



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

STAR VIEW ELEMENTARY SCHOOL
8411 WORTH DRIVE
MIDWAY CITY, CALIFORNIA 92655

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

I. EXECUTIVE SUMMARY

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 Star View Elementary School, located at 8411 Worth Drive Midway City, California 92655. 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 Star View Elementary 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:

- Acoustic ceiling spray
- Drywall taping compound
- Pipe fitting insulation
- Flexible duct joint cloth
- Asbestos cement (transite) panels
- 9" x 9" vinyl floor tile and mastic
- 12" x 12" grey vinyl floor tile and mastic

Terrazo placed in the report by previous consultants does not contain asbestos and has been removed from the report after representative confirmation testing. Mirror mastic was also routinely placed in the report by previous consultants and site confirmation showed the mastic was not present and the material will be removed from the 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

Star View Elementary School
8411 Worthy Drive Midway City, CA 92655
AHERA Three-Year Reinspection – June 30, 2021

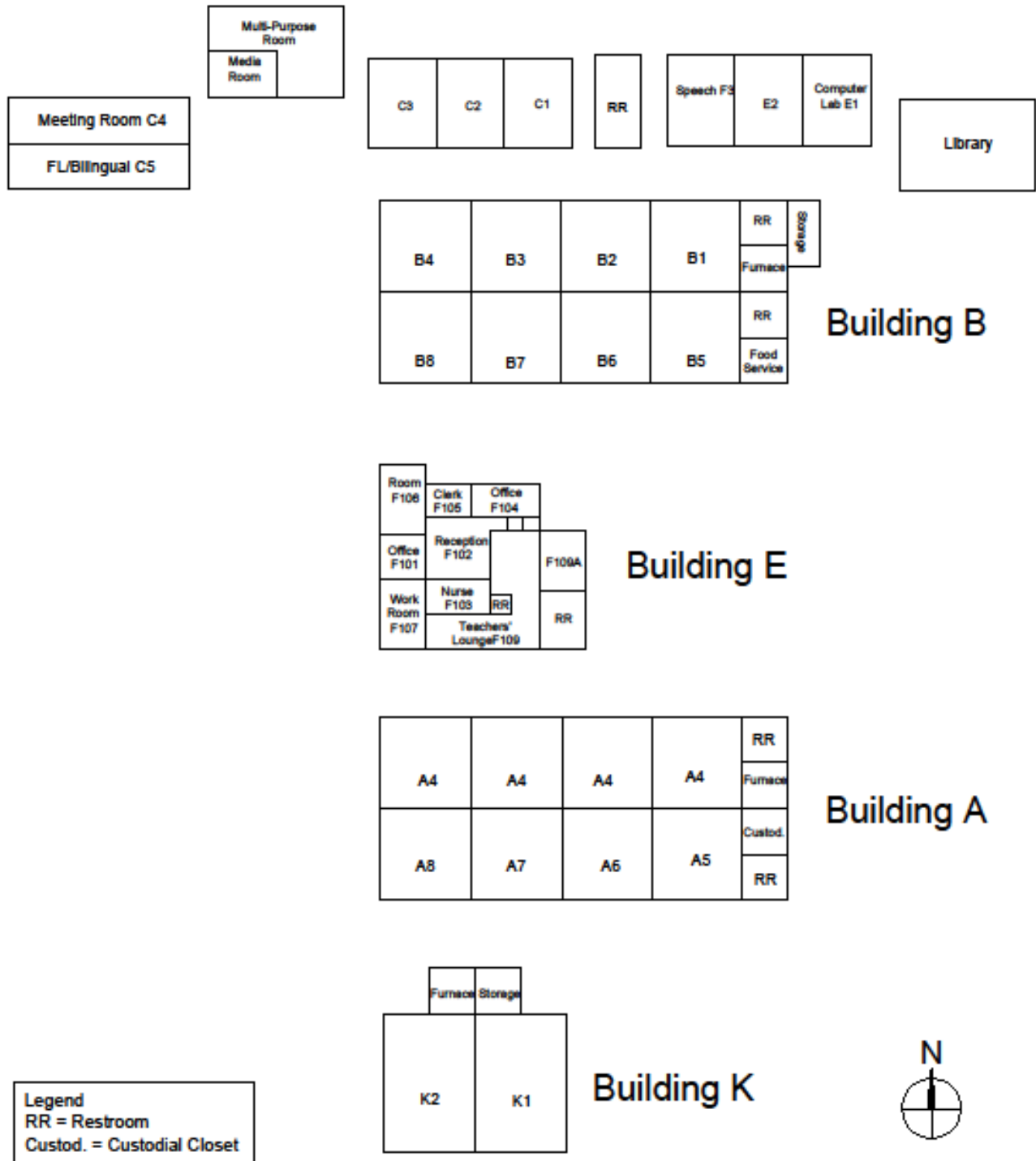
<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Sample Number</i>	<i>Lab Results % Asbestos</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
A Classrooms	Rooms A1,A2,A3, A4,A5,A6,A7,A8 under carpet	9x9 tan floor tile	7,200 sf.	Misc.	No			5	5/6	Suspect NC
A Classrooms	Rooms A1-A8 under heaters	Pipe fitting insulation	4 per heater	TIS	Yes			7	5/6	Suspect NC
A Classrooms	All classrooms with ceiling tile and custodial room	Brown ceiling tile mastic	7,200 sf.	Misc.	No	OVS421S-1	ND			NC Will move to Historical Data
A Classrooms	Throughout under carpet	Black floor mastic	Throughout	Misc.	No			5	5/6	Suspect NC
B Classrooms	Rooms B1-B8 under carpet	9x9 tan floor tile/ mastic	7,200 sf.	Misc.	No			5	5/6	Suspect NC
B Classrooms	Rooms B1-B8 at heaters	Pipe	4 per heater	TIS	Yes			7	5/6	Not observed NC
B Classrooms	All classrooms with ceiling tile	Brown ceiling tile mastic	7,200 sf.	Misc.	No	OVS421S-12	ND			NC Will move to Historical Data
F Admin	Interior floors under carpet	Black floor mastic	3,500 sf.	Misc.	No			5	5/6	Not confirmed NC
F Admin	Speech room, health office, teacher's lounge	Sprayed ceiling	1220 sf.	Surf.	Yes	OVS421S-4,5,6,7,8	ND			NC Will move to Historical Data
F Admin	Under windows by rooms F101, F107	Asbestos cement (transite) panel	4 ea.	Misc.	No			5	5/6	NC
F Admin	Interior walls	Drywall joint compound	Assumed throughout	Misc.	No	OVS421S-9 OVS421S-10,11	2% Chrysotile ND		5/6	NC
K Classrooms	Mechanical room	Vibration duct joint cloth	1 ea.	Misc.	Yes			7	5/6	NC
K Classrooms	Rooms K1 & K2	9x9 tan and gray floor tile/black mastic	3,600 sf.	Misc.	No			5	5/6	Suspect under 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>Response Action</i>	<i>Notes</i>
K Classrooms	Rooms K1 and K2 at each entrance	Beige floor tile	880 sf.	Misc.	No	OVS421S-2	2% Chrysotile		5/6	Minor spalling at K1 threshold
K Classrooms	Rooms K1 and K2	Brown ceiling tile mastic	1,800 sf.	Misc.	No	OVS421S-3	ND		5/6	NC Will move to Historical Data
K Classrooms	Storage by K1	Black tile mastic	100 sf.	Misc.	No			5	5/6	NC Not observed Sample

III. DIAGRAM

Figure 1



Legend
 RR = Restroom
 Custod. = Custodial Closet

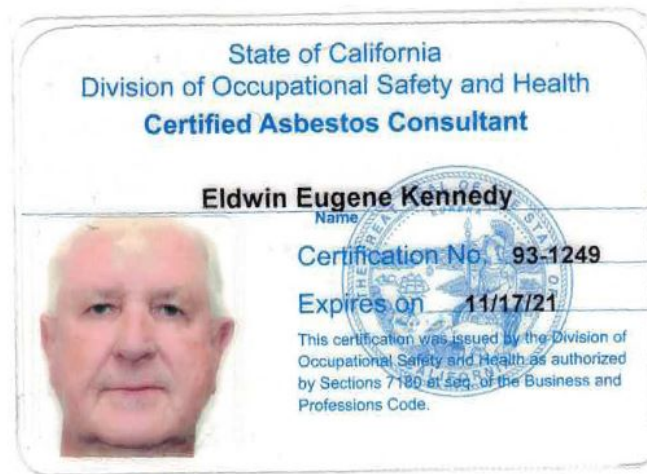
Campus Site Map

Ocean View School District
 Star View Elementary School
 8411 Worthy 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.