



**AHERA 3-Year Re-Inspection**

Pine Richland School District

Prepared for

Pine Richland School District  
702 Warrendale Road  
Gibsonia, Pennsylvania 15044

Prepared by

Professional Service Industries, Inc.  
850 Poplar Street  
Pittsburgh, Pennsylvania 15220

January 28, 2026

PSI Project Number: 08166733

A handwritten signature in blue ink, appearing to read "David Antis".

David Antis  
Staff Scientist

A handwritten signature in blue ink, appearing to read "Doug Finke".

Doug Finke  
Department Manager



**Pine-Richland School District**  
702 Warrendale Road  
Gibsonia, Pennsylvania 15044

Attn: Jeff Zimmerman  
Director of Facilities  
[jzimmerman@pinerichland.org](mailto:jzimmerman@pinerichland.org)

**Re: AHERA 3-Year Re-inspection**  
Pine-Richland School District  
Gibsonia, Pennsylvania 15044  
PSI Project No. 08166733

Dear Mr. Zimmerman:

Professional Service Industries, Inc. (PSI) performed the Asbestos Hazard Emergency Response Act (AHERA) Three Year Re-inspection for your school facilities that you requested. PSI provided its services in general accordance with our agreement dated January 7, 2026.

The results of this re-inspection are to be found in the accompanying report, two (2) copies of which are being transmitted herewith.

This report has been prepared in accordance with the AHERA regulations and generally accepted practices as applied by professionals in the industry at the time of its preparation

PSI thanks you for choosing us as your consultant for this project. Please contact us at 412-922-4001 x 0383 if you have any questions or we may be of further service.

Respectfully Submitted,

**PROFESSIONAL SERVICE INDUSTRIES, INC.**

A handwritten signature in blue ink, appearing to read "David Antis".

David Antis  
Staff Scientist

A handwritten signature in blue ink, appearing to read "Doug Finke".

Doug Finke  
Department Manager



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## 1 INTRODUCTION

### 1.1 GENERAL INFORMATION

Professional Service Industries, Inc. (PSI), an Intertek company, was retained by the Pine Richland School District to conduct an Asbestos Hazard Emergency Response Act (AHERA) Three Year Re-inspection of known or assumed asbestos-containing building materials (ACBM) previously found. The Re-inspection was conducted on January 15, 2026 by PSI's Inspector/Management Planner, David Antis. The inspection included the following facilities: Hance Elementary School, Richland Elementary, Wexford Elementary, and the Pine Richland Middle School. PSI understands that all other buildings associated with the school district had no asbestos, had all of the known asbestos removed, or had been demolished. The Pine-Richland High School (constructed 1993), the Stadium (2003) and the Administration Offices were constructed in 1990 or later and reportedly have no asbestos containing materials. These buildings are not included within the scope of this survey. Therefore, these buildings are not included in the scope of this AHERA 3-Year re-inspection. **It should be noted, however, that in accordance with NESHAP, the testing of any suspect building materials is required prior to any renovation or demolition activities.**

This Re-inspection report has been prepared for the exclusive use of the Pine Richland School District.

### 1.2 AUTHORIZATION

Email authorization to perform this AHERA Three Year Re-inspection was given on January 7, 2026, by Mr. Zimmerman, Director of Facilities, in the form of a signed PSI Proposal Number 816-468559, dated January 6, 2026.

### 1.3 PURPOSE

The purpose of this Re-inspection was to reassess the friability and condition of known or assumed ACBMs identified in the LEA's Management Plan.

### 1.4 WARRANTY

PSI warrants that the findings contained herein have been prepared in general accordance with accepted professional practices as applied by similar professionals in the community at the time of its preparation. Changes in the state of the art or in applicable regulations after the date of this inspection could not have been anticipated and have not been addressed in this report.

The inspection results reported herein are considered sufficient in detail and scope to determine the condition of accessible and/or exposed ACBM which have been identified in the LEA's Management Plan and which were present in the facilities at the time of the inspection.

Analytical results, if any, are valid only for the materials tested.



There is a possibility that conditions may exist which could not be identified within the scope of the Re-inspection or which were not apparent during the site visit. This Re-inspection covered only areas which were identified in the LEA's Management Plan and which were exposed and/or physically accessible to the Inspector.

As directed by the client, PSI did not provide any service to investigate or detect the presence of moisture, mold or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. Client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of PSI's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or recurrence of mold amplification.

No other warranties are implied or expressed.



## 2 SCOPE OF SERVICES

All re-inspection and reassessment services were performed by a U.S. Environmental Protection Agency (EPA) accredited, Pennsylvania Department of Labor and Industry certified personnel.

The scope of those services includes the following:

1. A review of the existing Management Plan to determine areas requiring re-inspection.
2. A visual inspection and reassessment of the condition of friable known or assumed ACBM.
3. A visual and tactile inspection of known or assumed ACBM identified as non-friable to determine whether it had become friable since the last inspection.
4. Identification of those homogeneous areas that have become friable since the last inspection.
5. Assessment of the condition of previously non-friable known or assumed ACBM which has become friable since the last inspection.
6. Submission of a report to the LEA for inclusion in the Management Plan.
7. Collection of additional bulk samples, if requested.



## 3 METHODOLOGY

### 3.1 GENERAL REFERENCES

Re-inspection and reassessment procedures were performed in general accordance with the guidelines published by the EPA in 40 CFR, Part 763, Subpart E, October 30, 1987.

### 3.2 GENERAL PROCEDURES

Before beginning the Re-inspection, the Inspector reviewed the LEA's Management Plan, AHERA Three Year Re-inspection Reports, and other pertinent documents which were available in order to become familiar with the facilities and for use as a guide throughout the Re-inspection process.

The Re-inspection consisted of two major activities: a visual **re-inspection** and **reassessment** of previously identified friable and non-friable known or assumed ACBM. Although these activities are named separately, they are integrated tasks.

### 3.3 VISUAL REINSPECTION AND REASSESSMENT

Each material known or assumed to contain asbestos was visually inspected and then touched to determine friability. The condition of these materials was reassessed to determine the likelihood that the ACBM would release asbestos fibers into the environment. The combination of its condition at the time of Re-inspection coupled with the likelihood of damage to the material in the future determine which AHERA damage category was assigned.

During the initial AHERA inspection, ACBM was classified into homogeneous areas (HA) or unified sampling areas (USA). The ACBM in a given HA/USA was visually similar in color, texture, and general appearance; and appeared to be installed at the same time. Locations of these homogeneous materials were also noted.

The condition of each homogeneous known or assumed ACBM was assessed using the EPA decision tree approach which considers the following:

1) Source and type of damage

- Physical Contact
- Water or Air Erosion
- Deterioration or Material Delamination
- Abrasions, Punctures, Tears, Blistering, Crumbling, etc.

2) Extent of Damage

- Good: No damage or little damage
- Damaged: Less than 10% damaged, evenly distributed over the entire material or less than 25% damaged confined to a localized area of the material.
- Significantly Damaged: More than 10% damaged distributed evenly over the entire material or more than 25% damaged within a localized area of the material.



### 3) Potential for Future Damage

- Frequency of access to material
- Height of material
- Location of material in a plenum
- Degree of exposure of material
- Accessibility of material
- Presence in an area of air movement, vibrations or loud noises

Based on the above criteria, identified known and/or assumed ACBM were classified into one of the following damage categories:

- Significantly Damaged Thermal System Insulation
- Damaged Thermal System Insulation
- Significantly Damaged Friable Surfacing Material
- Damaged Friable Surfacing Material
- Significantly Damaged Friable Miscellaneous Material
- Damaged Friable Miscellaneous Material
- ACBM with Potential for Damage
- ACBM with Potential for Significant Damage
- All Remaining Friable ACBM

### 3.4 SAMPLING PROCEDURES

Generally, sampling is confined to those materials which are accessible and which do not involve destruction of walls or other building elements, physical barriers, or the structural integrity of the item being tested.

EPA/AHERA guidelines are used to determine sampling protocol. Sampling locations are chosen to be representative of the homogeneous material.

Plaster samples were collected at Richland Elementary during this re-inspection.

### 3.5 LABORATORY PROCEDURES

The samples were analyzed for asbestos by polarized light microscopy (PLM) and in accordance with the “EPA Method for the Determination of Asbestos in Bulk Building Materials” (EPA/600/R-93/116 July 1993). Analysis was performed by visually observing the bulk samples with a stereoscope followed by slide preparation(s) for microscopic examination and identification.

Using a stereoscope, the microscopist visually estimated relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample. Next, the samples were mounted on slides and analyzed by PLM for asbestos (chrysotile, amosite, crocidolite, anthophyllite, actinolite/tremolite), and fibrous non-asbestos constituents (mineral wool, fiberglass, cellulose, etc.). Asbestos



was identified by refractive indices, morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics were used to identify the non-asbestos constituents.

All samples are analyzed at PSI's Asbestos Laboratory located at 850 Poplar Street in Pittsburgh, Pennsylvania 15220. The Pittsburgh Asbestos Laboratory is a NVLAP Accredited (#1350) and an AIHA Accredited (#8222) Laboratory.

### **3.6 LABORATORY QUALITY CONTROL PROGRAM**

PSI laboratories maintain an in-house quality control program which consists of blind reanalysis of ten percent of all samples, precision and accuracy controls, and use of standard bulk reference materials. There is also voluntary quality control reanalysis and mandatory source material dependent quality control reanalysis for samples that are particularly difficult to analyze.



## 4 SUMMARY OF REINSPECTION

PSI Inspector/Management Planner, David Antis, conducted the AHERA Three Year Re-inspection at the Pine Richland School District facilities, on January 16, 2026. Mr. Antis is a EPA/AHERA accredited and Pennsylvania certified Inspectors and Management Planners. A summary for the school facilities follows.

### ASBESTOS THREE YEAR RE-INSPECTION SUMMARY

Pine Richland School District  
 Re-Inspection Date: January 16, 2026

#### *Hance Elementary School*

Homog. Area #	ACM – Material Description	Location	Est. Current Quantity	Condition	Response Action
HA-02	9-inch by 9-inch floor tile and black mastic	Library*, Room 114, and Rooms 127-134 (under 12-inch floor tile or carpet)	8,700 SF	Good	O&M

The brown floor tile and mastic were sampled from the library on 4-5-22. Both tile and mastic are ACM

#### *Pine Middle School*

Homog. Area #	Asb. Cont. Material	Location	Est. Current Quantity	Condition	Response Action / Comments
HA-02	9-inch by 9-inch floor tile and black mastic	Rooms 101-106; District Food; Guidance; Faculty Rooms; Storage between 306/308; 301-302, 308-309, 311-313, 108-113; 124, 125, 204-207, 203 closet, Main Hall Janitor, A126-A131; B113-B115; D100; C & D Corridors; Library** (under book shelves, north and west walls)	25,890 SF	Good	O&M* Tile damaged in janitor’s closet outside 202/Roof Hatch
HA 100	Cementitious table tops (assumed)	Room 305 greenhouse	60 SF	Good	O&M

\*In Room 105, District Food Service, Guidance, Men’s & Women’s Faculty, the storage rooms between 306/308, Room 301 and Rooms 201 & 202, the tile is under carpet. In Rooms 106, 203, 303, 305, 306 and the MDF Room the tile is under 12-inch tile.

\*\*9-inch tile also identified in Library under bookshelf along north and west walls.

\*\*\*Please note that 9-inch tile remains under unit ventilators in rooms where tile was previously abated.



**Wexford Elementary School**

Homog. Area #	ACM – Material Description	Location	Est. Current Quantity	Condition	Response Action
HA-08	12-inch by 12-inch floor tile and black mastic	B119; Faculty Lounge and work room; Rooms C101, C102, C110-112	3,800 SF	Good	O&M

Please note that the 12-inch by 12-inch floor tile in the central corridor of “C” is non-ACM.

The 12-inch white floor tile and mastic were sampled on 4-5-22 from C101. Tile non-ACM, mastic ACM. Concrete observed under carpet in Main Office, Library, and “C” corridor on 4-5-22.

**Richland Elementary School**

Homog. Area #	Asb. Cont. Material	Location	Est. Current Quantity	Condition	Response Action / Comments
HA-01	Hard Plaster	Throughout*	Est. 126,000 SF	Undamaged	O&M
HA-02	9-inch floor tile and black mastic	A219 (under carpet); <b>Sensory Room (sampled 4-1-22)</b> ; Rooms 104 & 106 (under unit ventilator)	500 SF	Good	O&M** Remains under unit ventilator in Rooms 104 & 106
HA-04 & HA-05	2-4 inch pipe insulation and fittings	Maintenance Room; Above Auditorium and Lobby; Locker Rooms; Lower corridors; Stairwells and Crawlspace	2,700 LF and 120 fittings (estimated)	Undamaged	O&M
HA-06 & HA-07	6-12 Inch Pipe Insulation and associated fittings	Above Auditorium and Lobby; Wrestling and Training Rooms; Maintenance Room; Pipe chases between restrooms on 1 <sup>st</sup> floor	Est 2,000 LF and 50 fittings	Fair	O&M
HA-09	12-inch floor tile and mastic	Music; under carpet in Room 101; Teacher Lounge; B128; 119; 121; Fish Tank Room (mastic)	1,000 SF	Good	O&M



Homog. Area #	Asb. Material	Cont.	Location	Est. Current Quantity	Condition	Response Action / Comments
			only); Restrooms outside 119/121;			
HA-12	Pipe Insulation		Crawlspace (sealed)	Est 1,000 LF	Not know. Space has been sealed	Remove prior to Demo

\* Wallboard installed over plaster in several locations

12-inch white Floor tile and mastic were sampled on 4-1-22 from Fish Tank Room. Tile was non-ACM, <1% chrysotile in mix of yellow and black mastic (inseparable). Assume mastic to be ACM.

Wallboard and joint compound and white ceiling tile were sampled 4-1-22 from the library and library bulkhead. Both are non-ACM.

Plaster and skim coat were sampled 4-1-22 from the 2nd floor staff lounge and the Boys restroom near Auditorium. Non-ACM.

\*\*9-inch tile remains under unit ventilator in Rooms 104 & 106. No tile observed under unit ventilators in Rooms 107, 211, 212 or 260. 9-inch tile and mastic sampled 4-1-22 from sensory room and Room 219. Both tile and mastic ACM

Plaster and skim coat were sampled on 1-16-26 in the auditorium attic space and tested negative.



#### 4.1 LEA SIGNATURE STATEMENT

The LEA hereby certifies that the Management Plan responsibilities as stipulated by 40 CFR 763.84 have been or will be met:

Pine Richland School District  
LEA  
Mr. Jeffrey Zimmerman  
LEA Designated Person

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

#### LEA Designated Person Concurrence

I, Mr. Jeffrey Zimmerman, the person designated by the Pine Richland School District certify that the general, local education responsibilities as stipulated in 40 CFR 763 Subpart E, Section 763.84, have been or will be met.

\_\_\_\_\_  
Jeffrey Zimmerman

\_\_\_\_\_  
Date

#### ACCREDITATION INFORMATION

The LEA certifies that with respect to the person or persons who inspected for ACBM and who will design or carry out response actions (other than O&M), the LEA used (and will continue to use) persons who have been accredited under Section 206 (b) of Title II of the Act.

All persons will also be certified under Pennsylvania Act 194, which was effective July 1, 1991.



## CONSULTANT ACCREDITATION STATEMENT

### Architects, Engineers and Consultants: Supporting Professionals

Supporting professionals selected by the LEA to assist in the implementation of the Management Plan will be carefully selected to ensure their qualifications are adequate to meet the provisions of the AHERA regulations. Selection criteria will consider state and local requirements. All supporting professionals are accredited by an EPA approved course developed under Section 206 (c) of Title II of the Act.

### Designers of Abatement Projects

- EPA 3 day course: Abatement Project Designer
- Minimum 2 years experience with asbestos projects
- Pennsylvania certified Project Designer

### Management Planner

- EPA 5 day course: Inspector/Management Planner
- Minimum 1 year experience in asbestos projects
- Pennsylvania certified Management Planner

Management Planner: David Antis

Signature of Mgt. Planner:

### Building Inspector

- EPA 3 day course: Inspector
- Pennsylvania certified Inspector or Management Planner

Building Inspector: David Antis

Signature of Inspector:

Address of Building Inspector/Management Planner:

Professional Service Industries, Inc.  
850 Poplar Street  
Pittsburgh, PA 15220



### **RE-INSPECTION REPORT**

The Re-inspection Report which follows contains the findings of the Re-inspection and reassessment. Each report identifies the homogeneous sampling area, the type of material, its location, friability, accessibility, damage category, perceived cause of damage and whether its condition changed since the previous inspection.



## APPENDIX A- AHERA REINSPECTION FORMS

Hance Elementary

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District
CITY/STATE: Gibsonia, Pennsylvania 15044
CAMPUS NAME: Hance Elementary School
CITY: Gibsonia
BUILDING NAME: Hance Elementary School

PROJECT NUMBER: 08166733
AHERA INSPECTOR: David Antis
INSPECTION DATE: January 16, 2026
CERTIFICATION: NA
STATE CERT. NUMBER: PA #063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 002 LOCATION: Library, 114, 127-134 SYSTEM: Misc.
ACM TYPE: 9"x9" Floor Tile and Mastic ASBESTOS: Yes FRIABLE: No
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M Plan MATERIAL QUANTITIES: 8,700 SF
RESPONSE ACTION SCHEDULE:
START DATE: Summer 1988 COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Handwritten Signature]

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9. Remaining friable/suspect friable ACBM

Definitions:

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.

4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 3 columns: HP, MP, LP. Rows include: Frequency of Traffic (Maintenance Personnel, Building Occupant, Public), Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:

- 1. Area was undergoing demolition;
2. Area under renovation;
3. Area permanently sealed off;
Other; See Comments

6. Samples taken on 4-5-22 by Mark Meyers.

Comments: carpet over 9" tile in library. Sample of brown FT and mastic in Library on 4-5-22 found mastic only to be ACM. Rooms B101 & B108 have 12" tile over the 9" tile.

Inspector's Signature: See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Hance Elementary School  
**CITY:** Gibsonia  
**BUILDING NAME:** Hance Elementary School  
**HOMOGENEOUS AREA NUMBER:** 002


**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA# 063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

**Comments:**

\_\_\_\_\_ Carpet over 9" tile in library, 114, 127, 128, 129, 131 & 132. Rooms 130 & 133 have 12" tile over the 9" tile. .

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

\_\_\_\_\_

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:
- Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

Wexford Elementary

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Wexford Elementary School	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Wexford Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 008	<b>LOCATION:</b> Faculty & Teachers Work Room B119, C101, C102, C110, C111 & C112	<b>SYSTEM:</b> Miscellaneous
<b>ACM TYPE:</b> 1'x 1' Floor Tile and Mastic	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> No
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M Plan	<b>MATERIAL QUANTITIES:</b> 3800 SF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25% damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on 4-5-22 by Mark Meyers.

Comments: Gray FT and associated mastic sampled 4-5-22 from C101. Mastic is ACM

Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Wexford Elementary School  
**CITY:** Gibsonia  
**BUILDING NAME:** Wexford Elementary School  
**HOMOGENEOUS AREA NUMBER:** 008

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

\_\_\_\_\_ B119, B122, B123, C101, C102, C110, C111 & C112 in good condition. Continue O & M.

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

Pine Middle School

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine Middle School	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Pine Middle School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

**HOMOGENEOUS SAMPLING AREA:** 002      **LOCATION:** See Comments      **SYSTEM:** Miscellaneous

**ACM TYPE:** 9" x 9" Floor Tile and Mastic      **ASBESTOS:** Yes      **FRIABLE:** No

**DAMAGE CATEGORY:** Potential for Damage

**REASON FOR DAMAGE:** No Damage

**RECOMMENDED RESPONSE ACTION:** O&M Plan


**MATERIAL QUANTITIES:** 25,880 SF

**RESPONSE ACTION SCHEDULE:**

**COMPLETION DATE:** Renovation

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

Definitions:

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material. Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Rooms 101-106; District Food; Guidance; Faculty Rooms; Storage between 306/308; 301-302, 308-309, 311-313, 108-113; 124, 125, 204-207, 203 closet, Main Hall Janitor, A126-A131; B113-B115; D100; C & D Corridors; Library\*\* (under book shelves, north and west walls)

Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine Middle School  
**CITY:** Gibsonia  
**BUILDING NAME:** Pine Middle School  
**HOMOGENEOUS AREA NUMBER:** 002


**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA# 063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

**Comments:**

Some of the material has been removed, some is carpeted over and some has had 12" floor tile placed over top. The remaining material is in good condition. Continue O&M. Floor tile remains in library under bookshelves along north and west walls. Visually observed on 4-1-22

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.  
The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine Middle School	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Pine Middle School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

**HOMOGENEOUS SAMPLING AREA:** 100      **LOCATION:** Room 305 Greenhouse      **SYSTEM:** Miscellaneous  
**ACM TYPE:** Transite tables      **ASBESTOS:** Assumed      **FRIABLE:** No  
**DAMAGE CATEGORY:** Potential for Damage  
**REASON FOR DAMAGE:** No Damage  
**RECOMMENDED RESPONSE ACTION:** O&M Plan      **MATERIAL QUANTITIES:** 60 SF  
**RESPONSE ACTION SCHEDULE:**  
**START DATE:** 2017      **COMPLETION DATE:** Renovation

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.  
 Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification
  
2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:  
 The current **DAMAGE CATEGORY** is determined to be:
 

<input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM	<input type="checkbox"/> 6. Damaged friable miscellaneous ACM
<input type="checkbox"/> 2. Damaged Thermal System Insulation ACM	<input type="checkbox"/> 7. ACBM with potential for significant damage
<input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM	<input checked="" type="checkbox"/> 8. ACBM with potential for damage
<input type="checkbox"/> 4. Damaged friable Surfacing ACM	<input type="checkbox"/> 9 Remaining friable/suspect friable ACBM
<input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM	

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material. Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.
  
4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:  
 B.  The potential for disturbance is: either High Potential (HP),  Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input checked="" type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments
  
6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

**Comments:** transite tables were noted during the 2017 re-inspection

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine Middle School  
**CITY:** Gibsonia  
**BUILDING NAME:** Pine Middle School  
**HOMOGENEOUS AREA NUMBER:** 100


**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA# 063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M) program**
  - 6. **OTHER:** \_\_\_\_\_

Comments:

The tables were noted during the 2017 re-inspection and should continue to be maintained as part of the O&M program.

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

Richland Elementary



AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District PROJECT NUMBER: 08166733
CITY/STATE: Gibsonia, Pennsylvania 15044 AHERA INSPECTOR: David Antis
CAMPUS NAME: Pine-Richland INSPECTION DATE: January 16, 2026
CITY: Gibsonia CERTIFICATION: NA
BUILDING NAME: Richland Elementary School STATE CERT. NUMBER: PA #063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 001 LOCATION: Throughout SYSTEM: Surfacing
ACM TYPE: Ceiling Plaster ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M MATERIAL QUANTITIES: 126,000+ SF
RESPONSE ACTION SCHEDULE: START DATE: Summer, 1988 COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:
The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9. Remaining friable/suspect friable ACBM

Definitions:
Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.
Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.
4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:
B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: Category, HP, MP, LP. Rows include Frequency of Traffic (Maintenance Personnel, Building Occupant, Public), Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition; 2. Area under renovation; 3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments: Continue O&M

Inspector's Signature: See attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 001 (except lobby, coatroom, and library area)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

**Comments:**

Continue to maintain in an undamaged condition through the O&M Plan. Plaster from Staff room sampled 4-1-22. Non-ACM.

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

\* Material was not mentioned in this location in original Management Plan

<b>HOMOGENEOUS SAMPLING AREA:</b> 002	<b>LOCATION:</b> Rm. A219 (mastic): 104, 106; Sensory Room	<b>SYSTEM:</b> Miscellaneous
<b>ACM TYPE:</b> 9" x 9" Floor Tile & Mastic	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> No
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O & M.	<b>MATERIAL QUANTITIES:</b> 500 SF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer 2001	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input checked="" type="checkbox"/> 8. ACBM with potential for damage  |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input checked="" type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input checked="" type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other;

6.  Samples taken on 4-1-22 by Mark Meyers

Comments: Remains in A219 (mastic) and Sensory Room (tile & mastic). Tile under unit ventilators in 104 & 106 (previously abated in remainder of 104/106. No tile under unit ventilators in 107, 211, 212 or 260. Continue O & M

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 002

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:

- 1. **REPAIR** the damaged material
- 2. **REMOVE** the damaged material
- 3. **ENCLOSE** the damaged material
- 4. **ENCAPSULATE** the damaged material
- 5. **OPERATIONS & MAINTENANCE (O&M)** program
- 6. **OTHER:** \_\_\_\_\_

Comments:

\_\_\_\_\_ Material is in good condition. Maintain through the O&M Plan. Sensory Room ACM floor and mastic (4-1-22).

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine- Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 004	<b>LOCATION:</b> Area Above Auditorium and Lobby.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 2-4" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Holes and Puncture		
<b>RECOMMENDED RESPONSE ACTION:</b> Repair, O&M	<b>MATERIAL QUANTITIES:</b> 2000 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> 1992	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input checked="" type="checkbox"/> 8. ACBM with potential for damage  |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input checked="" type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: This material was repaired.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 004	<b>LOCATION:</b> Lower Halls	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 2-4" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M	<b>MATERIAL QUANTITIES:</b> 600 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2. \_\_\_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:  
 \_\_\_\_\_ The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is \_\_\_\_\_ friable; \_\_\_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_\_\_ physical contact; \_\_\_\_\_ water; \_\_\_\_\_ air flow; \_\_\_\_\_ deterioration; \_\_\_\_\_ previous repair; \_\_\_\_\_ debris (similar in appearance to material); \_\_\_\_\_ other:

B. The potential for disturbance is: \_\_\_\_\_ either High Potential (HP), \_\_\_\_\_ Moderate Potential (MP), \_\_\_\_\_ Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5. \_\_\_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 \_\_\_\_\_ 1. Area was undergoing demolition; \_\_\_\_\_ 2. Area under renovation; \_\_\_\_\_ 3. Area permanently sealed off;  
 \_\_\_\_\_ Other; See Comments

6. \_\_\_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Lower Hall area between Boiler Room and Training Room.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District
CITY/STATE: Gibsonia, Pennsylvania 15044
CAMPUS NAME: Pine-Richland
CITY: Gibsonia
BUILDING NAME: Richland Elementary School

PROJECT NUMBER: 08166733
AHERA INSPECTOR: David Antis
INSPECTION DATE: January 16, 2026
CERTIFICATION: NA
STATE CERT. NUMBER: PA# 063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 004
ACM TYPE: 2"-4" TSI Runs
DAMAGE CATEGORY: Damaged TSI
REASON FOR DAMAGE: Open Ends
RECOMMENDED RESPONSE ACTION: Repair, O&M
RESPONSE ACTION SCHEDULE:
START DATE: Summer, 1988
LOCATION: Locker Rooms
ASBESTOS: Yes
SYSTEM: TSI
FRIABLE: Yes
MATERIAL QUANTITIES: 50 LF
COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9 Remaining friable/suspect friable ACBM

Definitions:

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is X friable; nonfriable.

4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: Category, HP, MP, LP. Rows include Frequency of Traffic, Maintenance Personnel, Building Occupant, Public, Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition;
2. Area under renovation;
3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments: Pipe insulation hanger joints on pipe are exposed and need repaired.

Inspector's Signature: See the attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 004 (Maintenance Rm & Area Above Auditorium)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

\_\_\_\_\_ The material has been repaired.

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

\_\_\_\_\_  
The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.  
The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 004 (except maintenance room and area above auditorium)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** Janaury 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report , the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:

- 1. **REPAIR** the damaged material
- 2. **REMOVE** the damaged material
- 3. **ENCLOSE** the damaged material
- 4. **ENCAPSULATE** the damaged material
- 5. **OPERATIONS & MAINTENANCE (O&M)** program
- 6. **OTHER:** \_\_\_\_\_

Comments:

\_\_\_\_\_ Continue to maintain the material in an undamaged condition.

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District PROJECT NUMBER: 08166733
CITY/STATE: Gibsonia, Pennsylvania 15044 AHERA INSPECTOR: David Antis
CAMPUS NAME: Pine- Richland INSPECTION DATE: January 16, 2026
CITY: Gibsonia CERTIFICATION: NA
BUILDING NAME: Richland Elementary School STATE CERT. NUMBER: PA# 063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 005 LOCATION: Area Above Auditorium and Lobby. SYSTEM: TSI
ACM TYPE: 2-4" TSI Fittings ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M MATERIAL QUANTITIES: 32
RESPONSE ACTION SCHEDULE:
START DATE: Summer, 1988 COMPLETION DATE: Renovation or removal

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:
The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9 Remaining friable/suspect friable ACBM

Definitions:
Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.
Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.
4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:
B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: Category, HP, MP, LP. Rows include Frequency of Traffic (Maintenance Personnel, Building Occupant, Public), Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition; 2. Area under renovation; 3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments: Material was removed in the Projection/Fan Room and above lobby ceiling (ground floor).

Inspector's Signature: X See the attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 005	<b>LOCATION:</b> Lower Halls	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 2-4" TSI Ftgs.	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M	<b>MATERIAL QUANTITIES:</b> 50	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988		<b>COMPLETION DATE:</b> Renovation

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:  
 The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

**Comments:**

Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District PROJECT NUMBER: 08166733
CITY/STATE: Gibsonia, Pennsylvania 15044 AHERA INSPECTOR: David Antis
CAMPUS NAME: Pine-Richland INSPECTION DATE: January 16, 2026
CITY: Gibsonia CERTIFICATION: NA
BUILDING NAME: Richland Elementary School STATE CERT. NUMBER: PA #063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 005 LOCATION: Maintenance Rm. SYSTEM: TSI
ACM TYPE: 2-4" TSI Fittings ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M MATERIAL QUANTITIES: 3
RESPONSE ACTION SCHEDULE:
START DATE: Summer, 1988 COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:
The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9 Remaining friable/suspect friable ACBM

Definitions:
Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.
Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.
4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:
B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: Category, HP, MP, LP. Rows include Frequency of Traffic (Maintenance Personnel, Building Occupant, Public), Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition; 2. Area under renovation; 3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments:
Inspector's Signature: See the attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District
CITY/STATE: Gibsonia, Pennsylvania 15044
CAMPUS NAME: Pine- Richland
CITY: Gibsonia
BUILDING NAME: Richland Elementary School

PROJECT NUMBER: 08166733
AHERA INSPECTOR: David Antis
INSPECTION DATE: January 16, 2026
CERTIFICATION: NA
STATE CERT. NUMBER: PA #063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 005 LOCATION: Band Room SYSTEM: TSI
ACM TYPE: 2"-4" Fittings ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M MATERIAL QUANTITIES: 2 LF
RESPONSE ACTION SCHEDULE:
START DATE: Summer, 1988 COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9 Remaining friable/suspect friable ACBM

Definitions:

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.

4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: HP, MP, LP and rows for Frequency of Traffic, Maintenance Personnel, Building Occupant, Public, Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition;
2. Area under renovation;
3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments:

Inspector's Signature: X See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> Michael Kopar
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 005	<b>LOCATION:</b> Stairwells & Crawlspace	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 2-4" TSI Fittings	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Broken		
<b>RECOMMENDED RESPONSE ACTION:</b> Remove During Renovation	<b>MATERIAL QUANTITIES:</b> 30	
<b>RESPONSE ACTION SCHEDULE:</b>	<b>COMPLETION DATE:</b>	
<b>START DATE:</b>		

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input checked="" type="checkbox"/> 8. ACBM with potential for damage  |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP),  Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input checked="" type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input checked="" type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Abatement reports show some removal and remaining material repaired. Crawlspace permanently sealed at time of reinspection. Continue O&M for remaining material.

Inspector's signature: \_\_\_\_\_  See attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 005 (Stairwells & Crawlspace)

**PROJECT NUMBER:** 081663781  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** Check every six months to ensure crawl space remains sealed.

Comments:

Exposed material removed. Crawlspace permanently sealed at the time of reinspection.

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 005 (except stairwells & crawlspace)

**PROJECT NUMBER:** 081663781  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:


- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

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Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

Inspector's signature: \_\_\_\_\_  See attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 081663781
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 006	<b>LOCATION:</b> Crawlspace	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Deteriorated		
<b>RECOMMENDED RESPONSE ACTION:</b> Remove	<b>MATERIAL QUANTITIES:</b> 1000 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b>	<b>COMPLETION DATE:</b> During Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1. \_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

X The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input checked="" type="checkbox"/> 8. ACBM with potential for damage  |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is X friable; \_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_ physical contact; \_\_\_ water; \_\_\_ air flow; X deterioration; \_\_\_ previous repair; \_\_\_ debris (similar in appearance to material); \_\_\_ other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input checked="" type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5. x This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition; \_\_\_ 2. Area under renovation; x 3. Area permanently sealed off; \_\_\_ Other; See Comments

6. \_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Abatement reports show some removal and remaining material repaired. Crawlspace permanently sealed at time of reinspection. Continue O&M for remaining material.

Inspector's Signature: \_\_\_\_\_  \_\_\_ X See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

**HOMOGENEOUS SAMPLING AREA:** 006      **LOCATION:** 1<sup>st</sup> floor Pipe Chase Closet      **SYSTEM:** TSI  
**ACM TYPE:** 6-12" TSI Runs      **ASBESTOS:** Yes      **FRIABLE:** Yes  
**DAMAGE CATEGORY:** Potential for Damage  
**REASON FOR DAMAGE:** No Damage  
**RECOMMENDED RESPONSE ACTION:** O & M.      **MATERIAL QUANTITIES:** 20 LF  
**RESPONSE ACTION SCHEDULE:**  
**START DATE:** Summer 1988      **COMPLETION DATE:** Remove at Renovation

**RESULTS OF REINSPECTION AND REASSESSMENT**

1. \_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

X The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input checked="" type="checkbox"/> 2. Damaged Thermal System Insulation ACM    | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is X friable; \_\_\_ nonfriable.

4. A. The material is damaged because of: X physical contact; \_\_\_ water; \_\_\_ air flow; \_\_\_ deterioration; \_\_\_ previous repair; \_\_\_ debris (similar in appearance to material); \_\_\_ other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input checked="" type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5. \_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6. \_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Pipe chase/closet between bathrooms. Repair damage. No damaged observed.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 006	<b>LOCATION:</b> Main Floor Halls	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Open Ends		
<b>RECOMMENDED RESPONSE ACTION:</b> Repair, O&M	<b>MATERIAL QUANTITIES:</b> 45 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer 1988	<b>COMPLETION DATE:</b> Remove at Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:


B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Material was not observed in this location.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 081663781
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine- Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 006	<b>LOCATION:</b> Band Room	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6"-12" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> 1		
<b>REASON FOR DAMAGE:</b> Open Ends		
<b>RECOMMENDED RESPONSE ACTION:</b> Continue O & M	<b>MATERIAL QUANTITIES:</b> 0 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Not observed in Band Room

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 006	<b>LOCATION:</b> Maintenance Rm.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Open Ends		
<b>RECOMMENDED RESPONSE ACTION:</b> Repair, O&M	<b>MATERIAL QUANTITIES:</b> 60 LF	
<b>RESPONSE ACTION SCHEDULE:</b>	<b>COMPLETION DATE:</b> Remove	
<b>START DATE:</b> Summer, 1989		

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input checked="" type="checkbox"/> 8. ACBM with potential for damage  |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input checked="" type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input checked="" type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Access Height	<input checked="" type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input checked="" type="checkbox"/> No
Exposure of Material	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Repaired.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District PROJECT NUMBER: 081663781
CITY/STATE: Gibsonia, Pennsylvania 15044 AHERA INSPECTOR: David Antis
CAMPUS NAME: Pine-Richland INSPECTION DATE: January 16, 2026
CITY: Gibsonia CERTIFICATION: NA
BUILDING NAME: Richland Elementary School STATE CERT. NUMBER: PA #063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 006 LOCATION: Area Above Auditorium and Lobby. SYSTEM: TSI
ACM TYPE: 6-12" TSI Runs ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Potential for Damage
REASON FOR DAMAGE: No Damage
RECOMMENDED RESPONSE ACTION: O&M MATERIAL QUANTITIES: 900 LF
RESPONSE ACTION SCHEDULE:
START DATE: Summer, 1988 COMPLETION DATE: Renovation

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:
The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9 Remaining friable/suspect friable ACBM

Definitions:
Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.
Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.
4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:
B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 4 columns: HP, MP, LP and rows for Frequency of Traffic, Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition; 2. Area under renovation; 3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments:

Inspector's Signature: See the attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Pine-Richland Area School District PROJECT NUMBER: 08166733
CITY/STATE: Gibsonia, Pennsylvania 15044 AHERA INSPECTOR: David Antis
CAMPUS NAME: Pine-Richland INSPECTION DATE: January 16, 2026
CITY: Gibsonia CERTIFICATION: NA
BUILDING NAME: Richland Elementary School STATE CERT. NUMBER: PA# 063781

INFORMATION FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: 006 LOCATION: Locker Rooms SYSTEM: TSI
ACM TYPE: 6-12" TSI Runs ASBESTOS: Yes FRIABLE: Yes
DAMAGE CATEGORY: Damaged TSI
REASON FOR DAMAGE: Open Ends MATERIAL QUANTITIES: 2 LF
RECOMMENDED RESPONSE ACTION: Repair, O&M
RESPONSE ACTION SCHEDULE: COMPLETION DATE: Renovation
START DATE: Summer, 1988

RESULTS OF REINSPECTION AND REASSESSMENT

1. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS NOT CHANGED when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: [Signature] X See the attached signed and dated Inspector's Certification

2. This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition HAS CHANGED from that reported in the initial AHERA Inspection Report and Management Plan because of the following:
The current DAMAGE CATEGORY is determined to be:

- 1. Significantly damaged Thermal System Insulation ACM
2. Damaged Thermal System Insulation ACM
3. Significantly damaged friable Surfacing ACM
4. Damaged friable Surfacing ACM
5. Significantly damaged friable miscellaneous ACM
6. Damaged friable miscellaneous ACM
7. ACBM with potential for significant damage
8. ACBM with potential for damage
9. Remaining friable/suspect friable ACBM

Definitions:
Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.
Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is friable; nonfriable.
4. A. The material is damaged because of: physical contact; water; air flow; deterioration; previous repair; debris (similar in appearance to material); other:
B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

Table with 3 columns: HP, MP, LP. Rows include: Frequency of Traffic (Maintenance Personnel, Building Occupant, Public), Access Height, Presence in Air Plenum, Exposure of Material, Degree of Vibration/Noise.

5. This homogeneous area was NOT ACCESSIBLE for reinspection and reassessment for the following reasons:
1. Area was undergoing demolition; 2. Area under renovation; 3. Area permanently sealed off;
Other; See Comments

6. Samples taken on by

Comments:

Inspector's Signature: See the attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>ITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 006	<b>LOCATION:</b> Wrestling & Training Rm.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6" - 12" Pipe Insulation	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M	<b>MATERIAL QUANTITIES:</b> 20	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2. \_\_\_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:  
 \_\_\_\_\_ The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

Definitions:  
 Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.  
 Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is \_\_\_\_\_ friable; \_\_\_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_\_\_ physical contact; \_\_\_\_\_ water; \_\_\_\_\_ air flow; \_\_\_\_\_ deterioration; \_\_\_\_\_ previous repair; \_\_\_\_\_ debris (similar in appearance to material); \_\_\_\_\_ other:

B. The potential for disturbance is: \_\_\_\_\_ either High Potential (HP), \_\_\_\_\_ Moderate Potential (MP), \_\_\_\_\_ Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5. \_\_\_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 \_\_\_\_\_ 1. Area was undergoing demolition; \_\_\_\_\_ 2. Area under renovation; \_\_\_\_\_ 3. Area permanently sealed off;  
 \_\_\_\_\_ Other; See Comments

6. \_\_\_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 006 (Band Room, Wrestling & Training Rm., Locker Rooms, Area Above Auditorium)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

\_\_\_\_\_ Continue to maintain through the O&M  
Plan. \_\_\_\_\_

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

\_\_\_\_\_

The LEA's response to the above recommendation is:

A. The recommended response action is **ACCEPTED**.

The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 006 (Maintenance Rm)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
  - 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

Material has been repaired. Maintain through the Continue O&M Plan.

---

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

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The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.  
The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 006 (1<sup>st</sup> Floor Pipe Chase between Restrooms)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

Repair the minor damage.

---

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

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The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 006 (Crawl Space)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE** (O&M) program
  - 6. **OTHER:** crawlspace sealed.

Comments:

Crawl space has been permanently sealed

Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.  
The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>ITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 007	<b>LOCATION:</b> Wrestling & Training Rm.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6" – 12" Pipe fittings	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M	<b>MATERIAL QUANTITIES:</b> 20	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2. \_\_\_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:  
 \_\_\_\_\_ The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

Definitions:  
 Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.  
 Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is \_\_\_\_\_ friable; \_\_\_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_\_\_ physical contact; \_\_\_\_\_ water; \_\_\_\_\_ air flow; \_\_\_\_\_ deterioration; \_\_\_\_\_ previous repair; \_\_\_\_\_ debris (similar in appearance to material); \_\_\_\_\_ other:

B. The potential for disturbance is: \_\_\_\_\_ either High Potential (HP), \_\_\_\_\_ Moderate Potential (MP), \_\_\_\_\_ Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5. \_\_\_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 \_\_\_\_\_ 1. Area was undergoing demolition; \_\_\_\_\_ 2. Area under renovation; \_\_\_\_\_ 3. Area permanently sealed off;  
 \_\_\_\_\_ Other; See Comments

6. \_\_\_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> Janaury 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 007	<b>LOCATION:</b> 1 <sup>st</sup> Floor Pipe Chase Closet	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" Ftgs.	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O & M.	<b>MATERIAL QUANTITIES:</b> 2	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer 1988	<b>COMPLETION DATE:</b> Remove at Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Pipe chase/closet between bathrooms. No damage observed.

Inspector's signature: \_\_\_\_\_  See attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 007	<b>LOCATION:</b> Maintenance Rm.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" TSI Fittings	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage		
<b>REASON FOR DAMAGE:</b> No Damage		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M/Remove W/006		<b>MATERIAL QUANTITIES:</b> 4
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation/Removal	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2. \_\_\_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

\_\_\_\_\_ The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is \_\_\_\_\_ friable; \_\_\_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_\_\_ physical contact; \_\_\_\_\_ water; \_\_\_\_\_ air flow; \_\_\_\_\_ deterioration; \_\_\_\_\_ previous repair; \_\_\_\_\_ debris (similar in appearance to material); \_\_\_\_\_ other:

B. The potential for disturbance is: \_\_\_\_\_ either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5. \_\_\_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 \_\_\_\_\_ 1. Area was undergoing demolition; \_\_\_\_\_ 2. Area under renovation; \_\_\_\_\_ 3. Area permanently sealed off;  
 \_\_\_\_\_ Other; See Comments

6. \_\_\_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

**Comments:**

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification.

**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 007	<b>LOCATION:</b> Area Above Auditorium and Lobby.	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 6-12" TSI Fittings	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Potential for Damage	<b>MATERIAL QUANTITIES:</b> 20	
<b>REASON FOR DAMAGE:</b> No Damage	<b>RECOMMENDED RESPONSE ACTION:</b> O&M	
<b>RESPONSE ACTION SCHEDULE:</b>	<b>COMPLETION DATE:</b> Renovation	
<b>START DATE:</b> Summer, 1988		

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_  \_\_\_\_\_  See the attached signed and dated Inspector's Certification

2. \_\_\_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

\_\_\_\_\_ The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9. Remaining friable/suspect friable ACBM     |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: \_\_\_\_\_ either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5. \_\_\_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6. \_\_\_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 007 (except 1<sup>st</sup> floor pipe chase)

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781


In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

Continue to maintain through the O & M Plan

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Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

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The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_



**AHERA REINSPECTION REPORT**


<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA# 063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 009	<b>LOCATION:</b> Stor Rm B128, Teachers Lounge	<b>SYSTEM:</b> Misc.
<b>ACM TYPE:</b> 1' X 1' Floor Tile and Mastic	B127, Music A101 & 119/121 storages	
<b>DAMAGE CATEGORY:</b> Potential for Damage	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> No
<b>REASON FOR DAMAGE:</b> N/A		
<b>RECOMMENDED RESPONSE ACTION:</b> O&M	<b>MATERIAL QUANTITIES:</b> 100 SF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer, 1988	<b>COMPLETION DATE:</b> Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_   See the attached signed and dated Inspector's Certification

2.  This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

The current **DAMAGE CATEGORY** is determined to be:

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Significantly damaged Thermal System Insulation ACM | <input type="checkbox"/> 6. Damaged friable miscellaneous ACM          |
| <input type="checkbox"/> 2. Damaged Thermal System Insulation ACM               | <input type="checkbox"/> 7. ACBM with potential for significant damage |
| <input type="checkbox"/> 3. Significantly damaged friable Surfacing ACM         | <input type="checkbox"/> 8. ACBM with potential for damage             |
| <input type="checkbox"/> 4. Damaged friable Surfacing ACM                       | <input type="checkbox"/> 9 Remaining friable/suspect friable ACBM      |
| <input type="checkbox"/> 5. Significantly damaged friable miscellaneous ACM     |  |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is  friable;  nonfriable.

4. A. The material is damaged because of:  physical contact;  water;  air flow;  deterioration;  previous repair;  debris (similar in appearance to material);  other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Building Occupant	<input type="checkbox"/> Daily	<input type="checkbox"/> Weekly	<input type="checkbox"/> Monthly
Public	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Access Height	<input type="checkbox"/> < 10 ft.	<input type="checkbox"/> 10-25 ft.	<input type="checkbox"/> > 25 ft.
Presence in Air Plenum	<input type="checkbox"/> Supply	<input type="checkbox"/> Return	<input type="checkbox"/> No
Exposure of Material	<input type="checkbox"/> Open	<input type="checkbox"/> Moveable Barrier	<input type="checkbox"/> Fixed Barrier
Degree of Vibration/Noise	<input type="checkbox"/> High	<input type="checkbox"/> Moderate	<input type="checkbox"/> Low

5.  This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:  
 1. Area was undergoing demolition;  2. Area under renovation;  3. Area permanently sealed off;  
 Other; See Comments

6.  Samples taken on 4-1-22 by Mark Meyers

Comments: 12-inch white FT and mastic sampled from Fish Tank Room. Mastic is inseparable yellow and black, <1% Chy. Assume to be ACM. Wallboard in Library and ceiling tile non-ACM. Plaster in staff lounge non-ACM.

Inspector's Signature: \_\_\_\_\_  See the attached signed and dated Inspector's Certification.

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 009

**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report, the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE (O&M)** program
  - 6. **OTHER:** \_\_\_\_\_

Comments:

O & M Remaining Material.

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Management Planner's Signature \_\_\_\_\_



See attached signed and dated Management Planner's Certificate

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The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

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

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

Title: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

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

**AHERA REINSPECTION REPORT**

<b>LEA NAME:</b> Pine-Richland Area School District	<b>PROJECT NUMBER:</b> 08166733
<b>CITY/STATE:</b> Gibsonia, Pennsylvania 15044	<b>AHERA INSPECTOR:</b> David Antis
<b>CAMPUS NAME:</b> Pine-Richland	<b>INSPECTION DATE:</b> January 16, 2026
<b>CITY:</b> Gibsonia	<b>CERTIFICATION:</b> NA
<b>BUILDING NAME:</b> Richland Elementary School	<b>STATE CERT. NUMBER:</b> PA #063781

**INFORMATION FROM INITIAL MANAGEMENT PLAN**

<b>HOMOGENEOUS SAMPLING AREA:</b> 012	<b>LOCATION:</b> Crawlspace	<b>SYSTEM:</b> TSI
<b>ACM TYPE:</b> 2-4" TSI Runs	<b>ASBESTOS:</b> Yes	<b>FRIABLE:</b> Yes
<b>DAMAGE CATEGORY:</b> Damaged TSI		
<b>REASON FOR DAMAGE:</b> Deteriorated		
<b>RECOMMENDED RESPONSE ACTION:</b> Remove	<b>MATERIAL QUANTITIES:</b> 1000 LF	
<b>RESPONSE ACTION SCHEDULE:</b>		
<b>START DATE:</b> Summer 1988	<b>COMPLETION DATE:</b> Remove at Renovation	

**RESULTS OF REINSPECTION AND REASSESSMENT**

1. \_\_\_ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition **HAS NOT CHANGED** when compared to the condition determined during the initial AHERA Inspection as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's Signature: \_\_\_\_\_ See the attached signed and dated Inspector's Certification

2. X This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA and its condition **HAS CHANGED** from that reported in the initial AHERA Inspection Report and Management Plan because of the following:

X The current **DAMAGE CATEGORY** is determined to be:

- |  |   |
|--|---|
| <u>  </u> 1. Significantly damaged Thermal System Insulation ACM | <u>  </u> 6. Damaged friable miscellaneous ACM          |
| <u>  </u> 2. Damaged Thermal System Insulation ACM               | <u>  </u> 7. ACBM with potential for significant damage |
| <u>  </u> 3. Significantly damaged friable Surfacing ACM         | <u>X</u> 8. ACBM with potential for damage              |
| <u>  </u> 4. Damaged friable Surfacing ACM                       | <u>  </u> 9. Remaining friable/suspect friable ACBM     |
| <u>  </u> 5. Significantly damaged friable miscellaneous ACM     |   |

**Definitions:**

Significantly damaged: Greater than or equal to 10% damage evenly distributed over the entire material, or greater than or equal to 25% damage within a localized area of the material.

Damaged: Less than 10% damage evenly distributed over the entire material, or less than 25 % damage confined to a localized area of the material.

3. This material is X friable; \_\_\_ nonfriable.

4. A. The material is damaged because of: \_\_\_ physical contact; \_\_\_ water; \_\_\_ air flow; X deterioration; \_\_\_ previous repair; \_\_\_ debris (similar in appearance to material); \_\_\_ other:

B. The potential for disturbance is: either High Potential (HP), Moderate Potential (MP), X Low Potential (LP), due to the following (Worst condition determines potential for disturbance):

	HP	MP	LP
Frequency of Traffic:			
Maintenance Personnel	<u>  </u> Daily	<u>  </u> Weekly	<u>X</u> Monthly
Building Occupant	<u>  </u> Daily	<u>  </u> Weekly	<u>X</u> Monthly
Public	<u>  </u> Yes	<u>  </u> Yes	<u>X</u> No
Access Height	<u>X</u> < 10 ft.	<u>  </u> 10-25 ft.	<u>  </u> > 25 ft.
Presence in Air Plenum	<u>  </u> Supply	<u>  </u> Return	<u>X</u> No
Exposure of Material	<u>  </u> Open	<u>  </u> Moveable Barrier	<u>X</u> Fixed Barrier
Degree of Vibration/Noise	<u>  </u> High	<u>  </u> Moderate	<u>X</u> Low

5. \_\_\_ This homogeneous area was **NOT ACCESSIBLE** for reinspection and reassessment for the following reasons:

1. Area was undergoing demolition; \_\_\_ 2. Area under renovation; X 3. Area permanently sealed off; \_\_\_ Other; See Comments

6. \_\_\_ Samples taken on \_\_\_\_\_ by \_\_\_\_\_.

Comments: Abatement reports show removal & remaining material repaired. Crawlspace permanently sealed at time of reinspection. Continue O&M for remaining material.

Inspector's Signature: \_\_\_\_\_  X See the attached signed and dated Inspector's Certification

**REPORT OF MANAGEMENT PLANNER REVIEW  
AND LEA RESPONSE**

**LEA NAME:** Pine-Richland Area School District  
**CITY/STATE:** Gibsonia, Pennsylvania  
**CAMPUS NAME:** Pine-Richland  
**CITY:** Gibsonia  
**BUILDING NAME:** Richland Elementary School  
**HOMOGENEOUS AREA NUMBER:** 012


**PROJECT NUMBER:** 08166733  
**MGMT PLANNER:** David Antis  
**REVIEW DATE:** January 16, 2026  
**CERTIFICATION:** NA  
**STATE CERT. NUMBER:** PA #063781

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate response actions. The original inspection report , the original management plan, and the "Report of Reinspection" of the above identified homogeneous area have been reviewed in accordance with Section 763.88 and 763.90 with the following recommendation:

- A. The **RESPONSE ACTION** listed in the original Management Plan is still appropriate.
- B. The **RESPONSE ACTION** listed in the original Management Plan should be **CHANGED** because changes in the condition of the asbestos-containing material as reported in the "Report of Reinspection" warrant a recommendation of:
- 1. **REPAIR** the damaged material
  - 2. **REMOVE** the damaged material
  - 3. **ENCLOSE** the damaged material
  - 4. **ENCAPSULATE** the damaged material
  - 5. **OPERATIONS & MAINTENANCE** (O&M) program
  - 6. **OTHER:** Check every 6 months to ensure crawl space remains sealed.

Comments:

Crawlspace has been permanently sealed.

Management Planner's Signature \_\_\_\_\_  \_\_\_\_\_  See attached signed and dated Management Planner's Certificate

The LEA's response to the above recommendation is:

- A. The recommended response action is **ACCEPTED**.
- The Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_
- B. The recommended response action is **NOT ACCEPTED**. The LEA's intended response action is:

Response Action Schedule is: Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Individual authorized to sign for LEA:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Date: \_\_\_\_\_



## **APPENDIX C- INSPECTOR/ MANAGEMENT PLANNER LICENSES**

**PENNSYLVANIA ASBESTOS CERTIFICATION**



**063781**

Birth Date  
09/26/1997

DAVID M ANTIS  
PO BOX 20  
LANGELOTH PA 15054

Expires  
02/06/2026

Issue Date  
03/06/2025

Sex M Height 6' 00" Eyes BRO

A handwritten signature in black ink, appearing to read 'DAVID M ANTIS', written over a horizontal line.

Class  
INSPECTOR

**PENNSYLVANIA ASBESTOS CERTIFICATION**



**063781**

Birth Date  
09/26/1997

DAVID M ANTIS  
PO BOX 20  
LANGELOTH PA 15054

Expires  
02/06/2026

Issue Date  
03/06/2025

Sex M Height 6' 00" Eyes BRO

Class  
INSPECTOR



## APPENDIX D- ANALYSIS AND CHAIN OF CUSTODY FOR 2026 INSPECTION



IH Laboratory  
 850 Poplar Street  
 Pittsburgh, PA 15220  
 412-922-4000  
 IHlab@intertek.com

2601274  
 (2)

Page \_\_\_ of \_\_\_

**Stop at First Positive**  
 YES  NO

## Chain of Custody Bulk Asbestos

**Reporting Information**  
 Company: PSI  
 Primary Contact: David Antis  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email(s) for Report: \_\_\_\_\_

**Billing Information**  Same as Reporting  
 Company: \_\_\_\_\_  
 Billing Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email(s) for Invoice: \_\_\_\_\_

**Projection Information**  
 Project Name: Richland Elementary School Location: Gibsonia, PA  
 Project Number: 08166733 PO Number: \_\_\_\_\_  
 Quote Number: \_\_\_\_\_

**Method/ Matrix**

<u>PLM</u>		<u>TEM</u>
<input type="checkbox"/> Point Count- 400 Points Gravimetric Reduction: <input type="checkbox"/>	<input checked="" type="checkbox"/> PLM- EPA 600/R-93/116	<input type="checkbox"/> NYELAP 198.4 NOB- Non-Friable-NY TEM
<input type="checkbox"/> Point Count- 1000 Points Gravimetric Reduction: <input type="checkbox"/>	<input type="checkbox"/> RCF-Optical & Physical	<input type="checkbox"/> ASTM D6480- Wipe
<input type="checkbox"/> NYELAP 198.1- Friable- NY	<input type="checkbox"/> NYELAP 198.8- Vermiculite SM-V	<input type="checkbox"/> ASTM D5755- Microvac
<input type="checkbox"/> NYELAP 198.6- Non-Friable-NY		<input type="checkbox"/> NYELAP 198.8 Modified-Vermiculite TEM**
<input type="checkbox"/> Other: _____		<input type="checkbox"/> ASTM D5756 Modified***

\*\*Not suitable for Vermiculite that must comply with the NY State Dept. of Health Asbestos Regulations  
 \*\*\*Asbestos Weight Percent in Bulk Material by TEM (Sensitivities down to 0.0005 wt%)

**Requested Turnaround Time**

RUSH (<12Hrs)\*     12 hour (Same Day)     1 Day (Next Day)     2 Day     3 Day     5 Day

\*Matrix and Volume dependent- must confirm with lab

**Chain of Custody**

Relinquished	Received	Analyst
Name: <u>David Antis</u>	Name: <u>[Signature]</u>	Name: _____
Date: <u>1.15.26</u>	Date: <u>1-15-26</u>	Date: _____
Time: <u>1330</u>	Time: <u>3:45</u>	Time: _____

**Special Instructions**

\_\_\_\_\_

2601274

Project Name: Richland Elementary  
Project Location: Gibsonia, PA

Date: 1.15.26  
Project Number: 08166733

#		Material Description	Sample Location(s)	Quantity	Photo ✓
01	-1	Plaster, Base and Skim Coat	Auditorium Penthouse		
	-2		Auditorium Penthouse		
09	-1	12x12 Tan Floor Tile w/ Yellow Mastic	121		

1.15.24



## REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: PSI, Inc.  
850 Poplar Street  
Pittsburgh, PA 15220  
Attn: David Antis

Project ID: 08166733  
Richland Elementary School  
Gibsonia, PA

Date Received: 1/16/2026

Date Completed: 1/23/2026

Date Reported: 1/23/2026

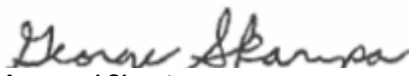
Analyst: Chris Kopar      Work Order: 2601274      Page: 1 of 1

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
01-1	001A	(1) White, Skim Coat, Homogeneous (2) Gray, Base Coat, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
01-2	002A	(1) White, Skim Coat, Homogeneous (2) Gray, Base Coat, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported
09-1	003A	(1) Tan, Floor Tile, Homogeneous (2) Yellow, Mastic, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	None Reported None Reported

Report Notes: (PT) Point Count Results

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,  
PSI, Inc.

  
Approved Signatory  
George Skarupa