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ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) THREE-YEAR REINSPECTION REPORT - SPRING 2025

Conducted at:

MUIR SENIOR HIGH SCHOOL
1905 NORTH LINCOLN AVENUE
PASADENA, CALIFORNIA 91103

Prepared for:

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August 2025

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TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. SURVEY RESULTS REPORT
- III. DIAGRAM
- IV. INSPECTOR'S CERTIFICATIONS
- V. DISCLAIMER/REPORT LIMITATIONS

I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On August 29, 2025, Environmental Assistance Group (EAG) represented by Eldwin Kennedy Certified Asbestos Consultant (CAC), performed a three-year reinspection for asbestos-containing building materials (ACBMs) at Muir Senior High School, 1905 N. Lincoln Avenue Pasadena, California. The purpose of the reinspection was to comply with the U.S. Environmental Protection Agency (EPA) 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA) Three-Year Reinspection and Six Month Surveillance requirements.

Prior to the reinspection, previous inspection reports were reviewed in order to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any materials had not been tested for asbestos.

After the review of the previous building inspections, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at Muir Senior High School have changed since the last inspection in June 2022.

Some ACBMs that remain at Muir Senior High School listed as “suspect” or “assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement. The enclosed table of materials contains specific information regarding buildings, materials, locations, quantities, condition and recommended response actions.

- Non-friable Miscellaneous material 9”x9” Vinyl Floor Tile and associated mastic is found in various rooms in Building A, F, and J
- Non-friable Miscellaneous material 12”x12” Vinyl Floor Tile and associated mastic or just mastic is found in various rooms in Building C-5
- Non-friable Miscellaneous material Vinyl Wall Base and associated mastic is found in various rooms in Building F
- Friable Thermal System Insulation asbestos containing Pipe Insulation and /or Debris is found in the attic and suspect in the walls in Buildings A, B, E, F, and M
- Friable Surfacing Trowelled Plaster above ceiling tiles is found in Buildings A and B
- Friable Surfacing Stucco is found on the exterior of Building E, G, G-4, G-5, and C-6
- Non-Friable Miscellaneous Transite (Asbestos Cement) Pipe is found in Building B
- Miscellaneous Fire Doors with a Friable core are found in Building B and J
- Non-Friable Miscellaneous Transite (Asbestos Cement) Board are found associated with Buildings A and M
- Friable Miscellaneous Light Fixture Heat Shield Material was found in Buildings A and M
- Friable Miscellaneous Flexible Duct Joint Cloth is found in Building F
- Friable Miscellaneous woven Cloth Theater Fire Curtain is found in Building B

- Friable Surfacing Texture Coat is found on Portable Building G-3, G-5, C-5 and C-6
- Friable Miscellaneous Suspended Ceiling Tile is found in Building G-5

Except as noted in the enclosed Table, remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the reinspection. To ensure their integrity and continued good condition, it is recommended that the materials be placed on the school's Operations and Maintenance (O&M) Program. Surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EAG can be of further assistance, please contact our office at 949-237-1036.

II. SURVEY RESULTS REPORT

SURVEY RESULTS REPORT GENERAL INFORMATION

Information in **RED** = Notes/Changes from the previous asbestos reinspection report

ACM = Asbestos Containing Materials

ACBM = Asbestos Containing Building Materials

Assumed = The material looks like it is ACM but sample analyses determining asbestos content was not available.

NC = No Change since the last inspection

ND = No asbestos Detected

Suspect = ACM (like pipe insulation) could not be visually confirmed present. For example, the inspector believes it is likely to be inside of walls or ceiling spaces.

Type

Misc = Miscellaneous building materials manufactured elsewhere and installed in or on the building

Surfacing = Material sprayed or troweled onto interior or exterior building surfaces

TSI = Thermal System Insulation applied on pipes and ducts heating and/or cooling buildings

Friable

Yes/No= Building materials that can be crumbled to powder by hand pressure when dry

Assessment

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

Response Action = Recommendations for all ACM that was found during this inspection. The Response Actions indicate one of the following options.

Response Action/ Priority Levels	Response
1	Removal
2	Repair
3	Enclosure
4	Encapsulation
5	Operations and Maintenance (O&M) Program
6	Periodic Surveillance
7	Removed –No Action Necessary

MUIR SENIOR HIGH SCHOOL
1905 North Lincoln Avenue Pasadena, CA 91103
AHERA 3-Year Reinspection – August 29, 2025

<i>Building</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
A	101-107 Crawlspace	Pipe insulation debris	300 SF	TSI	Yes	1	7	Abated – debris – poly over dirt (Look through front vent) NC
A	108-112 Crawlspace	Pipe insulation debris	4,000 SF	TSI	Yes	1	7	poly over dirt (Look through front vent) NC
A	108-118 Corridor Crawlspace	Pipe insulation debris	240 SF	TSI	Yes	1	7	Abated – debris (Look through front vent) NC
A	114-118 Crawlspace	Pipe insulation debris	4,000 SF	TSI	Yes	1	5/6	Debris visible (Look through front vent) NC
A	115-117 Crawlspace	Pipe insulation	80 LF	TSI	Yes	7	5/6	NC
A	120 Crawlspace	Pipe insulation	225 LF	TSI	Yes	7	5/6	Accessed from underneath NC
A	121 Crawlspace	Pipe insulation debris	100 SF	TSI	Yes	1	5/6	Minor debris. Access sealed 118 NC
A	122 Crawlspace	Pipe insulation	68 LF	TSI	Yes	1	5/6	Damage – minor debris Access sealed NC
A	124 Crawlspace	Pipe insulation	175 LF	TSI	Yes	7	5/6	Access hatch nailed shut NC
A	126 Work Room	Fume hood – transite (asbestos cement panels)	48 SF	Misc	No	5	5/6	NC 2 ea
A	126-136 Crawlspace	Pipe insulation debris	1,000 SF	TSI	Yes	7	5/6	Access hatch nailed shut Not accessed NC
A	137 Crawlspace	Pipe insulation debris	1,000 SF	TSI	Yes	7	5/6	Access hatch nailed shut Not accessed NC
A	140 Crawlspace	Pipe insulation debris	1,000 SF	TSI	Yes	7	5/6	Access hatch nailed shut NC

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A	Boiler Room	Pipe insulation	110 LF	TSI	Yes	1	5/6	Exposed pipe ends NC
A	Boiler Stairwell	Light fixture heat shield	1 EA	Misc	Yes	7	5/6	Missing cover NC
A	Bridge Ceiling	Pipe insulation	180 LF	TSI	Yes	7	5/6	No key NC
A 1 st floor	141	9x9 brown tile/mastic	900 SF	Misc	No	5	5/6	Carpet over tile NC
A 1 st floor	Corridor 141 & 146	Transite (asbestos cement) board	24 SF	Misc	No	5	5/6	Above doors & windows NC 2 ea
A 1 st floor	CR Ceilings	Troweled plaster	2,125 SF	Surface	Yes	7	5/6	Rms. 101-103, 105, 105A, 107 NC Looks the same as hallways and other classrooms
A 2 nd floor	CR Ceilings	Troweled plaster	7,862 SF	Surface	Yes	7	5/6	Partially abated NC Could sample
A 2 nd floor	Hall across from 180	Transite (asbestos cement) board	12 SF	Misc	No	5	5/6	3'x4' adjacent to Custodial Room NC firebox panel
A 2 nd floor	Hallway at 159	Transite (asbestos cement) board	15 SF	Misc	No	5	5/6	Above door inside 159 Storage Rm. only NC
B	Cafeteria	Troweled plaster	3,400 SF	Surface	Yes	7	5/6	Under 12" ceiling tile Renovated NC
B	Kitchen Exterior (west side)	Transite (asbestos cement) pipe 45 LF	1 EA 45 LF	Misc	No	5	5/6	NC
B	Northeast Attic	Pipe insulation	200 LF	TSI	Yes	7	5/6	Repairs made. NC
B 1 st floor	100A Stage	Fire Curtain	1,000 SF	Misc	Yes	7	2	Minor damage at ends & rip at bottom NC
B 1 st floor	101 Upper walls	Troweled plaster	360 SF	Surface	Yes	7	5/6	Under acoustic panels & exposed NC

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B 1 st floor	Stage	Wire insulation	10 LF	Misc	Yes	7	5/6	Spotlight wires NC Not found
B 1 st floor	Stage	Fire Doors, metal clad (ACM core)	8 EA	Misc	Yes	7		Good NC
B 3rd floor	Auditorium Attic	Troweled plaster	4,200 SF	Surface	Yes	2	2/1	Restrict access. Access through projection booth. Damage & debris Not accessed
E	117	Floor tile mastic	425 SF	Misc	No	7	5/6	Carpet throughout facility – did not pull up. NC Could sample
E	Crawlspace	Pipe insulation debris	1,000 SF	TSI	Yes	7	5/6	Restrict access – debris Under poly NC
E	East Entry	Mastic under carpet	88 SF	Misc	No	7	5/6	Carpet in place throughout facility. NC Could sample
E	Exterior	Stucco	7,800 SF	Surface	Yes	7	5/6	NC
F Canteen	204 & 203 & Student Store, 211, 206 k	9x9 green tile/mastic Multiple color patches	1,690 SF	Misc	No	7	5/6	Includes Kitchen, Office, Upper Rm., Staging Rm., Locker Rm. & Restroom top of pony wall. Damage missing tiles
F Canteen	207 Mechanical	Flexible duct joint cloth	2 Ea	Misc	Yes	7	5/6	NC
F Canteen	207 Mechanical Room	Pipe insulation	20 LF	TSI	Yes	7	5/6	NC
F Canteen	Attic	Pipe insulation	90 LF	TSI	Yes	7	5/6	Not accessed
F Canteen	Student Store	4" black Vinyl base/mastic	500 LF	Misc	No	7		Minor damage NC
F Canteen	Student store restrooms	9x9 green tile/mastic	2,108 SF	Misc	No	7	5/6	NC

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G Print/Ceramic Shop	226	Transite (asbestos cement) panels on work bench (broken edges)	1 EA	Misc	No	4	5/6	1 kiln. Corrugated roofing. Broken pieces on small pieces workbench should be moved outside office. NC
G Print/Ceramic Shop	Exterior	Stucco	4,800 SF	Surface	Yes	7	5/6	NC
G-3(223) Portable	Exterior	Texture coat	1,200 SF	Surface	Yes	2	5/6	Damage/delaminating NC
G-4(224) Portable	Exterior	Stucco coat	2,400 SF	Surface	Yes	7	5/6	Good NC Could sample
G-5 Electrical Vault	Exterior	Stucco	400 SF	Surface	Yes	7	5/6	NC Could sample
G-5 Portable (Across from 102)	Ceilings	2x4 drop ceiling tile	1,800 SF	Misc	Yes	4	2	Damage – water damage Not found Could sample
G-5 Portable	Exterior	Texture coat	1,800 SF		Yes	2	5/6	Damage-delaminating NC
C-5 (G220)/ C-6 (G221)	Exterior	Texture coat	2,400 SF	Surface	Yes	1	2	Damage NC
C-5 / C-6	G221	12x12 off white tile/mastic	1,798 SF	Misc	No	4	5/6	Minor damage. Loose tiles NC
C-6	Vault Exterior across from 220	Stucco	400 SF	Surface	Yes	2	5/6	Minor damage Could sample NC
J Library	100, 102,104	9x9 brown floor tile/mastic	255 SF	Misc	No	7	5/6	Located under cabinets & shelving, rest new flooring Carpet in 104
J Library	Mechanical Room on Roof	Fire Door (ACM core)	1 EA	Misc	Yes	4	2	Damaged at lock Not accessed

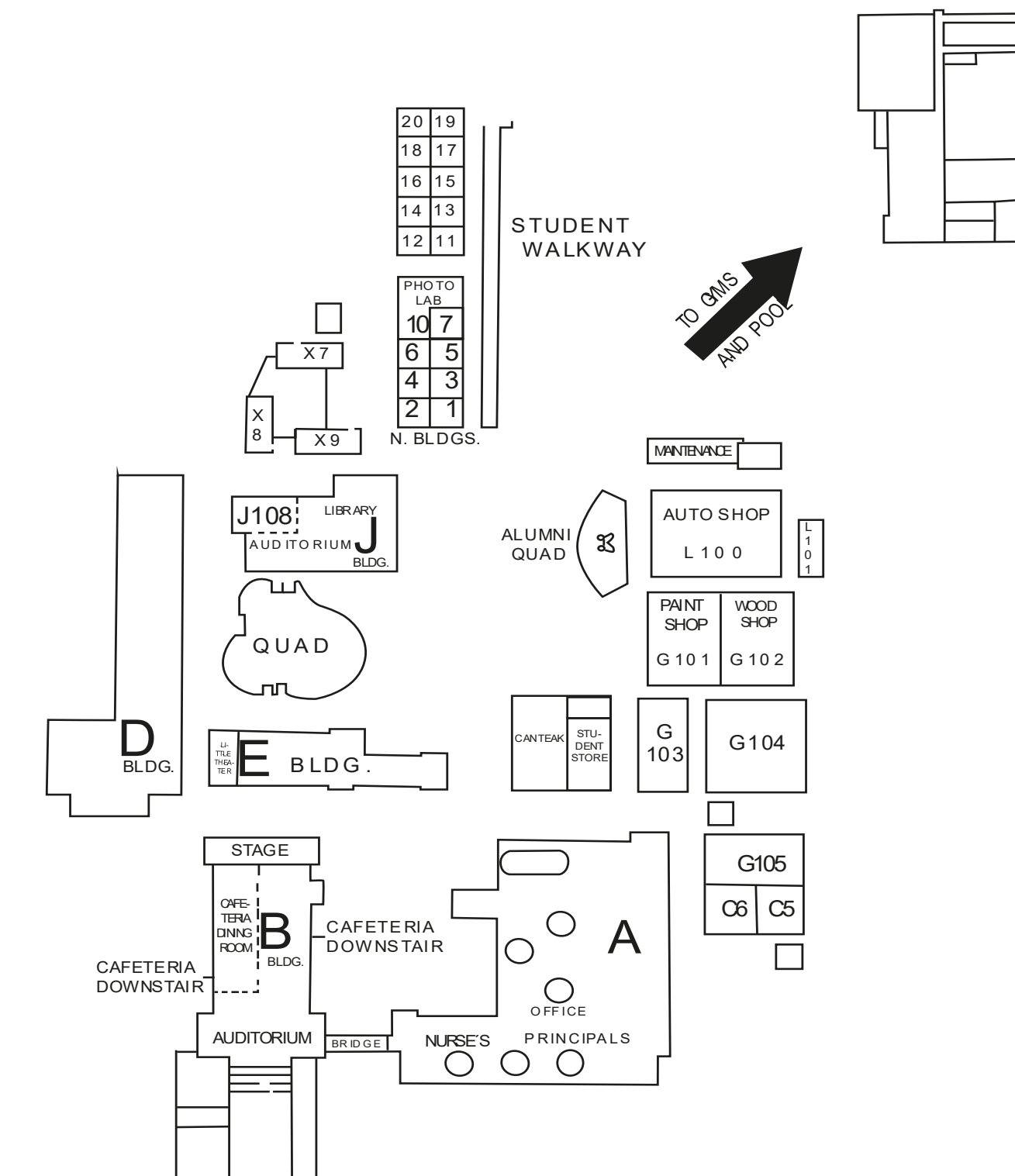
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M Maintenance	100 to Bldg. B tunnel	Pipe insulation	1,275 LF	TSI	Yes	1	5/6	Debris NC In tunnel
M Maintenance	104A Office	Transite (asbestos cement) panel	1 Ea	Misc	No	5	5/6	NC
M Maintenance	106 Tunnel to PE	Pipe insulation	1,360 LF	TSI	Yes	7	5/6	Restrict access Well is in N.W. corner of room In tunnel
M Maintenance	Restrooms	Light fixture heat shield	1 Ea	Misc	Yes	5	5/6	NC
PE	Mechanical Room T321	Vibration joint cloth	2 EA	Misc	Yes	7	5/6	Frayed
PE	Attic T322	Pipe fitting insulation	35 Ea	TSI	Yes	1	5/6	Damage-debris. Access in Custodian Rm. T322 NC
PE Boys 2 nd floor	(221) T328 (enter next to T325)	9x9 brown tile/mastic	1,500 SF	Misc	No	5	5/6	Includes hallway to Rm. 119.—Tiles replaced NC
PE Boys 2 nd floor	North Stair	Light fixture backing – ACM paper		Misc	Yes	5	2	Replaced
PE Boys 2 nd floor	Equipment Room	Flexible duct joint cloth	13 EA	Misc	Yes	7	5/6	Minor fraying
PE Boys 2 nd floor	Generator Room	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	NC
PE Boys 2 nd floor	Generator Room	Pipe insulation	3 LF	TSI	Yes	1	2	Exposed ends damaged Door is Stuck NC
PE Boys 2 nd floor	Locker Room Attic	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	Access hatch is fire door Door is Stuck NC
PE Boys 2 nd floor	Locker Room Attic	Pipe fitting insulation	6 EA	TSI	Yes	7	5/6	Outside up ladder NC
PE Boys Locker Room	107A Office T353	9x9 brown multi tile/mastic	560 SF	Misc	No	5	5/6	Under carpet Gray material NC

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PE Boys Locker Room	109 DHW Heater Room	Boiler insulation, tank insulation, pipe insulation	50 SF	TSI	Yes	7	5/6	(Rm. is next to Girls RRs.) Tank insulation is damaged
Pool	Pool Fence	Transite (asbestos cement) board	1,645 SF	Misc	No	5	5/6	Exposed edges Several broken near boys RR NC
PE	Main Exterior Corridor	Pipe fitting insulation	13 EA	TSI	Yes	7	5/6	Ceiling hatch adjacent to Boys Boiler Room Look in T312 & T343 ceiling
PE Girls Activity	2 nd floor Mechanical Room T303	Flexible duct joint cloth	25 EA	Misc	Yes	7	5/6	Not located
PE Girls Activity	2 nd floor Mechanical Room T303	Pipe fitting insulation	540 LF	TSI	Yes	1	2	Cracks Not located
PE Girls Activity	310 Hallway 110	9x9 brown tile/mastic	1,942 SF	Misc.	No	4	7	Minor damage/missing tiles. Major damage, many missing tile – exposed mastic Replaced
PE	T310 & T315	9x9 brown tile/mastic	1,990 SF	Misc	No	4	2	Damage - missing tiles. Includes office NC
PE Girls	106, Restroom T314	Transite (asbestos cement) board	228 SF	Misc	No	4	5/6	Damage at window panels (E. side) – cracks NC

III. DIAGRAM



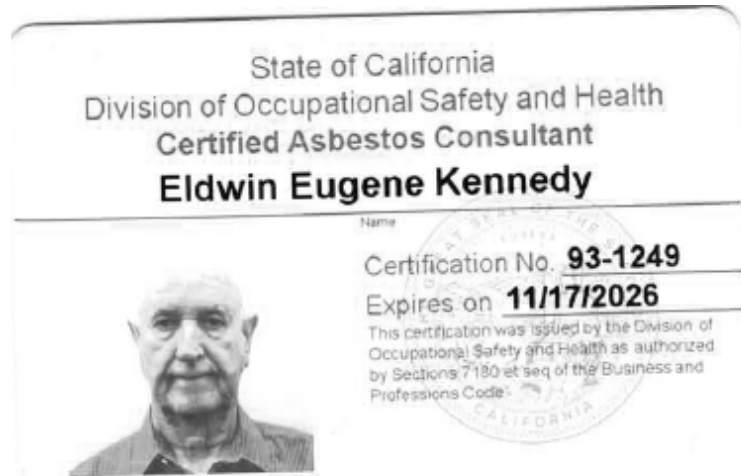
CAMPUS SITE

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IV. INSPECTOR'S CERTIFICATIONS

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V. DISCLAIMER/REPORT LIMITATIONS

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All reports and recommendations are based on conditions and practices observed and information made available to Environmental Assistance Group (EAG) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, or to indicate that other hazards do not exist. No responsibility is assumed by EAG for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EAG, for and on the behalf of the client. Services provided by EAG shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used, and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

The provided survey was not destructive. Prior to any demolition or renovation, a comprehensive (possibly destructive) "Renovation Survey" is highly recommended.