



AHERA 6-Month Surveillance Inspection Form

(As Required by AHERA – 40 CFR Part 763 Subpart E)

I. Facility Information

School/Building Name: Kyrene de las Manitas Elementary School

LEA (Local Education Agency): Kyrene Elementary School District No. 28

Building Address: 1201 West Courtney Lane

City/State/Zip: Tempe, AZ 85284

Last Reinspection Date (3-Year): May 22, 2025

II. Surveillance Information

Date of Surveillance: March 11, 2026

Inspector Name: Tracey Carpenter

Inspector Accreditation # / Expiration: ON-188748-14588-082525 Exp. 8.25.26

Management Planner Accreditation # / Expiration: ON-4651-14588-070625 exp 7.6.26

Inspector Company: Dominion Environmental Consultants, Inc.

Phone: (602) 516-1415

III. Review of Asbestos Management Plan

- ✓ Asbestos Management Plan reviewed prior to inspection
- ✓ Most recent inspection/reinspection report available
- ✓ Previous response actions reviewed
- ✓ O&M; program documentation reviewed
- ✓ Training records reviewed by LEA

Comments:

Asbestos Awareness Training held August 18, 2026

IV. O & M Areas with ACM in need of repair

Based on the findings of the inspection, appropriate response actions must be selected in accordance with AHERA guidelines. If ACM is in good condition and unlikely to be disturbed, it may be managed in place through an operations and maintenance (O&M) program, including periodic surveillance and worker training. However, if the material is damaged or poses a risk of fiber release, response actions such as repair (e.g., encapsulation or enclosure) or removal may be required. Repairs are typically used when damage is limited, and the material can be stabilized, while removal is often necessary when ACM is significantly damaged, cannot be effectively repaired, or will be impacted by renovation or demolition activities. All such actions must be performed using accredited personnel and appropriate work practices to prevent asbestos fiber release and protect building occupants. Under 40 CFR 61 Subpart M, projects involving regulated asbestos-containing material (RACM) above threshold amounts (160 sq ft, 260 linear ft, or 35 cubic ft) must follow full NESHAP requirements, regardless of how the waste is packaged.

In the event of a fiber release episode, 40 CFR 763.90 requires prompt action to control the hazard. The affected area must be immediately isolated, appropriate personnel notified, and cleanup performed by trained professionals using HEPA vacuums and wet methods. The damaged ACM must then be repaired, encapsulated, or removed, followed by a visual inspection and, if necessary, air clearance testing before the space can be safely reoccupied.

Room/ Area	HM #	Material Description	Friable? (Y/N)	Damage Observed	Action Needed
Janitor's Closet (in Boy's RR near Media Center)	69	White Pipe Foam & Insulation	No	Tearing	Remove/Replace or Enclose

V. Classification, Condition, Response Action of All Remaining ACM

BUILDING A:

Material Description	Assessment Classification	Material Condition	Changes Since Last Inspection		Response Action Recommendations	Accessibility & Potential for Disturbance	
Clear 9" x 9" Block Grout	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Blue 2' x 2' Carpet	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Mastic for Blue 2' x 2' Carpet	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Tac Board Wrap & Glue	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray Door w/ Window Sealant	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
White Door Sealant	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Beige Wallpaper System	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Floor Expansion Joint	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Concrete Foundation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray Sink Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Blue 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Grout for 4" x 4" Ceramic Wall Tiles	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Tan 2" x 2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated

Grout for Tan 2" x 2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray w/White Specs 2"x2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Grout for Gray w/White Specs 2"x2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray 2" x 2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Grout for Gray 2" x 2" Ceramic Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Fixture Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Smooth Texture Drywall System	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Skip Trowel Texture Drywall System	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Brown 4" x 16" Brick & Mortar	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Brown 8" x 16" Decorative Block & Mortar	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Black Window Sealant	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
White Fiberglass Reinforced Plastic (FRP)	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Mastic for White FRP	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
White Vinyl Texture 2' x 2' Ceiling Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Blue Replacement 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Grout for Blue Replacement 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Replacement 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Grout for Replacement 4" x 4" Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Black Sink Coating	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Beige Lined Pattern 2' x 2' Ceiling Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Blue Carpet	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Mastic for Blue Carpet	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray Circle Pattern Vinyl Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Mastic for Gray Circle Pattern Vinyl Floor Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Brown Expansion Joint	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Brown Door Foam Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Multi-Colored Carpet	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Beige 2' x 4' Drywall Ceiling Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Silver Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Light Gray Replacement 2' x 2' Ceramic Wall Tile	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated

Untextured Drywall System	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Silver Ceiling Wrap & Insulation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Silver Flex Duct Wrap & Insulation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Silver Duct Wrap & Insulation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray Duct Mastic	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
White Pipe Wrap & Insulation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Black Foam Pipe Insulation	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Gray Fire Stop Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Brown Fire Stop Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated
Red Fire Stop Caulking	1 2 3 4 5 6 7	G MD SD DA R E	Y	N	O&M Repair Enclose/Encaps Remove	Inaccessible V/D W/D	Accessible Renovated

***Assessment Classifications**

1. Damaged or significantly damaged thermal system insulation ACBM.
2. Damaged friable surfacing ACBM.
3. Significantly damaged friable surfacing ACBM.
4. Damaged or significantly damaged friable miscellaneous ACBM.
5. ACBM with potential for damage.
6. ACBM with potential for significant damage.
7. Any remaining friable ACBM or friable suspected ACBM.

***ACBM Condition:**

G Good
MD Minor Damage
SD Significant Damage
DA Damaged & Accessible
R Removed
E Enclosed or Encapsulated

VI. Notifications

- ☐ Custodial/Maintenance staff informed by _____ on Date: _____
- ☐ Response action timeline established by _____ on Date: _____

VII. Photographic Documentation of Damaged Areas

- ☒ Photo Log of Damaged ACBM Attached
- ☐ No Damages Observed

VIII. Inspector Certification

I certify that this surveillance was conducted in accordance with 40 CFR §763.92 and applicable state regulations.

Inspector Signature: Gracey Carpenter

Date: March 11, 2026

IX. LEA Acknowledgment

LEA Representative Name: _____

Title: _____

Signature: _____

Date: _____



DOMINION

Kyrene de las Manitas Elementary School – 6 Month Surveillance March 11, 2026

White Pipe Wrap & Insulation

