021 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

ECS observed the flooring material in the closet of the office copy room. It is possible that new flooring was placed on-top of the asbestos containing floor tile and mastic in other areas of the office. ECS observed the floor tile in Room 8, the gym office and ball storage rooms.

Additionally, ECS observed suspect damaged TSI mudded elbows/joints in the mechanical closets. ECS recommends confirmation sampling of this material.

Note: It was previously reported that this floor tile is present in the gym, a second closet behind the forum, and in an office space outside of the main office. The presence of this additional material does not require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

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
Floor tile	12"X12" FT - Tan & White	Closet in SE Corner of Forum & Office Copy Room in NW Corner	6A	Not observed - Office Copy Room 5 - Gym office, ball storage and Room 8	5 - Office Copy Room Closet 5 - Gym office, ball storage and Room 8
Floor Tile; associated mastic	12X12 FT - Tan & White; Associated black mastic	Closet in SE Corner of Forum & Office Copy Room in NW Corner	6B	Not observed - Office Copy Room 5 - Gym office, ball storage and Room 8	5 - Office Copy Room Closet 5 - Gym office, ball storage and Room 8



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. 2'x4' Ceiling Tiles
4. 12" black and beige floor tile and associated mastic
5. Blackboards and mastic in some of the classrooms
6. Sink mastic in most of the classrooms
7. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
8. Tectum roof deck in gym and cafeteria.
10. White duct mastic located on metal duct work
11. Roof drain packings - storage closets behind the forum
12. Fire packings located in the boiler room.
13. Hard joints - roof drains
14. Mudded elbows and joints in the mechanical rooms/closets
14. 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). Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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.



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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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

WE CUNDIFF ELEMENTARY SCHOOL

ADDRESS: 1200 Hardy Road, Vinton, Virginia 24179

INSPECTION DATE: June 3, 2025

INSPECTOR: Steven Hay

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. The building was undergoing renovations at the time of this 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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

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. **The school was undergoing renovations at the time of this re-inspection. The area of known ACMs (floor tiles) was observed to be in containment. Documentation regarding the abatement of ACMs should be included in the building's AHERA binder when available. If any of these materials remain in the building, it should be assumed they will be maintained under the O&M plan. Even if the intent was to abate all asbestos floor tile/mastic, it is not unusual for this material to be hidden under carpets or fixtures like cabinets or walls.**



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
Floor Tile	12"X12" FT - Olive with gray & white steaks	Kindergarten Work Room & Gymnasium Office	3A	5	Removed
Floor Tile; associated mastic	12"X"12 FT - Olive w/ gray & white steaks; associated mastic	Kindergarten Work Room & Gymnasium Office	3B	5	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. 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). Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.

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



Steven Hay
Asbestos Inspector
VA Accreditation Number 3303 004484



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

CENTRAL ADMINISTRATIVE OFFICE

ADDRESS: 5937 Cove Road, Roanoke, Virginia 24019

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Central Administrative Office is located at 5937 Cove Road in Roanoke, Virginia. The facility encompasses approximately 65,428 square feet and was reportedly built in 1972. The school consists of one floor level and appears to have had significant renovations in the past. The superintendent's office was undergoing renovations at the time of this 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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were a light tan (with tan and white flecks) 12" floor tile and mastic present in the hallways and some of the rooms/offices. ECS was able to walk the school and observe the floor tile. Visual inspection of these materials did not reveal a significant change in condition from the 2021 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan. Note: It is possible that some of these materials may be covered by carpet or new floor tile.

The superintendent's office was undergoing renovations at the time of this re-inspection. No known ACMs were observed in the superintendent's office.



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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

Note: It was observed that additional floor tile might be present under carpeted floors in other areas of the building. The suspected presence of this additional material does not require changes to the O&M Plan other than to advise school personnel, contractors, and other personnel as appropriate of the suspected presence of this material.

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
Floor Tile	12"x12" light tan with tan and white flecks floor tile	Hall at room 126	8	5	5
Floor Tile; Associated Mastic	FT 12x12 light tan with tan and white; associated black mastic	Hall at room 104	9	5	5
Ceiling Tile	Lay in ceiling		4	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. Wall Panels – Partition wall panels – conference room Facilities;



4. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;
5. Gym floor (parquet)
6. General – Significant renovations have occurred at the school however no documentation exists on new materials installed including ceiling tiles, drywall joint compound, doors (suspect fire doors),
7. Trailer

Documentation should be obtained by the architect to state the materials (including the trailer) are non-asbestos, or conduct sampling of the materials for asbestos.

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. ECS also recommends that the school sample the vermiculite fill insulation.

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.
5. Assessment and remediation of vermiculite is recommended. It was observed that some of this material has leaked out of the walls. ECS recommends further assessment of the vermiculite in the building.

Inspector / Management Planner Certification



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

TRANSPORTATION

ADDRESS: 701 South Market Street, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Transportation facility is located at 701 South Market Street in Salem, Virginia. The facility encompasses approximately 17,074 square feet and was reportedly built in 1950. The facility consists of one floor level and several mechanical bays and bus wash, office areas, drivers lounge, and several wood outbuildings; The building appears to have had undergone limited renovations in 2005.

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 Planner (3304000318).

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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building were gray 9" floor tile and mastic present in the driver's lounge. **ECS was able to walk the facility and observed the floor tile in the drivers lounge.**

Visual inspection of this material did not reveal a significant change in condition from the 2021 re-inspection, and it is recommended that this material 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. If these materials are to be disturbed, the AHERA LEA designee will have them tested prior to disturbance.

Previously Identified ACBM

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

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	9"x9" FT - Gray	Drivers lounge	01A	5	5
Floor Tile; associated mastic	9"x9" FT - Gray; associated black mastic	Drivers lounge	01B	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 facility
2. Vermiculite insulation within CMU walls – throughout facility
3. Wall Panels mastic – Partition wall panels
4. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA
5. Boiler room vent packing
6. Window glazing in upstairs breakroom of maintenance building
8. General – Limited renovations have occurred at the facility in 2005; however no documentation exists on new materials installed including floor tiles and mastic, covebase and mastic, drywall joint compound. Documentation should be obtained by the architect to state the materials are non-asbestos, or conduct sampling of the materials for asbestos.



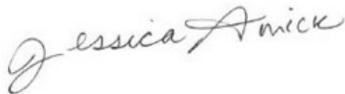
Assessment and Recommended Response Actions

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



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

MAINTENANCE FACILITY (3 BUILDINGS)

ADDRESS: 716 South Market Street, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

The Maintenance Facility is located at 716 South Market Street in Salem, Virginia. The facility encompasses approximately 18,308 square feet and was reportedly built in 1967. The facility consists of three single story buildings - a warehouse, Carpenter Shop/Office, and AV Shop.

ECS was retained by Roanoke County Public Schools (RCPS) to develop an Asbestos Operations and Maintenance Plan (O&M Plan) for this 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 Planner (3304000318).

Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), these school support structures were 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, completed in 2008 by Barratta and Associates and in 2017 and 2021 by ECS.

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 the most recent three year reinspection completed in 2021 by ECS.

Warehouse

Based upon review of the initial Management Plan and subsequent re-inspection report, the only known ACMs identified in the building was various 12" floor tile and mastic. ECS was unable to locate the materials in question.

Carpenter Shop & Office

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building was 9" floor tile and associated mastic and tan mastic associated with the wall cove-base. ECS was able to walk the structure, and identified these materials



in several offices and bathrooms. **Visual inspection of the materials identified the floor tile to be in poor condition and it is recommended that these materials continue to be maintained within the building's Management Plan. If possible, these materials should be removed.**

AV Shop

Based upon review of the initial Management Plan and subsequent re-inspection report, the only suspect/known ACMs identified in the building was 12" floor tile and mastic and gypsum board - joint compound. Visual inspection of these materials did not reveal a significant change in condition from the 2021 re-inspection, and it is recommended that these materials continue to be maintained within the building's Management Plan.

Previously Identified ACBM

Below are tables of previously identified ACBM within each of the buildings and the current assessment of the condition of the materials. All of the materials observed were generally in fair to good condition in the locations observed with the exception of the carpenter shop/office (see above). No further action is required other than to maintain these materials within the existing O&M Plan. Where materials were removed, it should be assumed material may remain concealed under fixtures, walls, etc.

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Warehouse					
Floor Tile; associated mastic	12"X12" FT - light brown with white and brown; associated black mastic	O, center of N wall	01B	5	5
Floor Tile	12"X12" FT - Tan speckled pattern	O, center of room	02A	5	5
Floor Tile; associated mastic	12"X12" FT - Tan speckled pattern; associated black mastic	O, center of N wall	02B	5	5



Material	Description	Location	HA	Past Assessment	Reassessment Haz
Floor Tile	12"X12" FT - tan with brown and white streaks	B, SW Corner	03A	5	5
Floor Tile; associated mastic	12"X12" FT - tan with brown and white streaks; associated black mastic	B, SW Corner	03B	Removed / Not Observed	Removed / Not Observed

Material	Description	Location	HA	Past Assessment	Reassessment Haz
Carpenter Shop					
Floor Tile	9"X9" FT - brown	L, NE Corner	01A	2	Removed / Not Observed
Floor Tile; associated mastic	9"X9" FT - brown; associated black mastic	L, NE Corner	01B	2	Removed / Not Observed
Floor Tile	9"X9" FT - Tan		2	Removed	Removed
Wall base 4" - black; associated mastic	Black 4" Wall base; associated tan mastic		03	5	5



Material	Description	Location	HA	Past Assessment	Reassessment Haz
AV Shop					
Floor Tile; associated mastic	12"X12" Ft - beige with tan; associated black mastic	SE & SW corner	01B	5	5
sheetrock - Joint Compound	same	center of room & South near SW corner	3	5	5

Additional Suspect ACMs

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

Material and Location

1. 12" Gray Floor Tile and Associated Mastic - Warehouse
2. 2'x4' Suspended Ceiling Tiles - Warehouse
3. 12" Black Floor Tile and Associated Mastic - Carpenter Shop & Office
4. 12" Gray and Black Floor Tile and Associated Mastic - Carpenter Shop & Office
5. 12" beige/gray Floor Tile and Associated Mastic - Carpenter Shop & Office
6. 2' x 2' Suspended Ceiling Tiles - Carpenter Shop & Office
7. 2' x 4' Suspended Ceiling Tiles - Carpenter Shop & Office
8. Vermiculite insulation within CMU walls – throughout the three buildings
9. CMU Wall Block Filler Paint - throughout the three buildings
10. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA;



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. Perform an asbestos survey prior to any future renovation/demolition projects in the path of construction.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

MASONS COVE ELEMENTARY SCHOOL

ADDRESS: 3370 Bradshaw Road, Salem, Virginia 24153

INSPECTION DATE: June 4, 2025

INSPECTOR: Kathryn Koberna

BACKGROUND:

Masons Cove Elementary School is located at 3370 Bradshaw Road in Salem, Virginia. The building consists of two floor levels and was reportedly constructed in 2011. The facility consists of various classrooms, offices, storage rooms, cafeteria, bathrooms, gym, and a media center.

ECS performed the initial AHERA asbestos survey in September 2017 and none of the materials sampled were reported to contain asbestos. It is ECS' understanding that no material changes or renovations have occurred at the school since the initial AHERA asbestos survey was conducted. This means that no newly identified ACMs have been reported since our previous survey in 2017. Based on this information, ECS visited the school for re-inspection purposes and did not identify suspect ACMs that were not tested during the initial survey; however, due to the fact that possible suspect ACM materials may be present in the school that were not accessible for testing during the initial survey, prior to performing any future renovation work or new construction in the school, ECS recommends review of the original management plan and survey report for the school. Any new construction or renovation that occurs at the school should be documented in the management plan and depending upon the scope of work for the project, the school should be re-inspected for asbestos by a licensed asbestos inspector prior to performing this work. The results of this testing should be incorporated within the management plan for the school so it can be updated for the next 3-year re-inspection. At this time, no additional action for the school is recommended.

Inspector / Management Planner Certification



Kathryn Koberna
Asbestos Inspector
VA Accreditation Number 3303 005206



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

BONSACK ELEMENTARY SCHOOL

ADDRESS: 5437 Crumpacker Drive, Roanoke, Virginia 24019

INSPECTION DATE: June 4, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Bonsack Elementary School is located at 5437 Crumpacker Drive in Roanoke, Virginia. The building consists of one floor level and was reportedly constructed in 1999. The facility consists of various classrooms, offices, storage rooms, cafeteria, bathrooms, gym, and a media center.

ECS performed the initial AHERA asbestos survey in September 2017 and none of the materials sampled were reported to contain asbestos. It is ECS' understanding that no material changes or renovations have occurred at the school since the initial AHERA asbestos survey was conducted. This means that no newly identified ACMs have been reported since our previous survey in 2017. Based on this information, ECS visited the school for re-inspection purposes and did not identify suspect ACMs that were not tested during the initial survey; however, due to the fact that possible suspect ACM materials may be present in the school that were not accessible for testing during the initial survey, prior to performing any future renovation work or new construction in the school, ECS recommends review of the original management plan and survey report for the school. Any new construction or renovation that occurs at the school should be documented in the management plan and depending upon the scope of work for the project, the school should be re-inspected for asbestos by a licensed asbestos inspector prior to performing this work. The results of this testing should be incorporated within the management plan for the school so it can be updated for the next 3-year re-inspection. At this time, no additional action for the school is recommended.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

HIDDEN VALLEY HIGH SCHOOL

ADDRESS: 5000 Titan Trail, Roanoke, Virginia 24018

INSPECTION DATE: June 5, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

Hidden Valley High School is located at 5000 Titan Trail in Roanoke, Virginia. The building consists of two floor levels and was reportedly constructed in 1999. The facility consists of various classrooms, offices, storage rooms, cafeteria, bathrooms, gymnasiums, locker rooms and various athletic rooms and a library.

ECS performed the initial AHERA asbestos survey in September 2017 and none of the materials sampled were reported to contain asbestos. It is ECS' understanding that no material changes or renovations have occurred at the school since the initial AHERA asbestos survey was conducted. This means that no newly identified ACMs have been reported since our previous survey in 2017. Based on this information, ECS visited the school for re-inspection purposes and did not identify suspect ACMs that were not tested during the initial survey; however, due to the fact that possible suspect ACM materials may be present in the school that were not accessible for testing during the initial survey, prior to performing any future renovation work or new construction in the school, ECS recommends review of the original management plan and survey report for the school. Any new construction or renovation that occurs at the school should be documented in the management plan and depending upon the scope of work for the project, the school should be re-inspected for asbestos by a licensed asbestos inspector prior to performing this work. The results of this testing should be incorporated within the management plan for the school so it can be updated for the next 3-year re-inspection. At this time, no additional action for the school is recommended.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

WAREHOUSE

ADDRESS: 5945 Cove Road, Roanoke, Virginia 24019

INSPECTION DATE: June 5, 2025

INSPECTOR: Jessica Amick

BACKGROUND:

The Roanoke County Public Schools (RCPS) Warehouse Facility is located at 5945 Cove Road in Roanoke, Virginia. The building consists of one floor level and was reportedly constructed in 2006. The facility consists of offices, bathrooms, a break room and warehouse space.

ECS performed the initial AHERA asbestos survey in September 2017 and none of the materials sampled were reported to contain asbestos. It is ECS' understanding that no material changes or renovations have occurred at the building since the initial AHERA asbestos survey was conducted. This means that no newly identified ACMs have been reported since our previous survey in 2017. Based on this information, ECS visited the building for re-inspection purposes and did not identify suspect ACMs that were not tested during the initial survey; however, due to the fact that possible suspect ACM materials may be present in the building that were not accessible for testing during the initial survey, prior to performing any future renovation work or new construction in the building, ECS recommends review of the original management plan and survey report for the building. Any new construction or renovation that occurs at the building should be documented in the management plan and depending upon the scope of work for the project, the building should be re-inspected for asbestos by a licensed asbestos inspector prior to performing this work. The results of this testing should be incorporated within the management plan for the building so it can be updated for the next 3-year re-inspection. At this time, no additional action for the building is recommended.

Inspector / Management Planner Certification



Jessica Amick
Asbestos Inspector
VA Accreditation Number 3303 004993



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

Appendix I: Certifications/ Licenses

DPOR License Lookup License Number 3304000318

License Details

Name	CHAPMAN, CHRISTOPHER JOHN
License Number	3304000318
License Description	Asbestos Management Planner License
Rank	Asbestos Management Planner
Address	CHESTERFIELD, VA 23832-0000
Initial Certification Date	1989-01-03
Expiration Date	2026-01-31

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DPOR License Lookup License Number 3303004484

License Details

Name	HAY, STEVEN S
License Number	3303004484
License Description	Asbestos Inspector License
Rank	Asbestos Inspector
Address	NEW CASTLE, VA 24127
Initial Certification Date	2018-12-19
Expiration Date	2025-12-31

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DPOR License Lookup License Number 3303004993

License Details

Name	AMICK, JESSICA LYNN
License Number	3303004993
License Description	Asbestos Inspector License
Rank	Asbestos Inspector
Address	CLOVERDALE, VA 24077
Initial Certification Date	2023-02-07
Expiration Date	2026-02-28

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DPOR License Lookup License Number 3303005206

License Details

Name	KOBERNA, KATHRYN ANNE
License Number	3303005206
License Description	Asbestos Inspector License
Rank	Asbestos Inspector
Address	CHARLOTTESVILLE, VA 22903
Initial Certification Date	2025-01-23
Expiration Date	2026-01-31

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