



ENVIRONMENTAL ASSISTANCE GROUP

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ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) SIX-MONTH SURVEILLANCE REPORT – FALL 2021

Conducted at:

SPRING VIEW MIDDLE SCHOOL
16662 TRUDY LANE
HUNTINGTON BEACH, CALIFORNIA 92647

Prepared for:

MS. KIM SLACK, DIRECTOR OF MAINTENANCE
OCEAN VIEW SCHOOL DISTRICT
8291 WARNER AVENUE
HUNTINGTON BEACH, CA 92647

November 2021

Report generated/reviewed by:

Eldwin "Ed" Kennedy, CAC# 93-1249
President
Environmental Assistance Group

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I. EXECUTIVE SUMMARY

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On November 24, 2021, Environmental Assistance Group (EAG) represented by Eldwin Kennedy Certified Asbestos Consultant (CAC), and Building Inspectors Perry Robey and Blaine Robey, performed a six-month survey for asbestos-containing building materials (ACBMs) at Spring View Middle School, located at 16662 Trudy Lane Huntington Beach, California 92647. The purpose of the six-month surveillance was to assess the materials to comply with the U.S. Environmental Protection Agency (EPA) 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA) six-month surveillance and three-year reinspection requirement.

Prior to this six-month surveillance, previous inspection reports were reviewed to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any materials had not been tested for asbestos.

After the review of the previous building inspections, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at Spring View Middle School have changed since the last inspection in July 2021. Materials identified in the previous inspection provided by another consultant have been transposed to this report. Covered or hidden materials previously identified have not been verified as this would require destructive methods. Some materials identified in prior reports were only assumed and may be removed from this report after sampling. Materials previously identified as asbestos containing are as follows:

- Pipe fitting insulation
- 9" x 9" vinyl floor tile and mastic
- 12" x 12" grey vinyl floor tile and mastic

In addition, some material which had been previously assumed or was likely to be negative, was sampled and the results provided in this report. Materials which are identified by AHERA as non-asbestos containing materials (building materials not more than 1% asbestos containing) will not be assessed and have been moved to an Historical Data section.

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection unless noted otherwise. To ensure their integrity and continued good condition, it is recommended that the materials be placed on the school's Operations and Maintenance (O&M) Program. Surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EAG can be of further assistance, please contact our office at 949-237-1036.

II. SURVEY RESULTS REPORT

II. SURVEY RESULTS REPORT GENERAL INFORMATION

Information in **RED** = Notes/Changes from the previous asbestos re-inspection report

ACM = Asbestos Containing Materials

ACBM = Asbestos Containing Building Materials

Assumed = The material looks like it is ACM but sample analyses determining asbestos content was not available.

NC = No Change since the last inspection

ND = No asbestos Detected

Suspect = ACM (like pipe insulation) could not be visually confirmed present. For example, the inspector believes it is likely to be inside of walls or ceiling spaces.

Type

Misc = Miscellaneous building materials manufactured elsewhere and installed in or on the building

Surfacing = Material sprayed or trowelled onto interior or exterior building surfaces

TSI = Thermal System Insulation applied on pipes and ducts heating and/or cooling buildings

Friable

Yes/No= Building materials that can be crumbled to powder by hand pressure when dry

Assessment :

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.
- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

Response Action = Recommendations for all ACM that was found during this inspection. The Response Actions indicate one of the following options.

| Response Action/ Priority Levels | Response |
|---|--|
| 1 | Removal |
| 2 | Repair |
| 3 | Enclosure |
| 4 | Encapsulation |
| 5 | Operations and Maintenance (O&M) Program |
| 6 | Periodic Surveillance |
| 7 | Removed –No Action Necessary |

Spring View Middle School
 16662 Trudy Lane Huntington Beach, CA 92647
 AHERA Six-Month Surveillance – November 24, 2021

| Bldg. | Location | Material | Approx. Quantity | Type | Friable | Sample Number | Lab Results % Asbestos | Assessment | Response Action | Notes |
|--------------------|-------------------------------------|---|-------------------------|-------------|----------------|----------------------|-------------------------------|-------------------|------------------------|---|
| A Main | Hallways and custodial rooms | 9x9 tan/green/gray floor tile/ black mastic | 5025 sf. | Misc. | No | | | 5 | 5/6 | Damage at main door threshold; minor cracking in hallways Damage at all thresholds |
| B Library/Computer | Rooms B1 and B2 (K1 and K2) | 9x9 tan floor tile/ black mastic | 2,000 sf. | Misc. | No | | | 5 | 5/6 | Suspect under newer carpet, likely removed NC Check |
| C Multi-purpose | Room C furnace room | Pipe fitting insulation on hot water heater pipes | 16+8 | TSI | Yes | | | 7 | 5/6 | NC |
| C Multi-purpose | Rooms C101 and C109 | 12x12 light & dark gray floor tile | 2,600 sf. | Misc. | No | | | 5 | 5/6 | Not suspect (rooms are on N. side of MPR) Check |
| C Multi-purpose | Under new 12" floor tile and carpet | Floor tile mastic | 3,770 sf. | Misc. | No | | | 5 | 5/6 | Not suspect Exposed in several areas Check |
| C Multi-purpose | Custodial hopper room | Pipe fitting insulation | 1 ea. | TSI | Yes | | | 5 | 5/6 | NC |

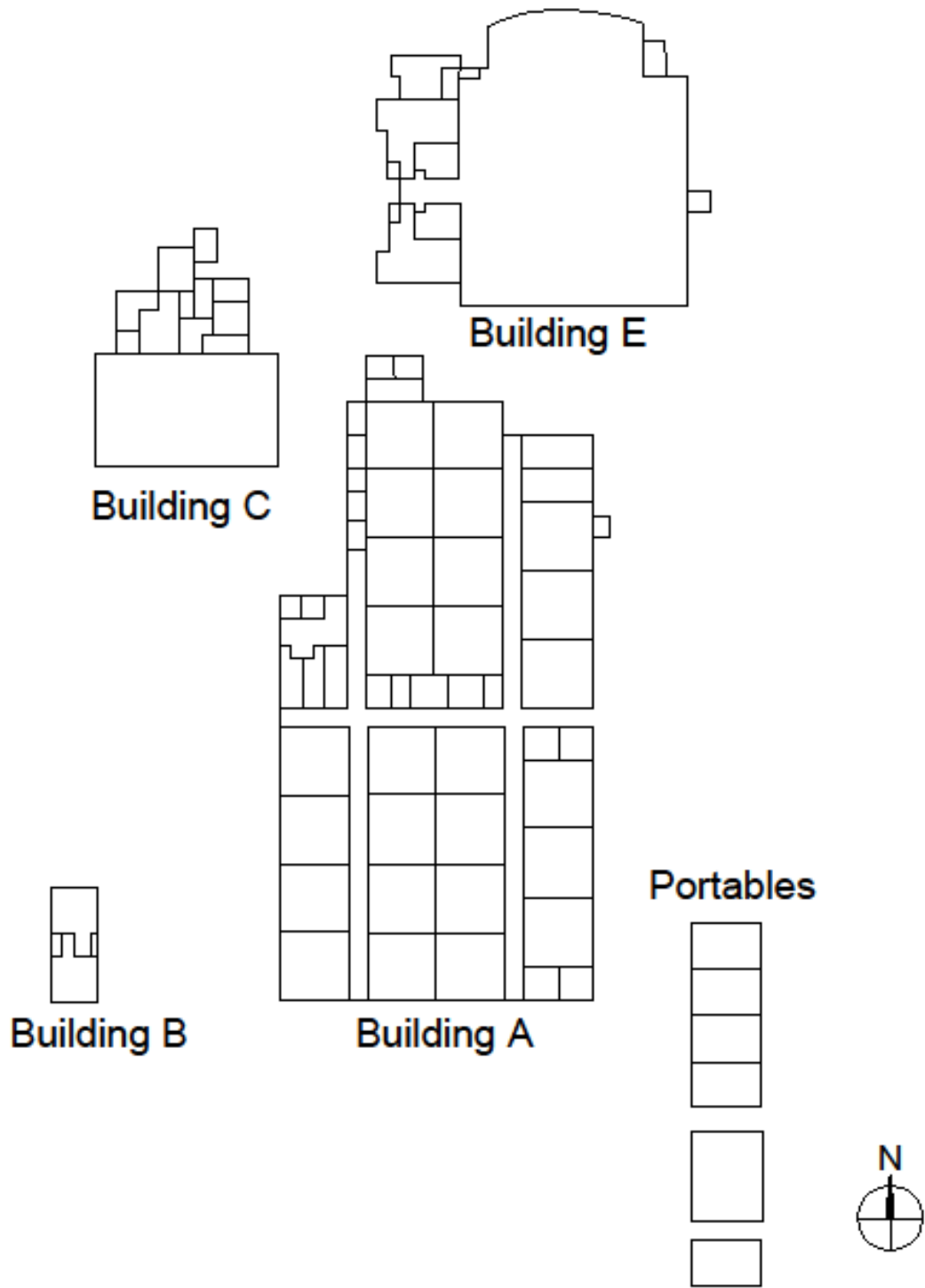
III. HISTORICAL DATA

Spring View Middle School – Historical Data

| Bldg. | Location | Material | Sample Number | Lab Results % Asbestos | Notes |
|------------------------|---|--|----------------------|-----------------------------------|--------------|
| C Multi- purpose | Rooms C101 | 1x1 Wall and ceiling tile mastic | | | 11/21 |
| C Multi- purpose | C-2 | 1x1 Ceiling tile/mastic | OVS42SV6-7 | ND | 11/21 |
| E Gym | Boy's & Girl's coaches offices | 12x12 gray floor tile | OVS421SV-5 | ND | 11/21 |
| E Gym | Room 121 Gym floor | Tan sheet flooring, wood pattern/mastic | OVS421SV-4 | ND | 11/21 |
| A Main | Outside speech office (Rm. 107) & woodshop | Acoustic ceiling spray | OVS421SV- 1,2,3 | Trace Chrysotile | 11/21 |
| C Multi- purpose | Room C108A | 12x12 black floor tile | OVS42SV6-6 | ND | 11/21 |

IV. DIAGRAM

Figure 1

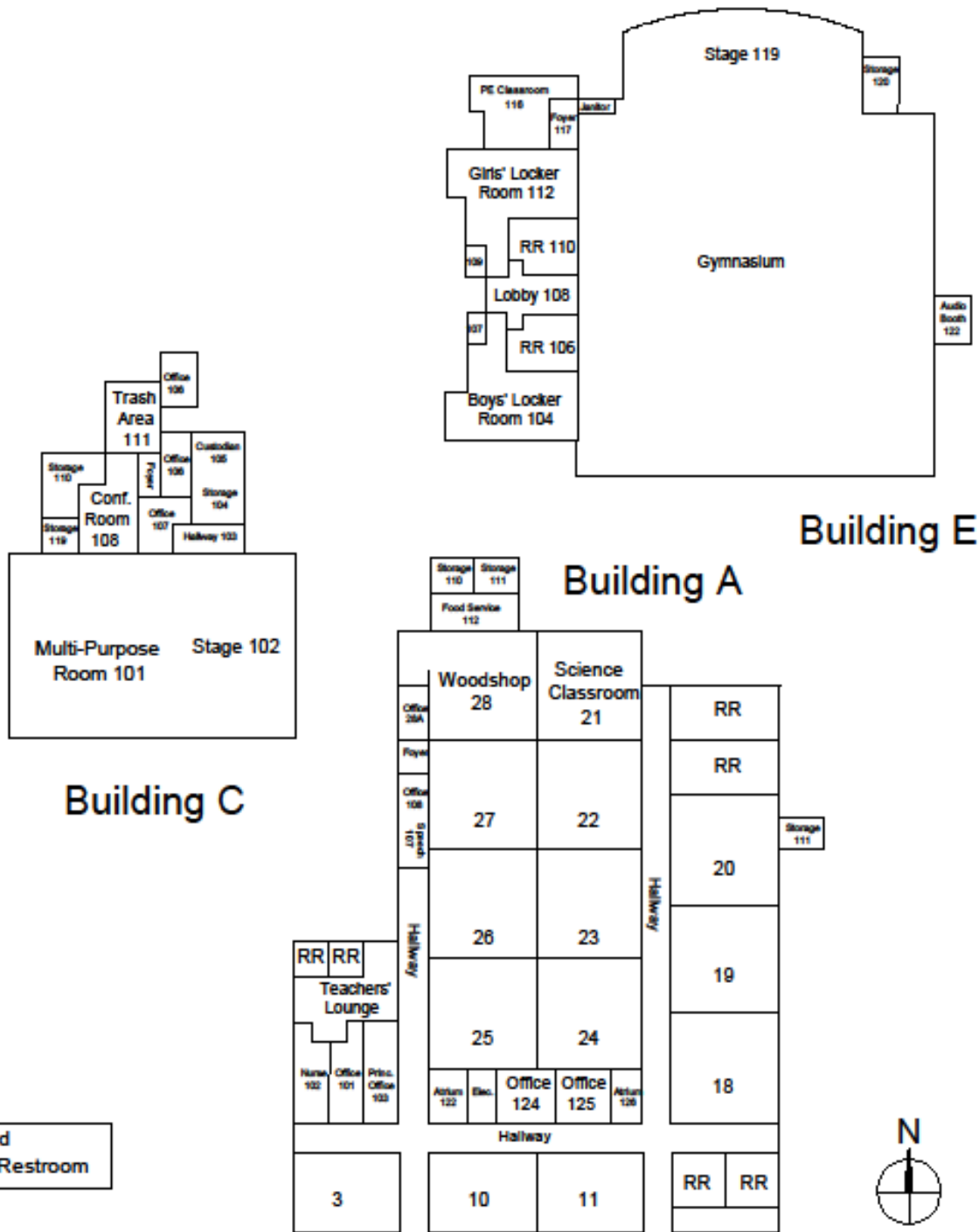


Campus Site Map

Ocean View School District
Spring View Middle School
16662 Trudy Ln
Huntington Beach, CA 92647



Figure 2



Campus Site Map (North Side)

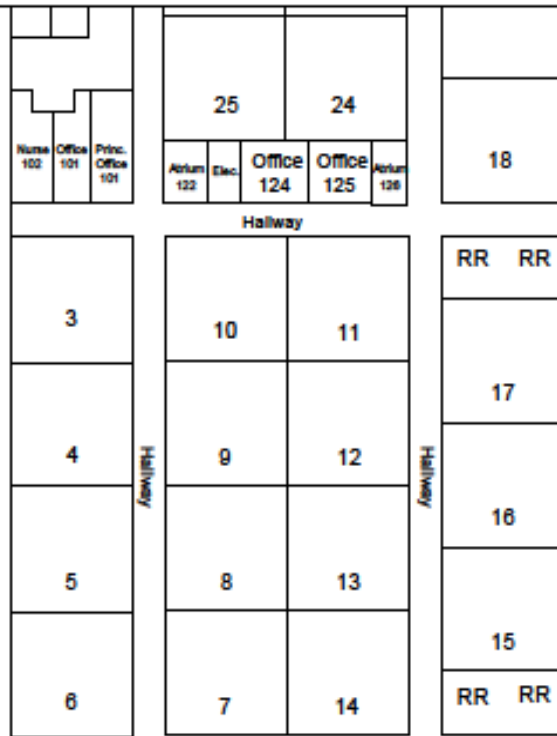
Ocean View School District
Spring View Middle School
16862 Trudy Ln
Huntington Beach, CA 92647



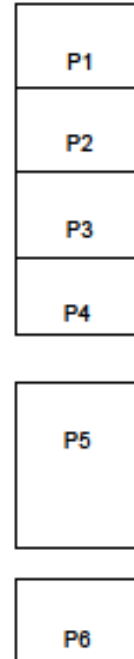
Figure 3



Building B

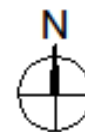


Building A



Portables

Legend
RR = Restroom
Elec. = Electrical Closet



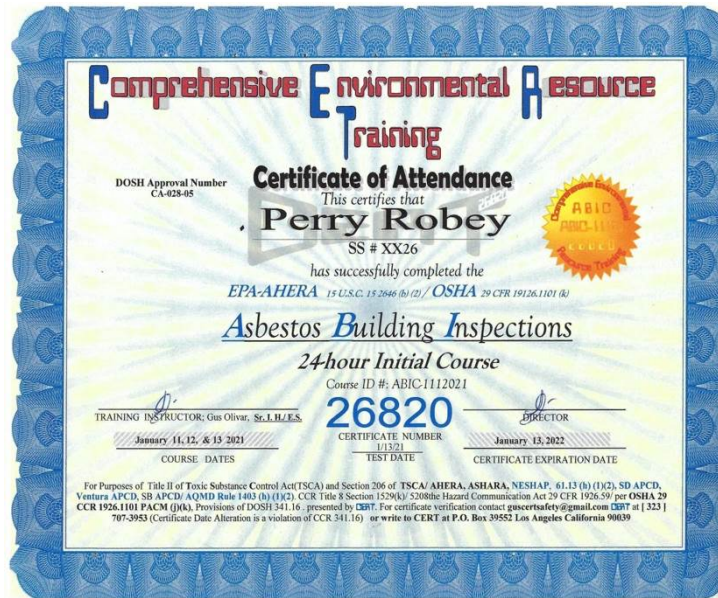
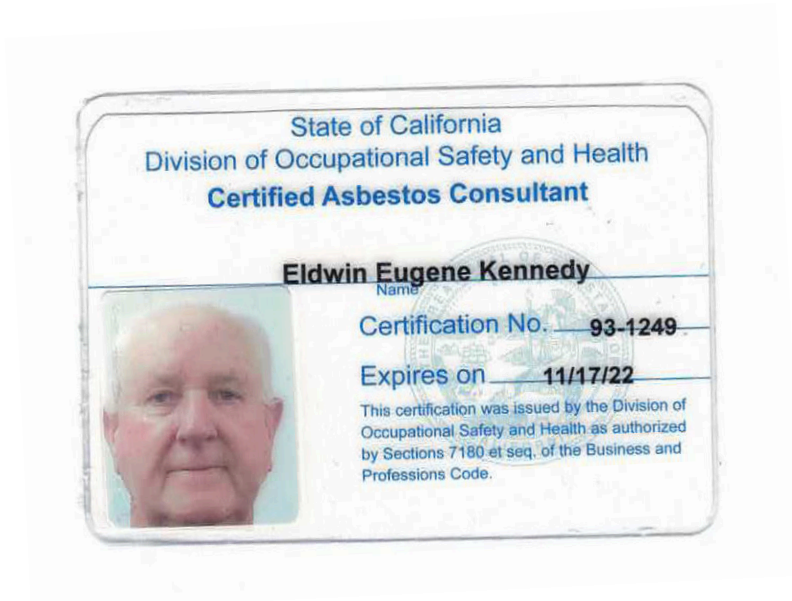
Campus Site Map
(South Side)

Ocean View School District
Spring View Middle School
16862 Trudy Ln
Huntington Beach, CA 92647



V. INSPECTOR'S CERTIFICATIONS

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Certificate of Attendance

CERTIFICATE NUMBER
47989

This is to Certify that

DAVID BLAINE ROBEY

Has Completed the Course of

AHERA ASBESTOS ABATEMENT BUILDING INSPECTOR 24 HR. COURSE CA-014-05

UNDER TSCA 206, FOR PURPOSES OF COMPLIANCE WITH 29 CFR 1926.1101 AND
TITLE 8 CCR 1529 AND TITLE 8 CCR 1208.

ARMANDO DUCOING

DIRECTOR

July 07, 2021
COMPLETION DATE

E070521BII 070521
CLASS NUMBER / STARTING DATE

July 07, 2022
CERTIFICATE EXPIRES

Ecologics Training Institute

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VI. DISCLAIMER/REPORT LIMITATIONS

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All reports and recommendations are based on conditions and practices observed and information made available to Environmental Assistance Group (EAG) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, or to indicate that other hazards do not exist. No responsibility is assumed by EAG for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EAG, for and on the behalf of the client. Services provided by EAG shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used, and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

The provided survey was not destructive. Prior to any demolition or renovation, a comprehensive (possibly destructive) "Renovation Survey" is highly recommended.