
HIDDEN VALLEY MIDDLE SCHOOL

ADDRESS: 4902 Hidden Valley School Road, Roanoke, Virginia 24018

INSPECTION DATE: August 18, 2017

INSPECTOR: Alexandra Moon

BACKGROUND:

Hidden Valley Middle School is located at 4902 Hidden Valley School Road in Roanoke, Virginia.

ECS was retained by Roanoke County Public Schools (RCPS) to develop an Asbestos Operations and Maintenance Plan (O&M Plan) for this school facility to manage the identified asbestos-containing materials (ACMs) in place until such time as building renovation, demolition or other disturbances necessitate their removal. The newly prepared plan includes information and data collected at the facility by ECS or others. This Management Plan was prepared by a Commonwealth of Virginia licensed Asbestos Management Planners (Nos. 3304000318; 3304001654).

Findings

In accordance with Title II, Asbestos Hazard Emergency Response Act (AHERA) of the Toxic Substance Control Act (TSCA), this school was reinspected by an EPA and State of Virginia Accredited Asbestos Inspector and Management Planner. Under this law the local education agency (LEA) for each school system found to contain asbestos-containing materials (ACMs) must have those school buildings reinspected once every three years. ECS's inspection was performed based upon materials identified in the School's O&M Plan prepared by Hall Kimbrall (HK) in September 1988, and subsequent re-inspection reports, dated August 12, 2008 by Barratta and Associates (BA).

Known ACMs found within the building were visually inspected to determine their present physical condition (i.e., friable/non-friable), and to determine if any changes have occurred in their physical condition since the original assessment in 1988 and subsequent re-inspection in 2008 by HK and BA respectively.

Based upon review of the initial Management Plan and subsequent re-inspection report, no suspect/known ACMs were identified in the building.

Previously Identified ACBM

None of the materials previously sampled contained asbestos.

Additional Suspect ACMs

During the survey ECS also observed the following other suspect ACMs;

Material and Location

1. Terrazzo Floors - throughout the building



2. 12" Acoustical ceiling tile (no mastic observed)
3. 2' x 4' Ceiling tile - multiple patterns
4. Block filler paint on CMU walls – throughout school
5. Vermiculite insulation within CMU walls – throughout school
6. Tectum roof deck
7. Wood paneling mastic
8. Blackboards and mastic in most of the classrooms
9. Sink mastic in some of the classrooms
10. Hard ceilings in auditorium
11. White/beige duct mastic
12. HVAC Vibration cloth
13. Exterior materials (roofing, soffits, glazing, caulking) – Note: These materials are not covered by AHERA but are covered in general by US EPA

Assessment and Recommended Response Actions

In general, the suspect ACMs observed within the building were observed to be presently non-friable or in relatively good condition, and do not pose an immediate health hazard unless they become damaged or are disturbed. ECS recommends that the materials continue to be managed within the O&M Plan.

Identification, Notification, and Management

1. Based upon the observed condition and use of the known and suspect ACMs identified in the building, there is no requirements for warning labels for these materials at this time.
2. Notification of the existence and availability of the O & M Plan, which includes information on known and suspect ACMs should be made available to the school staff, contracted workers, and general public (if appropriate). This is being done.
3. Any contractors (electrical, mechanical, etc.) who are to perform a service at the building shall be notified of all known and suspect ACMs at the building as identified in the O&M Plan, and be instructed not to disturb these materials in any way.
4. If any suspect ACMs become damaged and/or friable, or is anticipated to become friable (i.e., through renovation or demolition activities), Roanoke County Public Schools should contract with a Licensed Virginia Asbestos Inspector to sample these materials.



Inspector / Management Planner Certification

Alexandra Moon

Alexandra Moon
Asbestos Inspector
VA Accreditation Number 3303 003364

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Management Planner
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