



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

VILLAGE VIEW ELEMENTARY SCHOOL
5361 SISSON DRIVE
HUNTINGTON BEACH, CALIFORNIA 92649

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 Village View Elementary School, located at 5361 Sisson Drive Huntington Beach, California 92649. 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 Village 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:

- Pipe fitting insulation
- Flexible duct joint cloth
- Ceiling tile mastic
- Fire doors
- 9" x 9" vinyl floor tile and 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

Village View Elementary School
5361 Sisson Drive Huntington Beach, CA 92649
AHERA Three-Year Reinspection – June 25, 2021

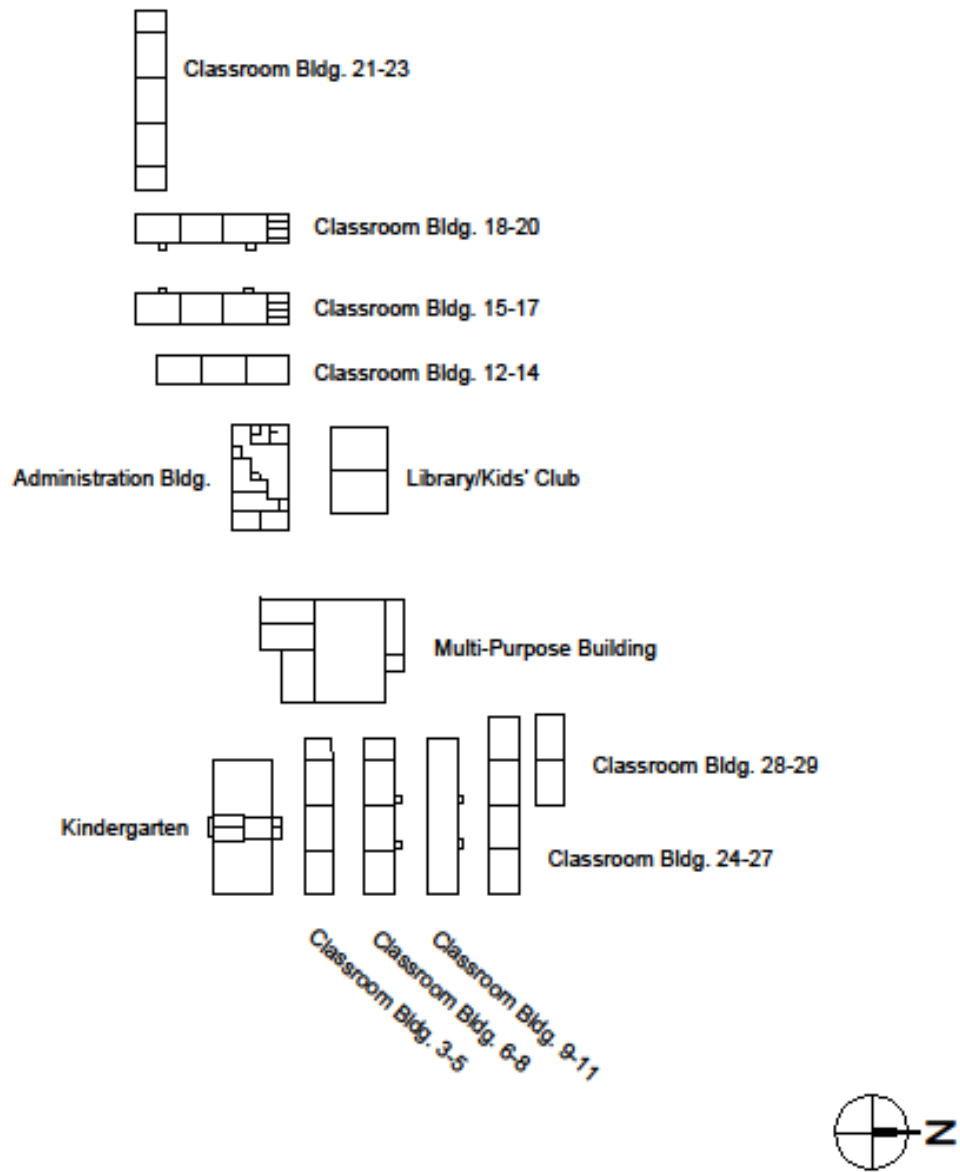
Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
Admin.	Heater closet	Fire door	1 ea.	Misc.	No			5	5/6	NC
Admin.	Heater closet	Flexible duct joint cloth	2,400 sf.	Misc.	Yes			7	5/6	NC
Admin.	Throughout	Dark brown ceiling tile mastic	1,920 sf.	Misc.	No	OVS421VV-1	ND		5/6	NC Will move to Historical Data
Admin.	Throughout	9x9 green floor tile/ black mastic	2,400 sf.	Misc.	No			5	5/6	Suspect under carpet & 12x12 flooring NC
Multipurpose	Throughout	Pipe fitting insulation	20 ea.	TSI	Yes			5	5/6	Not accessed NC
Kindergarten	K1, K2, workroom, under 12x12 floor tile	9x9 tan floor tile/black mastic	2,540 sf.	Misc.	No			5	5/6	NC
Kindergarten	Throughout	Pipe fitting insulation	TSI	TSI	Yes			7	5/6	Suspect NC
Classrooms 3-5	North & south heater closet	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	NC
Classrooms 3-5	Rooms 3, 3A, 4, 5	9x9 tan floor tile/ black mastic	3,100 sf.	Misc.	No			5	5/6	Suspect under 12x12 and/or carpet NC
Classrooms 6-8	East & west heater closet	HVAC flexible duct joint	7 ea.	Misc.	Yes			7	5/6	NC
Classrooms 6-8	Rooms 6, 7, 8	9x9 tan floor tile	2,700 sf.	Misc.	No			5	5/6	Under carpet and/or 12x12 floor tile NC
Classrooms 9-11	East & west heater closet	Flexible duct joint cloth	8 ea.	Misc.	Yes			7	5/6	NC
Classrooms 9-11	Rooms 9, 9A, 10, 11	9x9 tan floor tile/ black mastic	3,000 sf.	Misc.	No			5	5/6	Suspect under carpet NC
Classrooms 12-14	North & south heater closet	Flexible duct joint cloth	6 ea.	Misc.	Yes			7	5/6	Damage to north VJC. Only one unit in south room 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 12-14	Rooms 12, 13, 14	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Suspect under carpet NC
Classrooms 15-17	North & south Heater closet	Flexible duct joint cloth	5 ea.	Misc.	Yes			7	5/6	NC
Classrooms 15-17	Rooms 15, 16, 17	9x9 tan floor tile/black mastic	2,700 sf.	Misc.	No			5	5/6	Suspect under carpet NC
Classrooms 18-20	Heater closet	Flexible duct joint cloth	6 ea.	Misc.	Yes			7	5/6	NC
Classrooms 18-20	Rooms 18, 19, 20	9x9 green floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Suspect under carpet NC
Classrooms 21-23	Heater closet	Fire door	2 ea.	Misc.	No			5	5/6	NC

III. DIAGRAM

Figure 1



Campus Site Map

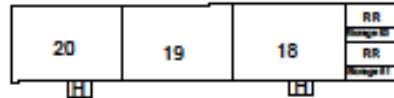
Ocean View School District
Village View Elementary School
5381 Sisson Drive
Huntington Beach, CA 92647



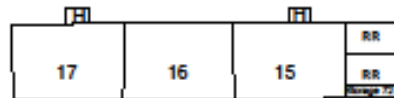
Figure 2



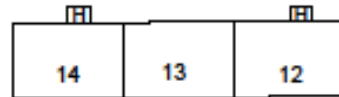
Classroom Bldg
21-23



Classroom Bldg.
18-20

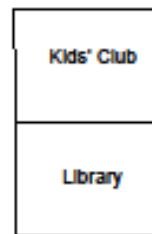


Classroom Bldg.
15-17



Classroom Bldg.
12-14

Administration
Bldg.



Library/Kids' Club

Legend
RR = Restroom
H = Heater Closet

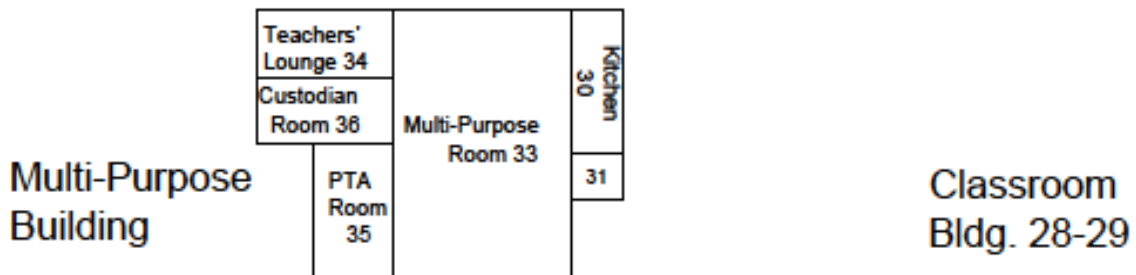
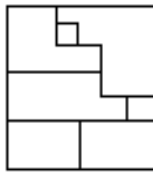


Campus Site Map (West Side)

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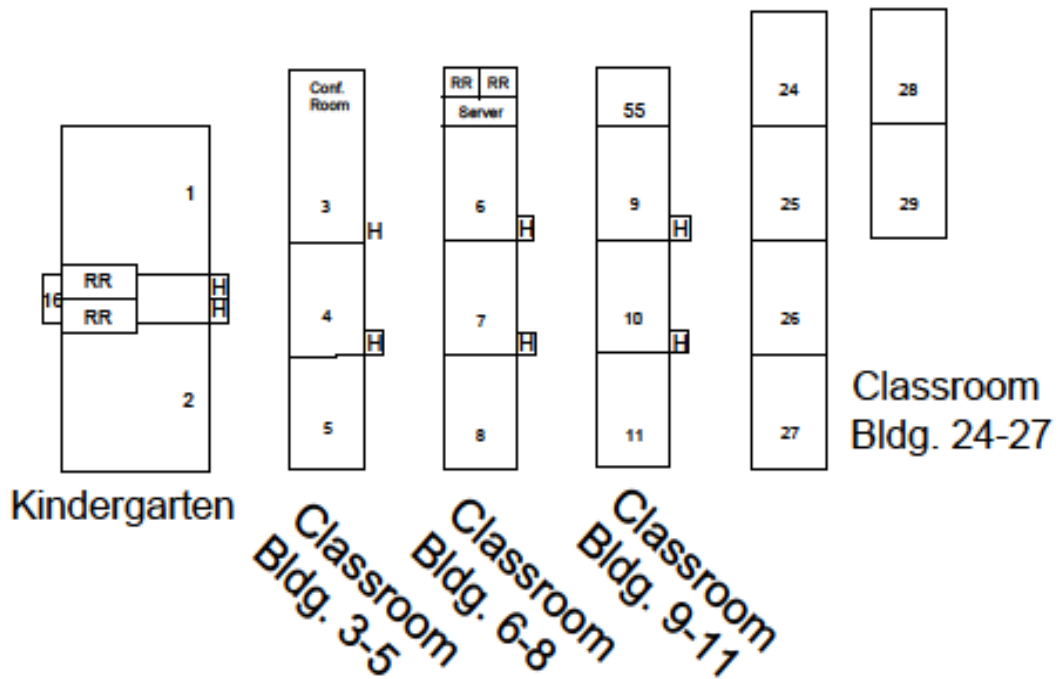


Figure 3



Multi-Purpose Building

Classroom Bldg. 28-29



Kindergarten

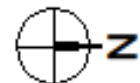
Classroom Bldg. 3-5

Classroom Bldg. 6-8

Classroom Bldg. 9-11

Classroom Bldg. 24-27

Legend
 RR = Restroom
 H = Heater Closet



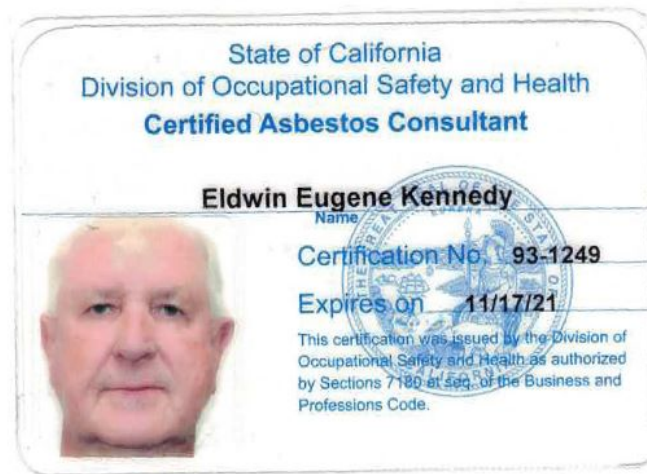
Campus Site Map (East Side)

Ocean View School District
 Village View Elementary School
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 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.