

November 21, 2024

Mr. Bradley Griffin  
Coordinator of Maintenance Facilities  
Caroline County Public Schools  
17307 Cannery Road  
Milford, Virginia 22514

**Subject: 3-Year AHERA Reinspection, Caroline County Public Schools, Milford, Virginia  
(Schnabel Reference 24130345.000)**

Dear Mr. Griffin:

**SCHNABEL ENGINEERING, LLC** (Schnabel) performed the required 3-year Asbestos Hazard Emergency Response Act (AHERA) asbestos reinspection of Caroline County Public Schools on November 13, 2024. Buildings assessed within this reinspection include the Bowling Green Annex Governor's School, Bowling Green Elementary School, Caroline Diversified Learning Center (CT Smith), Central Office, and Madison Elementary School. Our scope of service was performed in accordance to our proposal dated October 22, 2024 as authorized by your PO No. MAINT25-150.

The re-inspection was performed by Mr. Todd Manning, a Virginia Licensed Asbestos Inspector and Management Planner. Mr. Manning was accompanied during the re-inspection by Mr. Jalen Jackson, Staff Scientist with Schnabel. Mr. Bradley Griffin, Coordinator of Maintenance Facilities with Caroline County Public Schools assisted Schnabel during the inspection.

We noted the following observations during our inspection that require action:

- The Central Office within the former Bowling Green Elementary School has approximately 15 linear feet of **significantly damaged** friable pipe insulation on a horizontal pipe run on the wall of the boiler room. Also, one friable pipe elbow near the boiler on a horizontal pipe run is **significantly damaged**.
- Approximately 80 linear feet of friable pipe insulation in the Bowling Green Annex Governor's School boiler room is in **damaged** condition.
- The CT Smith School contained approximately 150 linear feet of **damaged** friable 6-inch diameter piping and approximately 80 linear feet of **damaged** 4-inch diameter piping in the old boiler room.

Given the condition of these materials, they should be abated in compliance with all applicable regulations by a Virginia licensed abatement contractor and then replaced.

Upon review of the Management Plan and completion of inspection of known asbestos containing building materials (ACBMs) within the buildings, the inspector confirmed the following:

**Caroline County Public Schools**  
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- Asbestos Awareness (2 hour) training is up to date with the employees tasked with conducting the periodic six-month inspections or who may work around asbestos containing materials.
- Periodic 6-month surveillances were up to date.
- Yearly parental notification letters were up to date.

Prior and future asbestos abatement reports should be kept on file with the Management Plan. Also, 6-month and 3-year inspections must be routinely conducted and kept on file with the Management Plan. The re-inspection reports are attached. Please file copies of the reports with the Management Plans at each school and in the central office.

We have endeavored to complete the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended, and no warranty or guarantee is included or intended in this report or other instrument of service.

We appreciate the opportunity to be of service for this project. Please call us if you have any questions regarding this report.

Sincerely,

**SCHNABEL ENGINEERING, LLC**



Todd Manning  
Senior Scientist

VA Asbestos Inspector # 3303 001951  
VA Asbestos Management Planner # 3304 001417



Steven P. Pond, PG  
Senior Associate

VA Asbestos Inspector # 3303 002989  
VA Asbestos Management Planner # 3304 001491

**Attachments:**

- 1) Bowling Green Annex Governor's School, AHERA 3-year Reinspection Summary (Nov 13, 2024)
- 2) Bowling Green Elementary School AHERA, 3-year Reinspection Summary (Nov 13, 2024)
- 3) Caroline Diversified Learning Center (CT Smith), AHERA, 3-year Reinspection Summary (November 13, 2024)

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- 4) Central Office, AHERA, 3-year Reinspection Summary (November 13, 2024)
- 5) Madison Elementary School, AHERA 3-year Reinspection Summary (Nov 13, 2024)
- 6) Copies of Current Asbestos Licenses

**Bowling Green Annex Governor's School**  
**AHERA 3-year Reinspection Summary**  
**November 13, 2024**

In accordance with paragraph 763.85(b)(1) of the Asbestos Hazard Emergency Response Act (AHERA), Bowling Green Annex Governor's School located at 16221 Richmond Turnpike in Bowling Green, Virginia was re-inspected on November 13, 2024 by Mr. Todd Manning, a certified and licensed Asbestos Inspector and Management Planner under the rules established by the U.S. Environmental Protection Agency and Commonwealth of Virginia Department of Professional and Occupational Regulation. Mr. Manning's Asbestos Inspector license number is 3303 001951 and Asbestos Management Planner license number is 3304 1417.

All areas of asbestos-containing building material (ACBM) that were identified in the initial asbestos inspection were visually re-inspected and touched to determine their condition. Schnabel notes that the six-month periodic surveillance documentation was up to date and available for review when requested.

ACBM identified in previous inspections included:

- 9"x9" floor tile and associated mastic located in the auditorium
- 12"x12" floor tile and associated mastic located in the gymnasium and office area
- Thermal System Insulation (TSI) for the water and heating system located throughout the school

**Damaged** friable TSI was observed in an isolated basement boiler room that is no longer used. The only access to the room is located outside the building through a single entrance. The door to the boiler room remains locked and is labeled with a "Danger Asbestos" sign. Currently the room is solely used for an electric hot water heater. Due to the limited access and use of the room, repair may be performed, provided the room remains locked and has limited access. However, as the material will continue to deteriorate over time, removal of the approximately 80 linear feet of **damaged** TSI by a Virginia licensed asbestos abatement firm is recommended as the best practice. The TSI is Category 1 (Damaged or significantly damaged friable TSI). This area is not accessible to students or the general public.

The floor tile located in the building remains non-friable and in overall good condition. No change in condition was noted. A few small localized areas of small missing pieces of tile were observed in the auditorium, but these areas were covered with a thick coat of wa acting as an encapsulant to the black mastic beneath. Also, Classroom No. 5 contained approximately four-square feet of exposed asbestos containing non-friable black mastic. This material should be covered with non-asbestos tile or carpet.

This report must be filed with and become part of the school's Management Plan. The next six-month surveillance is due May 2025, and the next three-year re-inspection is due no later than November 2027.



Todd L. Manning  
(VA Inspector # 3303 001951)  
(VA Management Planner # 3304 001417)

**Bowling Green Elementary School**  
**AHERA 3-year Reinspection Summary**  
**November 13, 2024**

In accordance with paragraph 763.85(b)(1) of the Asbestos Hazard Emergency Response Act (AHERA), Bowling Green Elementary School located at 17176 Richmond Turnpike in Milford, Virginia was re-inspected on November 13, 2024 by Mr. Todd Manning, a certified and licensed Asbestos Inspector and Management Planner under the rules established by the U.S. Environmental Protection Agency and Commonwealth of Virginia Department of Professional and Occupational Regulation. Mr. Manning's Asbestos Inspector license number is 3303 001951 and Asbestos Management Planner license number is 3304 1417.

During an extensive renovation of the school between 2012 and 2015 the remaining asbestos containing building material (ACBM) previously identified in the Bowling Green Elementary School was removed, with the exception of:

- 9"x9" floor tile and associated mastic located in two janitorial closets

The floor tile continues to remain non-friable and in good condition. All remaining areas of ACBM that were identified in the initial asbestos inspection were visually re-inspected and touched to determine their condition. Schnabel notes that the six-month periodic surveillance documentation was available for review when requested.

This report must be filed with and become part of the school's Management Plan. The next six-month surveillance is due May 2025, and the next three-year re-inspection is due no later than November 2027.



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Todd L. Manning  
(VA Inspector # 3303 001951)  
(VA Management Planner # 3304 001417)

**Caroline Diversified Learning Center (CT Smith)**  
**AHERA 3-year Reinspection Non-Requirement Statement**  
**November 13, 2024**

In accordance with paragraph 763.85(b)(1) of the Asbestos Hazard Emergency Response Act (AHERA), Caroline Diversified Learning Center (CT Smith) located at 7278 Ladysmith Road in Ruther Glen, Virginia was re-inspected on November 13, 2024 by Mr. Todd Manning, a certified and licensed Asbestos Inspector and Management Planner under the rules established by the U.S. Environmental Protection Agency and Commonwealth of Virginia Department of Professional and Occupational Regulation. Mr. Manning's Asbestos Inspector license number is 3303 001951 and Asbestos Management Planner license number is 3304 1417.

Asbestos-containing building material (ACBM) identified in previous inspection included:

- Floor tile and associated mastic (both 9"x9" and 12"x12") located throughout the building
- Thermal System Insulation (TSI) located in the old boiler room
- TSI located in crawl space near the gym
- Black sheeting material located in the former county occupied area (Room 5)

The floor tile continues to remain non-friable and in overall good condition. However minor repairs that do not disturb the tile are recommended. Specifically, repairs are recommended to floor tile and exposed mastic located in:

- Classroom No. 16 (replace two broken tiles near window and caulk cracked tile at back wall)
- Classroom No. 18 (replace two tiles against wall and add caulking against wall)
- Classroom No. 19 (add caulking along edge of tile where it meets perimeter wall)
- Classroom No. 20 (cover missing tile area with carpet at door threshold),
- Classroom No. 21 (perform doorway threshold repair with caulking)
- Classroom No. 22 (re-caulk edge of tile along wall by bathroom, storage room, and under sink).

Approximately 150 linear feet of **damaged** friable 6-inch diameter piping and approximately 80 linear feet of **damaged** friable 4-inch diameter piping were observed in the old boiler room. The only entrance to this boiler room is located outside of the building. There is limited access to this boiler room, which is kept locked with Danger Asbestos signage posted on the door. Removal is suggested at this time for this damaged TSI.

The black sheeting material identified in the original inspection report could not be located. No abatement documentation for this material could be found and therefore the material should be assumed to be present at the facility and not disturbed if discovered through demolition or repair activities. No abatement documentation for the TSI located in the inaccessible crawlspace near the gym could be found and therefore the material should be assumed to still exist within the facility.

With the exception of the areas noted the require minor repairs, the floor tile continues to remain non-friable and in good condition. The areas of ACBM that were identified in the initial asbestos inspection that were accessible were visually re-inspected and touched to determine their condition. Schnabel notes that the six-month periodic surveillance documentation was available for review when requested.

This report must be filed with and become part of the school's Management Plan. The next six-month surveillance is due May 2025, and the next three-year re-inspection is due no later than November 2027.

A handwritten signature in black ink that reads "Todd Manning". The signature is written in a cursive, slightly slanted style.

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Todd L. Manning  
(VA Inspector # 3303 001951)  
(VA Management Planner # 3304 001417)

**Central Office**  
**AHERA 3-year Reinspection Summary**  
**November 13, 2024**

In accordance with paragraph 763.85(b)(1) of the Asbestos Hazard Emergency Response Act (AHERA), Central Office located at 16221 Richmond Turnpike in Bowling Green, Virginia was re-inspected on November 13, 2024 by Mr. Todd Manning, a certified and licensed Asbestos Inspector and Management Planner under the rules established by the U.S. Environmental Protection Agency and Commonwealth of Virginia Department of Professional and Occupational Regulation. Mr. Manning's Asbestos Inspector license number is 3303 001951 and Asbestos Management Planner license number is 3304 1417.

All areas of asbestos-containing building material (ACBM) that were identified in the initial asbestos inspection were visually re-inspected and touched to determine their condition. Schnabel notes that the six-month periodic surveillance documentation was up to date and available for review when requested.

ACBM identified in previous inspections included:

- 9"x9" floor tile and associated mastic located throughout the building
- Thermal System Insulation (TSI) in the boiler room and throughout the building
- Hard sheeting used as decking material in the boiler room and boiler storage

Areas of **damaged and significantly damaged** TSI were observed in the boiler room. Areas of damaged insulation should be repaired. Specifically, approximately 15 linear feet of **significantly damaged** friable pipe insulation on a horizontal pipe run on the wall of the boiler room should be abated. Also, one friable pipe elbow near the boiler on a horizontal pipe run is **significantly damaged**. These materials must be abated by a licensed Virginia Abatement firm in compliance with all applicable regulations. The decking material in the boiler room and boiler storage remains in good condition.

The floor tile continues to remain non-friable and overall in good condition. However, several areas located in Classroom Nos. 5 and 18 are in need of minor repair via caulking or placing additional floor wax over exposed mastic. A floor tile was noted as missing in Classroom No. 19. This area should be covered with a non-asbestos containing floor tile.

Continue to monitor for damage during the required 6-month surveillance and repair and/or abate ACBMs in accordance with the statement above.

This report must be filed with and become part of the school's Management Plan. The next six-month surveillance is due May 2025, and the next three-year re-inspection is due no later than November 2027.



Todd L. Manning  
(VA Inspector # 3303 001951)  
(VA Management Planner # 3304 001417)



**Madison Elementary School**  
**AHERA 3-year Reinspection Summary**  
**November 13, 2024**

In accordance with paragraph 763.85(b)(1) of the Asbestos Hazard Emergency Response Act (AHERA), Madison Elementary School located at 9075 Chance Place in Rutherford, Virginia was re-inspected on November 13, 2024 by Mr. Todd Manning, a certified and licensed Asbestos Inspector and Management Planner under the rules established by the U.S. Environmental Protection Agency and Commonwealth of Virginia Department of Professional and Occupational Regulation. Mr. Manning's Asbestos Inspector license number is 3303 001951 and Asbestos Management Planner license number is 3304 1417.

All areas of asbestos-containing building material (ACBM) that were identified in the initial asbestos inspection were visually re-inspected and touched to determine their condition.

ACBM identified in previous inspections included:

- 9"x9" floor tile and associated mastic located throughout a large portion of the facility

The floor tile continues to remain non-friable and in good condition. In classroom 1 and 3, the 9"x9" floor tile has been covered with non-asbestos 12"x12" floor tile. Floor tile in the custodial room is missing over an approximately 1.5 square foot area in which black mastic is exposed. The exposed mastic should be covered with non-asbestos containing floor tile. Additionally, in Room 2 add caulking to a damaged 4" area along the edge of a 9"x9" floor tile to minimize potential for damage.

Schnabel notes that the six-month periodic surveillance documentation was available for review when requested.

This report must be filed with and become part of the school's Management Plan. The next six-month surveillance is due May 2025, and the next three-year re-inspection is due no later than November 2027.



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Todd L. Manning  
(VA Inspector # 3303 001951)  
(VA Management Planner # 3304 001417)

COMMONWEALTH of VIRGINIA

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EXPIRES ON

05-31-2025

NUMBER

3303001951

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Status can be verified at <http://www.dpor.virginia.gov>

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EXPIRES ON

11-30-2024

NUMBER

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EXPIRES ON  
05-31-2025

NUMBER  
3303002989

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EXPIRES ON

05-31-2025

NUMBER

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