

# Roanoke County Schools

## Three Year AHERA Reinspection

Masons Cove Elementary School  
Facility 022

Reinspection Date: February 1, 2008

***Baratta & Associates, Inc***  
PO Box 293  
Vinton, Virginia 24179  
540-890-4875

Michael Baratta, PE  
Virginia Asbestos Inspector License: 3303-000065  
Virginia Asbestos Management Planner License: 3304-000208

**Baratta & Associates, Inc.**

Virginia Department of Education  
Energy and Facilities Service


LEA Roanoke County Schools  
School Masons Cove Elementary School  
Building Main

**SCHOOL BUILDINGS**

Building Name	Location	Check here for the presence of:				No ACBM
		ACBM		Suspect ACBM		
		Friable	Non- friable	Friable	Non- friable	
Masons Cove Elementary School	3370 Bradshaw Road Salem, VA 24153	X				

Inspector:

Name: Michael Baratta

Signature 

Date

2-13-09

Accreditation Number: 3303 000065 Agency: Virginia DPOR

Virginia Department of Education  
Energy and Facilities Services

LEA Roanoke County Schools  
School: 022 Masons Cove Elementary School  
Building: Main

**DETERMINATION OF EACH  
SAMPLE AREA**

Floor Tile 06 may have been replaced. We sampled 06A (tile) and 06B (mastic) where HA-06 was reported to exist. In addition, new homogeneous areas for the wall bases and associated mastics (015, 016, 017 & 018) were established. Two (2) samples of each were obtained.

Homogeneous Area	Material	Sample Number	Location
06A	Floor tile 12"x12", light grey with white & grey streaks	06A-1	127A, SE corner
		06A-2	Hall at corner of 124
06B	Black mastic for HA-06A	06B-1	127A, SE corner
		06B-2	Hall at corner of 124
015	Wall base 4", black, at floor tiled areas	015-1	127A, SE corner
		015-2	Hall at corner of 124
016	Tan mastic for HA-015	016-1	127A, SE corner
		016-2	Hall at corner of 124
017	Wall base 4", black, at terrazzo areas	017-1	Hall at 131
		017-2	Hall at 110
018	Tan mastic for HA-017	018-1	Hall at 131
		018-2	Hall at 110

Name: Michael Baratta

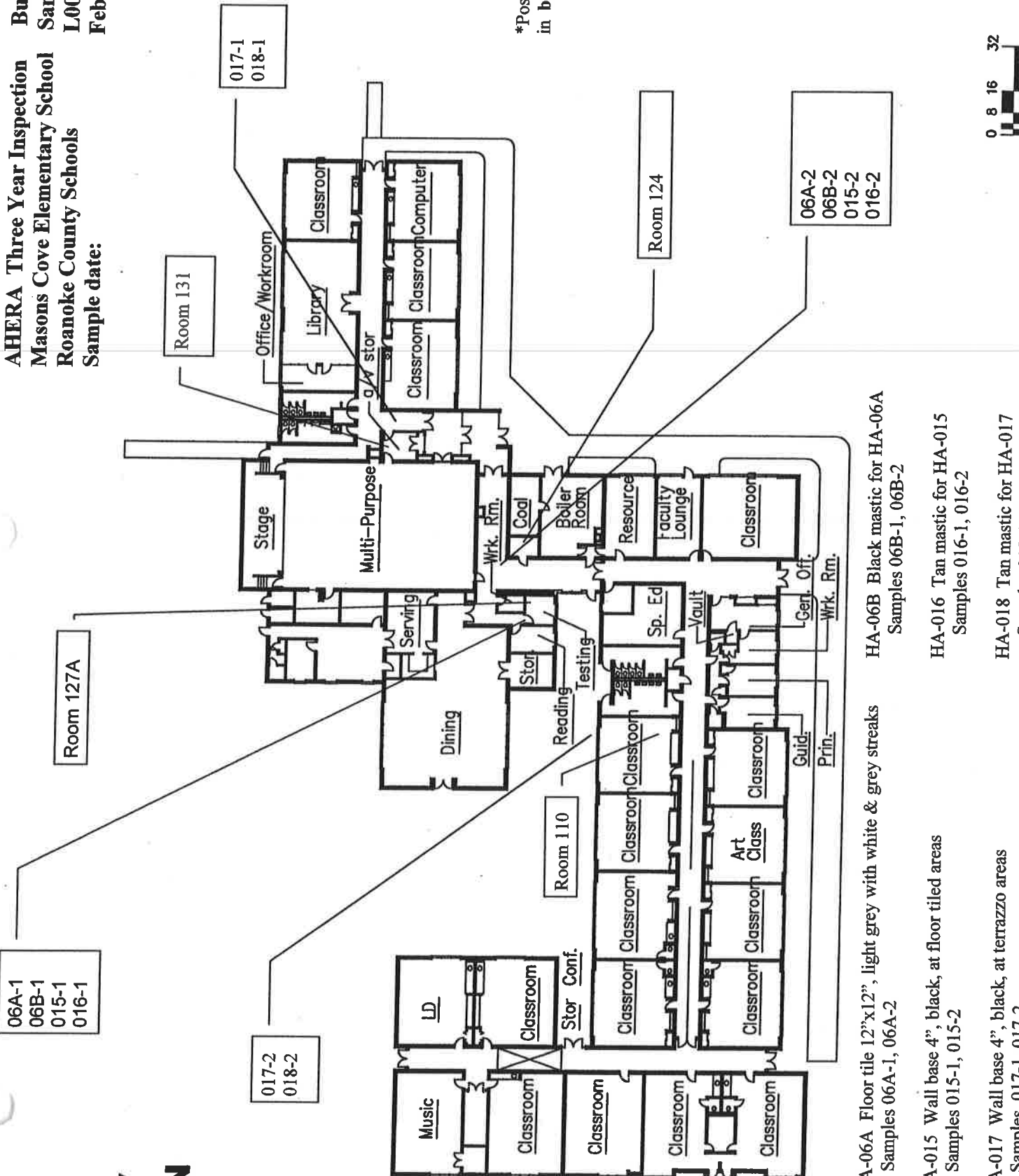
Signature 

Date

2-13-08

Accreditation Number: 3303 000065 Agency: Virginia DPOR

**AHERA Three Year Inspection Building 022**  
**Masons Cove Elementary School**  
**Roanoke County Schools**  
**Sample date: February 1, 2008**



\*Positive samples shown in bold

06A-1  
06B-1  
015-1  
016-1

017-2  
018-2

017-1  
018-1

HA-06A Floor tile 12"x12", light grey with white & grey streaks  
 Samples 06A-1, 06A-2

HA-015 Wall base 4", black, at floor tiled areas  
 Samples 015-1, 015-2

HA-017 Wall base 4", black, at terrazzo areas  
 Samples 017-1, 017-2

HA-06B Black mastic for HA-06A  
 Samples 06B-1, 06B-2

HA-016 Tan mastic for HA-015  
 Samples 016-1, 016-2

HA-018 Tan mastic for HA-017  
 Samples 018-1, 018-2



Virginia Department of Education  
Energy and Facilities Services

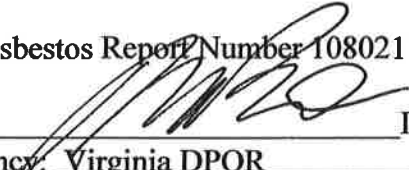
LEA Roanoke County Schools  
School: 022 Masons Cove Elementary School  
Building: Main  
Sample Date: February 1, 2008  
Analysis Date: February 6, 2008  
Analysis Method: PLM EPA 6000/M4-82-020

**BULK SAMPLE ANALYSIS**

Homogeneous Area	Sample Number	Material	Asbestos Content
06A	06A-1	Floor tile 12"x12", light grey with white & grey streaks	NAD
	06A-2		NAD
06B	06B-1	Black mastic for HA-06A	NAD
	06B-2		NAD
015	015-1	Wall base 4", black, at floor tiled areas	NAD
	015-2		NAD
016	016-1	Tan mastic for HA-015	NAD
	016-2		NAD
017	017-1	Wall base 4", black, at terrazzo areas	NAD
	017-2		NAD
018	018-1	Tan mastic for HA-017	NAD
	018-2		NAD

NAD – no asbestos detected

See attached AmeriSci PLM Bulk Asbestos Report Number 108021179

Name: Michael Baratta Signature  Date 2/13/08  
Accreditation Number: 3303 000065 Agency: Virginia DPOR



**AmeriSci Richmond**  
13635 GENITO ROAD  
MIDLOTHIAN, VIRGINIA 23112  
TEL: (804) 763-1200 • FAX: (804) 763-1800

## PLM Bulk Asbestos Report

Baratta & Associates, Inc.  
Attn: Michael Baratta  
1150 Shady Run Road  
  
Vinton, VA 24179

Date Received 02/06/08 AmeriSci Job # 108021179  
Date Examined 02/06/08 P.O. #  
Page 1 of 3  
RE: L001; Masons Cove E/S; Ahera

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
06A-1 Location: Floor Tile	108021179-01	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Beige/Tan, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
06A-2 Location: Floor Tile	108021179-02	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Beige/Tan, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
06B-1 Location: Floor Tile Mastic	108021179-03	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 5 %, Non-fibrous 95 %			
06B-2 Location: Floor Tile Mastic	108021179-04	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 3 %, Non-fibrous 97 %			
015-1 Location: Base at Floor Tile	108021179-05	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

See Reporting notes on last page

Client Name: Baratta &amp; Associates, Inc.

**PLM Bulk Asbestos Report**

L001; Masons Cove E/S; Ahera

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
015-2 Location: Base at Floor Tile	108021179-06	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
016-1 Location: Base Mastic	108021179-07	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Beige, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose Trace, Non-fibrous 100 %			
016-2 Location: Base Mastic	108021179-08	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Beige, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 2 %, Non-fibrous 98 %			
017-1 Location: Base	108021179-09	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
017-2 Location: Base	108021179-10	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Black, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
018-1 Location: Base Mastic	108021179-11	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Beige, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose Trace, Non-fibrous 100 %			

See Reporting notes on last page

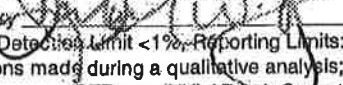
Client Name: Baratta & Associates, Inc.

# PLM Bulk Asbestos Report

L001; Masons Cove E/S; Ahera

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
018-2 Location: Base Mastic	108021179-12	No	NAD (by CVES) by David W. Ralbovsky on 02/06/08
<b>Analyst Description:</b> Belge, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

**Reporting Notes:**

Analyzed by: David W. Ralbovsky  Date 2/6/08  
 \*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis by EPA 800/M4-82-020 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples (198.6 for NOB samples)(NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.  
 Reviewed By:.....



**Baratta & Associates, Inc.**P.O. Box 293  
Vinton, VirginiaLEA Roanoke County Schools  
School 022 Masons Cove Elementary School  
Building Main**REASSESSMENT OF MATERIALS**Past or Initial Assessment: Hall-Kimbrell April 1989The TSI (HA-11) on Boiler Number 1 removed and TSI on Boiler Number 2 repaired on February 1, 2008.The asbestos containing surface ceiling plaster (HA-07) is enclosed with a gypsumboard covering.

Homogeneous Area	Description	Past Assessment Category #	Reassessment Category #
02	Pipe run TSI domestic HW in tunnels	1	1
03	Fitting TSI domestic HW in tunnels	1	1
04	Fitting TSI domestic HW in Tunnels	1	1
05	Fitting TSI domestic CW in tunnels	1	1
06A	Floor tile 12"x12", light grey with white & grey streaks	Non-ACM	Non-ACM
06B	Black mastic for HA-06A	Not evaluated	Non-ACM
07	Surfacing ceiling plaster (see note above)	3	2
08	Ceiling LIC or ACT	Non-ACM	Non-ACM
09	Ceiling LIC or ACT	Non-ACM	Non-ACM
10	Ceiling LIC or ACT	Non-ACM	Non-ACM
11	Boiler TSI (see note above)	1	6
12	Fitting Muds in Boiler Room	1	1
13	Pipe run TSI in Boiler Room	1	1
14	Tank TSI in Boiler Room	1	1
15	Wall base 4", black at floor tiles	Not evaluated	Non-ACM
16	Tan mastic for HA-15	Not evaluated	Non-ACM
17	Wall base 4", black at terrazzo floors	Not evaluated	Non-ACM
18	Tan mastic for HA-17	Not evaluated	Non-ACM

## AHERA - Physical Assessment Categories - 763.88(a)(2)(b)

- 1 Damaged or significantly damaged TSI-ACBM
- 2 Damaged friable surfacing ACBM
- 3 Significantly damaged friable surfacing ACBM
- 4 Damaged or significantly damaged friable miscellaneous ACBM
- 5 ACBM with potential for damage
- 6 ACBM with potential for significant damage
- 7 Any remaining friable ACBM or friable suspect ACBM

Inspector:

Name: Michael BarattaSignature 

Date

2/23/08Accreditation Number: 3303 000065 Agency: Virginia DPOR

Virginia Department of Education  
Energy and Facilities Service

LEA Roanoke County Schools  
School Masons Cove Elementary School  
Building: \_\_\_\_\_

**RESPONSE ACTIONS  
RECOMMENDED**

Total cost to remove \$250,000

Each Location	Recommended Response Actions	Scheduled To Begin	Scheduled To Be Completed	Est. Cost To Remove
TSI in Tunnels	Restrict tunnel access until TSI can be removed	none	none	\$20,000
TSI in Boiler Room (Boiler Number 2, Tanks and Piping Systems)	Repair damaged TSI. Place in O & M plan until other needs require the TSI be removed	none	none	\$30,000
Surface Ceiling Material	Monitor for any future damage. Place in O & M plan until other needs require the ceiling to be removed	none	none	\$200,000

Management Planner:  
 Name: Michael Baratta Signature  Date 2-13-09  
 Accreditation Number: 3304 000208 Agency: Virginia DPOR



## **ASBESTOS MANAGEMENT, OPERATIONS AND MAINTENANCE PLAN**

Masons Cove Elementary School  
February 13, 2008

This Asbestos Management Operations and Maintenance Plan is based on the three (3) year AHERA Reinspection performed by Baratta & Associates, Inc on February 1, 2008. It covers procedures to be followed in dealing with the Asbestos-Containing Materials (ACMs) found in the Masons Cove Elementary School

### **SUMMARY**

Most of the thermal system insulations (TSIs) in the Boiler Room and in part of the tunnels are ACMs. A few damaged areas were noted. We recommend the damaged areas be repaired. The asbestos containing TSI on Boiler Number 1 was removed in February 2008.

Asbestos containing acoustical plaster was once exposed in the halls and some of the rooms. The School System covered this plaster with a gypsumboard enclosure. This protects it from damage.

### **STAFF NOTIFICATION**

The School should send all staff members a brief notice stating that Asbestos-Containing Materials exist in the Masons Cove School Building.

### **ACM IDENTIFICATION**

The following products were found to be Asbestos-Containing Materials (ACMs):

<b>HA Number</b>	<b>Material</b>	<b>Location</b>
02	Domestic HW pipe run TSI	Tunnels
03	Domestic HW fitting TSI	Tunnels
04	Domestic HW fitting TSI (fiberglass pipe runs)	Tunnels
05	Domestic CW fitting TSI	Tunnels
07	Ceiling plaster	Halls and Some Rooms
011	Boiler TSI	Boiler Room
012	Pipe fitting TSI	Boiler Room
013	Pipe fitting TSI	Boiler Room
014	Tank TSI	Boiler Room

## **CARE OF THE ASBESTOS CONTAINING CEILING PLASTER**

This material is found in some of the halls and rooms. It was enclosed behind a gypsumboard enclosure thus protecting it from physical damage. In its current condition, it does not present an asbestos related health hazard to the building occupants.

Do not drill into or hang any objects from the ceiling.

If you notice the ceiling is water stained or shows other signs of damage please report it to the principal so appropriate actions can be taken.

## **CARE OF THE THERMAL SYSTEM INSULATION (TSI) IN TUNNELS**

These tunnels are under the floor. The ACMs in the tunnels do not present an asbestos related health hazard to those occupying the main floor.

The tunnels should be sealed off to prevent entry by unauthorized personnel. An asbestos warning label should be applied to the tunnel entrance in the Boiler Room as well.

## **CARE OF THE THERMAL SYSTEM INSULATION (TSI) IN BOILER ROOM**

The damaged TSI in the Boiler Room should be repaired. Once the damaged areas are repaired, asbestos warning signs should be applied to all doors leading to the Boiler Room.

Custodial and maintenance personnel should take care not to damage or disturb the TSI while performed their duties. Any damaged areas should be reported to the Principal so repairs can be made.

Any patching, repair work or removal should be carried out by a licensed asbestos abatement contractor.

## **PERMIT REQUIREMENTS**

Before any work that may require the disturbance of the noted Asbestos Containing Materials is performed, maintenance personnel or contractors shall obtain an Asbestos Work Area Permit from the School System's Asbestos Program Manager.