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

Conducted at:

OCTAVIA BUTLER
(WASHINGTON MIDDLE SCHOOL)
1505 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91103

Prepared for:

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September 2025

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On September 1, 2025, Environmental Assistance Group (EAG) Building Inspector, Perry Robey, supervised by Eldwin Kennedy Certified Asbestos Consultant (CAC), performed a three-year reinspection for asbestos-containing building materials (ACBMs) at Washington Middle School, located at 1505 North Marengo 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 Washington Middle School have changed since the last inspection in June 2022.

Some ACBMs that remain at Washington Middle 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.

- Friable Thermal System Insulation asbestos containing Pipe Insulation and/or Debris is found in the Crawl Spaces, Attic and suspect in the Walls in Buildings A and C
- Friable Surfacing Stucco is found on the exterior of Building A
- Friable Surfacing Trowelled Acoustic Plaster is found in Building A
- Non-Friable Miscellaneous Transite (Asbestos Cement) Pipe is found in Building A and B
- Friable Miscellaneous Window Glazing Compound is found in Building C
- Non-Friable Miscellaneous Transite (Asbestos Cement) Board are found associated with Buildings B
- Friable Miscellaneous Theater curtain is found in Building A

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

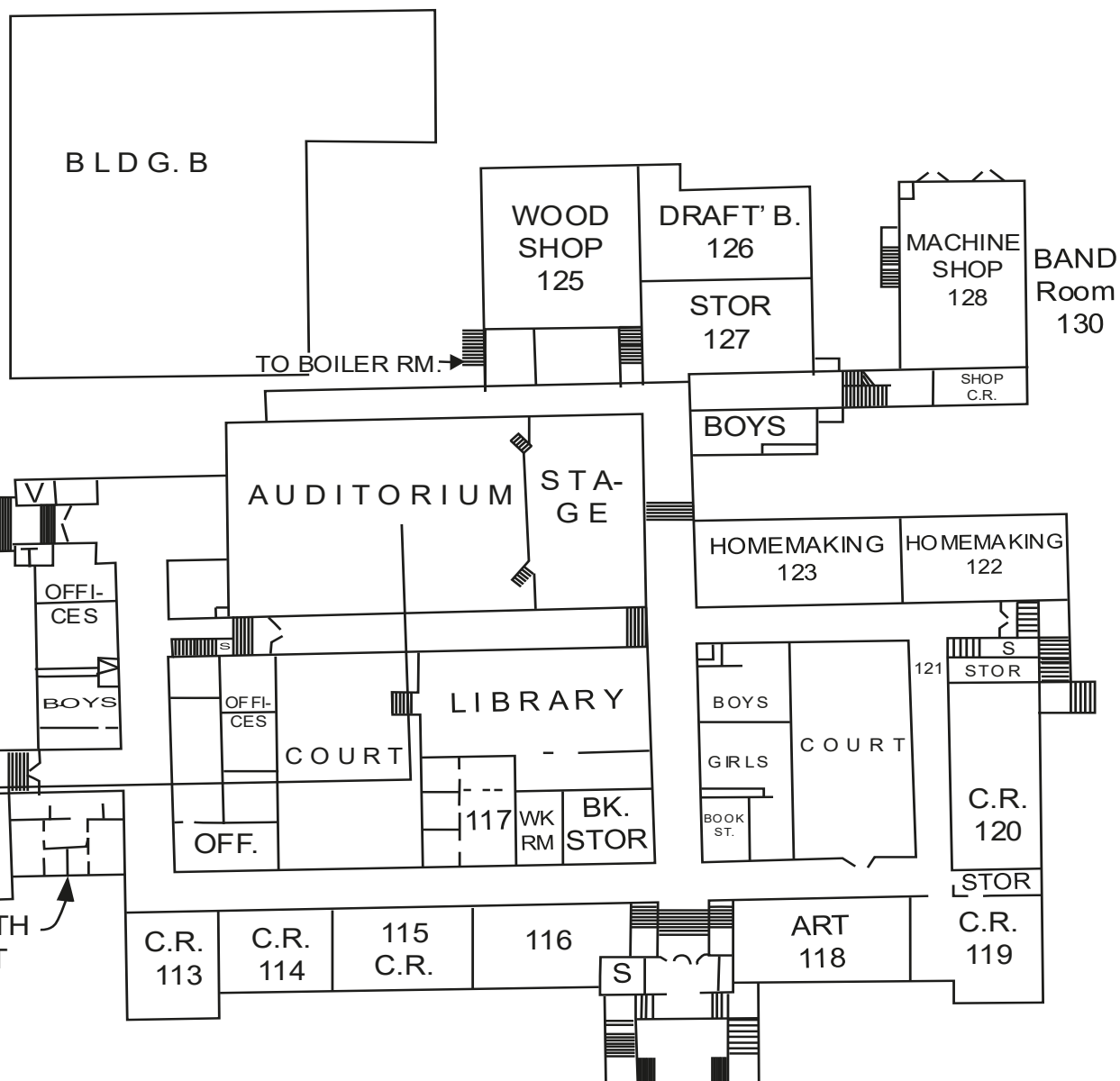
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AHRA 3-Year Reinspection – September 1, 2025

Building	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
A	Crawlspace 1	Pipe insulation debris	20 SF	TSI	Yes	1	5/6	Restrict access. Abated but debris & residue remain Plastic sheeting NC
A	Crawlspace 2	Pipe insulation debris	100 SF	TSI	Yes	1	5/6	Restrict access. Abated but debris & residue remain NC
A	Exterior	Stucco	8,000 SF	Surface	Yes	7	5/6	NC Could sample
A 1 st floor	159 Pipe Chase	Pipe insulation	11 LF	TSI	Yes	1	2	Restrict access. Damage & debris. Located between RRs, across from Library Repair/remove NC
A 1 st floor	Offices	Troweled plaster	2,320 SF	Surface	Yes	7	5/6	Suspect above 12x12 ceiling tile. Some offices have plaster exposed, some have 2"x4" ceiling tile (drop ceiling)
A 2 nd floor	200 Auditorium Attic	Pipe insulation	285 SF	TSI	Yes	7	5/6	Restrict access. Access in Rm 204B Repairs made NC
A	Auditorium Stage	Theater Curtain	1 EA	Misc	Yes	5	1	Good NC
A 2 nd floor	Attic Through stair Rm	Transite (asbestos cement) pipe	1 EA	Misc	No	5	5/6	Up circular metal staircase to attic, in attic. NC no access
A 2 nd floor	208 - 237 Hallway Ceilings	Troweled acoustic plaster	4,700 SF	Surface	Yes	7	5/6	Repaired NC Could sample
B 2 nd floor	202A Above drinking fountain	Transite (asbestos cement) board	16 SF	Misc	No	5	5/6	NC
B 2 nd floor	203A Storage, DHW Through ceiling space to roof	Transite (asbestos cement) pipe	1 EA	Misc	No	5	5/6	Observed in attic NC Not observed

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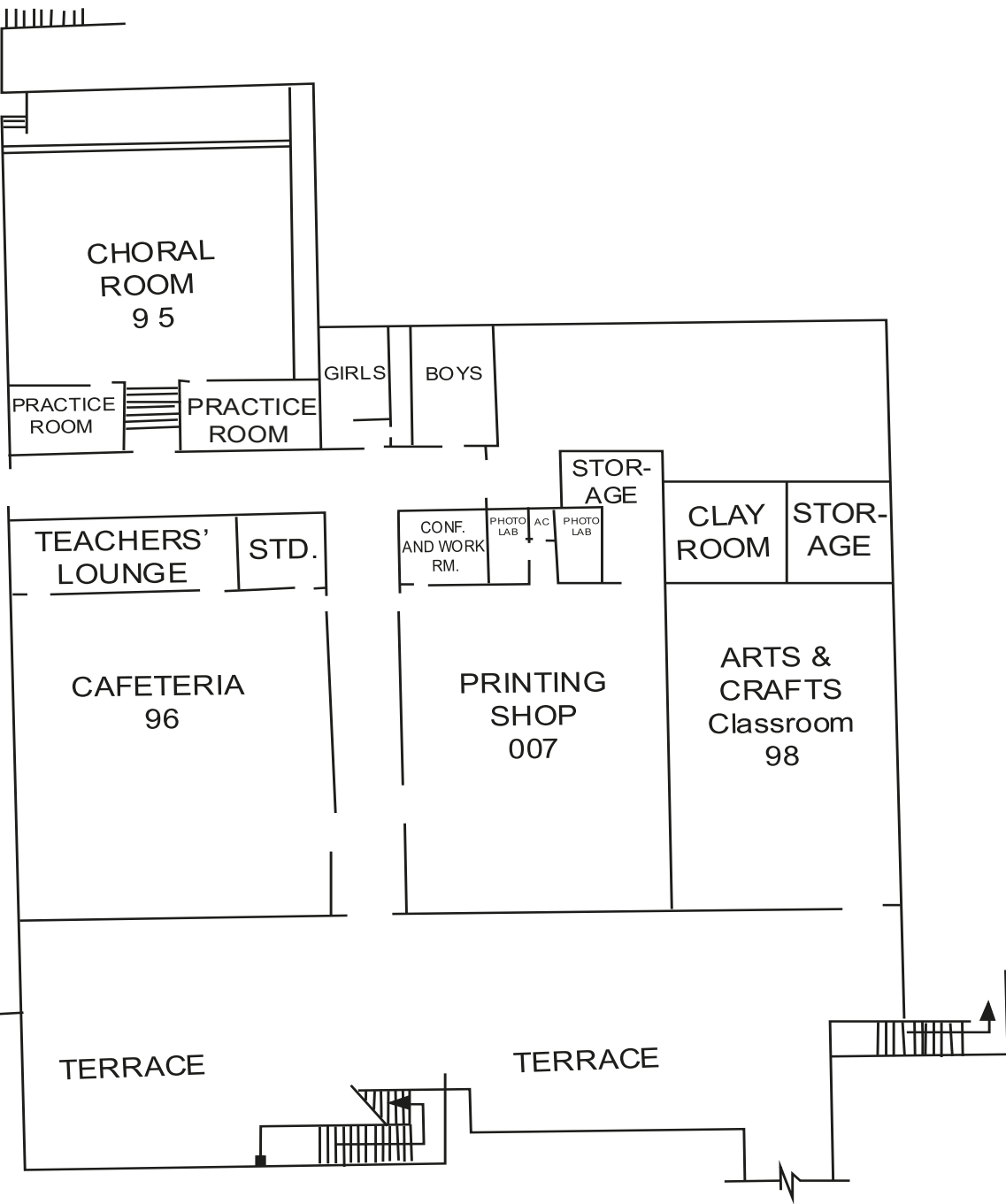
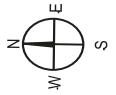
Building	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
C	Boiler Room Pit	Pipe insulation	56 LF	TSI	Yes	1	2	Restrict access. Damage/debris at entry, N. wall of boiler room. Not found NC
C 1 st floor	123 Mezzanine Stairwell off Student Dining	Pipe insulation	3 LF	TSI	Yes	7	2	NC inside lunch room
C 1 st floor	130 Area Stairwell	Pipe insulation	6 LF	TSI	Yes	1	2	Flaking at ends of pipe. Encapsulate Not found
C 1 st floor	Custodian Pipe chase East Storage Room	Pipe insulation	2 @ 8 LF	TSI	Yes	1	2	Debris. Clean & encapsulate in pipe chase. PI damaged in Storage Room Not found
C 1 st floor	Game Room Lounge	Pipe insulation	60 LF	TSI	Yes	7	5/6	Above 2x3 ceiling tile NC
C	Kitchen Windows (inside of windows)	Window putty	700 LF	Misc	Yes	7	5/6	NC
C	Stairway to Basement Band Room	Pipe Insulation	45 LF	TSI	Yes	1	2	Damaged in stairwell storage room Under stair storage, entry to Band Room Inside stairwell NC

III. DIAGRAM



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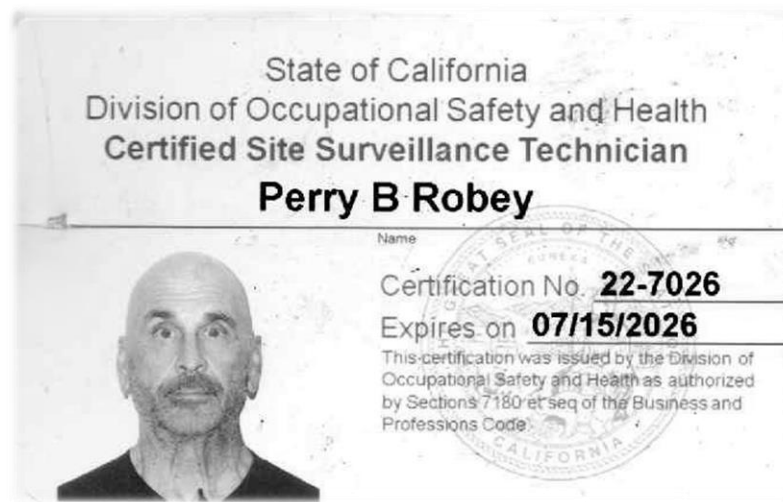
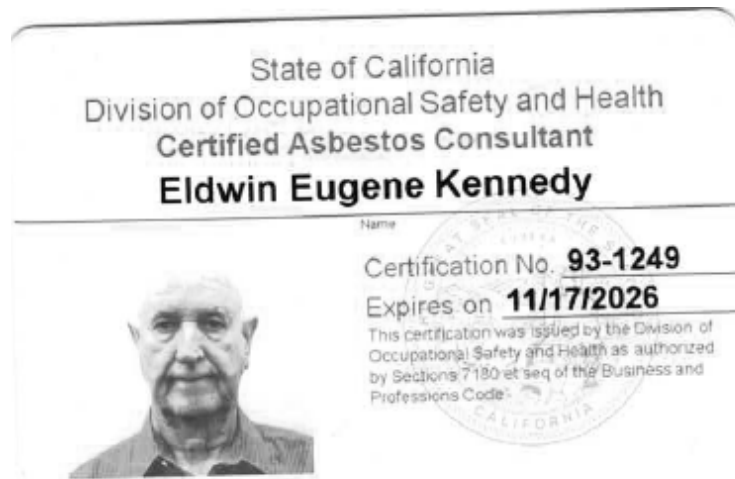
CAMPUS SITE

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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.