



August 4, 2025

TUNKH25002

Tunkhannock School District

Attn: Mr. Paul Dougherty, Superintendent
135 Tiger Drive
Tunkhannock, PA 18657

**RE: AHERA 3-year Asbestos Reinspection Report
Tunkhannock High School
135 Tiger Drive, Tunkhannock, PA**

Mr. Dougherty:

The following report is provided to document the 3-Year Asbestos Reinspection conducted at Tunkhannock High School, located at 135 Tiger Drive, Tunkhannock, Pennsylvania. Pennoni activities were conducted in accordance with U.S. Environmental Protection Agency (USEPA) Asbestos Hazard and Emergency Response Act (AHERA) regulations, in addition to other regulatory requirements, guidelines and industry best practices, as noted in this report.

We trust that the information presented in this report is what you require at this time, and we thank you for the opportunity to assist you with this project. If you have any questions, or if you need any further assistance with this project, please contact this office at your earliest convenience.

Respectfully,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink, appearing to read "R. Pazzaglia", is written over the printed name.

Robert Pazzaglia
Associate Health and Safety Professional

A handwritten signature in blue ink, appearing to read "R. DiPietro", is written over the printed name.

Rocco DiPietro, CSP
Associate Vice President, Senior Professional

TABLE OF CONTENTS

Background and Project Scope 1
 Background 1
 Project Scope and Limitations..... 1
 School Building Summary..... 1

AHERA 3-Year Reinspection 2
 Activities..... 2
 Assessment of Asbestos Containing Building Materials 2
 Newly Discovered Materials 5

Historical AHERA Information..... 5
 Response Actions Completed from the Previous Three Years..... 5
 Historical Sampling and Analysis 5

Recommendations 6
 Response Actions 6
 Management/Administrative 6

Appendices 7
 Appendix A: Inspector Credentials..... A
 Appendix B: Laboratory Analytical Reports and Chain of Custody Forms B
 Appendix C: ACBM Floor Plans C

List of Tables

- Table 1: Asbestos 3-Year Reinspection Assessment Summary
- Table 2: Summary of Response Actions from Previous 3 Years

Background and Project Scope

Background

Pennoni is contracted by the Tunkhannock School District (District) to provide various environmental health and safety services for their schools and support buildings located throughout Tunkhannock, Pennsylvania. Under the scope of this project, Pennoni was requested to conduct a 3-Year Asbestos Reinspection of the Tunkhannock High School to meet compliance with USEPA AHERA requirements.

Project Scope and Limitations

The objectives of the 3-Year Asbestos Reinspection were to (1) Assess the condition of previously confirmed/presumed Asbestos Containing Building Materials (ACBM), and (2) Identify/test any new materials found within the building for inclusion within the District AHERA Management Plan. Reinspection activities were performed in accordance with current USEPA and U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) regulations and guidelines, where applicable. Descriptions of all activities, findings, results, and recommendations are provided in the remaining sections of this report.

Information regarding existing ACBM at the building are based on previous inspections and the District Management Plan, in addition to abatement and limited testing reports performed by Pennoni or provided to Pennoni by the District.

This report has been completed in accordance with USEPA AHERA requirements identified at 40 CFR 763.85.

- **Protocols:** Information regarding the inspection, including dates, methods, personnel, is found in the Activities Section of this report.
- **Accreditation:** Asbestos Inspector licenses and accreditation information are found in Appendix A.
- **Material Assessment:** A summary of the assessment for all confirmed/presumed existing ACBM is provided in Appendix C.
- **Floor Plans:** Updated floor plans depicting locations of ACBM are provided in Appendix C.
- **Newly Discovered Materials:** New suspect ACBM was discovered in room 119, Pink Floor Leveler, Under Floor Tile
- **Laboratory Analytical Reports:** Laboratory analytical reports and associated chain of custody forms for newly discovered materials are found in Appendix B
- **Sample Location Maps:** Sample maps were updated to represent suspect ACBM discovered during this reinspection. Refer to Appendix C for updated sample location maps.

The goal of the survey was to identify readily accessible suspect building materials. Pennoni's survey included limited invasiveness and may not have included the operational utility systems, below-grade or subfloor sampling, concealed pipe chase spaces, and any inaccessible crawlspaces associated with foundations, etc. ACBM may be present in these areas. The scope of the inspection was to meet compliance with the USEPA AHERA requirements. Additional invasive investigation measures may be required prior to renovations or demolition activities. Materials not covered under the AHERA requirements (e.g. roofing, non-building materials) are listed, but were not sampled.

School Building Summary

A summary of the school building is provided below.

School:	Tunkhannock High School
Address:	135 Tiger Drive Tunkhannock, PA
Built:	1969, Renovations 2002
Floors:	1 Floor
Size:	~175,500 square feet
Use:	High School
Status:	Occupied/In use

AHERA 3-Year Reinspection

Activities

The Asbestos Building Reinspection was performed on July 1, 2025, by USEPA accredited and Commonwealth of Pennsylvania licensed Asbestos Building Inspector Robert Pazzaglia (see Appendix A- Inspector Credentials). Pennoni personnel were escorted by District Facilities staff throughout the reinspection. Activities were conducted outside of normal school hours while the building(s) were unoccupied by students. The reinspection included a visual and tactile review of building, inspection, sampling/quantification of previously unidentified suspect ACBM (if necessary), and visual/tactile assessment of new and previously identified ACBM. The assessment included characterization of their current condition (friable or non-friable and AHERA Damage Assessment). These activities were conducted in accordance with OSHA and USEPA regulations and associated guidance documents.

Assessment of Asbestos Containing Building Materials

An assessment of the suspected asbestos containing building materials was conducted during the inspection to determine friability and damage.

Friable: Friable material in a building means that the material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously non-friable material after such material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable: Non-Friable means material in a building which, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

The condition of each homogeneous known or assumed ACBM was assessed using the USEPA AHERA classification guidelines consisting of the following:

Source and type of damage: Physical Contact; Water or Air Erosion; Deterioration or Material Delamination; Abrasions, Punctures, Tears, Blistering, Crumbling, etc.

Extent of Damage: No damage or little damage; Damaged (Less than 10% damaged, evenly distributed over the entire material or less than 25% damaged confined to a localized area of the material.); Significantly Damaged (More than 10% damaged distributed evenly over the entire material or more than 25% damaged within a localized area of the material.)

Potential for Future Damage: Frequency of access to material; Height of material; Location of material in a plenum; Degree of exposure of material; Accessibility of material; Presence in an area of air movement, vibrations or loud noises.

Based on the above criteria, identified known and/or assumed ACBM were classified into one of the following damage categories:

1. Damaged or significantly damaged Thermal Systems Insulation (TSI)
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
8. Any remaining non-friable ACBM or non-friable suspected ACBM*

*This category is not identified by AHERA but is used in this report to further characterize the conditions of non-friable materials.

Results of the assessment are summarized in Table 1..

Table 1 - Asbestos 3-Year Reinspection Assessment Summary- Tunkhannock High School (July 2025)

Material	Location	Quantity	Friability	Current Assessment	Comment
12x12 Floor Tile- light brown w. brown, white	Room 154	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile- light brown w. brown, white	Room 202	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile- light brown w. brown, white	Room 203	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile- light brown w. brown, white	Room 204	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile- light brown w. brown, white	Room 205	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 206	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 105	1,400 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 116	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 117	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 121 (Under Carpet)	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 122	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 127	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 140	650 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 152	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Room 162	1,000 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Stage Storage	400 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- lt. brown w. brown, white	Closet 1 (library)	120 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-green w. white, brown	Room 114	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-green w. white, brown	Room 115	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-green w. white, brown	Room 118	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile/Mastic-green w. white, brown	Room 119	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile/Mastic-green w. white, brown	Room 145	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-green w. white, brown	Girls Locker Room	400 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 105	1,400 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 106	1,400 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 128	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 156	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 159	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 164	1,000 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/ Mastic- lt. brown w. brown, white	Room 165	785 SF	NF	8 (No Damage)	N/A

12x12 Floor Tile/Mastic- mint with brown mottle	Room 150	1,000 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- mint with brown mottle	Room 154	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- mint with brown mottle	Room 163	1,200 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- mint with brown mottle	Nurses Office	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- mint with brown mottle	School Services Closet	150 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic- mint w. black, white mottle	Tech Room	260 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile - mint w. black, white mottle	Room 147	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile - mint w. black, white mottle	Room 160	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile - mint w. black, white mottle	Room 158	785 SF	NF	N/A	Removed Summer 2025
12x12 Floor Tile - mint w. black, white mottle	Room 161	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-mint with brown mottle	Cafeteria	~2,000 SF	NF	5	Cracking Tile Throughout
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Cafeteria	~2,000 SF	NF	5	Cracking Tile Throughout
12x12 Floor Tile- gray w. black, white mottle	Room 157	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile- tan w. blue, brown, white mottle	Room 149	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Room 123	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Room 125	785 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Room 146	1,000 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Custodian Storage	500 SF	NF	8 (No Damage)	N/A
12x12 Floor Tile/Mastic-army green w. white + dark green mottle	Custodian Office	785 SF	NF	8 (No Damage)	N/A
Green Cementitious Panels	Exterior	11,000 SF	NF	8 (No Damage)	N/A
White Cementitious Panels	Exterior	6,000 SF	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 123	5	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 125	4	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 126	4	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 150	4	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 201	4	NF	8 (No Damage)	N/A
Laboratory Countertops	Room 202	4	NF	8 (No Damage)	N/A

Table Notes:

NF: Non-Friable
F: Friable
SF: Square Feet
LF: Linear Feet

Newly Discovered Materials

Table 2 - Analytical Results: Newly Discovered Materials, Asbestos Bulk via PLM

Homogeneous Material	Sample ID	Sample Location	Result	Classification
Pink Floor Leveler, Under Floor Tile	Sample #01	Room 119	None Detected	Non-ACM

Historical AHERA Information

Response Actions Completed from the Previous Three Years

Response actions, including abatement/removal, enclosure, encapsulation and repair, completed at the building in the timeframe since the previous reinspection are summarized in the following table. Where applicable, refer to reports provided to the District for respective projects for more information.

Table 3 - Summary of Response Actions from Previous Three Years

Date	Material	Location	Quantity	Response Actions
June 2023	Floor Tile**	Various Classrooms Throughout	~50 SF	Removal
June 2024	TSI, Pipe Insulation	Mechanical Room	9 LF	Removal
June 2024	Floor Tile	Room 171	785 LF	Removal
June 2024	Floor Tile	Room 201	785 LF	Removal
June 2024	Floor Tile + Mastic	Room 110a	400 LF	Removal
June 2024	Floor Tile + Mastic	Room 110b	400 LF	Removal
June 2024	Floor Tile + Mastic	Room 148	785 LF	Removal
June 2025	Floor Tile	Room 202	785 LF	Removal
June 2025	Floor Tile	Room 204	785 LF	Removal
June 2025	Floor Tile	Room 158	785 LF	Removal
June 2025	Floor Tile + Mastic	Room 118	785 LF	Removal
June 2025	Floor Tile + Mastic	Room 119	785 LF	Removal
June 2025	Floor Tile + Mastic	Room 128	785 LF	Removal

Table Notes:

LF: Linear Feet
SF: Square Feet
**: Floor Tile Removal for lockdown device (<3 SF per room)

Historical Sampling and Analysis

The following materials were previously identified at the building as confirmed or assumed ACM:

- 12x12 Floor Tiles
 - light brown with brown + white streaks
 - tan with brown and white mottle
 - Green with white and brown mottle
 - light brown with brown + white mottle
 - mint with brown mottle
 - mint with black and white mottle
 - tan with brown and blue mottle
 - gray with black and white mottle
 - tan with blue, brown, and white mottle
 - army green with white + dark green mottle

- Black Floor Tile Mastic
- Green, Top Exterior Panels
- White, Bottom Exterior Panels (under green panels)
- Black, Lab Tables

The following suspect materials have been identified through testing and analysis as non-ACBM:

- Yellow Mastic, associated with 12x12 Floor Tile
- 12x12 Floor Tile
 - Off-white with brown mottle
 - Off-white with big brown mottle
 - Beige with white mottle
 - Peach with red and orange mottle
 - Light pink with red and blue mottle
 - Green with dark green mottle
 - Blue with dark blue mottle
 - Light Orange with dark orange mottle
 - Under floor tile in room 154
- Cove Base Mastic
- Smooth Plaster (Throughout Building)
- Textured Ceiling Plaster (Auditorium)
- Ceiling Tiles
- Door & Window Caulking
- Expansion Joint
- Linoleum Flooring
- Fume Hood
- Mastic Puck behind chalkboard
- Floor leveler, pink

Recommendations

Response Actions

Based on the current conditions of the listed materials, no immediate actions are needed at this time. However, it recommended response actions are limited to the cracking ACM floor tile (non-friable) within the cafeteria area of the high school.

Management/Administrative

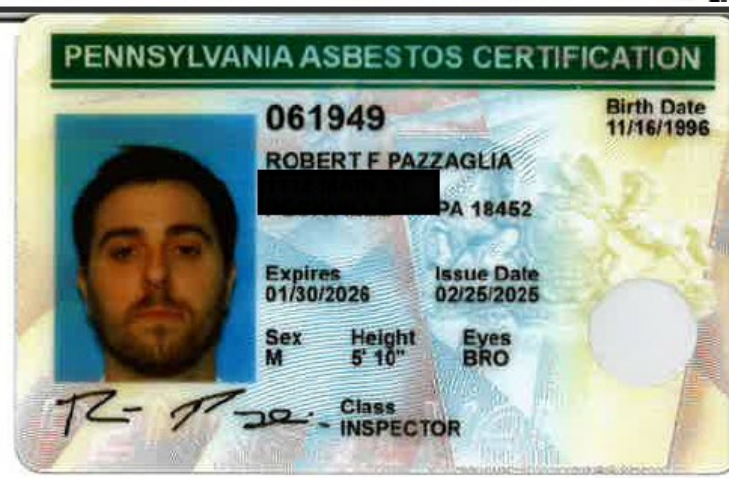
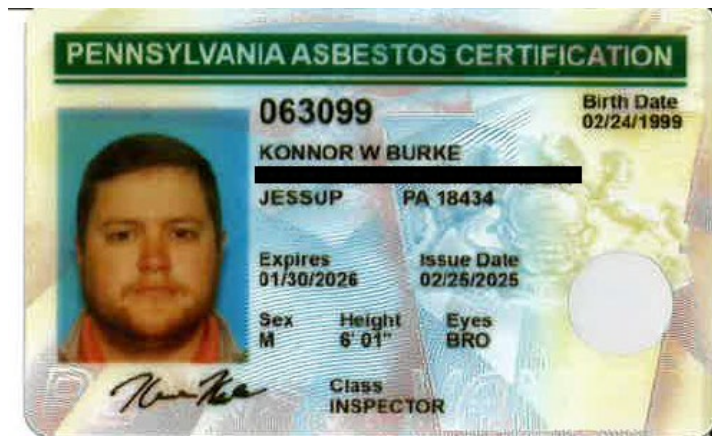
Pennoni recommends continued implementation of the District's Asbestos Management Plan that identifies the following District responsibilities:

- Appointment of a Designated Person (DP) responsible for coordination of all asbestos activities.
- Development of a response plan for designated materials.
- Complete reinspections on a three-year interval basis and six-month surveillance of material identified in the initial inspection.
- Provide appropriate notifications to parents, faculty and affected personnel regarding asbestos activities.
- Notify contractors working at the building of the presence and location of ACBM.
- Provide custodial and maintenance staff with annual Asbestos Awareness Training in accordance with AHERA training requirements.
- Post warning labels on certain asbestos-containing materials.
- Appropriate recordkeeping requirements as outlined in the management plan.

Asbestos abatement activities are recommended prior to any repair, renovation, or demolition activities which would disturb the matrix of confirmed or assumed ACM. All asbestos activities are to be performed in accordance with applicable USEPA, OSHA, and state regulatory requirements

Appendices

Appendix A: Inspector Credentials



Appendix B:
Laboratory Analytical Reports and Chain of Custody Forms





EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnasblab@EMSL.com

EMSL Order: 042511631

Customer ID: PENN36

Customer PO:

Project ID:

Attention: Rocco DiPietro

Pennoni Associates, Inc.

1337 Veterans Memorial Drive

Jessup, PA 18434

Phone: (570) 291-0030

Fax:

Received Date: 06/13/2025 9:25 AM

Analysis Date: 06/14/2025

Collected Date: 06/12/2025

Project: Tunkh25001 - Room 119, Floor Leveler (Tunkhannock High School)

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
Sample #01	Room 119 - Pink Floor Leveler	Gray/Pink Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected

042511631-0001
Result includes a small amount of inseparable attached material

HA: 1

Analyst(s)

Emilie Kalbach (1)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 06/14/2025 10:17:30

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077

EMSL ANALYTICAL, INC.
TESTING LABS • PRODUCTS • TRAINING

042511631

SAME

Turn-Around-Time (TAT)

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only, samples must be submitted by 11:30am

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA)

RECEIVED
EMSL
CINNAMINSON, NJ
2025 JUN 13 A 11:46

Controlled Document - Asbestos Bulk R7 9/14/2021

☐ **AGREE TO ELECTRONIC SIGNATURE** (By checking, I consent to signing this Chain of Custody document by electronic signature.)

Page 1 of 1

15G

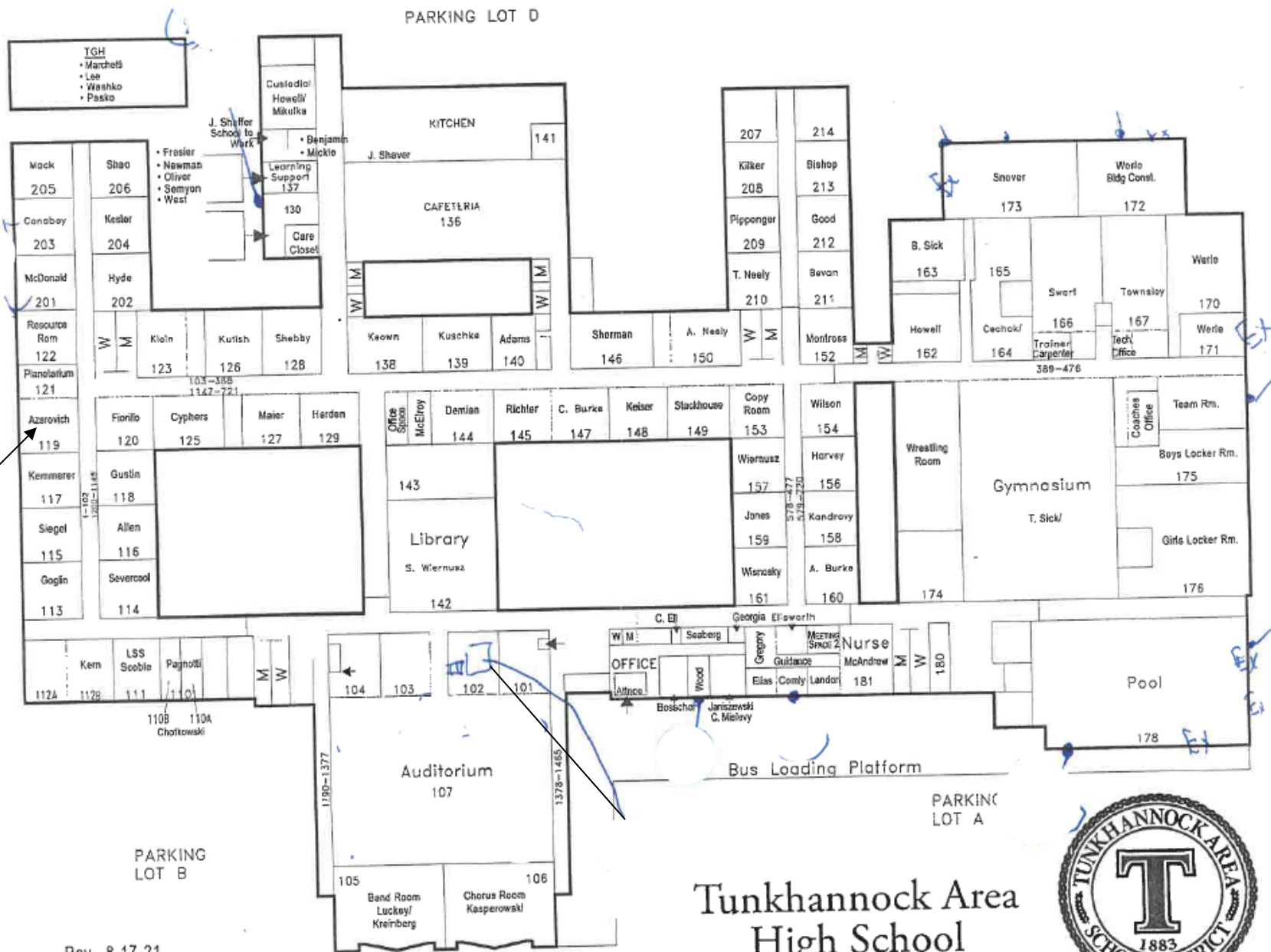
Appendix C:
ACBM Floor Plans





PARKING LOT B

Sample #01



Tunkhannock Area High School



Rev. 8-17-21
D. Wilson



Pennoni
1337 Veterans Memorial Drive
Jessup, PA 18434

AHERA 3 Year Reinspection

Tunkhannock High School
135 Tiger Drive
Tunkhannock, PA

Job No. TUNKH25002

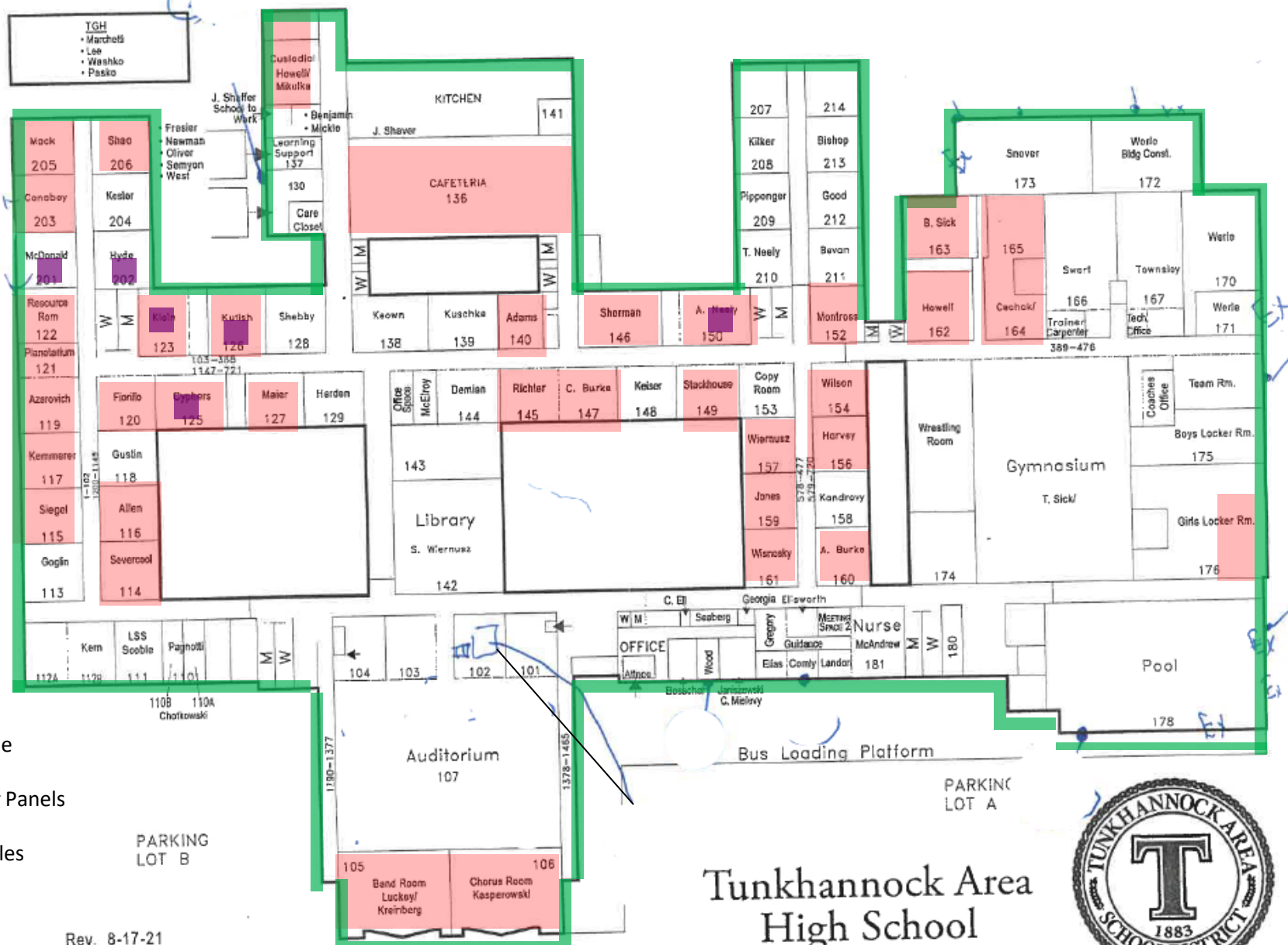
Date of Update: JULY 2025

First Floor Plan South



PARKING LOT

PARKING LOT D



Rev. 8-17-21
D. Wilson

Tunkhannock Area
High School



Pennoni
1337 Veterans Memorial Drive
Jessup, PA 18434

AHERA 3 Year Reinspection

Tunkhannock High School
135 Tiger Drive
Tunkhannock, PA

Job No. TUNKH25002

Date of Update: JULY 2025

First Floor Plan South