



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 Administration Building
41 Philadelphia Ave, Tunkhannock, PA 18657**

Mr. Dougherty:

The following report is provided to document the 3-Year Asbestos Reinspection conducted at Tunkhannock Administration Building, located at 41 Philadelphia Ave, 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".

Robert Pazzaglia

Associate Health and Safety Professional

A handwritten signature in blue ink, appearing to read "R. DiPietro".

Rocco DiPietro, CSP

Associate Vice President, Senior Professional

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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 Administration Building 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 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.
- **Newly Discovered Materials:** New suspect ACBM were not discovered during this reinspection.
- **Laboratory Analytical Reports:** New suspect ACBM were not discovered during this reinspection. Refer to previous reinspection reports for laboratory analytical reports and associated chain of custody forms.
- **Sample Location Maps:** New suspect ACBM were not discovered during this reinspection. Refer to previous reinspection reports for 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 Administration Building |
| Address: | 41 Philadelphia Ave, Tunkhannock, PA |
| Built: | 1953, Renovations 1999 & 2018 |
| Floors: | 2 Floors |
| Size: | ~22,000 square feet |
| Use: | Administration Building |
| 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*

All known or presumed asbestos containing material has been abated from the Tunkhannock Administration Building. The final abatement project took place in June of 2024, See "Historical AHERA Information" section of report for more details.

Newly Discovered Materials

Previously unidentified suspect materials were not identified during this reinspection.

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

| <i>Date</i> | <i>Material</i> | <i>Location</i> | <i>Quantity</i> | <i>Response Actions</i> |
|-------------|-------------------------------|--|-----------------|-------------------------|
| June 2024 | TSI, Pipe Insulation (elbows) | Gym Shower Storage Maintenance Side | 4 LF | Removal |
| June 2024 | Floor Tile + Mastic | Room 117 | 1,000 SF | Removal |

Table Notes:

LF: Linear Feet
SF: Square Feet

Historical Sampling and Analysis

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

- N/A

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

- Floor tiles and associated mastics
- Cove base and associated mastic
- Plaster
- Ceiling Tiles
- Door & Window Caulking
- Window Glazing
- Exterior Stucco
- Joint Compound
- Flue Patch
- Stair tread
- Tar Paper

Recommendations

Response Actions

Based on the current conditions of the listed materials, no immediate actions are needed at this time.

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 ACM.
- 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

