



# ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

LAKE VIEW ELEMENTARY SCHOOL  
17451 ZEIDER 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:

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## I. EXECUTIVE SUMMARY

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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 Lake View Elementary School, located at 17451 Zeider 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 Lake View Elementary School have not 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. Materials identified as asbestos containing are as follows:

- Sprayed fireproofing remaining in inaccessible spaces

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. 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

Lake View Elementary School  
 17451 Zeider Lane Huntington Beach, CA 92647  
 AHERA Three-Year Reinspection – July 2, 2021

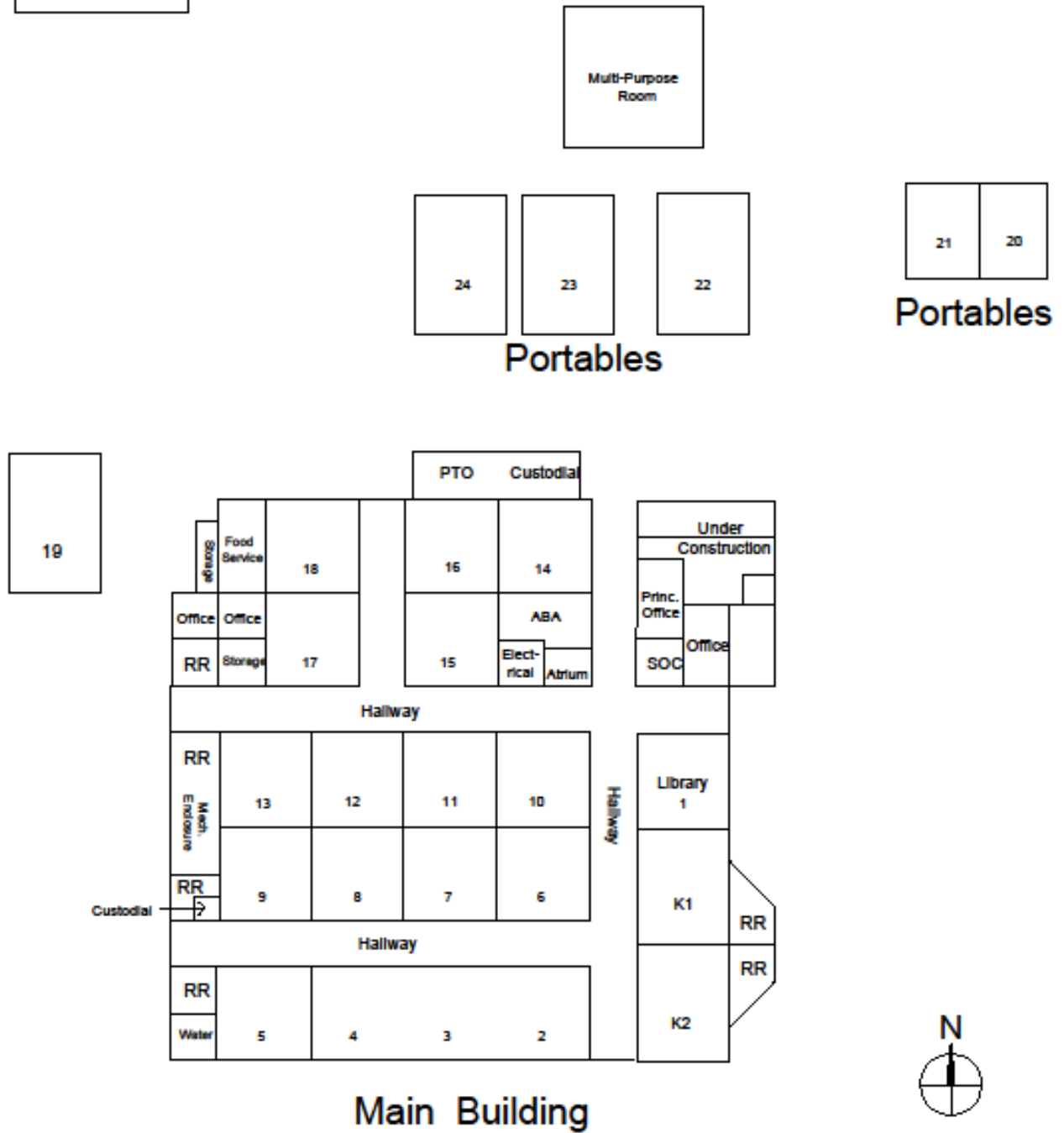
<i><b>Bldg.</b></i>	<i><b>Location</b></i>	<i><b>Material</b></i>	<i><b>Approx. Quantity</b></i>	<i><b>Type</b></i>	<i><b>Friable</b></i>	<i><b>Sample Number</b></i>	<i><b>Lab Results % Asbestos</b></i>	<i><b>Assessment</b></i>	<i><b>Response Action</b></i>	<i><b>Notes</b></i>
Main & Kindergarten	Wall cavities & door frames throughout	Sprayed fireproofing	1,000 sf.	Surf	Yes			7	5/6	Inaccessible NC
Main & Kindergarten	Cavities in Robinson decking	Sprayed fireproofing	500 sf.	Surf	Yes			7	5/6	Inaccessible NC

### III. DIAGRAM



Figure 1

Legend  
RR = Restroom



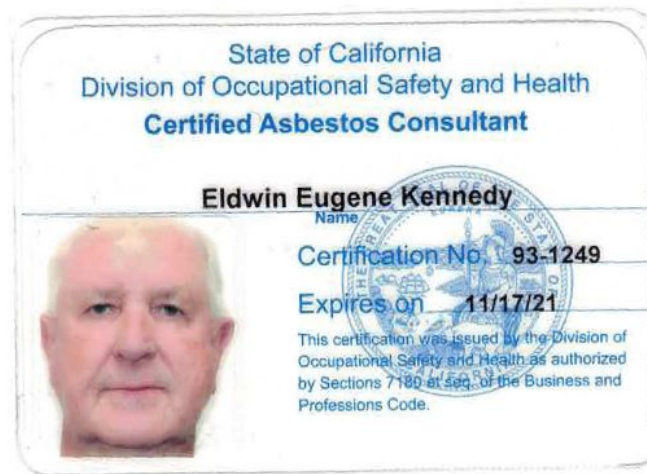
Campus Site Map

Ocean View School District  
Lake View School  
17451 Zeider Lane  
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.