



# ENVIRONMENTAL ASSISTANCE GROUP

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## ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) THREE-YEAR REINSPECTION REPORT – SPRING 2021

**REMODELED  
NO KNOWN ASBESTOS CONTAINING MATERIALS REMAIN**

Conducted at:

COLLEGE VIEW ELEMENTARY SCHOOL  
6582 LENNOX DRIVE  
HUNTINGTON BEACH, CALIFORNIA 92647

Prepared for:

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

July 2021

Report generated/reviewed by:

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

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## I. EXECUTIVE SUMMARY

## **I. EXECUTIVE SUMMARY**

On June 30, 2021, Environmental Assistance Group (EAG), represented by Eldwin Kennedy Certified Asbestos Consultant (CAC), and Building Inspector Perry Robey, Certificate #26280, performed an asbestos three-year reinspection for asbestos-containing building materials (ACBMs) at College View Elementary School, located at 6582 Lennox Drive Huntington Beach, California 92647. The purpose of the Three-Year Reinspection 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 three year reinspection, 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, it was revealed that conditions at College View Elementary School have not changed since the last inspection in December 2020.

New construction remodel has been conducted. No known asbestos containing materials remain, however some materials such as drywall taping compound in ceiling spaces may remain.

If you have any questions, or if EAG can be of further assistance, please contact our office at 805-826-4921.

## 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.

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

College View Elementary School  
6582 Lennox Drive Huntington Beach, CA 92647  
AHERA Three-Year Reinspection – June 30, 2021

<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Sample Number</i>	<i>Lab Results % Asbestos</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
A Kindergarten	Throughout (above ceiling)	White Pipe elbow	6 ea.	TSI	Yes					New construction remodel
A Kindergarten	K-1 & K-2	Black and yellow mastic under carpet and 12x12 floor tile	2,000 sf.	Misc.	No					New construction remodel
A Kindergarten	Mechanical Room	Tape	51 sf.	Misc.	Yes					New construction remodel
A Kindergarten	Exterior walls	A/C panels	8 ea.	Misc.	No					New construction remodel
A Kindergarten	External walls around vents	White caulking	15 lf.	Misc.	No					New construction remodel
B Classrooms	Above ceilings	Pipe elbows	Through-out	TSI	Yes					New construction remodel
B Classrooms	MPR B57B	12x12 tan floor tile/black mastic	70 sf.	Misc.	No					New construction remodel
B Classrooms	MPR B57C	Black mastic under new 12" gray floor tile	1,450 sf.	Misc.	No					New construction remodel
B Classrooms	Heater closet/ N. Mechanical enclosure	Pipe elbows	4 ea.	TSI	Yes					New construction remodel
B Classrooms	Heater closet/ N. Mechanical enclosure	White sealant	Unknown	Misc.	No					New construction remodel
B Classrooms	Rms. B5-B8, B22, B23, B25, B25A including small offices & hallway outside Rm. 8	Black floor mastic	8,000 sf.	Misc.	No					New construction remodel
B Classrooms	Under partition walls in the B-wing rooms	Beige floor tile	500 sf.	Misc.	No					New construction remodel
B Classrooms	B6, B7, B24	12" beige floor tile	550 sf.	Misc.	No					New construction remodel

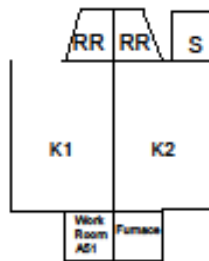
**College View Elementary School**  
**6582 Lennox Drive Huntington Beach, CA 92647**  
**AHERA Three-Year Reinspection – June 30, 2021**

<b>Bldg.</b>	<b>Location</b>	<b>Material</b>	<b>Approx. Quantity</b>	<b>Type</b>	<b>Friable</b>	<b>Sample Number</b>	<b>Results</b>	<b>Response Action</b>	<b>Notes</b>
C Classrooms	Above ceilings	Pipe elbows	Through-out	TSI	Yes				New construction remodel
C Classrooms	Radiant heaters in each room	Pipe elbows	4 per heater	TSI	Yes				New construction remodel
C Classrooms	Custodian closet in south breezeway	12x12 tan floor tile/black mastic	70 sf.	Misc.	No				New construction remodel
C Classrooms	Below windows, exterior between MPR and Library	Painted A/C panels	23 ea.	Misc.	No				New construction remodel
C Classrooms	Heater closet/mechanical area	Pipe elbows	4 ea.	TSI	Yes				New construction remodel
D Classrooms	Above ceilings	Pipe elbows	Through-out	TSI	Yes				New construction remodel
D Classrooms	Heater units	Pipe elbows	32 ea.	TSI	Yes				New construction remodel
D Classrooms	Throughout	Black floor mastic	10,800 sf.	Misc.	No				New construction remodel
D Classrooms	Under partition walls in the D-wing rooms	Beige floor tile	500 sf.	Misc.	No				New construction remodel
Buildings B, C & D	Exterior walls	Stucco	10,000 sf.	Surf.	No				New construction remodel
Buildings B, C & D	Breezeway on W. side between B, C & D wings	Fire doors	6 ea.	Misc.	Yes				New construction remodel
Buildings B, C & D	Ceiling plenum	Joint compound	40,000 sf.	Misc.	No				New construction remodel
E Admin.	Nurse's office, PTA, conference, storage & reception rooms	Floor mastic	15,000 sf.	Misc.	No				New construction remodel
E Admin.	Offices, lobby and hallway	Various colored floor tile	1,500 sf.	Misc.	No				New construction remodel

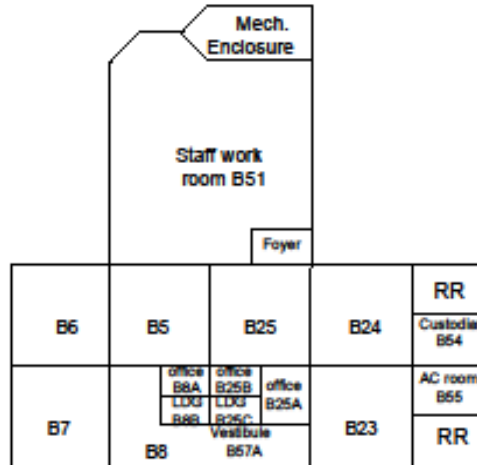


### III. DIAGRAM

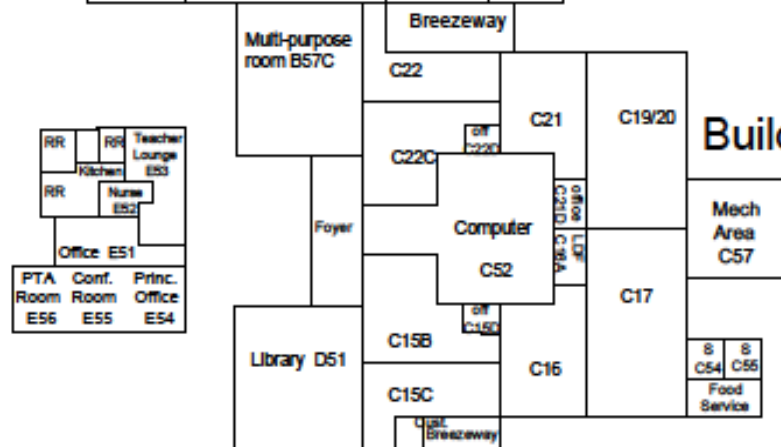
Figure 1



Building A

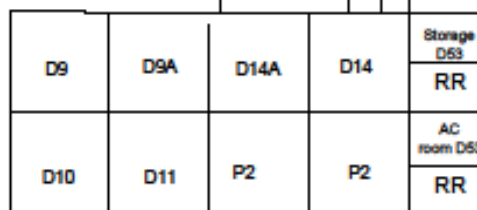
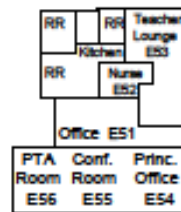


Building B

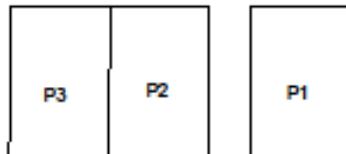


Building C

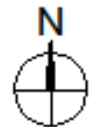
Building E



Building D



Building F



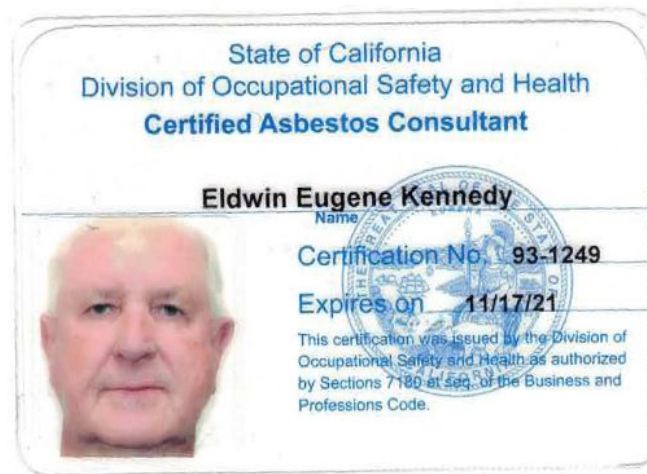
Campus Site Map

Ocean View School District  
College View Elementary  
6582 Lennox Drive  
Huntington Beach, CA 92647



#### IV. INSPECTOR'S CERTIFICATION

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## V. DISCLAIMER/REPORT LIMITATIONS

## **V. DISCLAIMER/REPORT LIMITATIONS**

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.