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

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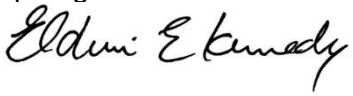
MAINTENANCE AND TRANSPORTATION
8291 WARNER AVENUE
HUNTINGTON BEACH, CALIFORNIA 92647

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 Inspector Perry Robey, performed a six-month survey for asbestos-containing building materials (ACBMs) at the Maintenance and Transportation facility, located at 8291 Warner Avenue 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 Maintenance and Transportation facility have not 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:

- Drywall taping compound
- 9” x 9” vinyl floor tile and mastic
- 12” x 12” grey vinyl floor tile and mastic
- Asbestos cement (Transite) vent flue pipe

Terrazo 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 and the material will be removed from the 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 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

Maintenance and Transportation
8291 Warner Avenue 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*
1 Maintenance	Gardner's Office	9x9 tan floor tile/mastic	200 sf.	Misc.	No			5	5/6	Suspect under newer carpet NC
1 Maintenance	Head Gardner's Office	9x9 tan floor tile/ black mastic	200 sf.	Misc.	No			5	5/6	Loose & broken tile/exposed mastic NC
1 Maintenance	Old AC Shop	9x9 green floor tile/black mastic	240 sf.	Misc.	No			5	5/6	Delaminating and missing tile, exposed mastic NC
1 Maintenance	Locksmith	Black floor mastic	400 sf.	Surf.	No			5	5/6	Mastic exposed, no tile No access NC
1 Maintenance	M&O Office	Black floor mastic	400 sf.	Surf.	No			5	5/6	Suspect under carpet NC
1 Maintenance	Director's Office	Floor tile	200 sf.	Misc.	No			5	5/6	Suspect under new carpet NC
1 Maintenance	Admin. Secretary's Office, File Room, Director's Office	Floor mastic	550 sf.	Surf.	No			5	5/6	Slight damage in file room tiles at doors. New flooring, file room not found
2 Transportation	Drivers' Room	9x9 orange/tan floor tile/black mastic	128 sf.	Misc.	No			5	1	Tile removed. Some mastic remains. Not found NC
2 Transportation	Upstairs Lounge	9x9 tan floor tile/black mastic	872 sf.	Misc.	No			5	5/6	Suspect under newer 12x12 & laminate NC
2 Transportation	Upstairs Lounge duct enclosure	Drywall and joint compound covered by tile	40 sf.	Misc.	No		7	7	5/6	NC
2 Transportation	Auto Shop, southwest corner	12" asbestos cement (Transite) vent flue pipe	25 lf.	Misc.	No		5	5	5/6	NC

III. HISTORICAL DATA

Maintenance and Transportation – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
1 Maintenance	Head Gardner's Office	Brown baseboard mastic	OVS421M-1	Trace Anthophyllite	11/21
1 Maintenance	Women's RR	Terrazzo floors and walls	OM121-1 OM121-2 OM121-3	ND ND ND	11/21
1 Maintenance	Old Plumbing Storage	12x12 orange/tan/blue floor tile/black mastic	OM121-7	ND	11/21
1 Maintenance	All Offices, Women's RR	Random 12x12 ceiling tile/mastic	OM121-3 OM121-4 OM121-5	ND ND ND	11/21
1 Maintenance	Interior walls	Plaster walls and ceilings			11/21
2 Transportation	Drivers' Room, Offices, Kitchen	Brown/black baseboard mastic	OM121-12 OM121-13	ND ND	11/21
2 Transportation	Men's Locker Room, Women's RR	Terrazzo floors and walls	OM121-8	ND	11/21
2 Transportation	Offices, Restrooms, Lockers	Ceiling tile/ mastic Pinhole in office, random in restrooms	OM121-9	ND	11/21
2 Transportation	Interior walls & ceilings in Restrooms	Plaster	OM121-10 OM121-11	ND ND	11/21

IV. DIAGRAM

Figure 1



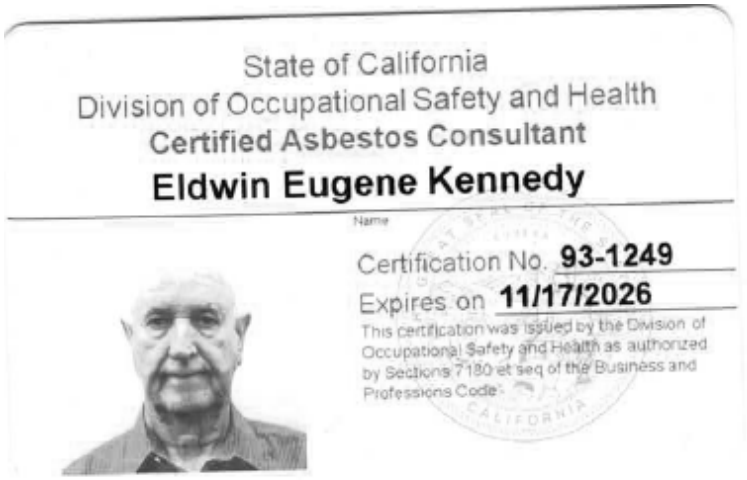
Site Map
(First Floor)

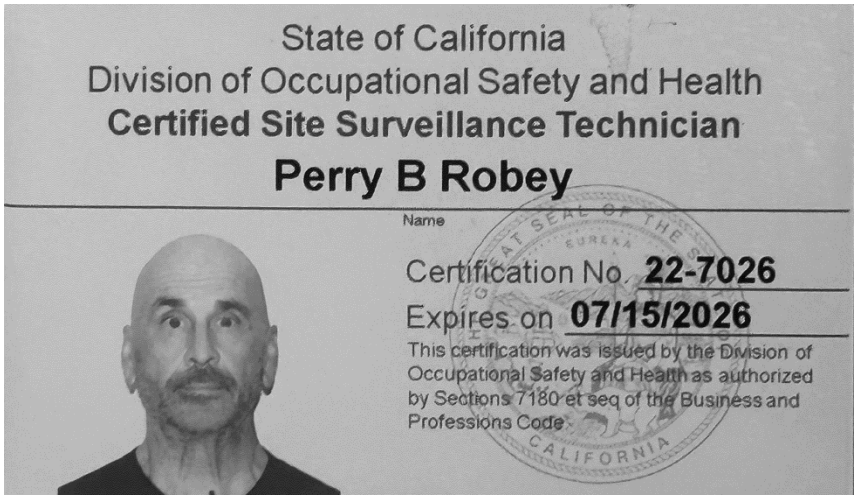
Ocean View School District
Maintenance and Transportation
16940 B Lane
Huntington Beach, CA 92647

ENVIRONMENTAL ASSISTANCE GROUP

V. INSPECTOR'S CERTIFICATIONS

V. INSPECTOR'S CERTIFCATIONS


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

VI. 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.