



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

MEADOW VIEW SCHOOL
5702 CLARK DRIVE
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
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TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. SURVEY RESULTS REPORT
- III. DIAGRAM
- IV. INSPECTOR'S CERTIFICATION
- V. DISCLAIMER/REPORT LIMITATIONS

I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On June 25, 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 Meadow View School, located at 5702 Clark 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 Meadow View 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
- Fire doors
- Heater gaskets
- Flexible duct joint
- 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
- Acoustic spray ceiling
- Plaster
- Stucco
- Vinyl sheet flooring

Mirror mastic was routinely placed in the report by previous consultants and site confirmation showed the mastic was not present and the material has been removed from this report. 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

Meadow View School
5702 Clark Drive Huntington Beach, CA 92647
AHERA Three-Year Reinspection – June 28, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
A - Rooms 23-25	Heater Closets No. & So.	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	South door lock keyway filled; no change expected NC
A - Rooms 23-25	Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	South not accessed. North NC
A - Rooms 23-25	Heater Closets	Heater gaskets	1 ea.	Misc.	No			5	5/6	South not accessed
A - Rooms 23-25	Throughout under carpet and 12x12 floor tile	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Seam separation in carpet in Rm. 24. NC
A - Rooms 23-25	Throughout on ceiling	Ceiling tile mastic	Throughout	Misc.	No	OVS421MV-39	ND			NC
A - Rooms 23-25	Throughout interior walls	Plaster	4,500 sf.	Surf.	No	OVS421MV-16,17	ND			NC Will move to Historical Data
A - Rooms 23-25	Exterior overhangs/walls	Stucco	4,500 sf.	Surf.	No	OVS421MV-15	ND			NC Will move to Historical Data
A - Rooms 23-25	Room 23	4" black vinyl base/mastic	150 lf.	Misc.	No			5	5/6	NC
A - Rooms 23-25	Room 23 Kitchenette	Drywall/joint compound	400 sf.	Misc.	Yes			7	5/6	NC
A - Rooms 23-25	Rooms 24 & 25	6" black vinyl base/mastic	200 lf.	Misc.	No	OVS421MV-18	ND			NC Will move to Historical Data
B - Rooms 20-22	North & south Heater Closets	Flexible duct joint	7 ea.	Misc.	No	OVS421MV-25	ND			Canvas NC Will move to Historical Data
B Rooms 20-22	North & south Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	NC
B Rooms 20-22	North & south Heater Closets	Heater gaskets	3 ea.	Misc.	Yes			7	5/6	Not observed NC
B Rooms 20-22	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Rm. 22 threshold tile exposed NC
B Rooms 20-22	Rooms 21 & 22	4" black baseboard/ brown mastic	400 lf.	Misc.	No	OVS421MV-27	Trace Anthophyllite			NC Will move to Historical Data
B Rooms 20-22	Throughout interior walls	Plaster	4,500 sf.	Surf.	No	OVS421MV-29	ND			NC Will move to Historical Data

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B Rooms 20-22	Exterior overhangs/walls	Stucco	4,500 sf.	Surf	No	OVS421MV-31	Trace Chrysotile			Minor chipping NC Will move to Historical Data
C Rooms 17-19	North & South Heater Closets	Flexible duct joint	6 ea.	Misc.	No			7	5/6	Canvas NC
C Rooms 17-19	North & South Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	Paint peeling NC
C Rooms 17-19	North & South Heater Closets	Heater gaskets	3 ea.	Misc.	No			7	5/6	Not observed NC
C Rooms 17-19	Electrical Room	Fire door	1 ea.	Misc.	No			5	5/6	Paint peeling NC
C Rooms 17-19	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	NC
C Rooms 17-19	Rooms 17/18, 19, & Boy's & Girl's RR	Ceiling tile mastic	900 sf.	Misc.	No	OVS421MV-22	ND			NC Will move to Historical Data
C Rooms 17-19	Rooms 17/18	4" black baseboard/br own mastic	200 lf.	Misc.	No	OVS421MV-21	ND			NC Will move to Historical Data
C Rooms 17-19	Rooms 17/18	12x12 beige floor tile	400 sf.	Misc.	No	OVS421MV-19	2% Chrysotile	5	5/6	Damage at 17 door threshold NC
C Rooms 17-19	Rooms 17/18	Mastic under wood wall paneling	500 sf.	Misc.	No			5	5/6	Not suspect – nailed on NC
C Rooms 17-19	Room 19	4" black baseboard/ mastic	150 lf.	Misc.	No	OVS421MV-20	ND			NC Will move to Historical Data
C Rooms 17-19	Throughout interior walls	Plaster	4,500 sf.	Surf	No	OVS421MV-23	ND			NC Will move to Historical Data
C Rooms 17-19	Exterior walls and overhangs	Stucco	4,500 sf.	Surf.	No	OVS421MV-24	Trace Chrysotile			Water damage – west wall Will move to Historical Data
D Rooms 14-16	North & south Heater Closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC
D Rooms 14-16	North & south Heater Closets	Heater gaskets	3 ea.	Misc.	Yes			7	5/6	Not observed - covered with duct tape NC

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D Rooms 14-16	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	NC
D Rooms 14-16	Rooms 14, 15, 16A & 16B	4" brown baseboard/ black mastic	150 lf.	Misc.	No	OVS421MV-13	ND			NC Will move to Historical Data
D Rooms 14-16	Rooms 14, 15, 16A & 16B	Ceiling tile mastic	2,700 sf.	Misc.	No	OVS421MV-39	ND			NC
D Rooms 14-16	Throughout interior walls	Plaster	4,500 sf.	Surf.	No	OVS421MV-10,12	Trace Chrysotile			NC
D Rooms 14-16	Exterior walls and overhangs	Stucco	4,500 sf.	Surf.	No	OVS421MV-9,11	Trace Chrysotile			Minor damage – mainly on west side NC
E Admin.	Office, under window	Asbestos cement (transite) panel	1 ea.	Misc.	No			5	5/6	NC
E Admin.	Exterior heater closet	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	NC
E Admin.	Exterior heater closet	Duct tape	6 lf.	Misc.	Yes			7	5/6	Damaged NC
E Admin.	Exterior heater closet	Fire door	1 ea.	Misc.	No			5	5/6	NC
E Admin.	Throughout under carpet	9x9 tan and gray floor tile/ black mastic	2,200 sf.	Misc.	No			5	5/6	Significant wrinkling in carpet NC
E Admin.	Throughout	Ceiling tile mastic	2,200 sf.	Misc.	No	OVS421MV-39	ND			NC Will move to Historical Data
E Admin.	Office, Computer Room, Kitchen	4" black baseboard	200 lf.	Misc.	No	OVS421MV-47	ND			NC Will move to Historical Data
E Admin.	Throughout walls	Plaster	8,000 sf.	Surf.	Yes	OVS421MV-40,42	Trace Chrysotile			NC
E Admin.	Exterior overhangs/walls	Stucco	5,800 sf.	Surf.	Yes	OVS421MV-43,44	Trace Chrysotile			Minor damage NC
F Rooms 9-11	North & south Heater closets	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	NC
F Rooms 9-11	North & south Heater closets	Metal Fire door	2 ea.	Misc.	No			5	5/6	NC

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F Rooms 9-11	North & south Heater closets	Heater gaskets	4 ea.	Misc.	Yes			7	5/6	NC
F Rooms 9-11	Rooms 9, 10, 11	4" black baseboard/br own mastic	100 lf.	Misc.	No			5	5/6	Some missing in 11 NC
F Rooms 9-11	Rooms 9, 10, 11 & Office (under carpet or 12x12 tile)	9x9 tan floor tile/black mastic	3,232 sf.	Misc.	No			5	5/6	Suspect under carpet or 12x12 in Rooms 9 & 10, exposed in Room 11 Damaged at Rm. 11 entrance NC
F Rooms 9-11	Rooms 9, 10, 11 & Office	Brown ceiling tile mastic	3,232 sf.	Misc.	No	OVS421MV-39	ND			NC Will move to Historical Data
F Rooms 9-11	Throughout interior walls	Plaster	9,000 sf.	Surf.	No			7	5/6	NC
F Rooms 9-11	Exterior overhangs/walls	Stucco	7,000 sf.	Surf.	No			7	5/6	Damage on west side NC
G Rooms 6-8	North & south Heater closets	Heater gaskets	3 ea.	Misc.	No			7	5/6	Not observed NC Sample
G Rooms 6-8	North & south Heater closets	Flexible duct joints	6 ea.	Misc.	No			7	5/6	NC
G Rooms 6-8	Rooms 6 & 7	12x12 beige floor tile	1,800 sf.	Misc.	No			5	5/6	Minor damage at threshold in 6 & 7 NC
G Rooms 6-8	Rooms 6 & 7	4" brown baseboard	200 lf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Rooms 6 & 7	Brown baseboard mastic	250 lf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Room 7	4" black baseboard	250 lf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Classroom 8	Black floor mastic	960 sf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Room 8	Vinyl sheet flooring	450 sf.	Misc.	No	OVS421MV-32	ND			NC Will move to Historical Data
G Rooms 6-8	Rooms 8	4" gray baseboard	120 lf.	Misc.	No	OVS421MV-33	ND			NC Will move to Historical Data
G Rooms 6-8	Throughout	Brown wall tile mastic	3,000 sf.	Misc.	No	OVS421MV-34	Trace Anthophyllite			NC Will move to Historical Data
G Rooms 6-8	Throughout interior walls	Plaster	9,000 sf.	Surf.	No	OVS421MV-36	Trace Chrysotile			NC Will move to Historical Data

Meadow View School
 5702 Clark Drive Huntington Beach, CA 92647
 AHERA Three-Year Reinspection – June 28, 2021

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G Rooms 6-8	Exterior overhangs/walls	Stucco	7,000 sf.	Surf.	No	OVS421MV-35	Trace Chrysotile			Minor chipping NC Will move to Historical Data
H Rooms 3-5	North & south Heater closets	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	Lock damaged on south heater room closet No access to south closet
H Rooms 3-5	North & south Heater closets	Heater gaskets	4 ea.	Misc.	Yes			7	5/6	Western Heaters all buildings NC
H Rooms 3-5	North & south Heater closets	Metal Fire door	2 ea.	Misc.	No			5	5/6	NC
H Rooms 3-5	Rooms 3 & 4	12x12 gray floor tile/	1,400 sf.	Misc.	No	OVS421MV-54	2% Chrysotile		5/6	NC Will move to Historical Data
H Rooms 3-5	Rooms 3 & 4	4" black vinyl base	125 lf.	Misc.	No	OVS421MV-55	Trace Anthophyllite			NC Will move to Historical Data
H Rooms 3-5	Rooms 3 & 4	4" gray vinyl base	125 lf.	Misc.	No	OVS421MV-56	ND			NC Will move to Historical Data
H Rooms 3-5	Rooms 3 & 4	Black vinyl base mastic	250 lf.	Misc.	No	OVS421MV-57	Trace Anthophyllite Trace Chrysotile			NC Will move to Historical Data
H Rooms 3-5	Room 5 (under carpet & 12x12 floor tile)	9x9 tan floor tile/ black mastic	450 sf.	Misc.	No			5	5/6	Minor damage at south entrance
H Rooms 3-5	Throughout interior walls	Plaster	8,000 sf.	Surf.	No	OVS421MV-37	ND			NC Will move to Historical Data
H Rooms 3-5	Exterior overhangs/walls	Stucco	6,000 sf.	Surf.	No	OVS421MV-38	Trace Chrysotile			NC Will move to Historical Data
I Rooms 1-2	Heater closet	Flexible duct joint	4 ea.	Misc.	Yes			7	5/6	Units replaced NC
I Rooms 1-2	Throughout ceiling	Brown ceiling/ wall tile mastic	900 sf.	Misc.	No	OVS421MV-53	ND			NC Will move to Historical Data
I Rooms 1-2	Rooms 1 & 2	12x12 gray floor tile	600 sf.	Misc.	No	OVS421MV-50	2% Chrysotile		5/6	NC
I Rooms 1-2	Rooms 1 & 2	Floor mastic	300 sf.	Misc.	No			5	5/6	NC
I Rooms 1-2	Throughout interior walls	Plaster	4,000 sf.	Surf.	No	OVS421MV-51	ND			NC Will move to Historical Data

Meadow View School
5702 Clark Drive Huntington Beach, CA 92647
AHERA Three-Year Reinspection – June 28, 2021

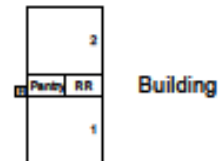
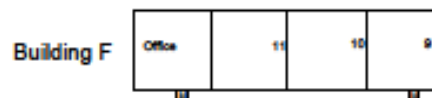
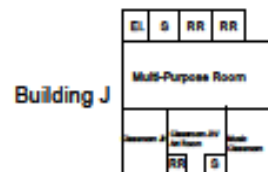
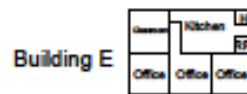
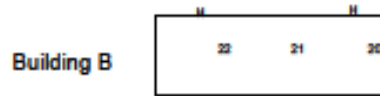
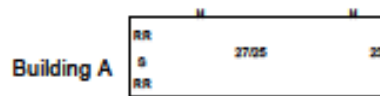
Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos		Response Action	Notes
I Rooms 1-2	Exterior overhangs/walls	Stucco	3,000 sf.	Surf.	No	OVS421MV-52	Trace Chrysotile			Minor damage NC Will move to Historical Data
J Multipurpose	Storage and East Entry, Math/Science, throughout	9x9 tan floor tile	4,300 sf.	Misc.	No			5	5/6	Minor damage at east entry by cold room
J Multipurpose	Throughout under carpet	Black floor mastic	4,300 sf.	Misc.	No			5	5/6	NC
J Multipurpose	Electrical Room	Fire door	1 ea.	Misc.	No			5	5/6	NC
J Multipurpose	East extra storage Room	Acoustic spray ceiling	150 sf.	Surf.	Yes	OVS421MV-1,2,3	Trace Chrysotile			NC Will move to Historical Data
J Multipurpose	East extra storage Room	12x12 beige VFT	150 sf.	Misc.	No	OVS421MV-4	Trace Chrysotile			NC Will move to Historical Data
J Multipurpose	East Water Heater Room	Pipe fitting insulation	1 ea.	TSI	Yes			7	5/6	Could not see, packed with storage Suspect NC
J Multipurpose	Throughout	Pipe fitting insulation	UK	TSI	Yes			7	5/6	NC
J Multipurpose	Library-southwest book storage	9x9 tan floor tile/ black mastic	300 sf.	Misc.	No			5	5/6	Floor damaged NC
J Multipurpose	Library-southeast book storage	black floor mastic	300 sf.	Misc.	No			5	5/6	Under carpet NC
J Multipurpose	North Mechanical Room/Storage	Flexible duct joint	16 lf.	Misc.	Yes			7	5/6	Could not see – used for storage NC
J Multipurpose	Mechanical Room, Northwest Storage	Metal Fire door	1 ea.	Misc.	No			5	5/6	NC
J Multipurpose	Throughout building except in the Library	Ceiling tile mastic	1,000 sf.	Misc.	No	OVS421MV-8	ND			NC Will move to Historical Data
J Multipurpose	Music Room	Carpet cove	120 lf.	Misc.	No			5	5/6	Carpet cove NC
J Multipurpose	Language Room, Kitchen	12x12 gray floor tile	300 sf.	Misc.	No	OVS421MV-5,6	2% Chrysotile	5	5/6	Tile – ND Mastic 2%

Meadow View School
 5702 Clark Drive Huntington Beach, CA 92647
 AHERA Three-Year Reinspection – June 28, 2021

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J Multipurpose	Music Room, Language Room, Custodial	Black floor mastic	200 sf.	Misc.	No			5	5/6	NC
J Multipurpose	Southeast Storage	4" brown baseboard/ brown mastic	100 lf.	Misc.	No	OVS421MV-7	2% Chrysotile	5	5/6	Mastic 2%

III. DIAGRAM

Figure 1



Legend
 RR = Restroom
 H = Heater Closet
 S = Storage
 El. = Electrical Room



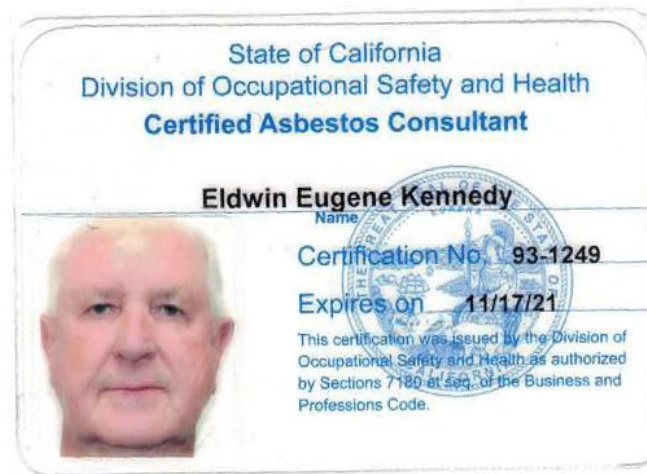
Campus Site Map

Ocean View School District
 Meadow View School
 5701 Clark 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.