



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

MESA VIEW MIDDLE SCHOOL
17601 AVILLA 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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President
Environmental Assistance Group

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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 Mesa View Middle School, located at 17601 Avilla 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 Mesa View Middle 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:

- Drywall taping compound
- Pipe fitting insulation
- 9" x 9" vinyl floor tile and mastic
- 12" x 12" grey vinyl floor tile and mastic
- Black floor mastic

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.

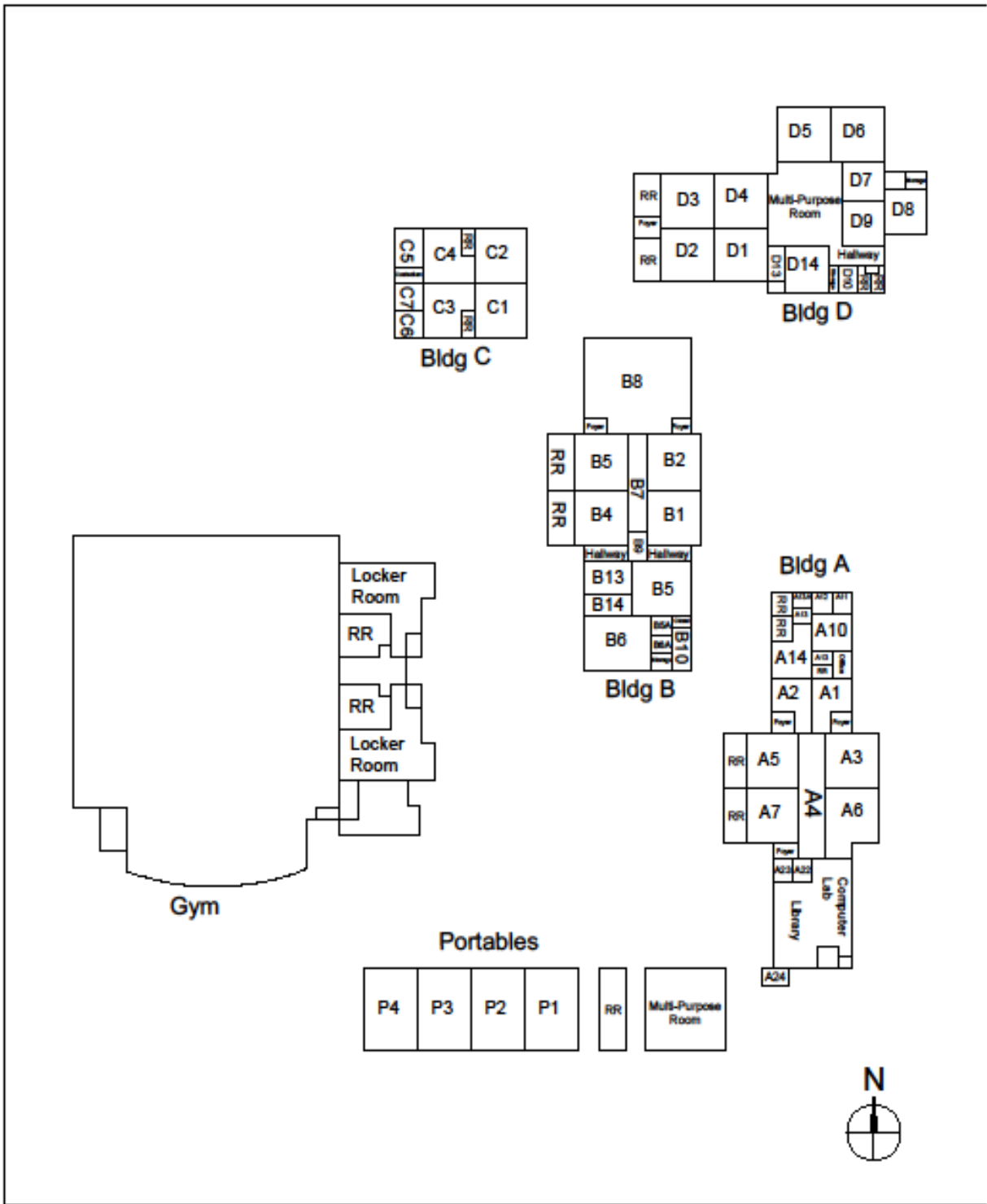
Response Action = Recommendations for all ACM that was found during this inspection. The Response Actions indicate one of the following options.

| 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 |

Mesa View Middle School
17601 Avilla 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 |
|--------------|--|-----------------------------------|------------------|-------|---------|----------------------------|------------------------|------------|-----------------|---|
| A Classrooms | Rooms A8, A1-A4, A8-17, A1A, A6A, A13A, A22, A101-A103 | Black floor mastic | 1,200 sf. | Misc. | No | | | 5 | 5/6 | Suspect NC Sample |
| A Classrooms | Ceiling space | Pipe fitting insulation | 10 | TSI | Yes | | | 7 | 5/6 | Access in teacher's lounge NC |
| A Classrooms | Rooms A5, A7 and computer lab | Drywall and joint compound | 1,600 sf. | Misc. | Yes | OVS421MV-1,2 OVS421MV-3 | ND 2% Chrysotile | 7 | 5/6 | NC |
| B Classrooms | Rooms B3 & B8 (E. entries), B101-B102 | 12x12 tan/white floor tile/mastic | 1876 sf. | Misc. | No | OVS421MV-7 | ND | | | NC Will move to Historical Data |
| B Classrooms | Room B5 (B5B, B5C, B6B, B6C) | 9x9 tan floor tile/ mastic | 50 sf. | Misc. | No | | | 5 | 5/6 | NC |
| B Classrooms | Room B7 & hallway | Black floor mastic | 1,890 sf. | Misc. | No | | | 5 | 5/6 | Suspect under carpet NC Sample |
| B Classrooms | Rooms B1, B2, B5 & B6 | Drywall joint compound | 2,400 sf. | Misc. | Yes | OVS421MV-4,5 OVS421MV-6 | 2% Chrysotile ND | 7 | 5/6 | NC |
| C | Boiler Room (C7) | Pipe fitting insulation | 25 ea. | TSI | Yes | | | 7 | 5/6 | NC |
| C | Room C2 Woodshop | 9x9 brown floor tile | 1,465 sf. | Misc. | No | | | 5 | 5/6 | Damaged and missing tiles NC |
| C | Rooms C1-C4 | Black floor mastic | 5,500 sf. | Misc. | No | | | 5 | 5/6 | Suspect under tile and/or carpet except in C4 NC Sample |

III. DIAGRAM



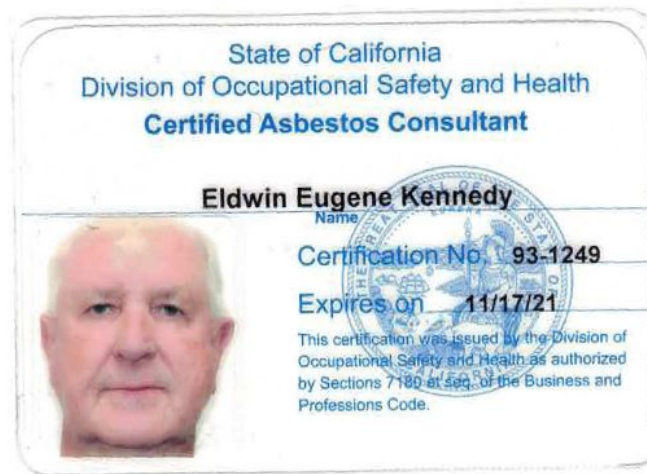
Campus Site Map

Ocean View School District
 Mesa View School
 17601 Avilla Ln.,
 H.B., 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.