



Industrial Hygiene • Air Quality • Lead & Asbestos • Training • Health & Safety

## 2012 ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) 3-YEAR RE-INSPECTION REPORT

Conducted at:

MONTE VISTA ELEMENTARY SCHOOL  
4900 ORCHARD STREET  
MONTCLAIR, CALIFORNIA 91763

Prepared for:

MR. CRAIG MISSO  
ONTARIO-MONTCLAIR SCHOOL DISTRICT  
950 WEST D STREET  
ONTARIO, CALIFORNIA 91762

Prepared by:

EXECUTIVE ENVIRONMENTAL  
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## I. EXECUTIVE SUMMARY

## I. Executive Summary

In February 2012, Executive Environmental (EE) performed a re-inspection for asbestos-containing building materials (ACBMs) at Monte Vista Elementary School, located at 4900 Orchard Street, Montclair, California. The purpose of the re-inspection was to comply with the U.S. Environmental Protection Agency (EPA) Code of Federal Regulations, Title 40, Section 763, Asbestos Hazard Emergency Response Act (AHERA) three-year re-inspection requirement.

Prior to the re-inspection, 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 the Monte Vista Elementary School have changed since the last inspection in 2009. Previously unidentified materials have been added to the AHERA documentation.

Below is a list of ACBMs present within each building:

### Building A

- 9'x9' floor tile and mastic
- 12"x12" floor tile and mastic
- 1'x1' straight ceiling tile
- Floor mastic
- Window putty

### Building B

- 12"x12" floor tile and mastic
- 1'x1' fissured ceiling tile
- Cement asbestos panel
- Window putty

### Building C

- Window putty

### Building D

- 1'x1' straight ceiling and wall tile
- Window putty

### Building E

- 12"x12" floor tile and mastic
- 1'x1' straight ceiling and wall tile
- Window putty

#### Building F

- 1'x1' straight ceiling and wall tile
- Window putty

#### Building G

- 12"x12" floor tile and mastic
- 1'x1' straight ceiling and wall tile
- Window putty

#### Building H

- 12"x12" floor tile and mastic
- 1'x1' straight ceiling and wall tile

#### Portables P5 and P6

- All interior building materials are assumed to be asbestos containing

#### Portables P7, P11, P12

- Interior flooring material

No ACBMs have been identified in Portables P1, P2, P3, or P4 which were manufactured by Aurora Modular or Modular Structure. The District has manufacture letters to the effect that no ACBMs were used in the construction of the portables; these portables are exempt from the AHERA inspection.

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection. To ensure the materials' integrity and continued good condition, it is recommended that friable materials be placed on the school's Operations and Maintenance (O&M) Program. Periodic 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.

Please note that although AHERA regulations do not apply to exterior asbestos-containing materials, they are regulated by the California Occupational Safety and Health Administration (Cal/OSHA) regulations, and have been included in this report for informational purposes only.

If you have any questions, or if EE can be of further assistance, please contact our main office at (626) 441-7050.

## II. SURVEY RESULTS REPORT

**MONTE VISTA ELEMENTARY SCHOOL  
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type <sup>A</sup>	Friable Cond. <sup>B</sup>	Response Action <sup>C</sup>	Notes
Building A	SST Room	9"x9" gray floor tile and associated mastic	150 SF	Misc.	No	PS	Assumed under carpet
Building A	PA Office	9"x9" gray floor tile and associated mastic	50 SF	Misc.	No	PS	Assumed under carpet
Building A	IC Office	9"x9" gray floor tile and associated mastic	50 SF	Misc.	No	PS	Assumed under carpet
Building A	OTCC Office	9"x9" gray floor tile and associated mastic	50 SF	Misc.	No	PS	Assumed under carpet
Building A	SPAC Office	9"x9" gray floor tile and associated mastic	50 SF	Misc.	No	PS	Assumed under carpet
Building A	Main Office	12"x12" pink/off-white floor tile and associated mastic	500 SF	Misc.	No	PS	Assumed under carpet
Building A	Principal's Office	1'x1' ceiling tile straight	200 SF	Misc.	Yes	O&M	
Building A	Administration Office	9"x9" brown floor tile	190 SF	Misc.	No	PS	Assumed under carpet
Building A	Principal's Office	9"x9" brown floor tile					Removed
Building A	Lounge	9"x9" green floor tile					Removed
Building A	Work Room	9"x9" green floor tile					Removed
Building A	Supply Room	9"x9" green floor tile					Removed
Building A	Custodian Closet and Custodian Closet Attic	Thermal System Insulation					Removed
Building A	Foyer	Mastic	590 SF	Surf.	No	PS	Assumed present beneath floor tile and carpet

<sup>A</sup> Misc. = Miscellaneous; Surf. = Surfacing; TSI = Thermal System Insulation

<sup>B</sup> G = Good; D = Damaged; SD = Severely Damaged

<sup>C</sup> PS = Periodic Surveillance; O&M = Operations & Maintenance Program; R = Removal

**MONTE VISTA ELEMENTARY SCHOOL  
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type <sup>A</sup>	Friable Cond. <sup>B</sup>	Response Action <sup>C</sup>	Notes
Building A	Nurse's Office and Hallway	Mastic under 12"x12" tan floor tile					Removed
Building A	Throughout Building A Exterior	Window putty	50 EA	Surf.	No	G	Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building B	Throughout Building B Kindergarten Rooms	12"x12" orange floor tile and associated mastic	3,000 SF	Misc.	No	PS	
Building B	Kindergarten Work Area/Teacher Desk Area	1'x1' ceiling tile fissure	600 SF	Misc.	Yes	O&M	
Building B	Room 11	Cement asbestos panel	65 SF	Misc.	No	PS	Assumed still present in upper windows.
Building B	Room B2	Cement asbestos panel	65 SF	Misc.	No	PS	Assumed still present in upper windows.
Building B	Throughout Building B Exterior	Window putty	40 EA	Surf.	No	G	Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building C	Throughout Building C Exterior	Window putty	50 EA	Surf.	No	G	Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building D	Room D-1	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building D	Room D-2	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building D	Room D-3	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building D	Room D-4	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	



**MONTE VISTA ELEMENTARY SCHOOL  
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type <sup>A</sup>	Friable Cond.	Response Action <sup>C</sup>	Notes
Building D	Throughout Building D Exterior	Window putty	80 EA	Surf.	No		Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building E	Room E-2	12"x12" pink/off-white floor tile and associated mastic	900 SF	Misc.	No	PS	
Building E	Room E-1	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building E	Room E-2	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building E	Room E-3	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building E	Room E-4	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building E	Rooms E-1	12"x12" brown floor tile and associated mastic	900 SF	Misc.	No	O&M	Assumed under carpet
Building E	Throughout Building E Exterior	Window putty	80 EA	Surf.	No		Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building F	Room F-1	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building F	Room F-2	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building F	Room F-3	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building F	Room F-4	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	

**MONTE VISTA ELEMENTARY SCHOOL  
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type <sup>A</sup>	Friable Cond.	Response Action <sup>B,C</sup>	Notes
Building F	Throughout Building F Exterior	Window putty	80 EA	Surf.	No		Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building G	Room G-1	12"x12" pink/off-white floor tile and associated mastic	900 SF	Misc.	No	PS	Assumed under carpet
Building G	Room G-2	12"x12" pink/off-white floor tile and associated mastic	900 SF	Misc.	No	PS	Assumed under carpet
Building G	Room G-3	12"x12" pink/off-white floor tile and associated mastic	900 SF	Misc.	No	PS	Assumed under carpet
Building G	Room G-4	12"x12" pink/off-white floor tile and associated mastic	900 SF	Misc.	No	PS	Assumed under carpet
Building G	Room G-1	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building G	Room G-2	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building G	Room G-3	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building G	Room G-4	1'x1' ceiling and wall tile straight	1,000 SF	Misc.	Yes	O&M	
Building G	Throughout Building G Exterior	Window putty	80 EA	Surf.	No		Non-AHERA regulated material; covered under Cal/OSHA regulations; tested positive in 2006.
Building H	Room H-5	12"x12" pink/off-white floor tile and associated mastic	150 SF	Misc.	No	PS	Assumed under carpet

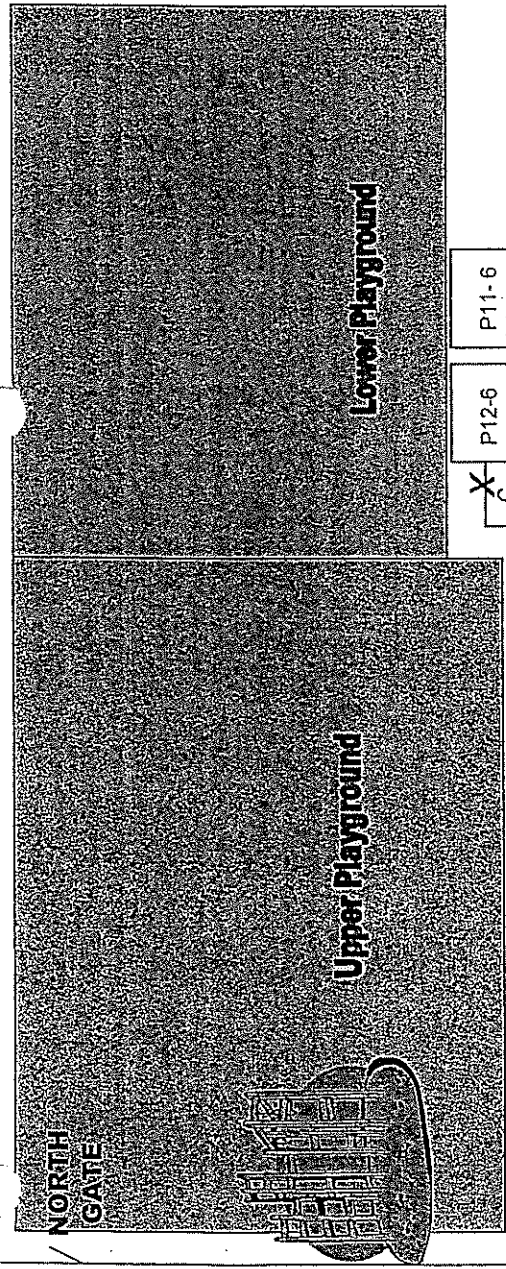
**MONTE VISTA ELEMENTARY SCHOOL  
2012 AHERA 3-Year Re-Inspection**

Building	Location	Material	Quantity	Type <sup>A</sup>	Friable Cond.	Response Action <sup>C</sup>	Notes
Building H	Room H-1	1'x1' ceiling and wall tile random	1,000 SF	Misc.	Yes	O&M	
Building H	Room H-2	1'x1' ceiling and wall tile random	1,000 SF	Misc.	Yes	O&M	
Building H	Room H-3	1'x1' ceiling and wall tile random	1,000 SF	Misc.	Yes	O&M	
Building H	Room H-4	1'x1' ceiling and wall tile random	1,000 SF	Misc.	Yes	O&M	
Building H	Rooms H-1, H-2, H-3, and H-4	Mastic					Removed
Building H	Throughout Building H Exterior	Window putty					Removed
Portables P5 and P6	Portables P5 and P6	All Interior Building Materials	All	Misc.		PS	All interior building materials assumed to be Asbestos containing
Portable P7	Portable P7	Interior flooring material	750 SF	Misc.	No	PS	Assumed
Portable P7	Portable P7	Interior walls and ceilings					Negative per EE report dated September 2010.
Portables P11 and P12	Portables P11 and P12	Interior flooring material	1,500 SF	Misc.	No	PS	Assumed
Portables P11 and P12	Portables P11 and P12	Interior walls and ceilings					Negative per EE report dated September 2010.

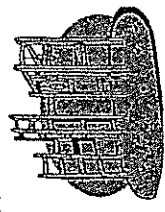
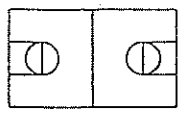
### III. SITE MAP

Monte Vista E.S.

Monte Vista Ave.



X = Storage of more extensive disaster preparedness supplies  
R = Restroom



P7 Steece  
C Unit  
X

P5-SDC May  
R

P6-SDC Mohindra  
R

P11-6 Johnston  
C Unit  
X

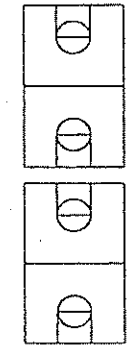
P12-6 Huizar  
C Unit  
X

P1-6 Garcia

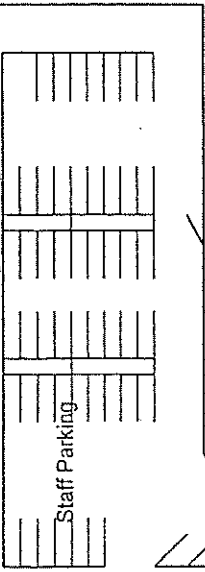
P2-5 Luce

P3-5 Nguyen

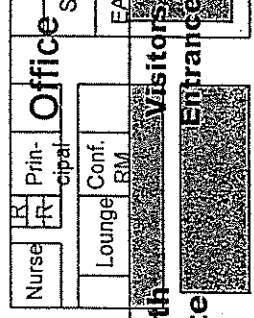
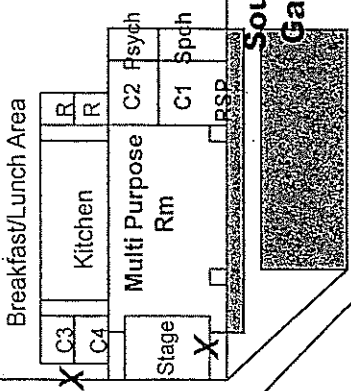
P4-5/6 Perry



Car Pick-up/Drop-off



STAFF GATE



E1-2 Parker  
R

E2-2 King

E3-3 Mieras

E4-3 Grosskopf

G1-2 Avila  
R

G2-3/4 Feinmer

G3-5 Blake

G4-4/5 Helander

H1-4 Brice  
H5

H2-4 Werdmulfer

H3-1 Martindale

H4-4 Plummer

F1-2 Norquist  
R

F2-K1 Dillon

F3-1 Hoff

F4-1 Hoover

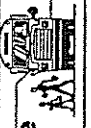
D1 Computer Lab  
D2 Library  
D3 Durst  
D4 - PreK Ruvalcaba Oliver



B1-K Scott/Holder  
R

B2-K Zacher/Martin  
R

PRE-K Playground



Bus Drop Off/Pre K Gate

Visitor Parking

South Gate

#### IV. INSPECTOR'S CERTIFICATIONS

State of California  
 Division of Occupational Safety and Health  
**Certified Asbestos Consultant**



**Timothy D Galeana**

Name  
 Certification No. **98-2470**  
 Expires on **11/16/12**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

## Certificate Of Completion

### Asbestos Building Inspector Refresher Course

DOSH #: CA-015-06

**Tim Galeana**  
 ABIR0210120007N2015

**John Vreeland**  
 Principal Instructor

2/10/2012  
Course Start Date

**John Brown**  
 Training Director

2/10/2012  
Exam Date

2/10/2012  
Course End Date

2/10/2013  
Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California

**NATEC International, Inc.**  
 National Association of Training and Environmental Consulting

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**Important Industry Contacts**

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 Fax: (916) 483-0572 Fax Notification  
 Website: [www.dir.ca.gov/calosha.com](http://www.dir.ca.gov/calosha.com)

**DHS/CLPPE** Ph: (516) 623 5600  
 Website: [www.dhs-ra.gov/rchid/ind](http://www.dhs-ra.gov/rchid/ind)

**SCAQMD:** Ph: (909) 396 3739  
 Fax: (909) 396 2342 (Fax)

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[www.natecintl.com](http://www.natecintl.com)

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 National Association of Training and Environmental Consulting  
This Card is not valid unless submitted for renewal and is not accepted by CALOSHA as proof of certification.

This Card Acknowledges That  
**Tim Galeana**

Holds Training Certification for  
**Asbestos Building Inspector Refresher Course**  
 (Valid for 12 months)

Training Date: **2/10/2012**  
 Certificate No: **ABIR0210120007N2015**      **John Brown**  
 Training Director

## V. DISCLAIMER/REPORT LIMITATIONS



## **V. DISCLAIMER/REPORT LIMITATIONS**

All reports and recommendations are based on conditions and practices observed and information made available to Executive Environmental (EE) 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, nor to indicate that other hazards do not exist. No responsibility is assumed by EE for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EE, for and on the behalf of the client. Services provided by EE 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.