

AHERA: SIX-MONTH SURVEILLANCE OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District

LBUSD

Inspection Date: 2/7/2023

District Administration Facility

LB004

Building	Business Center	Quantity	1 EA	Comments
Location	South Exterior	Condition	REMOVED	REMOVED
Description	Transite Pipe	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Business Center	Quantity	40 SF	Comments
Location	Vault	Condition	GOOD	Found to be in good condition
Description	Linoleum & Mastic	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Data Center	Quantity	6 SF	Comments
Location	Custodial Closet	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Data Center	Quantity	300 SF	Comments
Location	Office	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Facilities Office	Quantity	900 SF	Comments
Location	Interior Ceiling	Condition	REMOVED	REMOVED
Description	Acoustic Ceiling Texture	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	SURF	
		Friable Non-Friable	F	

Ronald McDaniel Asbestos Consultant 01-2865

Inspector Signature

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District Transportation Facility

LB006

Building	Transportation	Quantity	16 EA	Comments
Location	Heater Room & DHW Tank	Condition	REMOVED	REMOVED
Description	Pipe Elbows/ Insulation	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	TSI	
		Friable Non-Friable	F	
Building	Transportation	Quantity	510 SF	Comments
Location	2nd Floor Lounge	Condition	REMOVED	REMOVED
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	195 SF	Comments
Location	Back Room, Hallway & Restrooms	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	228 SF	Comments
Location	Duram Office & Back Storage Room	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	1 EA	Comments
Location	Heater Room	Condition	GOOD	Assumed present in old furnace equipment.
Description	Gasket	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Transportation	Quantity	100 SF	Comments
Location	Men's Restroom, Attic & Behind Walls	Condition	GOOD	Removed in accessible areas, assumed present behind walls & above ceilings.
Description	Pipe Elbows/ Insulation	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	

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District Transportation Facility

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Building	Transportation	Quantity	1,200 SF	Comments
Location	Men's Restroom, Office, Storage Supply Room & Plumbing Storage	Condition	GOOD	Found to be in good condition
Description	Drywall/ Joint Compound	Potential for Disturbance	MOD	Recommended Response Action
		Hazard Ranking	2	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	

Building	Transportation	Quantity	210 SF	Comments
Location	Office & Hallway	Condition	REMOVED	REMOVED
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	

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Inspection Date: 2/7/2023

El Morro Elementary School

LB005

Building	Administration	Quantity	1,700 SF	Comments
Location	Stage & Kitchen	Condition	REMOVED	REMOVED - New Drywall
Description	Drywall/ Joint Compound	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	F	
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Building	Classroom 17	Quantity	4 EA	Comments
Location	Classroom 17 - Heater Closet	Condition	REMOVED	REMOVED
Description	Fire Doors	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	TSI	
		Friable Non-Friable	F	
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Building	Classrooms 18-20	Quantity	100 SF	Comments
Location	Classrooms 18-20	Condition	GOOD	Found to be in good condition -
Description	Transite Window Panels	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	
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Building	Classrooms 37-40	Quantity	100 SF	Comments
Location	Classrooms 37-40	Condition	GOOD	Found to be in good condition -
Description	Transite Window Panels	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	

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Laguna Beach Unified School District		LBUSD	Inspection Date: 2/7/2023
Laquna Beach High School		LB003	
Building	Administration	Quantity	2,500 SF
Location	Exterior Walls, Ceiling & Covered Walkway	Condition	GOOD
Description	Stucco	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	SURF
		Friable Non-Friable	NF
Comments			Found to be in good condition -
Recommended Response Action			Routine Operations And Maintenance
Building	Administration	Quantity	4 EA
Location	Faculty Room, Nurse Office & Office	Condition	REMOVED
Description	Ligh Heat Sheilds	Potential for Disturbance	N.A.
		Hazard Ranking	*
		Type	TSI
		Friable Non-Friable	F
Comments			REMOVED
Recommended Response Action			N.A.
Building	Administration	Quantity	294 SF
Location	Health Office & Custodial Room	Condition	GOOD
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	MISC
		Friable Non-Friable	NF
Comments			White - Beige - Light Green / Some Areas Removed - Exposed in Custodial Room - Under 12x12 in Nurse's Office
Recommended Response Action			Routine Operations And Maintenance
Building	Boy's Locker Room	Quantity	9 EA
Location	Mechanical Room 206	Condition	GOOD
Description	Pipe Elbows	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	TSI
		Friable Non-Friable	F
Comments			Found to be in good condition -
Recommended Response Action			Routine Operations And Maintenance
Building	Boy's Locker Room	Quantity	126 SF
Location	Mechanical Room 206	Condition	GOOD
Description	Tank Insulation	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	TSI
		Friable Non-Friable	F
Comments			Found to be in good condition -
Recommended Response Action			Routine Operations And Maintenance

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Inspection Date: 2/7/2023

Laquna Beach High School

LB003

Building	Boy's Locker Room	Quantity	2 EA	Comments
Location	Mechanical Room 206	Condition	GOOD	Found to be in good condition -
Description	Fire Doors	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	
Building	Boy's Locker Room	Quantity	224 SF	Comments
Location	Physical Therapy Room	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Classrooms 90-92	Quantity	2,850 SF	Comments
Location	Classrooms 90-92	Condition	GOOD	Found to be in good condition -
Description	Stucco	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	SURF	
		Friable Non-Friable	NF	
Building	Girl's Locker Room	Quantity	450 LF	Comments
Location	Crawlspace	Condition	GOOD	Found to be in good condition -
Description	Pipe Insulation	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	
Building	Theater	Quantity	875 SF	Comments
Location	Stage Area	Condition	GOOD	Found to be in good condition -
Description	Fire Curtain	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Theater	Quantity	4 EA	Comments
Location	West Fan Room, Stairs, Access Door, Office & Projection Room	Condition	REMOVED	REMOVED
Description	Fire Door	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	TSI	
		Friable Non-Friable	F	

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**Laguna Beach Unified School District
Laguna Beach High School**

**LBUSD
LB003**

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Thurston Middle School

LB002

Building	5000 Building	Quantity	64 SF	Comments
Location	Storage 5114	Condition	GOOD	White - Found to be in good condition - November 2019
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	
Building	Library	Quantity	18 EA	Comments
Location	Above Ceiling	Condition	GOOD	Found to be in good condition -
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	

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Laguna Beach Unified School District		LBUSD	Inspection Date: 2/7/2023
Top of The World Elementary School		LB001	
Building	Administration	Quantity	4 EA
Location	Hallway	Condition	GOOD
Description	Fire Doors	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	MISC
		Friable Non-Friable	F
Comments Found to be in good condition -			
Recommended Response Action Routine Operations And Maintenance			
Building	Administration	Quantity	198 SF
Location	Library	Condition	GOOD
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	MISC
		Friable Non-Friable	NF
Comments Some cracking - Gray Floor Tile - Found to be in good condition -			
Recommended Response Action Routine Operations And Maintenance			
Building	Administration	Quantity	20 SF
Location	M-9	Condition	REMOVED
Description	Acoustic Ceiling Texture	Potential for Disturbance	N.A.
		Hazard Ranking	*
		Type	SURF
		Friable Non-Friable	F
Comments REMOVED			
Recommended Response Action N.A.			
Building	Administration	Quantity	8 EA
Location	Mechanical Room	Condition	GOOD
Description	Pipe Elbows	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	TSI
		Friable Non-Friable	F
Comments Above Ceilings & Behind Walls - Not Accessible			
Recommended Response Action Routine Operations And Maintenance			
Building	Administration	Quantity	2 EA
Location	Staff Restroom	Condition	REMOVED
Description	16" Light Heat Sheild	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	TSI
		Friable Non-Friable	F
Comments Found to be in good condition -			
Recommended Response Action Routine Operations And Maintenance			
Building	Cafeteria	Quantity	2 EA
Location	Chair Storage	Condition	GOOD
Description	Pipe Elbows	Potential for Disturbance	LOW
		Hazard Ranking	1
		Type	TSI
		Friable Non-Friable	F
Comments Above Ceilings & Behind Walls - Not Accessible			
Recommended Response Action Routine Operations And Maintenance			

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Laguna Beach Unified School District		LBUSD		Inspection Date: 2/7/2023
Top of The World Elementary School		LB001		
Building	Cafeteria	Quantity	3,000 SF	Comments
Location	Interior Walls	Condition	GOOD	Found to be in good condition -
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	1 EA	Comments
Location	Kitchen	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	30 SF	Comments
Location	M-9	Condition	REMOVED	REMOVED
Description	Acoustic Ceiling Texture	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	SURF	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	800 SF	Comments
Location	M-9	Condition	GOOD	Found to be in good condition -
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	840 SF	Comments
Location	M-9	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Cafeteria	Quantity	680 SF	Comments
Location	Stage Area	Condition	GOOD	Found to be in good condition -
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	

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Top of The World Elementary School

LB001

Building	U-1 & U-2	Quantity	1 EA	Comments
Location	Maintenance Work Room	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	

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