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

Conducted at:

**SAN RAFAEL ELEMENTARY SCHOOL
1090 NITHSDALE ROAD
PASADENA, CALIFORNIA 91105**

Prepared for:

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351 SOUTH HUDSON AVENUE
PASADENA, CALIFORNIA 91109**

September 2025

Report generated/reviewed by:

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President
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I. EXECUTIVE SUMMARY

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On September 3, 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 San Rafael Elementary School, located at 1090 Nithsdale Road, 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 San Rafael Elementary School have not changed since the last inspection in June 2022.

Some ACBMs that remain at San Rafael Elementary 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 Buildings C, D and E
- Non-friable Miscellaneous material 12"x12" Vinyl Floor Tile and associated mastic is found in various rooms in Building B and Portable B-1
- Non-Friable Corrugated Roofing Panels are on the Kindergarten storage shed roof.
- Friable Thermal System Insulation asbestos containing Pipe Insulation and/or Debris is found in Rooms, Crawlspace, Attic and suspect in the walls in Building A and C
- Friable Thermal System Insulation asbestos containing Boiler Breech Insulation is found in Building A
- Miscellaneous Fire Doors with a Friable core are found in Buildings B, C, D, and E
- Friable Miscellaneous Flexible Duct Joint Cloth is found in Building C
- Friable Surfacing Texture Coat is found on Portable Building B-1
- Friable Miscellaneous Window Glazing Compound is found in Buildings D and E

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

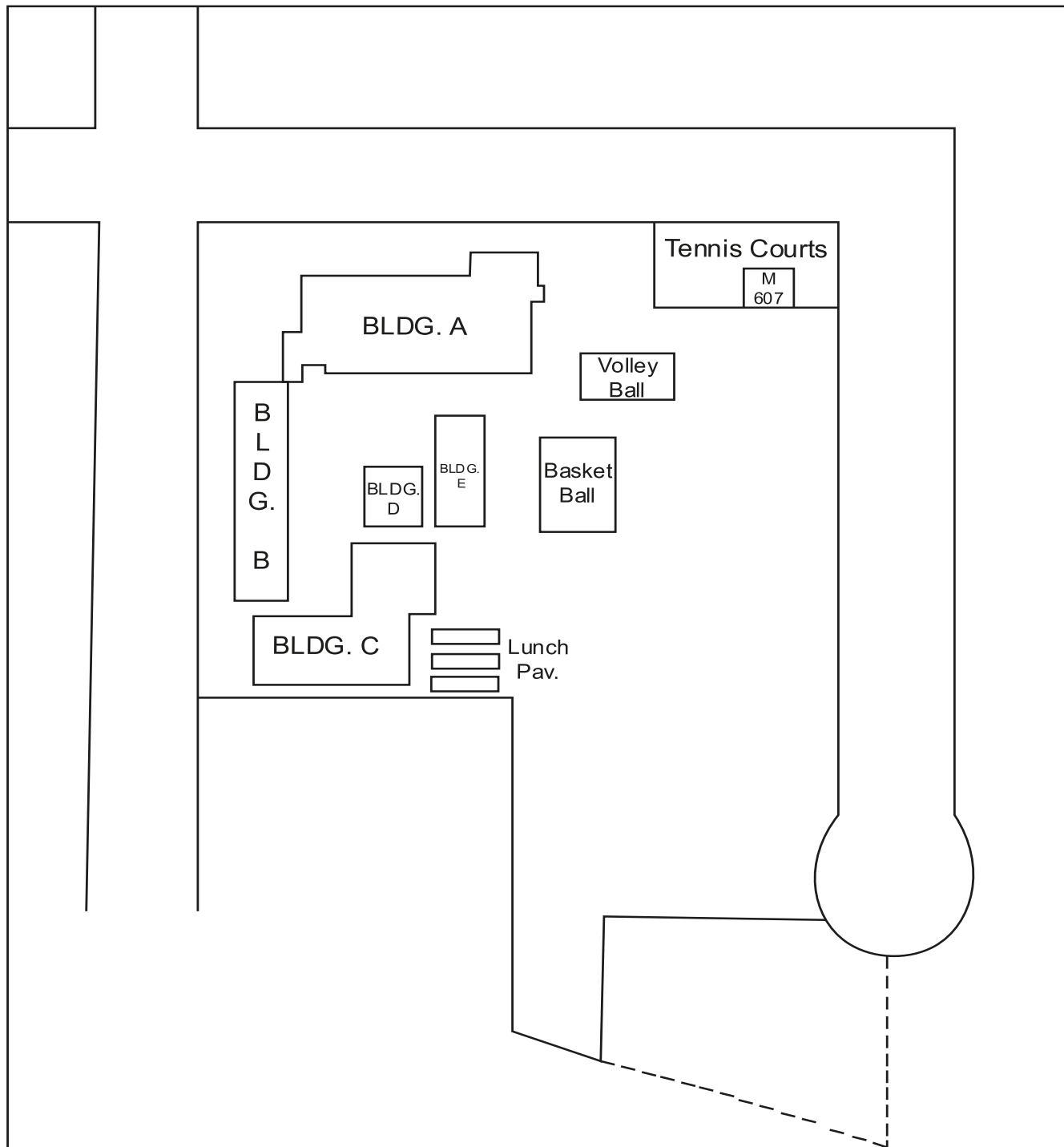
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1090 Nithsdale Road, Pasadena, CA 91105
AHRA 3-Year Reinspection – September 3, 2025

<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	Crawlspace	Pipe insulation debris	1,200 SF	TSI	Yes	7	5/6	Restrict access NC access in boiler Rm.
A	Room 9	Pipe insulation	18 LF	TSI	Yes	7	5/6	3 risers at wall New Pipe NC
A 2 nd floor	Attic	Pipe insulation	30 LF	TSI	Yes	7	5/6	Entrance across from Rm. 14. One riser remains through fire wall & on left Not accessed
A 2 nd floor	Boiler vent chase	Breeching (boiler) Asbestos cement	250 SF	TSI	Yes	7	5/6	Restrict access Not accessed
A Basement	Boiler Room	Asbestos cement breach also TSI hanger pipe supports at W. wall		TSI	Yes	7	5/6	Entrance by Girl's RR NC
B Classrooms 1-4	01, 02, 03, 04 at sinks	12x12 tan/brown floor tile	424 SF	Misc	No	5	5/6	NC
B Classrooms 1-4	Restroom, Custodian	Fire Door (ACM core)	3 EA	Misc	Yes	5	5/6	No label on custodian
C	Exterior Doors & Dressing Rooms	Fire Door (ACM core)	8 EA	Misc	Yes	5	5/6	NC
C 1 st floor	Kitchen Heater Unit	Pipe fitting insulation	2 Ea	TSI	Yes	5	5/6	Looks like an incinerator None visible Rm.
C 1 st floor	Kitchen Washout Room	Pipe insulation	12 LF	TSI	Yes	1	2	Prev. damage. N. outside room. Debris Remove None present
C 1 st floor	Kitchen Pantry/ Office	Pipe insulation	24 LF	TSI	Yes	1	2	Damage Repair/remove NC
C 1 st floor	Kitchen & Kitchen Attic	Pipe insulation	50 LF	TSI	Yes	1	2	Prev. damage – debris (Access through Pantry at ceiling heater) Attic not accessed

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Building	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
C 1 st floor	Main Fan Room 1 Under stairs	Flexible Duct Joint Cloth	4 EA	Misc	Yes		5/6	Through Custodial Sink Room NC
C 2 nd floor	Attic Mechanical Rm.	Pipe insulation	110 LF	TSI	Yes	7	5/6	Access hatch in girls dressing room Not accessed
C 2 nd floor	Attic Mechanical Rm.	Flexible Duct Joint Cloth	2 EA	Misc	Yes	7	5/6	Access girls dressing room Not accessed
C 2 nd floor	Auditorium, Foyer, Kitchenette, Storage Rms., Fan Rm., RR entries, Stage stairs, Foyer closet	9x9 brownish floor tile/mastic	2,350 SF	Misc	No	4	5/6	Damaged NC
C 2 nd floor	Storage Side Hall Stairs	Flexible Duct Joint Cloth	2 EA	Misc	Yes	7	5/6	Aud. N.W. Storage Rm. NC
D, E Classrooms 6-8	Classrooms 6, 7, 8	9x9 gray floor tile	2,700 SF	Misc	No	5	5/2	Repaired Missing tile in Rm. 7 near sink NC
D, E Classrooms 6-8	Doors 6 & 8	Fire Door (ACM core)	2 EA	Misc	Yes	5	5/6	Corridor doors NC
D, E Classrooms 6-8	Windows	Window glazing compound	350 LF	Misc	Yes	5	5/6	NC Damaged
Kindergarten	Storage Center Roof	Corrugated asbestos cement	96 SF	Misc	No	7	5/6	Good NC
Portable B-1 M607	Exterior	Texture coat	1,200 SF	Surface	Yes	7	5/6	NC Minor damage on E. and N. wall bottom
Portable B-1 M607	Interior	Floor tile/mastic	900 SF	Misc	No	5	5/6	Under new carpet NC

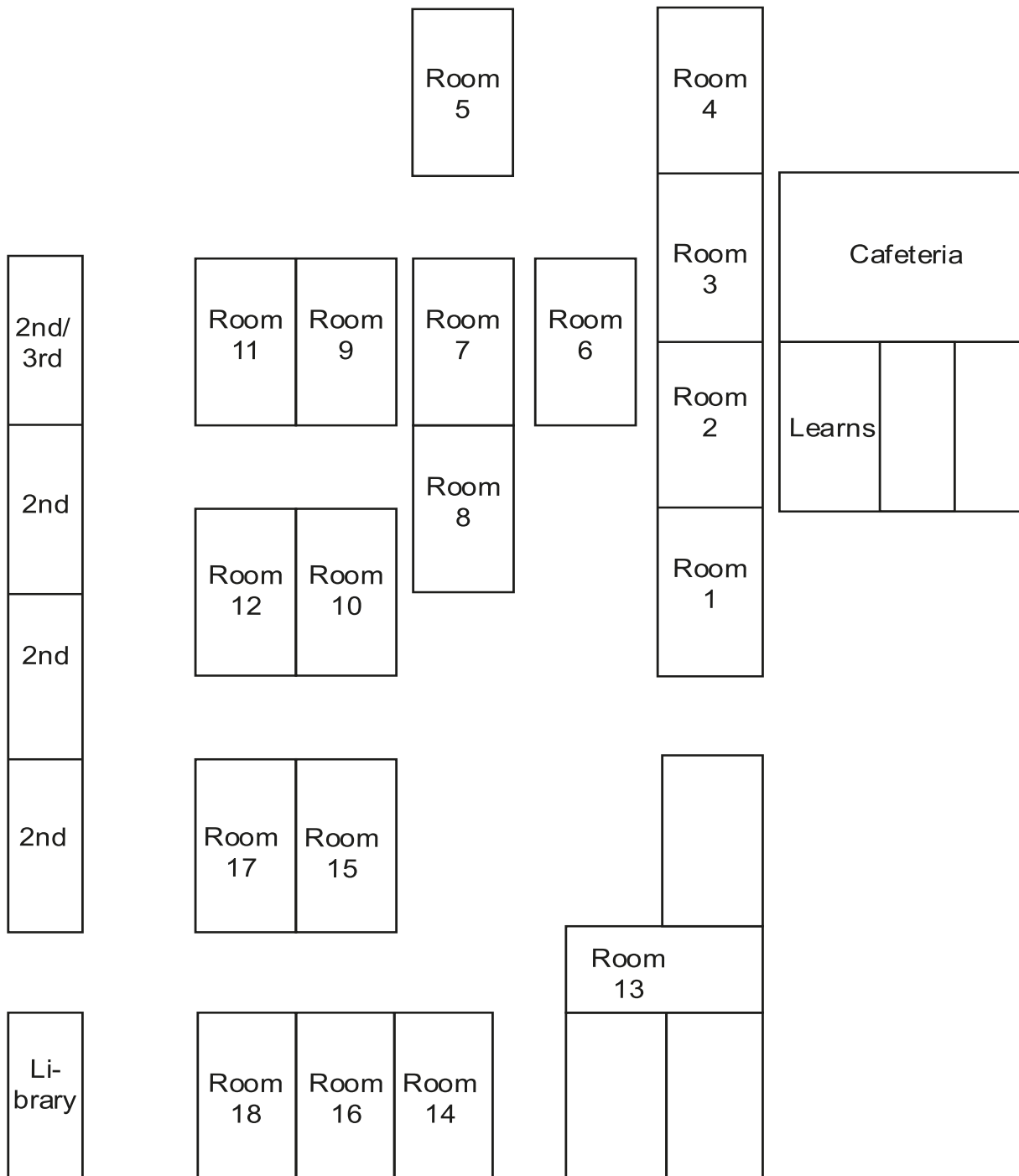
III. DIAGRAM



CAMPUS SITE

San Rafael Elementary School
1090 Nithsdale Road
Pasadena, CA 91105





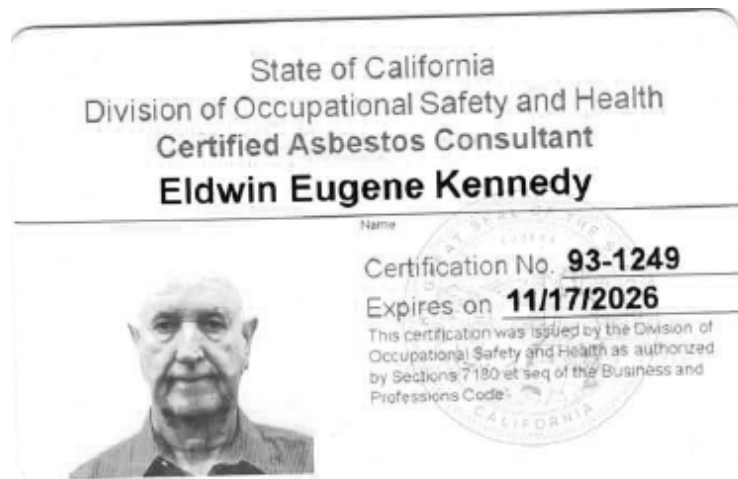
CAMPUS SITE

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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.