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

Conducted at:

GOLDEN VIEW ELEMENTARY SCHOOL
17251 GOLDEN VIEW LANE
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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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On July 2, 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 Golden View Elementary School, located at 17251 Golden View 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 Golden 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
- Vinyl sheet flooring/mastic
- Asbestos Cement (transite) panel

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

Golden View Elementary School
 17251 Golden View Lane Huntington Beach, CA 92647
 AHERA Three-Year Reinspection – July 2, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
Main	Attic on steel beams	Sprayed fireproofing (on beams only, with overspray)	10,000 sf.	Surf.	Yes	OVS421GV-1,2,3	7% Chrysotile	7	5/6	Debris/dust on topside of ceiling tiles NC
Main	Custodial office by Rm. 10	9x9 tan floor tile and black mastic	128 sf.	Misc.	No			5	5/6	NC
Main	Electrical room by Rm. 10	9x9 tan floor tile and black mastic	60 sf.	Misc.	No			5	5/6	NC
Main	Above ceilings and in walls	Pipe elbows	Throughout	TSI	Yes			5	5/6	Suspect NC
Main	Under windows throughout campus	Asbestos Cement (transite) panel	50 ea.	Misc.	No			5	5/6	Replaced with wood in 19, 20 and 23/24 NC
Main	Food service storage, teacher's dining room	Black floor mastic	250 sf.	Misc.	No			5	5/6	NC
Main	Throughout under 12x12 floor tile and carpet	Black floor mastic	7,000 sf.	Misc.	No			5	5/6	Not visible – suspect under carpet NC
Main	Kitchen	Vinyl sheet flooring/mastic	600 sf.	Misc.	Yes	OVS421GV-4	ND			NC Will move to historical data
Main	Throughout	Drywall joint compound	Throughout	Misc.	No	OVS421GV-5,6,7	ND			NC Will move to historical data
Main	Kindergarten, and suspect throughout	Black and yellow floor mastic	Throughout	Misc.	No			5	5/6	NC

III. DIAGRAM

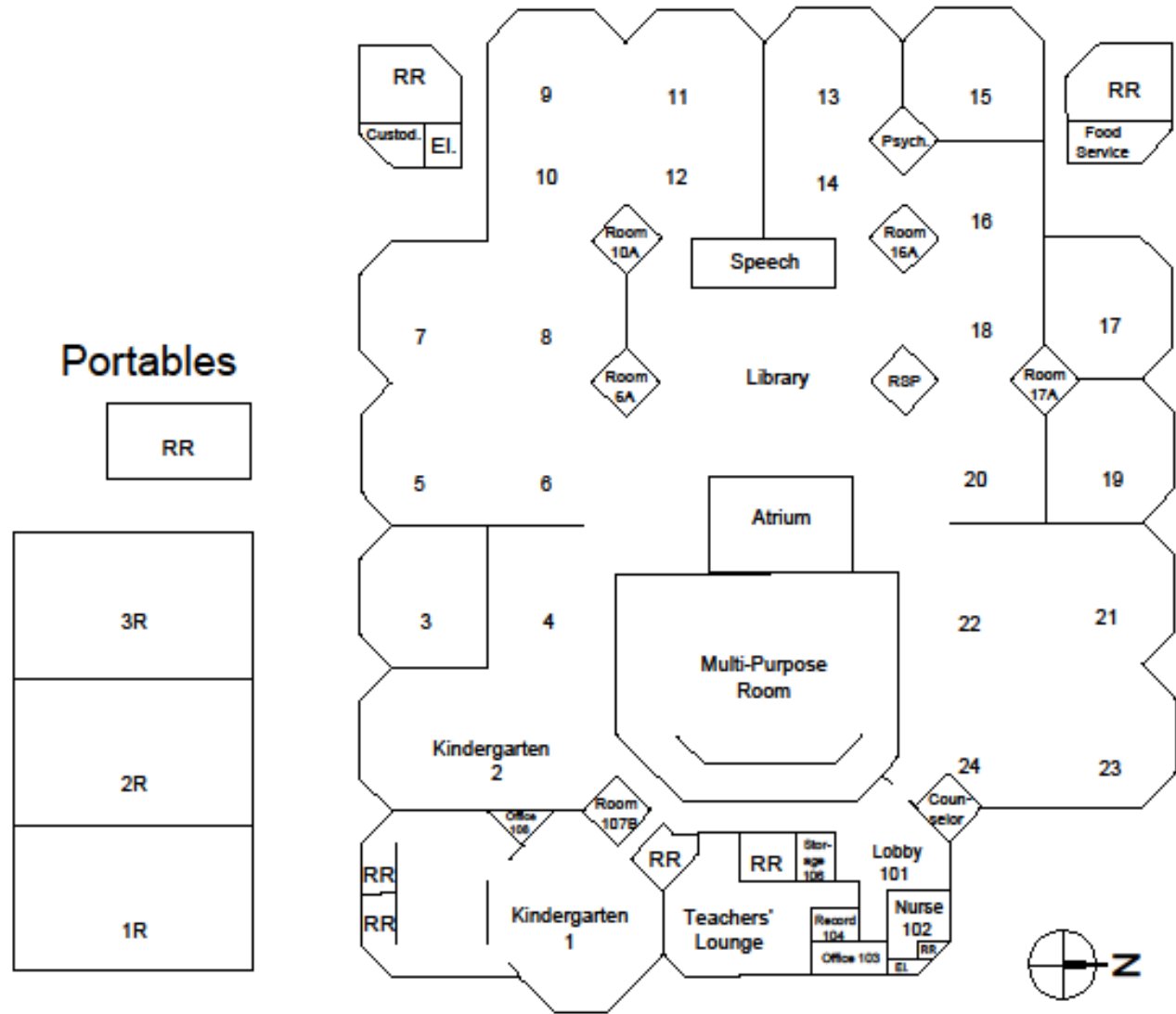
Figure 1

Legend
RR = Restroom
El. = Electrical Room

Childcare
Building

4R

Main Building



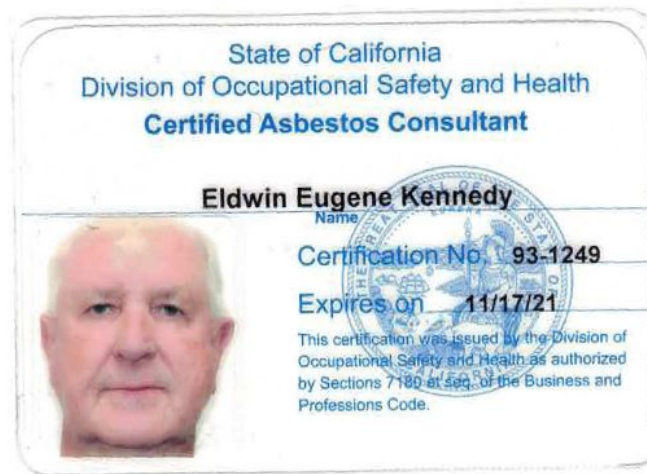
Campus Site Map

Ocean View School District
Golden View Elementary School
17251 Golden View Lane
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.