



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

GRACE LUTHERAN SCHOOL
(Robinwood)
5172 MCFADDEN STREET
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 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 Grace Lutheran School (Robinwood), located at 5172 McFadden Street 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 Grace Lutheran School (Robinwood) 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
- Fire doors
- Pipe fitting insulation
- 12" x 12" vinyl floor tile and mastic
- 2'x4' ceiling tile
- 1'x1' ceiling tile mastic
- Heater gaskets
- Woven duct wrap
- Plaster
- Flexible duct joint
- Miscellaneous mastic

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

Grace Lutheran School
(Robinwood)
5172 McFadden Street Huntington Beach, CA 92647
AHERA Three-Year Reinspection – June 25, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
A Kindergarten	Heater Room HVAC 1 & 2	Flexible duct joint	2 ea. 16 lf.	TSI	Yes	OVS421G-1	55% Chrysotile	7	5/6	NC
A Kindergarten	Rooms 1 & 2 under carpet	Black floor tile mastic	3,600 sf.	Misc.	No			5	5/6	Suspect NC
A Kindergarten	Interior walls	Plaster	3,000 sf.	Surf	No	OVS421G-2,3,4	ND			NC Will move to Historical Data
A Kindergarten	Throughout ceilings & upper walls	Ceiling tile mastic	4,000 sf.	Misc.	No	OVS421G-5	ND			NC Will move to Historical Data
B Classrooms	Heater closets	Fire door	2 ea.	Misc.	No			5	5/6	No labels NC
B Classrooms	Heater closets HVAC 1 & 2	Woven duct wrap	4 ea.	Misc.	Yes	OVS421G-10	55% Chrysotile	7	5/6	NC
B Classrooms	Heater closets HVAC 1 & 2	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	NC
B Classrooms	Heater closets HVAC 1 & 2	Heater gasket	4 ea.	Misc.	Yes	OVS421G-9	55% Chrysotile	7	5/6	NC
B Classrooms	Throughout in ceilings & upper walls	Ceiling tile mastic	4,000 sf.	Misc.	No	OVS421G-6	ND			Ceiling tile fallen down in Men's RR; mastic exposed. NC Will move to Historical Data
B Classrooms	Classrooms 3-6 under carpet	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	NC Sample
B Classrooms	Interior walls	Plaster	4,000 sf.	Surf	No	OVS421G-7,8,11	ND			NC Will move to Historical Data
C Classrooms	Heater closets	Woven duct wrap	3 ducts 36 sf.	Misc.	Yes			7	5/6	NC
C Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC
C Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	NC
C Classrooms	Rooms 7,8,9,10	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	Suspect under carpet/12x12 VFT NC

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C Classrooms	Interior walls	Plaster	3,500 sf.	Surf.	No	OVS421G-12,15,16	ND			NC Will move to Historical Data
C Classrooms	Throughout	Ceiling tile mastic	3,600 sf.	Misc.	No	OVS421G-14	ND			NC Will move to Historical Data
D Classrooms	Heater closets HVAC 5 & 6	Woven duct wrap	3 ea.	Misc.	Yes	OVS421G-13	55% Chrysotile	7	5/6	NC
D Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC
D Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	NC
D Classrooms	Rooms 11,12,13	Black floor mastic	3,600 sf.	Surf.	No			5	5/6	NC
D Classrooms	Interior walls	Plaster	3,500 sf.	Surf.	No					NC Sample
E Offices	Ceiling & wall cavities	Pipe fitting insulation	30 ea. (est.)	TSI	Yes			7	5/6	NC
E Offices	Storage 4 Heater room	Pipe fitting insulation	2 ea.	TSI	Yes			7	5/6	NC
E Offices	Storage 4	Pipe fitting insulation at ceiling	2 ea.	TSI	Yes			7	5/6	NC
E Offices	Storage 4 Heater room	Heater room Fire door	1 ea.	TSI	No			5	5/6	Labeled NC
E Offices	Storage 4 Heater room	Duct wrap woven & vibration joint cloth	20 sf.	Misc.	Yes			7	5/6	NC
E Offices	Throughout	Black floor mastic	3,000 sf.	Misc.	No			5	5/6	Suspect NC
E Offices	Throughout	Ceiling tile mastic	1,500 sf.	Misc.	No	OVS421G-17	ND			NC Will move to Historical Data
E Offices	All interior walls/ceilings	Drywall taping compound	1,000 sf.	Surf.	Yes	OVS421G-36	ND			Will move to Historical Data NC

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E Offices	Interior walls	Plaster	2,500 sf.	Surf	No	OVS421G-18,19,20	ND			NC Will move to Historical Data
F Portable Rec. Club	Room 21	12x12 brown floor tile	750 sf.	Misc.	No	OVS421G-21	ND			NC Will move to Historical Data
F Portable Rec. Club	Throughout	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC
G Portable-Art	West room & east room	12x12 brown floor tile	350 sf.	Misc.	No	OVS421G-22	ND			NC Will move to Historical Data
G Portable-Art	Throughout	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC
H Classrooms	Heater closets HVAC 7 & 8	Fire doors	2 ea.	TSI	No			5	5/6	No label NC
H Classrooms	Heater closets HVAC 7 & 8	Woven duct wrap	2 ea.	Misc.	Yes	OVS421G-23	55% Chrysotile	7	5/6	NC
H Classrooms	Heater closets HVAC 7 & 8	Flexible duct joint	6 ea.	Misc.	Yes	OVS421G-25	55% Chrysotile	7	5/6	NC
H Classrooms	Heater closets HVAC 7 & 8	Heater gasket	3 ea.	Misc.	Yes	OVS421G-24	55% Chrysotile	7	5/6	NC
H Classrooms	Rooms 14,15,16	Black tile mastic under carpet	3 ea.	Misc.	No			5	5/6	Some VFT exposed. NC
H Classrooms	Interior walls	Plaster	4,000 sf.	Surf.	No	OVS421G-26,27,28	ND			NC
H Classrooms	Throughout	Ceiling tile mastic	3,600 sf.	Misc.	No					NC Will move to Historical Data
I Classrooms	Heater closets	Fire door	2 ea.	TSI	Yes			5	5/6	No label NC
I Classrooms	Heater closets	Woven duct wrap	24 sf.	Misc.	Yes			7	5/6	NC Sample
I Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC
I Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	NC

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I Classrooms	Rooms 17,18,19	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	Broken tile at E. Rm. 17 door – 2 layers. NC Sample
I Classrooms	Throughout	Ceiling tile mastic	4,000 sf.	Misc.	No					NC Will move to Historical Data
I Classrooms	Interior walls	Plaster	4,600 sf.	Surf	No	OVS421G-29	ND			NC Will move to Historical Data
J Multipurpose	Heater room HVAC room 11	Pipe fitting insulation	18 ea.	TSI	Yes			7	5/6	Damaged NC
J Multipurpose	Heater room HVAC room 11	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	NC
J Multipurpose	Heater room HVAC room 11	Woven duct wrap	100 sf.	Misc.	Yes			7	5/6	NC Sample
J Multipurpose	Hallway and Teacher's Lounge, Rooms C2 & C3	Black floor mastic	576 sf.	Misc.	No			7	5/6	NC
J Multipurpose	Kitchen, food storage, MPR	Black floor mastic	3396 sf.	Misc.	No			5	5/6	NC
J Multipurpose	Outside storage at kitchen	Pipe fitting insulation	2 ea.	TSI	Yes			7	5/6	NC
J Multipurpose	Hallway, kitchen, MPR	Ceiling tile mastic	2,000 sf.	Misc.	No	OVS421G-31	ND			NC Will move to Historical Data
J Multipurpose	Band room	12x12 brown floor tile	500 sf.	Misc.	No	OVS421G-30	ND			NC Will move to Historical Data
J Multipurpose	Interior walls	Plaster	5,000 sf.	Surf.	No	OVS421G-32,33	ND			NC Will move to Historical Data
K Portable	Lobby, classroom, Preschool/ White room	12x12 brown floor tile	800 sf.	Misc.	No	OVS421G-34	ND			NC Will move to Historical Data
K Portable	Lobby pony walls	Drywall and joint compound	200 sf.	Misc.	No	OVS421G-36	ND			NC Will move to Historical Data

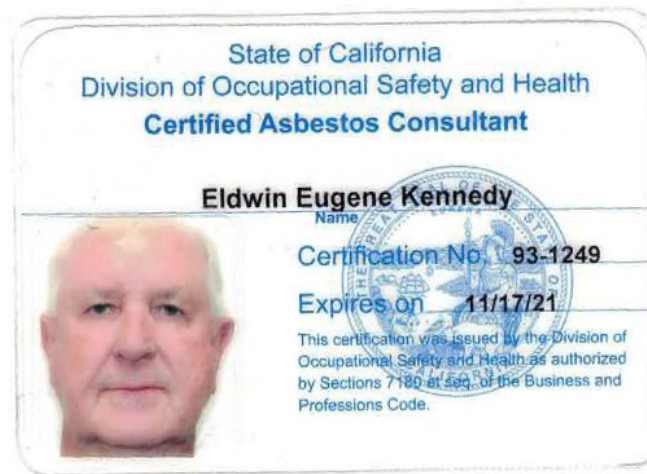
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K Portable	Restrooms	12x12 beige floor tile	150 sf.	Misc.	No	OVS421G-35	ND			NC Will move to Historical Data
K Portable	Restrooms, lobby	Floor mastic	950 sf.	Misc.	No			5	5/6	Minor damage in office entry way NC Will move to Historical Data
K Portable	Restrooms	Wainscot	600 sf.	Misc.	No	OVS421G-37	ND			NC Will move to Historical Data
K Portable	Interior walls	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC
L Portable	Lobby, classroom Mauve room	12x12 brown floor tile	800 sf.	Misc.	No	OVS421G-39,41	ND			NC Will move to Historical Data
L Portable	Restrooms	12x12 beige floor tile	150 sf.	Misc.	No	OVS421G-40	ND			NC Will move to Historical Data
L Portable	Classrooms	Floor mastic	950 sf.	Misc.	No			5	5/6	NC
L Portable	Restrooms	Wainscot	600 sf.	Misc.	No	OVS421G-38	ND			NC Will move to Historical Data
L Portable	Interior walls	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC

III. DIAGRAM

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.