



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

WESTMONT ELEMENTARY SCHOOL
8251 HEIL AVENUE
WESTMINSTER, CALIFORNIA 92863

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 July 1, 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 Westmont Elementary School, located at 8251 Heil Avenue Westminster, California 92863. 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 Westmont 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:

- 9" x 9" vinyl floor tile and mastic
- 4" black vinyl base and mastic
- Ceiling tile mastic
- Drywall taping compound
- 12" x 12" grey vinyl floor tile and mastic
- 2' x 4' ceiling tile
- Plaster
- Stucco

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

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AHERA Three-Year Reinspection – July 1, 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>
Admin. G A-D	Exterior wall/overhangs	Stucco	2,800 sf.	Surf.	No	OVS421WM-1,2	Trace Chrysotile			NC Will move to Historical Data
Admin. G A-D	Interior walls	Plaster	8,000 sf.	Surf.	No	OVS421WM-8,9	ND			NC Will move to Historical Data
Classrooms C 1-2	Exterior wall/overhangs	Stucco	5,000 sf.	Surf.	No	OVS421WM-12,13,14,15	Trace Chrysotile			NC Will move to Historical Data
Classrooms C 1-2	Interior walls	Plaster	5,000 sf.	Surf.	No	OVS421WM-8,9	ND			NC Will move to Historical Data
Kindergarten B 1-2	Exterior wall/overhangs	Stucco	3,000 sf.	Surf.	No	OVS421WM-10	ND			NC Will move to Historical Data
Kindergarten B 1-2	Interior walls	Plaster	2,500 sf.	Surf.	No	OVS421WM-8,9	ND			NC Will move to Historical Data
Classrooms D 1-3	Exterior wall/overhangs	Stucco	6,000 sf.	Surf.	No	OVS421WM-6,7	Trace Chrysotile			NC Will move to Historical Data
Classrooms D 1-3	Interior walls	Plaster	5,000 sf.	Surf.	No	OVS421WM-5	ND			NC Will move to Historical Data
Classrooms E 1-4	Exterior wall/overhangs	Stucco	6,000 sf.	Surf.	No	OVS421WM-4	Trace Chrysotile			NC Will move to Historical Data
Classrooms E 1-4	Interior walls	Plaster	5,000 sf.	Surf.	No	OVS421WM-3	ND			NC Will move to Historical Data
Classrooms H 1-3	Exterior wall/overhangs	Stucco	5,000 sf.	Surf.	No	OVS421WM-4	Trace Chrysotile			NC Will move to Historical Data
Classrooms H 1-3	Interior walls	Plaster	5,000 sf.	Surf.	No	OVS421WM-8,9	ND			NC Will move to Historical Data
Classrooms 18-20 I 1-3	Heater closets	Fire door	3 ea.	Misc.	No					New metal doors, old removed Will move to Historical Data
Classrooms 18-20 I 1-3	Exterior wall/overhangs	Stucco	5,000 sf.	Surf.	No	OVS421WM-4	Trace Chrysotile			NC Will move to Historical Data

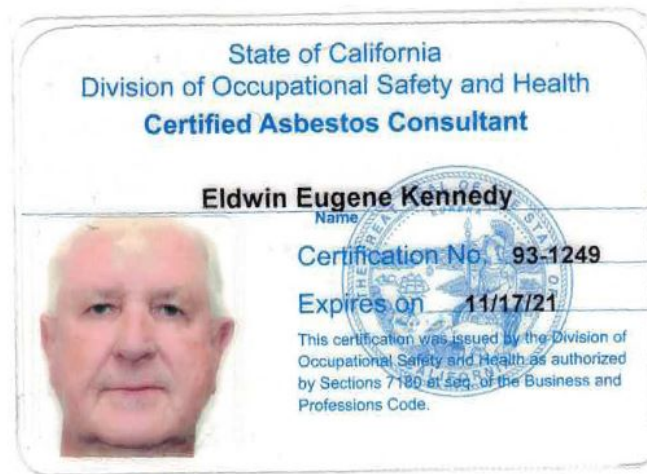
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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assessment	Response Action	Notes
Classrooms 21-23 J 1-3	Exterior wall/ overhangs	Stucco	5,000 sf.	Surf.	No	OVS421WM- 12,13,14,15	Trace Chrysotile			Minor chipping east exterior wall Will move to Historical Data
Classrooms 24-26 K 1-3	Rooms 25 and 26	9x9 tan floor tile/ black mastic	1,800 sf.	Misc.	No			5	5/6	Suspect under new carpet NC Check records
Classrooms 24-26 K 1-3	Exterior wall/ overhangs	Stucco	5,000 sf.	Surf.	No	OVS421WM- 12,13,14,15	Trace Chrysotile			NC Will move to Historical Data
Multipurpose F I-D	Dance Room F-I	2'x4' ceiling panel	500 sf.	Misc.	Yes			7	5/6	NC Sample
Multipurpose F I-D	Throughout	Brown ceiling tile mastic	1,500 sf.	Misc.	No			5	5/6	MPR above 2x4 suspended T-bar NC
Multipurpose F I-D	Restrooms, mechanical room	Drywall/joint compound		Misc.	Yes			7	5/6	NC Sample
Multipurpose F I-D	Hallway outside Room F-I	Black floor and baseboard mastic	150 lf.	Misc.	No			5	5/6	NC
Multipurpose F I-D	Exterior wall/ overhangs	Stucco	10,000 sf.	Surf.	No	OVS421WM- 12,13,14,15	Trace Chrysotile			NC Will move to Historical Data
Multipurpose F I-D	Interior walls	Plaster	25,000 sf.	Surf.	No	OVS421WM- 8,9	ND			NC Will move to Historical Data

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.