



ENVIRONMENTAL ASSISTANCE GROUP

179 NIBLICK ROAD #401 PASO ROBLES, CA 93446

PHONE: 805-286-4921 E-MAIL: comply@haztrainer.com

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

Conducted at:

DISTRICT OFFICE
17200 PINEHURST LANE
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 July 1, 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 the District Office, located at 17200 Pinehurst Lane 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, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at the District Office have changed since the last inspection in December 2020. 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:

- Drywall taping compound
- Pipe fitting insulation
- 4" grey, brown and black vinyl base and mastic
- 12" x 12" and 18'x18' and 24"x24" vinyl floor tile and mastic
- Stucco
- Ceiling tile
- Vinyl sheet flooring

Terrazzo placed in the report by previous consultants does not contain asbestos and has been removed from the report after representative confirmation testing. Mirror mastic was also routinely placed in the report by previous consultants and site confirmation showed the mastic was not present. 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 will be moved to an Historical Data section in the next six-month surveillance report.

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 the materials' 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 805 286-4921.

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.

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

District Office
17200 Pinehurst Lane Huntington Beach, CA 92647
AHERA Three-Year Reinspection – July 1, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
A Board Room	Main room	Black tile mastic	3,000 sf.	Misc.	No			5	5/6	Suspect under new carpet and 2'x2' floor tile. NC
A Board Room	Custodial office and storage room	12x12 dark gray floor tile/mastic	500 sf.	Misc.	No	OVS421DO-1	ND			Missing tiles in custodial office NC Will move to historical data
A Board Room	South exterior wall under windows	Asbestos cement panel	4 ea.	Misc.	No			5	5/6	NC
A Board Room	Above ceilings	Pipe fitting insulation	Assumed throughout	TSI	Yes			5	5/6	Not observed where ceiling space was accessible. NC
A Board Room	Entrance	18x18 dark gray floor tile	200 sf.	Misc.	No	OVS421DO-2	ND			NC Will move to historical data
A Board Room	Custodial office	Black baseboard mastic	60 lf.	Misc.	No	OVS421DO-3	ND			NC Will move to historical data
A Board Room	Custodial office, storage next to women's RR	Interior acoustic textured wall and ceiling	800 sf.	Surf.	No	OVS421DO-6,7,8	Trace Chrysotile			NC Will move to historical data
A Board Room	Exterior overhangs	Stucco	500 sf.	Surf.	No	OVS421DO-9,10,11	Trace Chrysotile			NC Will move to historical data
A Board Room	Hallway outside RR's	Black vinyl flooring	300 sf.	Misc.	No	OVS421DO-5	ND			NC Will move to historical data
A Board Room	Room outside RR's, meeting room	White glue behind 4" gray baseboard	100 sf.	Misc.	No	OVS421DO-4	ND			NC Will move to historical data
B Offices	Mechanical room, exterior, E. side	Pipe fitting and valve insulation	6 elbows, 4 valves	TSI	Yes			1	5/6	Damaged NC
B Offices	Above ceilings and wall cavities	Pipe elbows	Throughout	TSI	Yes			5	5/6	PVC covers Suspect NC
B Offices	Throughout	Black tile mastic	9,000 sf.	Misc.	No			5	5/6	Under rubber tile and carpet. NC Sample
B Offices	Throughout	Drywall and joint compound	Throughout	Misc.	No	OVS421DO-21,22,23	ND			NC Will move to historical data
B Offices	Offices throughout	2'x2' ceiling tile	5,000 sf.	Misc.	Yes	OVS421DO-13	ND			NC Will move to historical data

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
B Offices	Back storage	12x12 dark gray floor tile	150 sf.	Misc.	No	OVS421DO-14	ND			Starting to separate at group lines. NC Will move to historical data
B Offices	Lobby area	Black vinyl flooring/mastic	500 sf.	Misc.	No	OVS421DO-12	ND			NC Will move to historical data
B Offices	Throughout	4" black baseboard with yellow/white glue	Throughout	Misc.	No	OVS421DO-15	ND			NC Will move to historical data
B Offices	Exterior overhangs	Stucco	5,000 sf.	Surf.	No	OVS421DO-16,17,18,19,20	Trace Chrysotile			NC Will move to historical data
C Offices	Throughout	Black tile mastic	9,000 sf.	Misc.	No			5	5/6	Suspect NC
C Offices	Mechanical room AC room, E. end, N. side	Pipe fitting and valve insulation	10 ea.	TSI	Yes			1	5/6	Damaged under each end of AC unit NC
C Offices	Above ceilings and wall cavities	Pipe fitting insulation		TSI	Yes			5	5/6	Not accessed Suspect NC
C Offices	Lobby area	Black vinyl flooring	500 sf.	Misc.	No	OVS421DO-5, 30	ND			NC
C Offices	Throughout	4" black baseboard with yellow glue	Throughout	Misc.	No	OVS421DO-24	ND			NC Will move to historical data
C Offices	Throughout	Drywall and joint compound	Throughout	Misc.	No	OVS421DO-27,28,29	ND			NC Will move to historical data
C Offices	Kitchen	2'x2' ceiling tile fissure/pinhole	225 sf.	Misc.	Yes	OVS421DO-25	ND			1 missing tile
C Offices	South storage	12x12 dark gray floor tile	600 sf.	Misc.	No	OVS421DO-26	2% Chrysotile			NC
D Offices	Above ceilings and in walls	Pipe elbows		TSI	Yes					Suspect NC Will move to historical data
D Offices	All offices	2'x2' ceiling tiles	2,700 sf.	Misc.	Yes	OVS421DO-31	ND			Water damage in NE office storage NC Will move to historical data
D Offices	Entrance	Black vinyl flooring	100 sf.	Misc.	No	OVS421DO-30	ND			NC Will move to historical data

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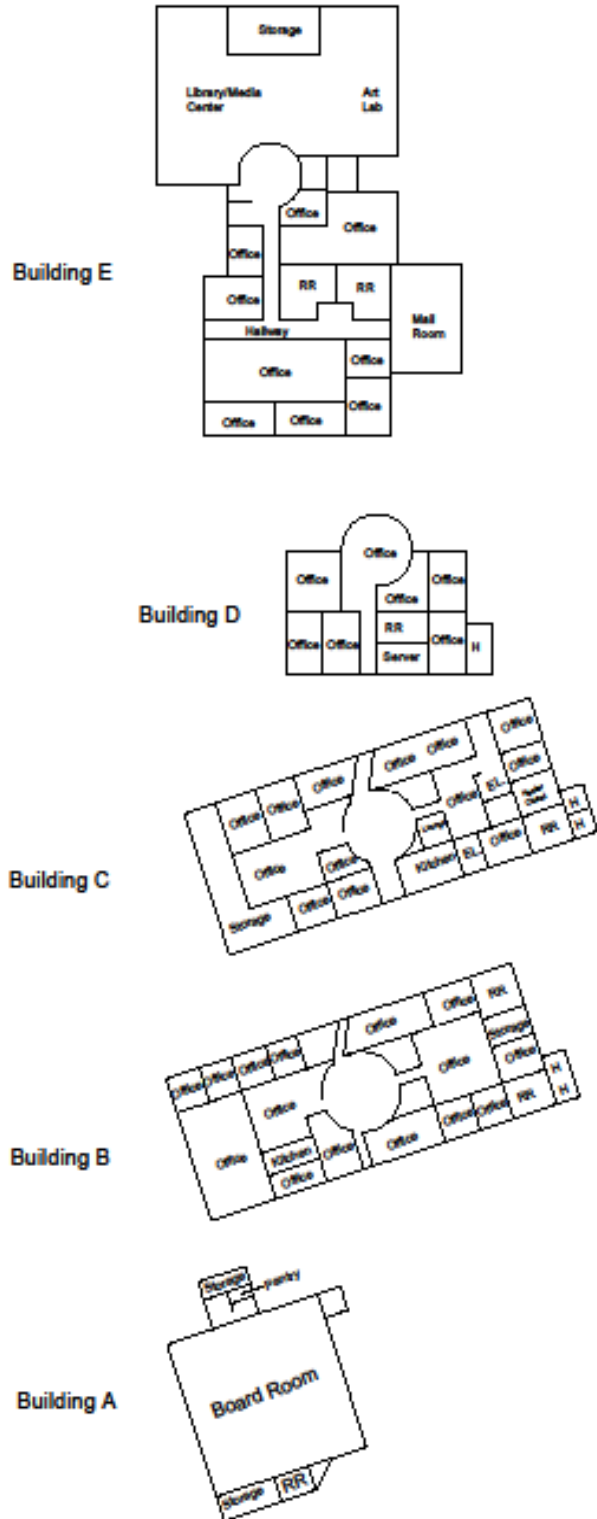
Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
D Offices	Round office (Conference Rm.)	1x1 ceiling tile and mastic	200 sf.	Misc.	No	OVS421DO-46	ND			NC Will move to historical data
D Offices	All walls	Drywall and joint compound	Throughout	Misc.	No	OVS421DO-38,39,40	ND			NC Will move to historical data
D Offices	Tel. comm room	12x12 black floor tile	244 sf.	Misc.	Not	OVS421DO-43	ND			NC Will move to historical data
D Offices	Tel comm. Room	6" black baseboard with beige glue	80 lf.	Misc.	No	OVS421DO-42	ND			NC Will move to historical data
D Offices	E. storage room	12x12 floor tile	180 sf.	Misc.	No	OVS421DO-41	ND			NC Will move to historical data (Equipment in ceiling space)
E Offices and Book Storage	Above ceilings and in wall cavities	Pipe fitting insulation		TSI	Yes			5	5/6	Suspect NC
E Offices and Art Lab	Exterior under windows	Asbestos cement panel	9 ea.	Misc.	No			5	5/6	NC
E Offices	Throughout under carpet and floor tile	Black floor mastic	9,000 sf.	Misc.	No			5	5/6	Suspect NC
E Offices	Hallways	Black vinyl flooring 2'x2' squares	2,000 sf.	Misc.	No	OVS421DO-5, 30	ND			Not suspect NC
E Offices	Reprographics mail room, information services, hallways, professional learning center, childcare area	2'x2' ceiling tile	9,000 sf.	Misc.	Yes	OVS421DO-32,33	ND			Not suspect NC Will move to historical data

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E Offices	Reprographics mail room, information services, hallways, professional learning center, childcare area, storage closet	12x12 gray floor tile and mastic	250 sf.	Misc.	No			5	5/6	NC Sample
E Offices and Book Storage	Throughout	4" black baseboard	Throughout	Misc.	No	OVS421DO-35	ND			NC Will move to historical data
E Offices and Book Storage	Conference room and back entrance	12"x12" black floor tiled	100 sf.	Misc.	No	OVS421DO-36	ND			NC Will move to historical data
E Offices and Book Storage	Art lab storage and childcare	12"x12" dark gray floor tile	250 sf.	Misc.	No	OVS421DO-45	ND			NC Will move to historical data
E Offices and Book Storage	Professional learning center area and childcare area	12"x12" light gray floor tile	3,000 sf.	Misc.	No	OVS421DO-34	ND			NC Will move to historical data
E Offices and Book Storage	N.E. storage at entry doors	Vinyl sheet flooring	25 sf.	Surf.	No	OVS421DO-37	ND			NC Will move to historical data
E Offices and Book Storage	Book storage, N. wall	Tak panel mastic	700 sf.	Misc.	No	OVS421DO-44	ND			NC Will move to historical data

III. DIAGRAM

Figure 1



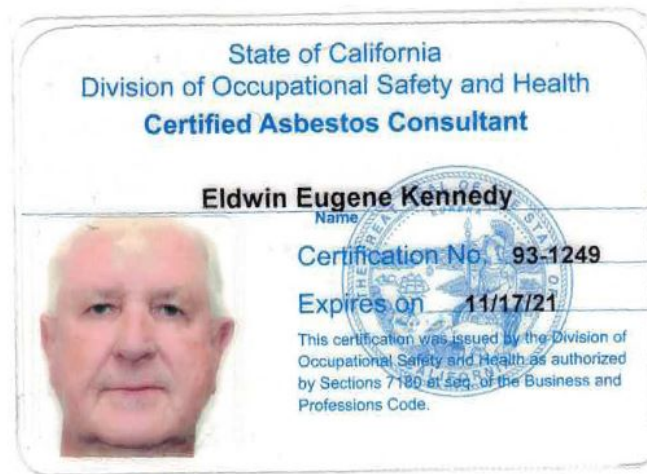
Site Map

Ocean View School District
District Office
17200 Pinehurst Ln
Huntington Beach, CA 92647



IV. INSPECTOR'S CERTIFICATION

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V. 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.