



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

PLEASANT VIEW ELEMENTARY SCHOOL
16692 LANDAU 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:

Eldwin "Ed" Kennedy, CAC# 93-1249
President
Environmental Assistance Group

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I. EXECUTIVE SUMMARY

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On June 30, 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 Pleasant View Elementary School, located at 16692 Landau 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 Pleasant 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:

- 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
- 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. 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 |

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| Bldg. | Location | Material | Approx. Quantity | Type | Friable | Sample Number | Lab Results % Asbestos | Assessment | Response Action | Notes |
|----------------|-------------------------------------|--|-------------------------|-------------|----------------|----------------------|-------------------------------|-------------------|------------------------|---|
| Admin | Heater Room, inside Electrical Room | Flexible duct joint | 1 ea. | Misc. | Yes | | | 7 | 5/6 | NC |
| Admin | Heater Room, inside Electrical Room | Cloth duct wrap | 24 sf. | Misc. | Yes | | | 7 | 5/6 | NC |
| Admin | Heater Room, inside Electrical Room | Fire door | 1 ea. | Misc. | No | | | 5 | 5/6 | NC |
| Admin | Nurse's office & cot room | 9x9 floor tile/black mastic | 3,500 sf. | Misc. | No | | | 5 | 5/6 | Now 12x12 tile NC |
| Admin | Restrooms | Drywall/joint compound | 1,000 sf. | Misc. | Yes | | | 7 | 5/6 | NC Sample |
| Admin | Women's Restroom | Ceiling tile mastic | 200 sf. | Surf. | No | OVS421PV-7 | ND | 5 | 5/6 | Damaged Sample |
| Admin | Interior walls | Plaster | 2,700 sf. | Surf. | No | OVS421PV-1,2,3,4,5,6 | ND | | | Will move to Historical Data NC |
| Admin | Exterior overhangs and walls | Stucco | 2,500 sf. | Surf. | No | OVS421PV-8,9,10 | Trace Chrysotile | | | NC Will move to Historical Data |
| K1 and K2 | 2 heater closets N and S | Fire door | 2 ea. | Misc. | No | | | 5 | 5/6 | NC |
| K1 and K2 | K1 & K2 Ocean View Prep. | 9x9 floor tile/black mastic | 2,688 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12" floor tile and carpet Damaged VFT at E. doors of K1 & K2 |
| K1 and K2 | K1 & K2 Ocean View Prep. | Ceiling tile mastic in ceilings and upper wall | 3,000 sf. | Surf. | No | OVS421PV-19 | ND | | | NC Will move to Historical Data |
| Classrooms 3-5 | 2 heater closets east & west | Flexible duct joint | 4 ea. | Misc. | Yes | | | 7 | 5/6 | Minor damage in corner NC |
| Classrooms 3-5 | 2 heater closets east & west | Cloth duct wrap | 24 sf. 2 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 3-5 | 2 heater closets east & west | Heater gasket | 24 lf. 4 total | Misc. | No | | | 7 | 5/6 | NC |
| Classrooms 3-5 | Room 3 | 12x12 tan floor tile/mastic | 480 sf. | Misc. | No | OVS421PV-20 | ND | | | NC Will move to Historical Data |
| Classrooms 3-5 | Room 3 | 9x9 floor tile/black mastic | 900 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12" floor tile and/or carpet NC |

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| <i>Bldg.</i> | <i>Location</i> | <i>Material</i> | <i>Approx. Quantity</i> | <i>Type</i> | <i>Friable</i> | <i>Sample Number</i> | <i>Lab Results % Asbestos</i> | <i>Assessment</i> | <i>Response Action</i> | <i>Notes</i> |
|----------------|-------------------------------|----------------------------------|-------------------------|-------------|----------------|----------------------|-------------------------------|-------------------|------------------------|--|
| Classrooms 3-5 | Room 4 | 9x9 tan floor tile/ black mastic | 900 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12" dark tan floor tile and/or carpet NC |
| Classrooms 3-5 | Room 5 | 12x12 tan floor tile | 1,350 sf. | Misc. | No | OVS421PV-22 | 2% Chrysotile | 5 | 5/6 | NC |
| Classrooms 3-5 | Room 5 | 9x9 floor tile/black mastic | 900 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12x12 floor tile NC |
| Classrooms 3-5 | Rooms 3, 4 & 5 | Wall/ceiling tile mastic | 3,000 sf. | Misc. | No | | | 5 | 5/6 | Suspect Loose tile in Rm. 3, east wall. Mastic exposed NC |
| Classrooms 3-5 | Interior walls | Plaster | 5,000 sf. | Surf. | No | OVS421PV-21,23 | ND | | | NC Will move to Historical Data |
| Classrooms 3-5 | Exterior overhangs and walls | Stucco | 10,000 sf. | Surf. | No | OVS421PV-24,25 | Trace Chrysotile | | | NC Will move to Historical Data |
| Classrooms 6-8 | 2 heater closets, east & west | Flexible duct joint | 4 ea. | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 6-8 | 2 heater closets, east & west | Cloth duct wrap | 24 sf. 2 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 6-8 | 2 heater closets, east & west | Heater gasket | 24 lf. 4 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 6-8 | 2 heater closets, east & west | Fire door | 1 ea. | Misc. | No | | | 5 | 5/6 | Newer doors NC |
| Classrooms 6-8 | Rooms 6, 7 & 8 | 9x9 tan floor tile/ black mastic | 2,700 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12" floor tile and/or carpet NC |
| Classrooms 6-8 | Rooms 6, 7 & 8 | Wall/ceiling tile mastic | 3,000 sf. | Misc. | No | OVS421PV-28 | ND | | | NC Will move to Historical Data |
| Classrooms 6-8 | Room 8 | Brown/black baseboard mastic | 120 lf. | Misc. | No | OVS421PV-29 | Trace Anthophyllite | | | NC Will move to Historical Data |
| Classrooms 6-8 | Exterior overhangs and walls | Stucco | 12,000 sf. | Surf. | No | OVS421PV-26,27 | Trace Chrysotile | | | NC Will move to Historical Data |

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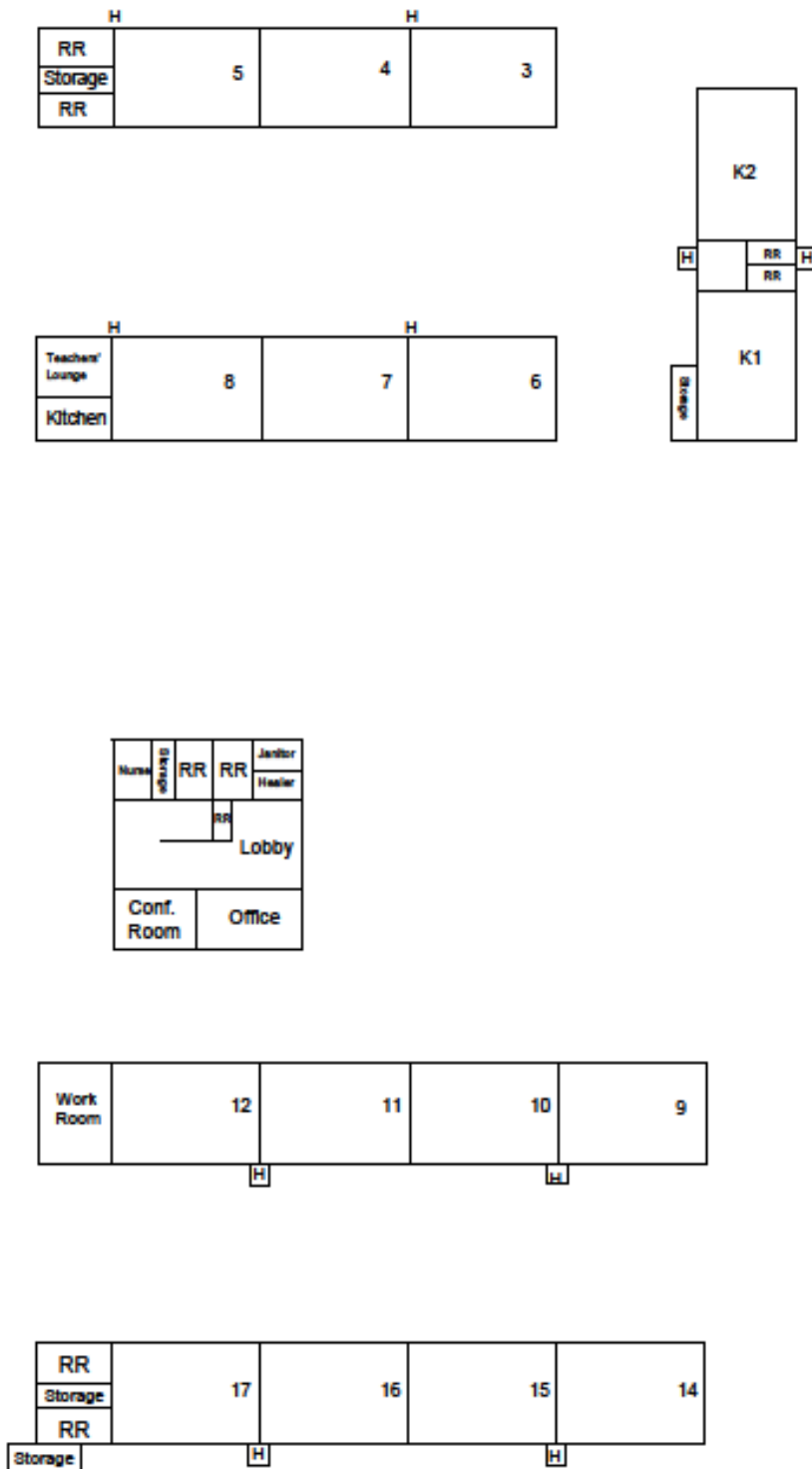
| <i>Bldg.</i> | <i>Location</i> | <i>Material</i> | <i>Approx. Quantity</i> | <i>Type</i> | <i>Friable</i> | <i>Sample Number</i> | <i>Lab Results % Asbestos</i> | <i>Assessment</i> | <i>Response Action</i> | <i>Notes</i> |
|------------------|-------------------------------|----------------------------------|-------------------------|-------------|----------------|----------------------|-------------------------------|-------------------|------------------------|---|
| Classrooms 6-8 | Interior walls | Plaster | 12,000 sf. | Surf. | No | OVS421PV-30,31 | ND | | 5/6 | NC Will move to Historical Data |
| Classrooms 9-13 | 2 heater closets | Cloth duct wrap | 24 sf. 4 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 9-13 | 2 heater closets, east & west | Flexible duct joint | 2 per closet 4 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 9-13 | 2 heater closets, east & west | Heater gasket | 24 lf 4 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 9-13 | 2 heater closets, east & west | Fire door | 2 ea. | Misc. | No | | | 5 | 5/6 | Newer door on west side NC |
| Classrooms 9-13 | Rooms 9, 10, 11 & 12 | 9x9 tan floor tile/ black mastic | 3,600 sf. | Misc. | No | | | 5 | 5/6 | Suspect under 12" floor tile and carpets NC |
| Classrooms 9-13 | Rooms 9, 10, 11 & 12 | Wall/ceiling tile mastic | 3,000 sf. | Surf. | No | OVS421PV-15 | ND | | | NC Will move to Historical Data |
| Classrooms 9-13 | Interior walls | Plaster | 5,000 sf. | Surf. | No | OVS421PV-14,16 | ND | | | NC Will move to Historical Data |
| Classrooms 9-13 | Exterior overhangs and walls | Stucco | 12,000 sf. | Surf. | No | OVS421PV-11,12 | Trace Chrysotile | | | NC Will move to Historical Data |
| Classrooms 14-17 | Rooms 14, 15, 16 & 17 | 9x floor tile/ black mastic | 3,600 sf. | Misc. | No | | | 5 | 5/6 | Suspect under new 12" floor tile and carpet NC |
| Classrooms 14-17 | 2 heater closets, east & west | Cloth duct wrap | 24 sf. 4 ea. | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 14-17 | 2 heater closets, east & west | Flexible duct joint | 4 ea. | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 14-17 | 2 heater closets, east & west | Heater gaskets | 24 lf. 4 total | Misc. | Yes | | | 7 | 5/6 | NC |
| Classrooms 14-17 | 2 heater closets, east & west | Fire door | 1 ea. | Misc. | No | | | 5 | 5/6 | East door is newer NC |

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|------------------|------------------------------|--|-------------------------|-------------|----------------|----------------------|-------------------------------|-------------------|------------------------|--|
| Classrooms 14-17 | Rooms 14, 15, 16 & 17 | Ceiling tile mastic in ceilings and upper wall | 3,000 sf. | Misc. | No | | | 5 | 5/6 | Water damage on ceiling in 16 NC Multiple loose tiles in 17 |
| Classrooms 14-17 | Storage | Brown baseboard mastic | 20 lf. | Misc. | No | OVS421PV-18 | Trace Anthophyllite | | | NC Will move to Historical Data |
| Classrooms 14-17 | Interior walls | Plaster | 5,000 sf. | Surf. | Yes | OVS421PV-17 | ND | | | NC Will move to Historical Data |
| Classrooms 14-17 | Exterior overhangs and walls | Stucco | 10,000 sf. | Surf. | Yes | OVS421PV-13 | Trace Chrysotile | | | NC Will move to Historical Data |

III. DIAGRAM

Figure 1



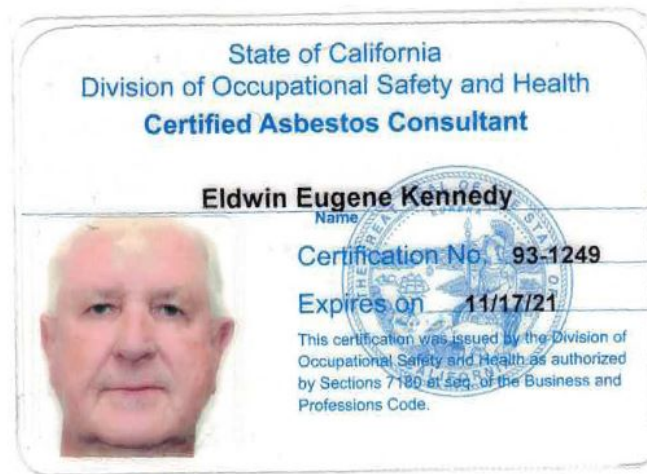
Campus Site Map

Ocean View School District
 Pleasant View School
 16892 Landau Ln
 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.