



ENVIRONMENTAL ASSISTANCE GROUP

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CLOSED FOR MODERNIZATION - NOT ACCESSED

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

Conducted at:

MARINE VIEW MIDDLE SCHOOL
5682 TILBURG DRIVE
HUNTINGTON BEACH, CALIFORNIA 92649

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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President
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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY **CLOSED FOR MODERNIZATION**

On May 12, 2020, an Environmental Assistance Group (EAG) Certified Asbestos Consultant (CAC) performed a reinspection for asbestos-containing building materials (ACBMs) at Marine View Middle School, located at 5682 Tilburg Drive Huntington Beach, California 92649. The purpose of the six-month surveillance was 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 re-inspection requirement.

Prior to the 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 Marine View Middle School have changed since the last inspection in December 2018 by Health Science Associates. 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
- Mirror mastic

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the reinspection 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

Marine View Middle School CLOSED FOR MODERNIZATION
 5682 Tilburg Drive Huntington Beach, CA 92649
 AHERA 6-Month Surveillance – December 28, 2020

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
Library Computer Lab	Above dropped ceilings	Sprayed fireproofing	900 sf.	Surf.	Yes	7	5/6	NC
Library Computer Lab	Computer Lab	9x9 tan floor tile and black mastic	900 sf.	Misc.	No	6	5/6	Under carpet
Library Computer Lab	Entrance to library	12x12 black floor tile	80 sf.	Misc.	No	6	5/6	NC Sample
Library Computer Lab	Computer lab at windows and doors	A/C panel (painted blue)	5 ea.	Misc.	No	6	5/6	1 cracked outside K-1 door
Library Computer Lab	Add-on room at back of bldg.	Plaster ceiling and walls	500 sf.	Surf.	Yes	7	5/6	NC Sample
Library Computer Lab	Add-on room at back of bldg.	Drywall walls	200 sf.	Misc.	No	7	5/6	Damaged – water intrusion Mold NC Sample
Library Computer Lab	Add-on room at back of bldg.	12x12 gray floor tile and black mastic	500 sf.	Misc.	No	6	5/6	NC Sample
Library Computer Lab	Add-on room at back of bldg.	4" blue baseboard and brown mastic	100 lf.	Misc.	No	6	5/6	Damaged – water intrusion NC Sample
Main	Men, Women/Health RRs.	12x12 ceiling tile mastic	300 sf.	Misc.	Yes	6	5/6	NC Sample
Main	Above dropped ceilings	Sprayed fireproofing	12,000 sf.	Surf.	Yes	7	5/6	Water damage next to HVAC unit in Rm. 15. NC
Main	Custodial room south side by room 12	Overspray on pipe	1 lf.	TSI	Yes	7	5/6	NC Sample
Main	Wall cavities	Fireproofing	Throughout	TSI	Yes	7	5/6	Suspect NC
Main	Above dropped ceilings	Pipe fitting insulation	100 ea.	TSI	Yes	7	5/6	Suspect NC
Main	Rooms 3 & 4	Black floor tile mastic	1800 sf.	Misc.	No	7	5/6	Suspect under carpet NC Sample
Main	Counselor office	9x9 red/tan/gray floor tile and black mastic	120 sf.	Misc.	No	6	5/6	Suspect under carpet now

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
Main	Food service, woodshop, counselor office	Stucco Sprayed acoustic ceiling	700 sf.	Surf.	Yes	7	5/6	NC Sample
Main	Exterior overhang west side	Stucco	100 sf.	Surf.	No	7	5/6	NC Sample
Main	West, south and east entrances	A/C panel (painted blue)	24 ea.	Misc.	No	6	5/6	Not transite – metal panels
Main	All restrooms	Mirror mastic	4 ea.	Misc.	No	6	5/6	Not suspect
Main	West storage	Stucco Sprayed acoustic ceiling	100 sf.	Surf.	No	7	5/6	NC Sample
Main	Room 14 workroom	Green 9x9 floor tile and mastic	900 sf.	Misc.	No	6	5/6	Minor damage at hallway door. NC Sample 12x12
Main	Rooms 5,12,16 and 18	12x12 light gray floor tile and mastic	3,500 sf.	Misc.	No	6	5/6	
Multipurpose	MPR storage rooms	9x9 gray floor tile and black mastic	350 sf.	Misc.	No	7	5/6	Suspect NC Sample
Multipurpose	MPR	Mirror mastic	300 sf.	Misc.	No	7	5/6	Suspect NC
Multipurpose	MPR, restroom	12x12 gray floor tile	2,500 sf.	Misc.	No	6	5/6	NC Sample
Multipurpose	Room next to classroom/double door	Black tile mastic	250 sf.	Misc.	No	7	5/6	Suspect NC Sample
Multipurpose	Above ceiling	Sprayed fireproofing on beams with overspray	3,500 sf.	Surf.	Yes	7	5/6	NC
Multipurpose	Mech. Room	Metal fire door	1 ea.	Misc.	No	7	5/6	NC
Multipurpose	Mech. Room	Stucco wall Sand finish plaster walls	200 sf.	Surf.	No	7	5/6	NC Sample

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Multipurpose	MPR, restroom, Rm. 32	6" black baseboard with glue	500 lf.	Misc.	No	6	5/6	NC Sample
Multipurpose	Room 32	Plaster ceiling	1,000 sf.	Surf.	No	7	5/6	NC Sample
Multipurpose	MPR storage room	12" Random hole white ceiling tile/mastic	200 sf.	Misc.	No	7	5/6	1 missing tile Sample
Multipurpose	MPR storage room	White/brown baseboard mastic	80 lf.	Misc.	No	6	5/6	
Multipurpose	Restroom Room 32	Drywall and joint compound	150 sf.	Misc.	No	7	5/6	Suspect NC Sample
Multipurpose	MPR storage room	12x12 beige floor tile and mastic	350 sf.	Misc.	No	6	5/6	Carpet now NC Sample
East Portable 26 & 27	Rooms 26 & 27	4" black baseboard with glue	200 lf.	Misc.	No	6	5/6	
West Portable 30	Classroom	Wall paneling with glue	800 sf.	Misc.	No	6	5/6	Not suspect NC Sample
West Portable 30	Classroom	Mirror mastic	<40 sf.	Misc.	No	6	5/6	NC Sample
West Portable 30	Classroom	2'x4' ceiling tile fissure	2,000 sf.	Misc.	Yes	7	5/6	NC Sample
South Portable 24 & 25	Rooms 24 & 25	2'x4' ceiling tile	2,500 sf.	Misc.	Yes	7	5/6	Not suspect NC Sample
South Portable 24 & 25	Rooms 24 & 25	Tack wall paneling with glue	2,400 sf.	Misc.	No	6	5/6	Not suspect NC Sample
South Portable 21 & 23	Rooms 21 & 23 walls & ceiling	12" Random hole white tile/mastic	2,000 sf.	Misc.	Yes	7	5/6	NC Sample
South Portable 21 & 23	Room 21	Carpet cove	200 lf.	Misc.	No	6	5/6	

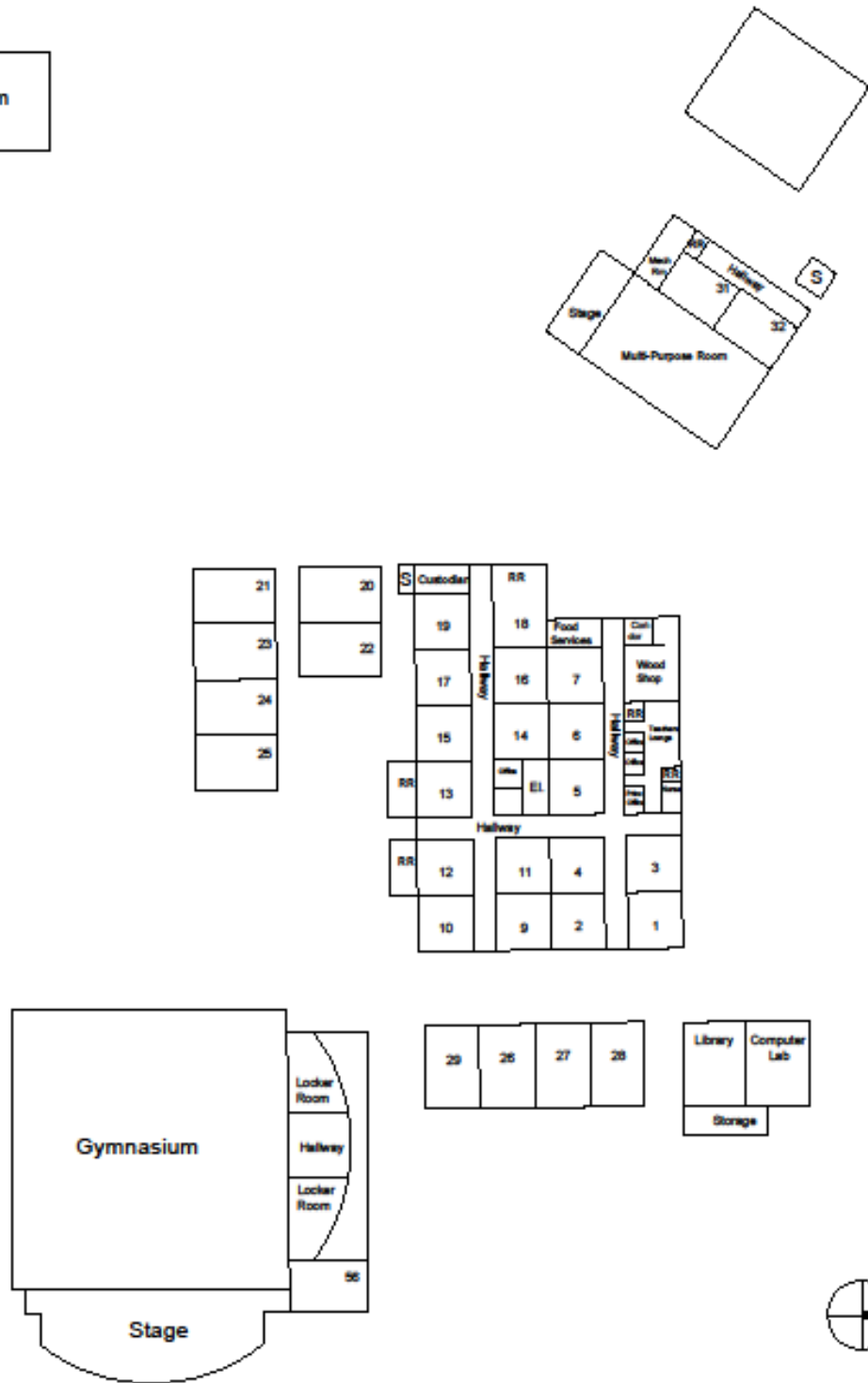
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<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
South Portable 21 & 23	Room 23	Brown baseboard mastic	200 sf.	Misc.	No	6	5/6	Carpet now NC Sample
South Portable 20 & 22	Rooms 20 & 22	12" Pinhole ceiling tile	1,800 sf.	Misc.	Yes	7	5/6	NC Sample
South Portable 20 & 22	Rooms 20 & 22	Tack wall paneling with glue	1,000 sf.	Misc.	No	6	5/6	NC Sample
East Portable 28 & 29	Rooms 28 & 29	4" black baseboard with glue	200 lf.	Misc.	No	6	5/6	NC Sample
East Portable 28 & 29	All rooms	2'x4' ceiling tiles fiberglass	4,000 sf.	Misc.	Yes	7	5/6	Newer fiberglass – not suspect
Gym	Restrooms, entrance, electrical room, room 56 116	Drywall and joint compound		Misc.	No	6	5/6	
Gym	Restrooms	Mirror mastic	6 ea.	Misc.	No	6	5/6	No – will remove from report
Gym	Basketball court	Vinyl sheet flooring/mastic	10,000 sf.	Misc.	No	6	5/6	NC
Gym	Basketball court and tech. room	4" black baseboard with glue	400 lf.	Misc.	No	6	5/6	NC Sample
Gym	Tech. room and entrance to court	12x12 black floor tile with mastic	200 sf.	Misc.	No	6	5/6	
Gym	Room 56 116	12x12 black floor tile with mastic	500 20 sf.	Misc.	No	6	5/6	NC Sample

III. DIAGRAM

Figure 1

Legend
 RR = Restroom
 S = Storage



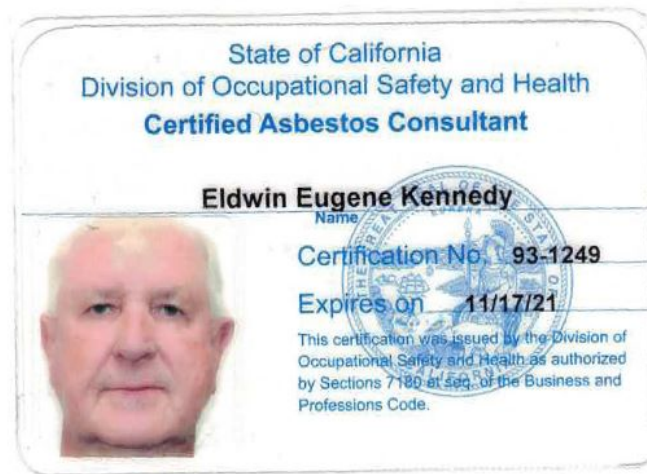
Campus Site Map

Ocean View School District
 Marine View Middle School
 5682 Tilburg Dr
 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.