



# ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

VISTA VIEW MIDDLE SCHOOL  
16250 HICKORY STREET  
FOUNTAIN VALLEY, CALIFORNIA 92708

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 Vista View Middle School, located at 16250 Hickory Street Fountain Valley, California 92708. 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 Vista 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:

- Acoustic ceiling spray
- Pipe fitting insulation
- Tank insulation
- 12" x 12" grey vinyl floor tile and mastic
- Drywall taping compound
- Ceiling tile mastic
- Transite panels

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.

<b>Response Action/ Priority Levels</b>	<b>Response</b>
1	Removal
2	Repair
3	Enclosure
4	Encapsulation
5	Operations and Maintenance (O&M) Program
6	Periodic Surveillance
7	Removed –No Action Necessary

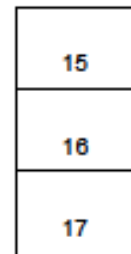
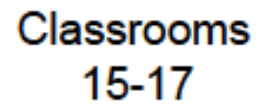
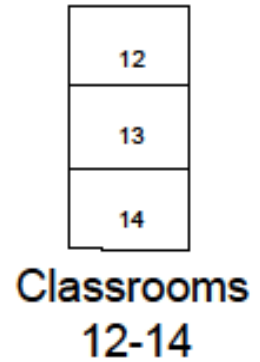
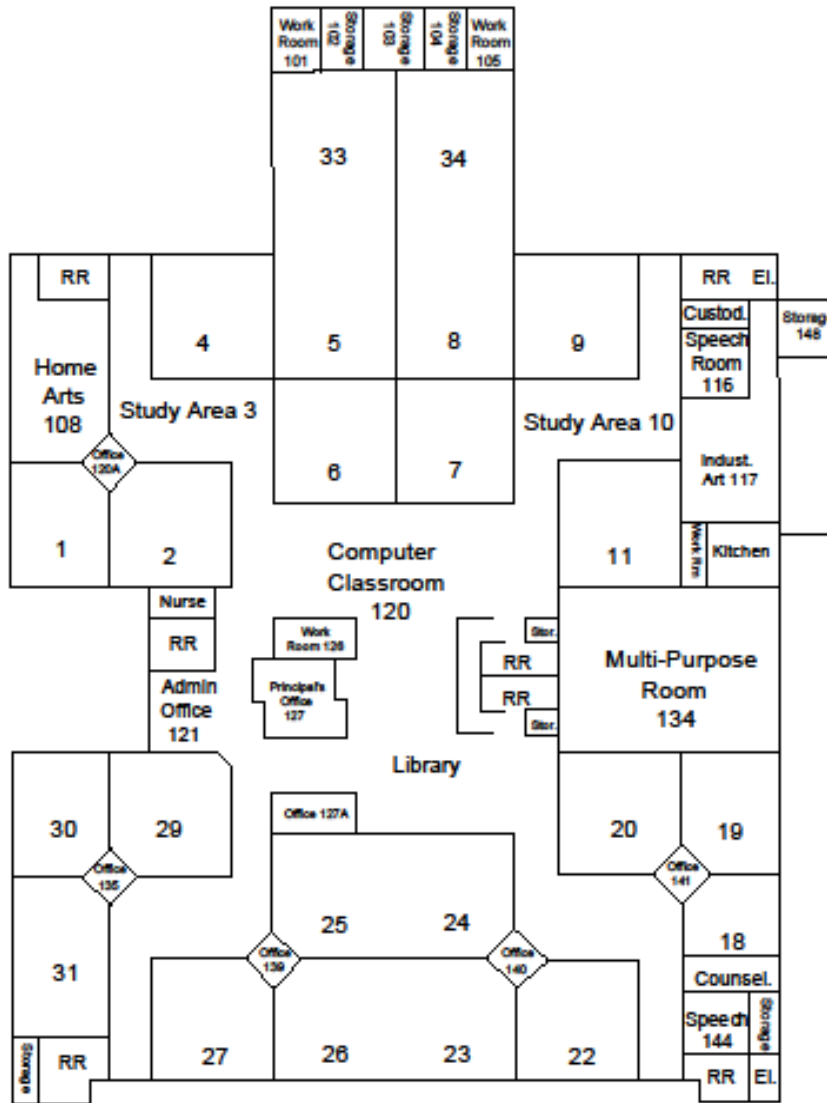
Vista View Middle School  
 16250 Hickory Street Fountain Valley, CA 92708  
 AHERA Three-Year Reinspection – June 30, 2021

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Results	Lab Results % Asbestos	Assessment	Response Action	Notes
Main	Throughout	Black mastic	38,000 sf.	Misc.	No			5	5/6	Suspect under carpet and current floor tile NC
Main	Home arts room, NW side	12" tan floor tile	1,400 sf.	Misc.	No	OVS421V-1	3% Chrysotile	5	5/6	NC
Main	Forum on upper walls and ceilings	Sprayed ceiling	3,008 sf.	Surf.	Yes	OVS421V-2,3,4,5,6	ND		5/6	NC Will move to Historical Data
Main	Principals' office	Fire door	1 ea.	Misc.	Yes			5	5/6	NC
Main	Boiler room by Room 34/ custodian office	Tank insulation	158 sf.	TSI	Yes			7	5/6	Gash observed on front facing side, outside N. side chain link fence entry NC
Main	Boiler room, room 34/ custodian office	Pipe fitting insulation	31 ea.	TSI	Yes			7	5/6	NC
Main	Throughout	Pipe fitting insulation	Unknown	TSI	Yes			7	5/6	Not observed NC
Main	Halls, Restroom, workrooms, offices	Brown ceiling tile mastic	900 sf.	Misc.	No	OVS421V-7	Trace Anthophyllite		5/6	1 tile missing computer hall adjacent . Water damage Will move to Historical Data
Main	Custodial closet at roof access	12x12 floor tile/mastic	180 sf.	Misc.	No	OVS421V-8	2% & 5% Chrysotile	5	5/6	By room 11 NC
Main	Throughout	Joint compound	27,000 sf.	Misc.	No	OVS421V-10 OVS421V-9,11	2% Chrysotile ND	7	5/6	NC
Main	Exterior, under windows & next to doors	Transite Panels	400 sf.	Misc.	No			4	5/6	Suspect Minor chipping

### III. DIAGRAM

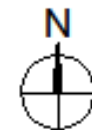
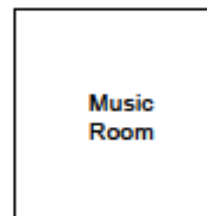


Figure 1



Building 100

Music Building



Legend  
RR = Restroom  
Stor. = Storage

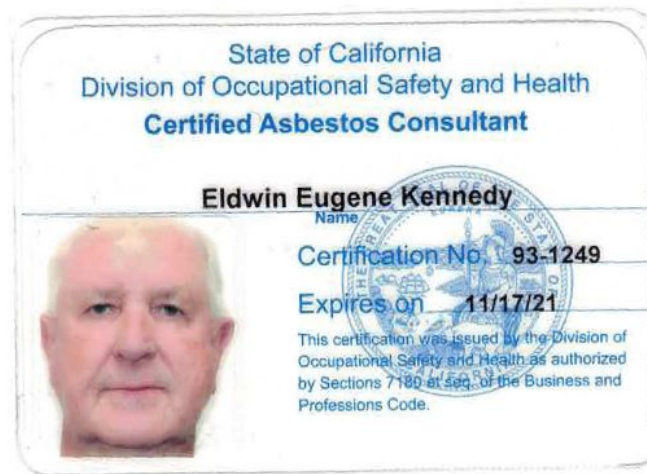
# Campus Site Map

Ocean View School District  
Vista View Middle School  
16250 Hickory Street  
Fountain Valley, CA



#### IV. INSPECTOR'S CERTIFICATION

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## V. DISCLAIMER/REPORT LIMITATIONS

## **V. DISCLAIMER/REPORT LIMITATIONS**

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.