



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

BRIGHT STAR LEARNING CENTER
(Glen View Elementary School)
6621 GLEN DRIVE
HUNTINGTON BEACH, CALIFORNIA 92647

Prepared for:

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OCEAN VIEW SCHOOL DISTRICT
8291 WARNER AVENUE
HUNTINGTON BEACH, CA 92647

July 2021

Report generated/reviewed by:

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President
Environmental Assistance Group

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I. EXECUTIVE SUMMARY

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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 Bright Star Learning Center (Glen View Elementary School), located at 6621 Glen 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, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at Bright Star Learning Center (Glen View Elementary School) 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:

- Spray applied fireproofing
- Drywall taping compound
- Pipe fitting insulation
- 9" x 9" vinyl floor tile and mastic
- 4" grey, brown and black vinyl base and mastic
- 12" x 12" grey vinyl floor tile and mastic
- Plaster
- Stucco
- Vinyl sheet flooring

Terrazo 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 805-826-4921.

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.

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

Bright Star Learning Center
(Glen View Elementary School)
6621 Glen Drive Huntington Beach, CA 92647
AHERA Three-Year Reinspection – June 30, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
Bldg. 1 Classrooms	Above ceiling	Sprayed fireproofing	11,000 sf	Surf.	Yes	OVS421B-11	5% Chrysotile	7	5/6	Restrict access. NC
Bldg. 1 Classrooms	Ceiling space	Drywall, tape and mud	11,000 sf	Misc.	No			5	5/6	Assumed to be present as report in 8/5/14 report Suspect NC Sample
Bldg. 1 Classrooms	Mechanical/ Custodial Rm.	Pipe elbows and fittings	24	TSI	Yes			5	5/6	NC
Bldg. 1 Classrooms	Exterior enclosed mechanical yard (center of bldg.)	Flexible duct joint Neoprene	20 lf	TSI	Yes	OVS421B-9	ND			Minor damage observed on one joint. Not suspect NC Will move to historical data
Bldg. 1 Classrooms	Exterior enclosed mechanical yard (center of bldg.)	HVAC cloth duct tape	100 lf	Misc.	No	OVS421B-10	ND			Not suspect NC Will move to historical data
Bldg. 1 Classrooms	Room 1	9"x9" tan floor tile/mastic	242 sf	Misc.	No			5	5/6	Minor damage at door. All other floor tile in good condition. NC
Bldg. 1 Classrooms	Rooms 1-6 storage rooms between classrooms	4" gray baseboard/ black mastic	800 lf	Misc.	No	OVS421B-1	ND			NC Will move to historical data
Bldg. 1 Classrooms	Rooms 1,5 & 6 restrooms	Terrazzo	600 sf	Misc.	No	OVS421B-2	2% Chrysotile	5	5/6	NC Will move to historical data
Bldg. 1 Classrooms	Storage room between 5 & 6	12" gray floor tile/mastic	5,500 sf	Misc.	No	OVS421B-3	ND			NC Will move to historical data
Bldg. 1 Classrooms	Interior walls	Plaster	8,000 sf	Surf.	No	OVS421B-4,5,6,7,8	ND			NC Will move to historical data
Bldg. 1 Classrooms	Exterior overhangs, walls in boiler room area	Stucco	2,000 sf	Surf.	No	OVS421B-12,13,14,15,16	Trace Chrysotile			NC Will move to historical data
Bldg. 2	Attic	Drywall, tape and mud	Through-out	Misc.	No			5	5/6	Assumed. Access hatch in exterior storage between RRs. Access to attic blocked by stored items. NC

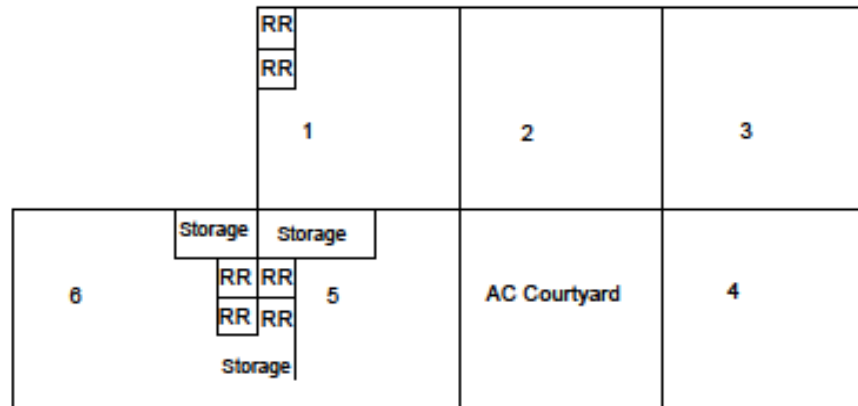
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<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Sample Number</i>	<i>Lab Results % Asbestos</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
Bldg. 2	Plenum surfaces: Robertson decking, pipes, and beams	Sprayed fireproofing above ceiling tile	8,000 sf	Surf.	Yes			7	5/6	Restrict access. 2x4 ceiling tile intact NC
Bldg. 2	Above ceilings	Pipe elbows and fittings	Through-out	TSI	Yes			5	5/6	Suspect in ceiling space and wall cavities NC
Bldg. 2	Office area, hallways, kids bathrooms, classrooms, staff lounge, library	12x12 gray floor tile/black mastic	10,000 sf	Misc.	No	OVS421B-21	ND			Mastic assumed present under tile NC Will move to historical data
Bldg. 2	Throughout	4" gray and black baseboard/ brown mastic	1,500 sf	Misc.	No	OVS421B-22	ND			NC Will move to historical data
Bldg. 2	Interior walls	Plaster	5,000 sf	Surf.	No	OVS421B-25,26,27,28	ND			NC Will move to historical data
Bldg. 2	Exterior overhangs	Stucco	2,000 sf	Surf.	No	OVS421B-17,18,19,20	Trace Chrysotile			NC Will move to historical data
Bldg. 2	Water heater closet in south kids RR	Vinyl sheet flooring	15 sf.	Misc.	No	OVS421B-23	ND			NC Will move to historical data
Bldg. 2	Rooms 9 & 12 under cabinets	4" brown baseboard	200 lf	Misc.	No	OVS421B-24	ND			NC Will move to historical data

III. DIAGRAM

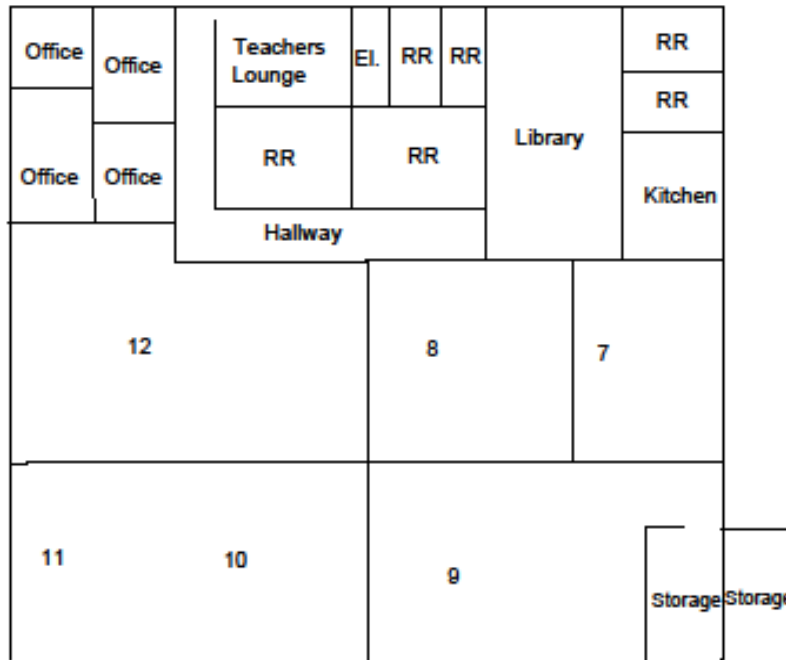
Figure 1

Legend
 RR = Restroom
 E = Electrical Closet



Building 1

Building 2



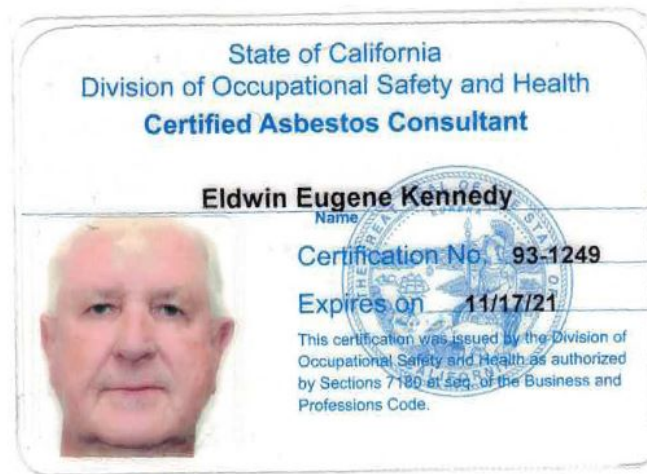
Campus Site Map

Ocean View School District
 Brightstar Learning Center
 6622 Glen Drive
 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.