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

Conducted at:

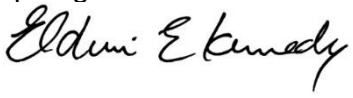
DISTRICT OFFICE
17200 PINEHURST LANE
HUNTINGTON BEACH, CALIFORNIA 92647

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 20, 2025, Environmental Assistance Group (EAG) represented by Eldwin Kennedy Certified Asbestos Consultant (CAC), and Building Inspectors Perry Robey, performed a six-month survey for asbestos-containing building materials (ACBMs) at the District Office, located at 17200 Pinehurst Lane 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 the District Office have not ZZchanged 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:

- Pipe fitting insulation in Buildings A, C, and E
- 12” x 12” and 18’x18’ and 24”x24” vinyl floor tile and mastic
- Asbestos cement panels are in Buildings A and E
- Black mastic residue is under existing flooring in parts of Buildings A, B, C, and E

Terrazzo 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. 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

District Office
17200 Pinehurst Lane Huntington Beach, CA 92647
AHERA Six-Month Surveillance – November 20, 2025

Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*	*Assess-ment*	*Response Action*	*Notes*
A Board Room	Main room	Black tile mastic	3,000 sf.	Misc.	No			5	5/6	Suspect under new carpet and 2'x2' floor tile. New laminate flooring NC
A Board Room	South exterior wall under windows	Asbestos cement panel	4 ea.	Misc.	No			5	5/6	NC
A Board Room	Above ceilings	Pipe fitting insulation	Assumed throughout	TSI	Yes			5	5/6	Not observed where ceiling space was accessible. NC
B Offices	Above ceilings and wall cavities	Pipe elbows	Throughout	TSI	Yes			5	5/6	PVC covers Suspect NC
B Offices	Throughout	Black tile mastic	9,000 sf.	Misc.	No			5	5/6	Under rubber tile and carpet. NC Sample
C Offices	Throughout	Black tile mastic	9,000 sf.	Misc.	No			5	5/6	Suspect Under flooring NC
C Offices	Above ceilings and wall cavities	Pipe fitting insulation		TSI	Yes			5	5/6	Not accessed Suspect NC
C Offices	South storage	12x12 dark gray floor tile	600 sf.	Misc.	No	OVS421DO-26	2% Chrysotile			NC Inside Bld.
E Offices and Book Storage	Above ceilings and in wall cavities	Pipe fitting insulation		TSI	Yes			5	5/6	Suspect NC
E Offices and Art Lab	Exterior under windows	Asbestos cement panel	9 ea.	Misc.	No			5	5/6	NC
E Offices	Throughout under carpet and floor tile	Black floor mastic	9,000 sf.	Misc.	No			5	5/6	Suspect NC
E Offices	Reprographics mail room, information services, hallways, professional learning center, childcare area, storage closet	12x12 gray floor tile and mastic	250 sf.	Misc.	No			5	5/6	Sample NC

III. HISTORICAL DATA

District Office – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
A Board Room	Custodial office and storage room	12x12 dark gray floor tile/mastic	OVS421DO-1	ND	11/21
A Board Room	Entrance	18x18 dark gray floor tile	OVS421DO-2	ND	11/21
A Board Room	Custodial office	Black baseboard mastic	OVS421DO-3	ND	11/21
A Board Room	Custodial office, storage next to women's RR	Interior acoustic textured wall and ceiling	OVS421DO-6,7,8	Trace Chrysotile	11/21
A Board Room	Exterior overhangs	Stucco	OVS421DO-9,10,11	Trace Chrysotile	11/21
A Board Room	Hallway outside RR's	Black vinyl flooring	OVS421DO-5	ND	11/21
A Board Room	Room outside RR's, meeting room	White glue behind 4" gray baseboard	OVS421DO-4	ND	11/21
B Offices	Throughout	Drywall and joint compound	OVS421DO-21,22,23	ND	11/21
B Offices	Offices throughout	2'x2' ceiling tile	OVS421DO-13	ND	11/21
B Offices	Back storage	12x12 dark gray floor tile	OVS421DO-14	ND	11/21
B Offices	Lobby area	Black vinyl flooring/mastic	OVS421DO-12	ND	11/21
B Offices	Throughout	4" black baseboard with yellow/white glue	OVS421DO-15	ND	11/21
B Offices	Exterior overhangs	Stucco	OVS421DO-16,17,18,19,20	Trace Chrysotile	11/21
C Offices	Throughout	4" black baseboard with yellow glue	OVS421DO-24	ND	11/21
C Offices	Throughout	Drywall and joint compound	OVS421DO-27,28,29	ND	11/21
D Offices	Above ceilings and in walls	Pipe elbows			11/21
D Offices	All offices	2'x2' ceiling tiles	OVS421DO-31	ND	11/21
D Offices	Entrance	Black vinyl flooring	OVS421DO-30	ND	11/21
D Offices	Round office (Conference Rm.)	1x1 ceiling tile and mastic	OVS421DO-46	ND	11/21

District Office – Historical Data

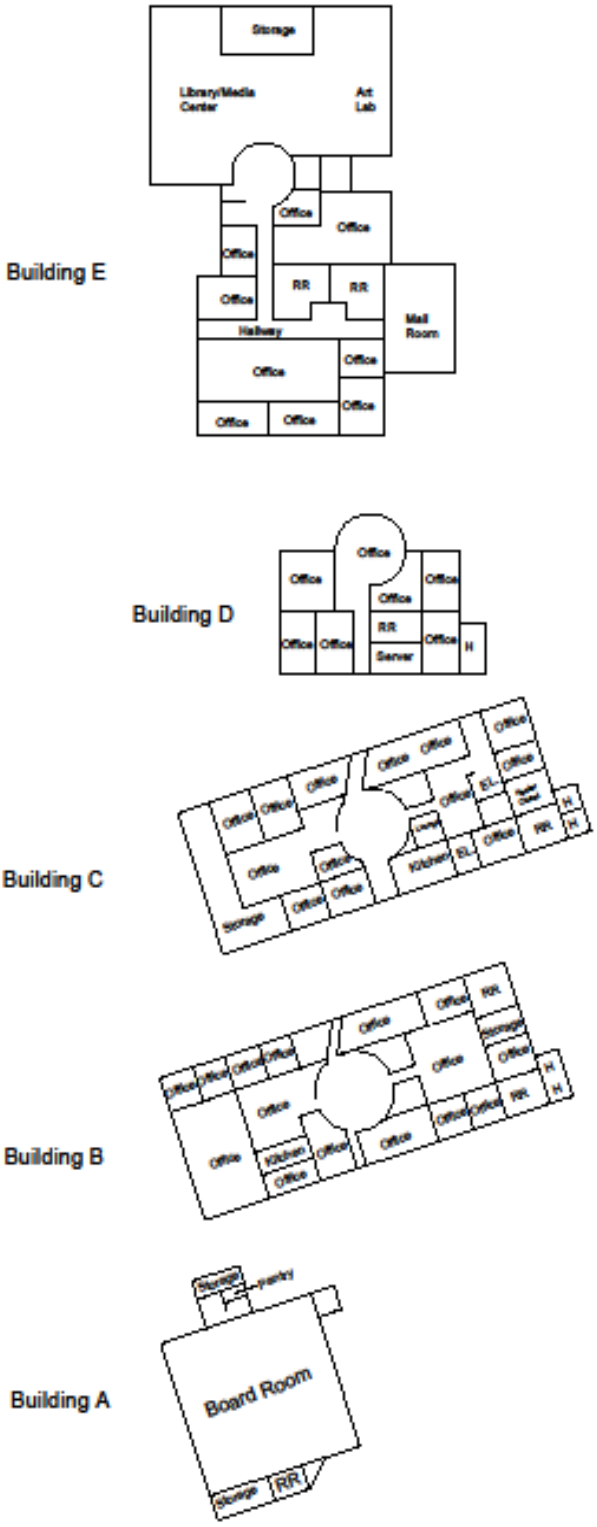
Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
D Offices	All walls	Drywall and joint compound	OVS421DO-38,39,40	ND	11/21
D Offices	Tel. comm. room	12x12 black floor tile	OVS421DO-43	ND	11/21
D Offices	Tel comm. Room	6” black baseboard with beige glue	OVS421DO-42	ND	11/21
D Offices	E. storage room	12x12 floor tile	OVS421DO-41	ND	11/21
E Offices	Reprographics mail room, information services, hallways, professional learning center, childcare area	2’x2’ ceiling tile	OVS421DO-32,33	ND	11/21
E Offices and Book Storage	Throughout	4” black baseboard	OVS421DO-35	ND	11/21
E Offices and Book Storage	Conference room and back entrance	12”x12” black floor tiled	OVS421DO-36	ND	11/21
C Offices	Lobby area	Black vinyl flooring	OVS421DO-5, 30	ND	11/21
C Offices	Kitchen	2’x2’ ceiling tile fissure/pinhole	OVS421DO-25	ND	11/21
E Offices and Book Storage	Art lab storage and childcare	12”x12” dark gray floor tile	OVS421DO-45	ND	11/21
E Offices and Book Storage	Professional learning center area and childcare area	12”x12” light gray floor tile	OVS421DO-34	ND	11/21
E Offices and Book Storage	N.E. storage at entry doors	Vinyl sheet flooring	OVS421DO-37	ND	11/21
E Offices and Book Storage	Book storage, N. wall	Tak panel mastic	OVS421DO-44	ND	11/21
E Offices	Hallways	Black vinyl flooring 2’x2’ squares	OVS421DO-5, 30	ND	11/21
B Offices	Mechanical room, exterior, E. side	Pipe fitting and valve insulation			Damaged None observed appears replace. Abated 2023

District Office – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
C Offices	Mechanical room AC room, E. end, N. side	Pipe fitting and valve insulation			Damaged under each end of AC unit None observed appears replace. Abated 2023

IV. DIAGRAM

Figure 1



Legend
RR = Restroom
H = Heater Closet

N

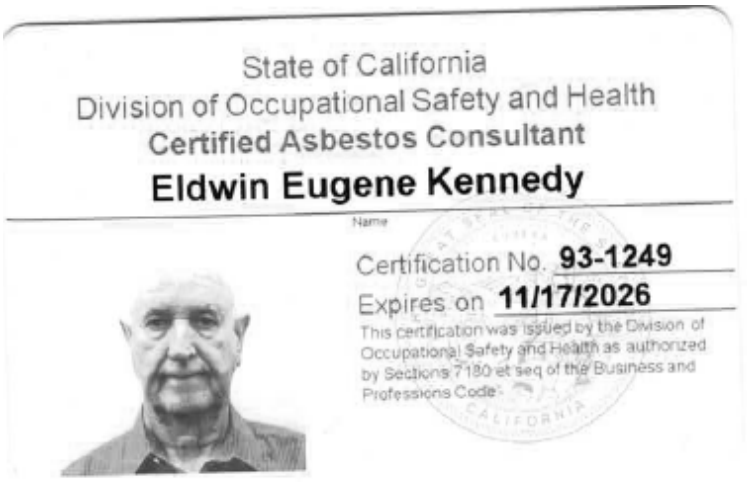
Site Map

Ocean View School District
District Office
17200 Pinehurst Ln
Huntington Beach, CA 92647

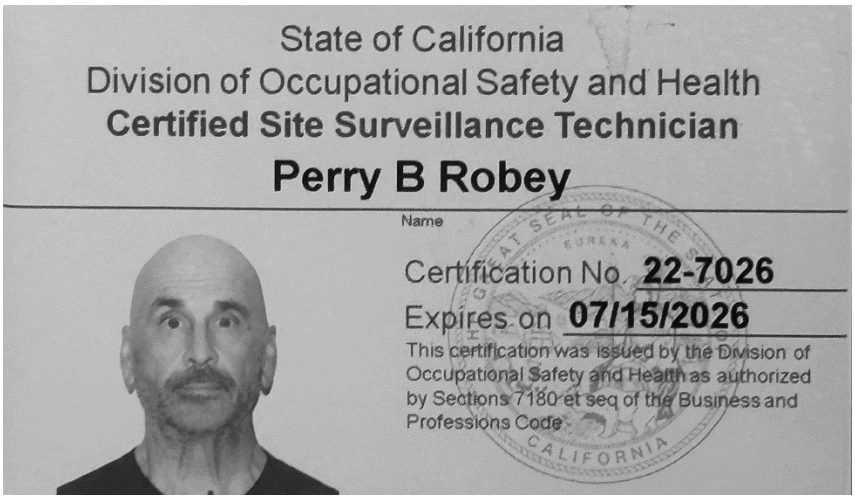
ENVIRONMENTAL ASSISTANCE GROUP

V. INSPECTOR'S CERTIFICATIONS

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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.