



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

STRATFORD SCHOOL
2046 NORTH ALLEN AVENUE
ALTADENA, CALIFORNIA 91001

Prepared for:

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September 2025

Report generated/reviewed by:

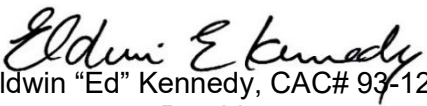

Eldwin "Ed" Kennedy, CAC# 93-1249
President
Environmental Assistance Group

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

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 Stratford School, located at 2046 North Allen Avenue Altadena, 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 Stratford School have changed since the last inspection in June 2022.

Some ACBMs that remain at Stratford 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/Boiler Insulation is found in Building C basement and is suspect in the walls
- Friable Surfacing Stucco is found on the exterior of the Administration Building
- Non-Friable Miscellaneous Transite (Asbestos Cement) Pipe is found in Building C
- Miscellaneous Fire Doors with a Friable core are found in Buildings B and D
- Non-Friable Miscellaneous Transite (Asbestos Cement Board) are found in Building D

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

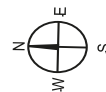
STRATFORD SCHOOL
 2046 North Allen Avenue, Altadena, CA 91001
 AHERA 3-Year Reinspection – September 3, 2025

<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>
Admin 01-09	Exterior	Stucco	3,600 SF	Surface	Yes	7	5/5	W (partial) above doors & overhangs. Could sample NC
Bldg. B Aud. 00 FL	25 Resource Room	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	NC
Bldg. B Aud. 00 FL	25 Supply Room	Pipe Insulation	9 LF	TSI	Yes	7	5/6	NC
Bldg. B Aud. 00 FL	Crawlspace	Pipe Insulation	156 LF	TSI	Yes	7	5/6	Access from Rm. 25, SW corner. Restrict access. NC
Bldg. B Aud. 00 FL	Auditorium	Fire Door metal clad	1 EA	Misc	Yes	7	5/6	Good
Bldg. B Aud. 00 FL	Equipment Storage	Pipe Insulation	35 LF	TSI	Yes	7	5/6	Located at NE area of Rm. 25 (outside below stage) NC
Bldg. B Aud.01 FL	Auditorium SW Restroom Dust Rm.	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	Fire door is the attic access hatch.NC in men's RR Rm. Door
Bldg. B Aud.01 FL	Heater Room	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	Located in Custodian Rm. Not found
Bldg. B 106-112	Custodian Room	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	Fire door is the attic hatch. NC
Bldg. C Cafeteria 00 FL	Basement	Boiler Insulation	72 SF	TSI	Yes	1	1/2	Aircell. Damage – cuts & nicks. NC Orig cafeteria not currently used
Bldg. C Cafeteria 01 FL	Water Heater Room	Transite (asbestos cement) Pipe	1 EA	Misc	No	5	5/6	Custodian Rm & Kitchen NC Orig cafeteria not currently used
Bldg. C Cafeteria 01 FL	Pantry Attic	Transite (asbestos cement) Pipe	1 EA	Misc	No	5	5/6	NC not accessed Orig cafeteria not currently used

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<i>Building</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assess- ment</i>	<i>Response Action</i>	<i>Notes</i>
D Kindergarten	Exterior	Transite (asbestos cement) Board	18 SF	Misc	No	5	5/6	Old fire box at NE corner of Kindergarten. NC Now middle school bldg.
D Kindergarten	Heater Room in Custodian Room	Fire Door (ACM core)	1 EA	Misc	Yes	7	5/6	1 attic hatch, 2 nd Rm. off Custodian Rm. NC Now middle school bldg.

III. DIAGRAM



KINDER-
GARTEN



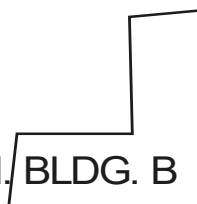
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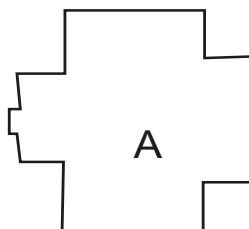
M- 636



CLASS RM.

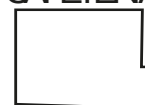


BLDG. B



A

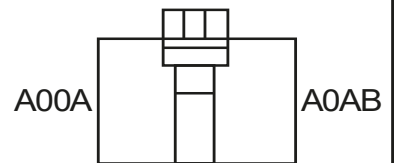
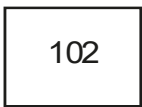
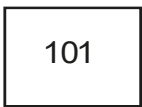
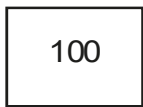
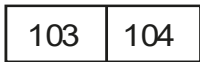
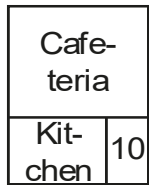
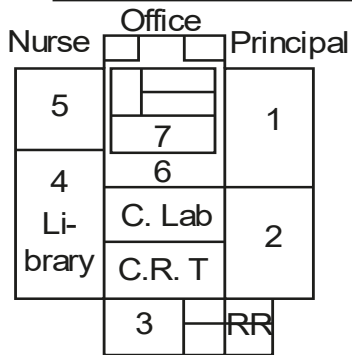
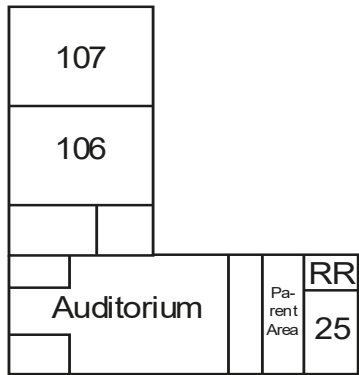
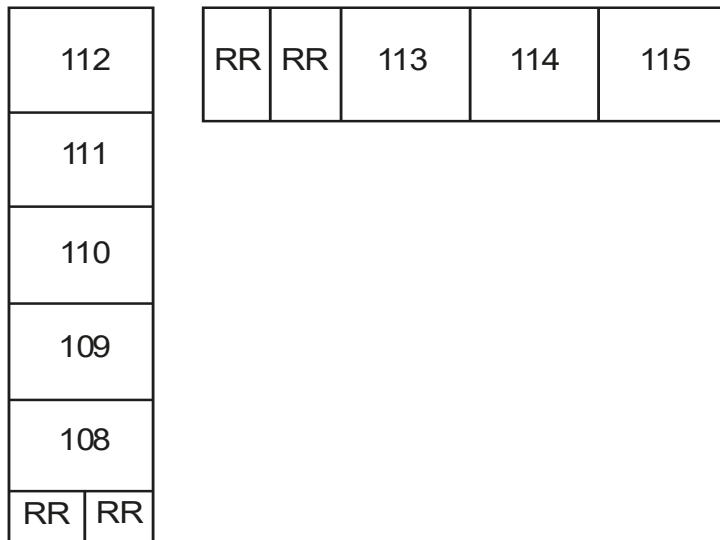
CAFETERIA



CAMPUS SITE

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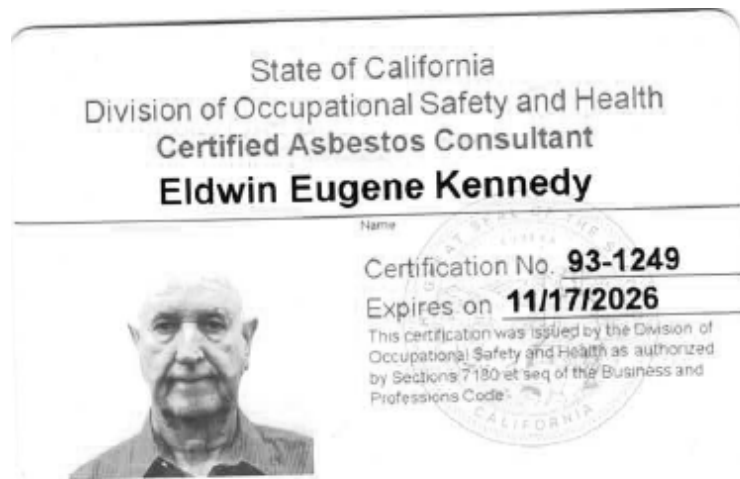
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IV. INSPECTOR'S CERTIFICATIONS

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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.