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

Conducted at:

**MARSHALL MIDDLE SCHOOL
990 NORTH ALLEN AVENUE
PASADENA, CALIFORNIA 91104**

Prepared for:

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September 2025

Report generated/reviewed by:

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On September 4, 2025, Environmental Assistance Group (EAG) Building Inspector, Eldwin Kennedy Certified Asbestos Consultant (CAC), performed a three-year reinspection for asbestos-containing building materials (ACBMs) at Marshall Middle School, located at 990 North Allen 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 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 Marshall Middle School have changed since the last inspection in June 2022.

Some ACBMs that remain at Marshall 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.

- Non-friable Miscellaneous material 12"x12" Vinyl Floor Tile and associated mastic is found in various rooms in Building D
- Friable Thermal System Insulation asbestos containing Pipe Insulation and/or Debris is found in the Crawl Spaces and suspect in the walls in Buildings A, B, C, D, and E
- Friable Thermal System Insulation asbestos containing Boiler Breech Insulation and Tank Insulation is found in Building A
- Friable Surfacing Stucco is found on the exterior of Buildings A, C and D
- Non-Friable Miscellaneous Transite (Asbestos Cement) Pipe is found in Building A
- Non-Friable Miscellaneous Transite (Asbestos Cement) Board are found associated with Buildings A, B and D
- Friable Miscellaneous Drywall/Joint Compound is found in Building E
- Friable Surfacing Trowelled Plaster 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

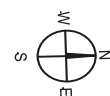
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<i>Building</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
A Auditorium Basement	Boiler Rm.	Tank Insulation		TSI	Yes	7	5/6	
A Auditorium Basement	Boiler Room	Breeching (Boiler)	720 SF	TSI	Yes	7	5/6	Repaired NC
A Auditorium Basement	Crawlspace	Pipe Insulation	25 LF	TSI	Yes	7	5/6	Repaired NC
A Auditorium Basement	Exterior	Transite (asbestos cement) pipe	1 EA	Misc	No	4	5/6	Damage – E. exterior wall of boiler room Abandoned
A Auditorium Basement	Tunnel to “B”	Pipe Insulation	200 LF	TSI	Yes	7	5/6	Manhole at north of music bldg. NC
A Auditorium Basement	Tunnel to “C”	Pipe Insulation	180 LF	TSI	Yes	1	5/6	Entry at east wall of boiler room above sink Damage/debris NC
A Auditorium 1 st Floor	North Dressing Room	Pipe Insulation	40 LF	TSI	Yes	1	2	Damage, broken pipe Taped Over NC
A	Exterior	Stucco	21,000 SF	TSI	Yes	7	5/6	NC Could sample
A 1 st Floor	Corridor Ceiling	Troweled Plaster	3,300 SF	Surface	Yes	7	5/6	NC Could sample
A 1 st Floor	Crawlspace	Pipe Insulation	525 LF	TSI	Yes	1	2	Damage/debris - Access at front of bldg. NC
A 1 st Floor	Hallway	Transite (asbestos cement) board	616 SF	Misc	No	5	5/6	Above doors & windows NC
A 2 nd Floor	Corridor	Transite (asbestos cement) board	768 SF	Misc	No	5	5/6	Above doors & windows NC
A Basement	Corridor	Transite (asbestos cement) board	96 SF	Misc	No	5	5/6	Above doors & windows NC
B	Crawlspace	Pipe Insulation	445 LF	TSI	Yes	1	5/6	Damage NC Not accessed

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B 1 st Floor	Hallway	Transite (asbestos cement) board	390 EA	Misc	No	5	5/6	Above doors & windows NC
B 2 nd Floor	Hallway	Transite (asbestos cement) board	497 SF	Misc	No	5	5/6	Above doors & windows NC
C 10-16	Crawlspace	Pipe Insulation	155 LF	TSI	Yes	7	5/6	NC Not accessed
C 10-16	Exterior	Stucco	4,900 SF	Surface	Yes	7	5/6	Minor damage
D Gym	Boy's Locker, 2 nd Floor	12x12 tile/mastic	480 SF	Misc	No	5	5/6	Carpet on top. Custodian mentioned removal. NC
D Gym	Boy's Restroom Entry	Transite corrugated (asbestos cement) board	20 SF	Misc	No	5	2	Damaged - exterior north side of Gym NC
D Gym	Crawlspace To E Bldg.	Pipe Insulation	300 LF	TSI	Yes	1	5/6	Restrict access – Not accessed damage/debris NC
D Gym	Exterior	Stucco	9,800 SF	Surface	Yes	7	5/6	Minor damage Could sample
D Gym	Fan Room Back boiler Rm.	Pipe Insulation	30 LF	TSI	Yes	7	5/6	NC top of ceiling
D Gym	Mechanical Room Tunnel	Pipe Insulation	45 LF	TSI	Yes	7	5/6	Difficult to access NC
E Music	Crawlspace Access on E. side	Pipe Insulation Debris	15 SF	TSI	Yes	1	5/6	Auditorium seats stored here No change expected
E Music	Music Room	Drywall/Joint Compound	2,480 SF	Misc	Yes	7	5/6	Ceiling replaced in Band Room. Not accessed (No key)
E Music	Practice & Storage Rooms	9x9 tile/mastic	2,000 SF	Misc	No	5	5/6/7	Carpet on top. Removed in Band Room, still in Practice & Storage Rooms NC Partially Exposed

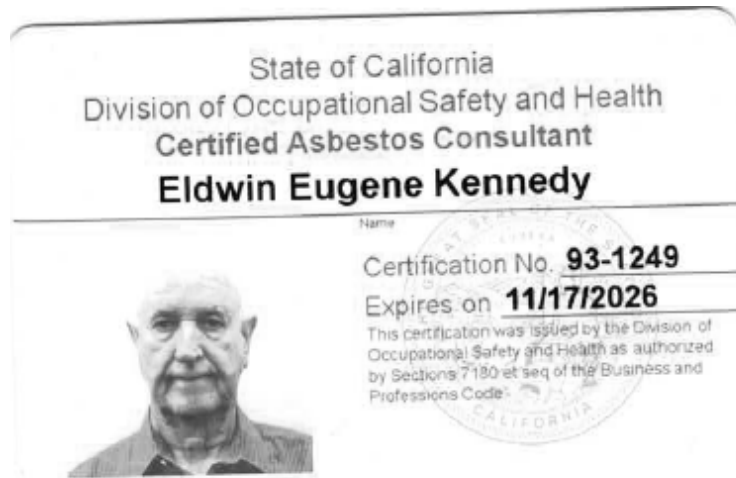
III. DIAGRAM





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.