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ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA)
SIX-MONTH SURVEILLANCE REPORT – FALL 2025

Conducted at:

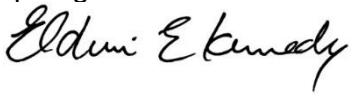
CIRCLE VIEW ELEMENTARY SCHOOL
6261 HOOKER DRIVE
HUNTINGTON BEACH, CALIFORNIA 92647

Prepared for:

MS. KIM SLACK, DIRECTOR OF MAINTENANCE
OCEAN VIEW SCHOOL DISTRICT
8291 WARNER AVENUE
HUNTINGTON BEACH, CA 92647

November 2025

Report generated/reviewed by:



Eldwin “Ed” Kennedy, CAC# 93-1249
President
Environmental Assistance Group

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I. EXECUTIVE SUMMARY

I. EXECUTIVE SUMMARY

On November 8, 2025, Environmental Assistance Group (EAG) represented by Eldwin Kennedy Certified Asbestos Consultant (CAC), and Building Inspector Perry Robey, performed a six-month survey for asbestos-containing building materials (ACBMs) at Circle View Elementary School, located at 6261 Hooker Drive Huntington Beach, California 92647. The purpose of the surveillance 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 the surveillance, 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 Circle View Elementary School have changed since the last inspection in May 2025.

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:

- Asbestos cement (transite) panels
- 9” x 9” vinyl floor tile and mastic
- 12 x 12 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 have been moved to an Historical Data section.

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 their 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 949-237-1036.

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

Circle View Elementary School
6261 Hooker Drive Huntington Beach, CA 92647
AHERA Six-Month Surveillance – November 8, 2025

Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*	*Assess-ment*	*Response Action*	*Notes*
Bldg. 100 Rooms 1-5	Throughout under carpet	9x9 floor tile, various colors/ black mastic	4,000 sf	Misc.	No			5	5/6	Suspect under carpet and/or 12x12 tile. NC
Bldg. 100 Rooms 1-5	Throughout under windows	Asbestos cement (transite) panel	30 ea.	Misc.	No			4	5/6	Some scratches noted on the surface (below coat hangers) outside classrooms 1,3 & 5. Freshly painted, scratch under 3 only
Bldg. 200 Rooms 6-8, K-1, K-2	Throughout under carpet	9x9 floor tile, various colors/ black mastic	4,000 sf.	Misc.	No			5	5/6	Suspect under carpet and/or floor tile. Room 6 damage at threshold. Repaired NC
Bldg. 200 Rooms 6-8, K-1, K-2	Classroom 7	9x9 floor tile	60 sf.	Misc.	No			4	5/6	Minor damage 12X12 with damage suspect under carpet vft NC
Bldg. 200 Rooms 6-8, K-1, K-2	Throughout under windows	Asbestos cement (transite) panel	36 ea.	Misc.	No			4	5/6	Repairs to minor damages were observed under coat hooks outside classroom 8. (Metal) One rusted panel. Hole in panel o/s room 6. Hazard noted. NC
Bldg. 300 Rooms 9-13	Throughout under carpet	9x9 floor tile, various colors/ black mastic	4,000 sf.	Misc.	No			5	5/6	Floor's under carpet 12"x12" VFT NC
Bldg. 300 Rooms 9-13	Throughout under windows	Asbestos cement (transite) panel	30 ea.	Misc.	No			5	5/6	NC
Bldg. 500 MPR	Com. room in Auditorium	9x9 dark tan floor tile/black mastic	150 sf.	Misc.	No			5	5/6	(SW corner of MPR) NC
Bldg. 500 MPR	Storage, Resource, Faculty Lounge	Black floor mastic under tile	1500 sf.	Misc.	No			5	5/6	Minor spalling lounge. Minor damage (not found) at NE lounge threshold. Carpet in resource room. NC
Bldg. 600 Admin.	Exterior office under window	A/C panels	2 ea.	Misc.	No			5	5/6	Metal NC
Bldg. 600 Admin.	Heater closet	9x9 tan floor tile	40 sf.	Misc.	No			5	5/6	Inside Admin NC
Bldg. 600 Admin.	Throughout	Black floor mastic	Through-out	Misc.	No			5	5/6	Suspect under carpet/flooring NC

Circle View Elementary School
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AHERA Six-Month Surveillance – November 8, 2025

Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*	*Assess-ment*	*Response Action*	*Notes*
Bldg. 700 Rooms 14-19	Throughout under carpet	9x9 floor tile, various colors/black mastic	4,000 sf.	Misc.	No			5	5/6	Carpet separations in Rm. 17 Under 12”x12” VFT and carpet NC
Bldg. 700 Rooms 14-19	Throughout under windows	Asbestos cement (transite) panel	30 ea.	Misc.	No			4	5/6	Metal - Damage under hooks in Rm. 18 NC – no damage found
Bldg. 900 Rooms 20-25	Throughout under carpet	9x9 floor tile, various colors, and mastic	3,500 sf.	Misc.	No			5	5/6	Suspect Under 12”x12” VFT NC
Bldg. 900 Rooms 20-25	Science storage inside Rm. 23	12x12 beige tile/mastic	200 sf.	Misc.	No	OVS421 CV-7	2% Chrysotile	5	5/6	NC
Bldg. 900 Rooms 20-25	Throughout under windows	A/C panel (painted)	24 ea.	Misc.	No			4	5/6	Scratches observed outside Rms. 20, 24 & 25 Metal NC

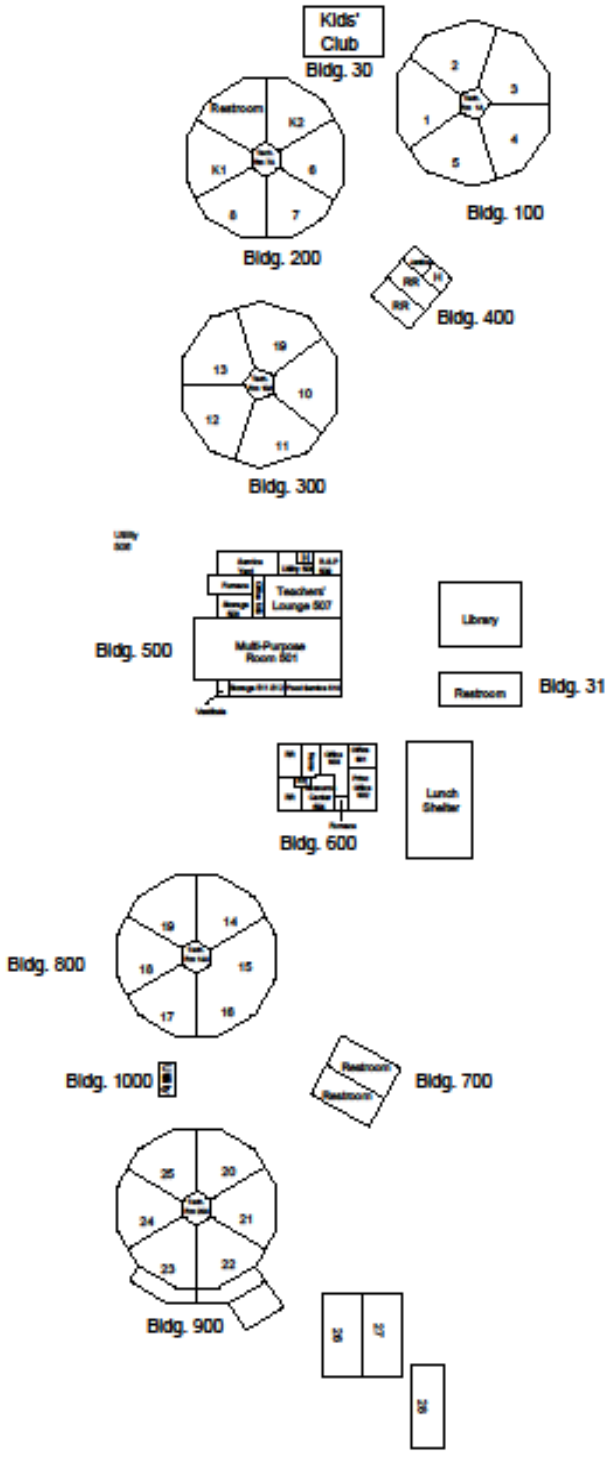
III. HISTORICAL DATA

Circle View Elementary – Historical Data

Bldg.	*Location*	*Material*	*Type*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
Bldg. 100 Rooms 1-5	Throughout	Brown ceiling & wall tile mastic	Misc.	OVS421CV-1	ND	11/21
Bldg. 500 MPR	Exterior overhang	Exterior stucco	Surf.	OVS421CV-2	Trace Chrysotile	11/21
Bldg. 600 Admin.	Throughout	Ceiling tile mastic	Misc.	OVS421CV-5	ND	11/21
Bldg. 700 Rooms 14-19	Throughout	Ceiling tile mastic	Misc.	OVS421CV-6	ND	11/21
Bldg. 900 Rooms 20-25	Rooms 22 & 23 rear areas	Acoustic ceiling spray	Surf.	OVS421CV-8,9,10	Trace Chrysotile	11/21
Bldg. 900 Rooms 20-25	Outside Rms. 23 & 24	Exterior stucco	Surf.	OVS421CV-3,4	Trace Chrysotile	11/21
Bldg. 100 Rooms 1-5	Attic	Pipe elbows and fittings	TSI			11/22
Bldg. 200 Rooms 6-8, K-1, K-2	Attic	Pipe elbows and fittings	TSI			11/22
Bldg. 400	West Restrooms Attic	Pipe elbows and fittings	TSI			11/22
Bldg. 700 East Restrooms	Attic	Pipe elbows and fittings	TSI			11/22
Bldg. 700 Rooms 14-19	Attic	Pipe elbow and fittings	TSI			11/22

IV. DIAGRAM

Figure 1



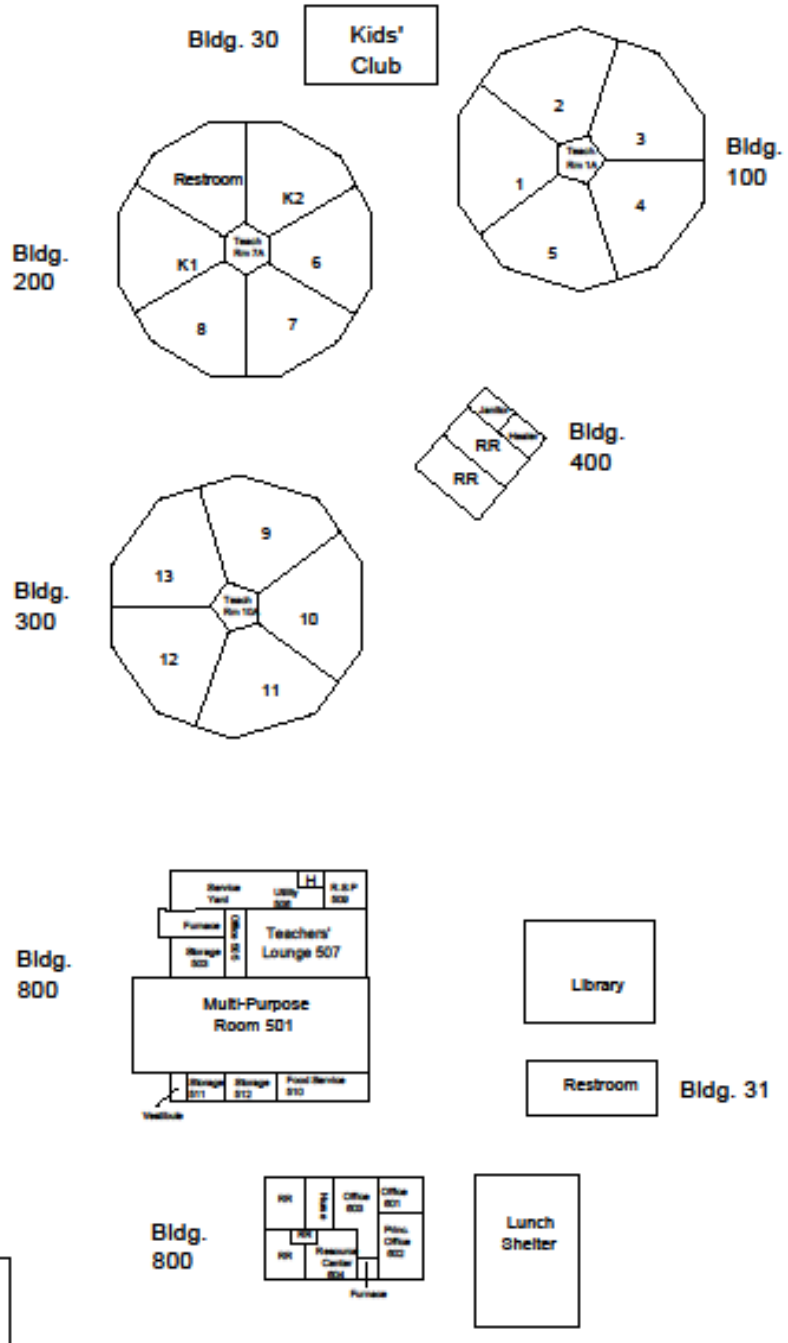
Legend
RR = Restroom
H = Heater Closet

Campus Site Map

Ocean View School District
Circle View Elementary School
6261 Hooker Drive
Huntington Beach, CA 92647

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Figure 2

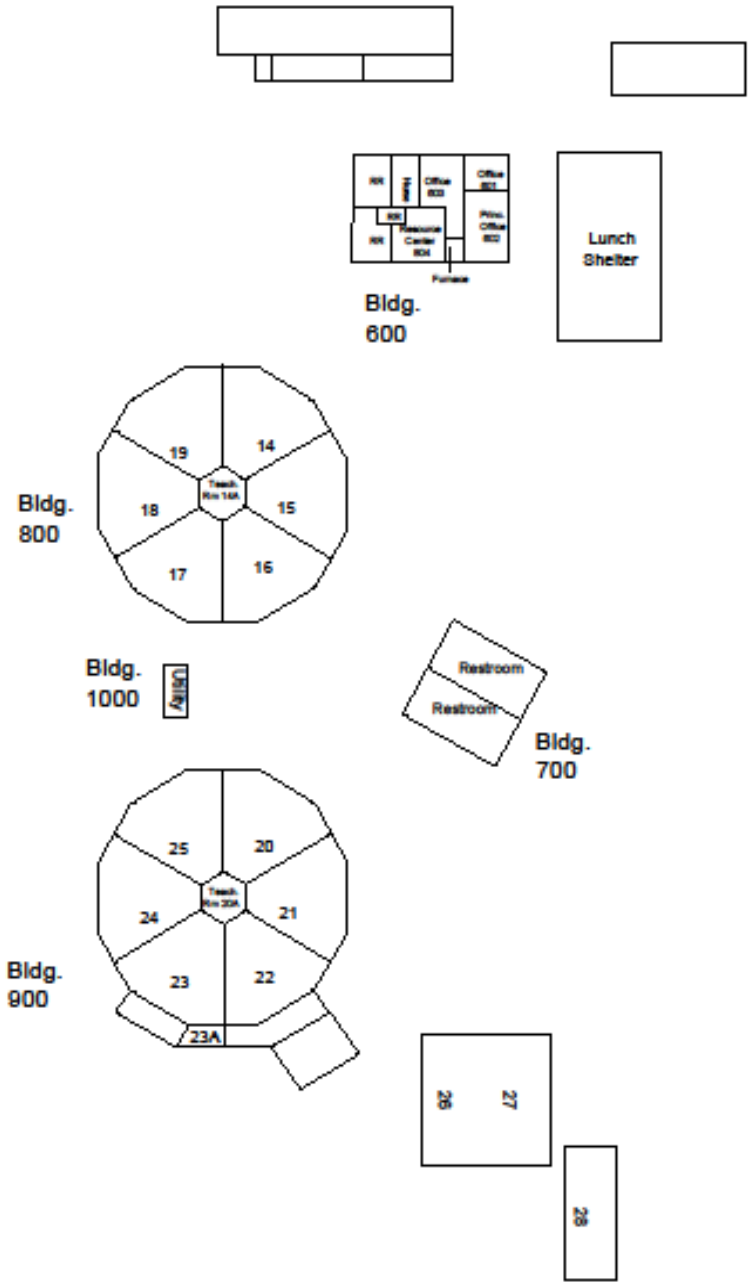


Campus Site Map (West Side)

Ocean View School District
Circle View Elementary School
6261 Hooker Drive
Huntington Beach, CA 92647

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Figure 3



Legend
RR = Restroom
H = Heater Closet

N

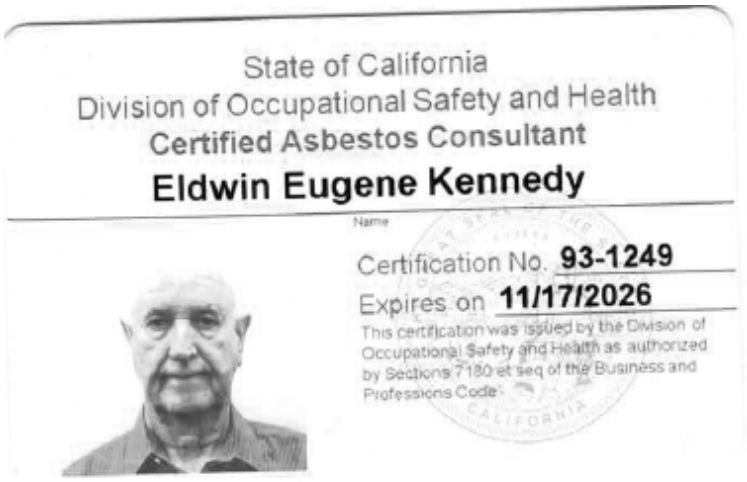
Campus Site Map (East Side)

Ocean View School District
Circle View Elementary School
6261 Hooker Drive
Huntington Beach, CA 92647

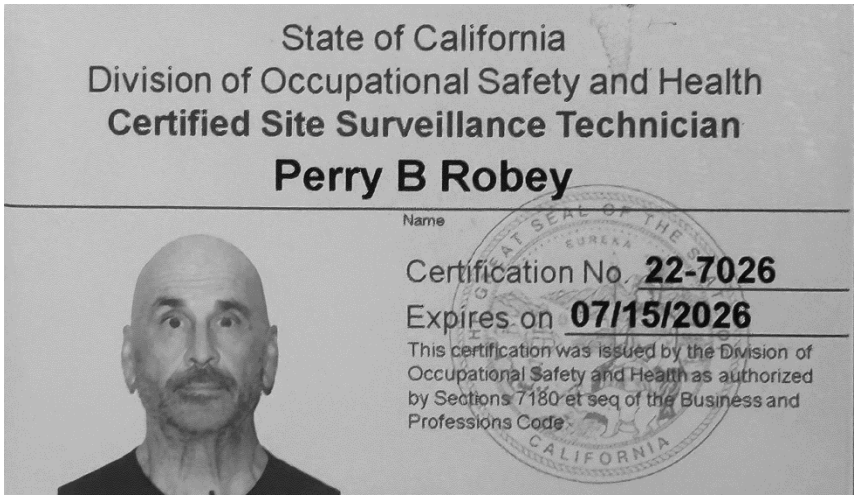
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V. INSPECTOR'S CERTIFICATIONS

V. INSPECTOR'S CERTIFCATION



State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Eldwin Eugene Kennedy
Name
Certification No. **93-1249**
Expires on **11/17/2026**
This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.



State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician
Perry B Robey
Name
Certification No. **22-7026**
Expires on **07/15/2026**
This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

VI. 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.