ENVIRONMENTAL ASSISTANCE GROUP
16835 ALGONQUIN ST. SUITE 412 HUNTINGTON BEACH, CA 92649
PHONE: 949-237-1036 E-MAIL: comply@haztrainer.com

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

Conducted at:

PLEASANT VIEW ELEMENTARY SCHOOL
16692 LANDAU 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

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

II. SURVEY RESULTS REPORT

III. HISTORICAL DATA

IV. DIAGRAM

V. INSPECTOR'S CERTIFICATIONS

VI. DISCLAIMER/REPORT LIMITATIONS

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 Pleasant View Elementary School, located at 16692 Landau 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 Pleasant View Elementary School 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. Materials identified as asbestos containing are as follows:

- Drywall taping compound
- Fire doors
- Heater gaskets
- Flexible duct joint
- Cloth duct wrap
- 9” x 9” vinyl floor tile and mastic
- 12” x 12” grey vinyl floor tile and mastic
- Miscellaneous mastic

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 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 reinspection. 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

Pleasant View School
16692 Landau Lane 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*
Admin	Heater Room, inside Electrical Room	Flexible duct joint	1 ea.	Misc.	Yes			7	5/6	No access NC
Admin	Heater Room, inside Electrical Room	Cloth duct wrap	24 sf.	Misc.	Yes			7	5/6	No access NC
Admin	Heater Room, inside Electrical Room	Fire door	1 ea.	Misc.	No			5	5/6	No access NC
Admin	Nurse's office & cot room	9x9 floor tile/ black mastic	3,500 sf.	Misc.	No			5	5/6	Now 12x12 tile NC
Admin	Restrooms	Drywall/joint compound	1,000 sf.	Misc.	Yes			7	5/6	NC Sample
K1 and K2	2 heater closets N and S	Fire door	2 ea.	Misc.	No			5	5/6	Doors have severe damage NC
K1 and K2	K1 & K2 Ocean View Prep.	9x9 floor tile/ black mastic	2,688 sf.	Misc.	No			5	5/6	Suspect under 12" floor tile and carpet Damaged VFT at E. doors of K1 & K2 NC
Classrooms 3-5	2 heater closets east & west	Flexible duct joint	4 ea.	Misc.	Yes			7	5/6	Minor damage in corner NC
Classrooms 3-5	2 heater closets east & west	Cloth duct wrap	24 sf. 2 total	Misc.	Yes			7	5/6	NC
Classrooms 3-5	2 heater closets east & west	Heater gasket	24 lf. 4 total	Misc.	No			7	5/6	NC
Classrooms 3-5	2 heater closets	Fire doors	2 ea.	Misc	Yes			5	5/6	Good NC
Classrooms 3-5	Room 3	9x9 floor tile/ black mastic	900 sf.	Misc.	No			5	5/6	Suspect under 12" floor tile and/or carpet NC
Classrooms 3-5	Room 4	9x9 tan floor tile/ black mastic	900 sf.	Misc.	No			5	5/6	Suspect under 12" dark tan floor tile and/or carpet NC
Classrooms 3-5	Room 5	12x12 tan floor tile	1,350 sf.	Misc.	No	OVS421PV-22	2% Chrysotile	5	5/6	NC
Classrooms 3-5	Room 5	9x9 floor tile/black mastic	900 sf.	Misc.	No			5	5/6	Suspect under 12x12 floor tile NC
Classrooms 3-5	Rooms 3, 4 & 5	Wall/ceiling tile mastic	3,000 sf.	Misc.	No			5	5/6	Suspect Loose tile in Rm. 3, east wall. Mastic exposed NC

Pleasant View School
16692 Landau Lane 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*
Classrooms 6-8	2 heater closets, east & west	Flexible duct joint	4 ea.	Misc.	Yes			7	5/6	NC. No access to E. closet W. no change.
Classrooms 6-8	2 heater closets, east & west	Cloth duct wrap	24 sf. 2 total	Misc.	Yes			7	5/6	NC. No access to E. closet W. no change.
Classrooms 6-8	2 heater closets, east & west	Heater gasket	24 lf. 4 total	Misc.	Yes			7	5/6	NC. No access to E. closet W. no change.
Classrooms 6-8	2 heater closets, east & west	Fire door	1 ea.	Misc.	No			5	5/6	Newer doors / heater closet W. side external vent broken, turn open. NC
Classrooms 6-8	Rooms 6, 7 & 8	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Suspect under 12" floor tile and/or carpet. Damaged at lounge threshold. Minor damage NC
Classrooms 9-13	2 heater closets	Cloth duct wrap	24 sf. 4 total	Misc.	Yes			7	5/6	NC
Classrooms 9-13	2 heater closets, east & west	Flexible duct joint	2 per closet 4 total	Misc.	Yes			7	5/6	NC
Classrooms 9-13	2 heater closets, east & west	Heater gasket	24 lf 4 total	Misc.	Yes			7	5/6	NC
Classrooms 9-13	2 heater closets, east & west	Fire door	2 ea.	Misc.	No			5	5/6	Newer door on west side NC
Classrooms 9-13	Rooms 9, 10, 11 & 12	9x9 tan floor tile/ black mastic	3,600 sf.	Misc.	No			5	5/6	Suspect under 12" floor tile and carpets NC
Classrooms 14-17	Rooms 14, 15, 16 & 17	9x floor tile/ black mastic	3,600 sf.	Misc.	No			5	5/6	Suspect under new 12" floor tile and carpet NC
Classrooms 14-17	2 heater closets, east & west	Cloth duct wrap	24 sf. 4 ea.	Misc.	Yes			7	5/6	NC No E. closet access, No change in W. closet
Classrooms 14-17	2 heater closets, east & west	Flexible duct joint	4 ea.	Misc.	Yes			7	5/6	NC No E. closet access, No change in W. closet
Classrooms 14-17	2 heater closets, east & west	Heater gaskets	24 lf. 4 total	Misc.	Yes			7	5/6	NC No E. closet access, No change in W. closet

Pleasant View School
16692 Landau Lane 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*
Classrooms 14-17	2 heater closets, east & west	Fire door	1 ea.	Misc.	No			5	5/6	East door is newer NC No access to E. closet
Classrooms 14-17	Rooms 14, 15, 16 & 17	Ceiling tile mastic in ceilings and upper wall	3,000 sf.	Misc.	No			5	5/6	Water damage on ceiling in 16 Multiple loose tiles in 17 Many tiles missing – tiles are nailed Multiple loose missing ceiling tile Rm. 14 NC

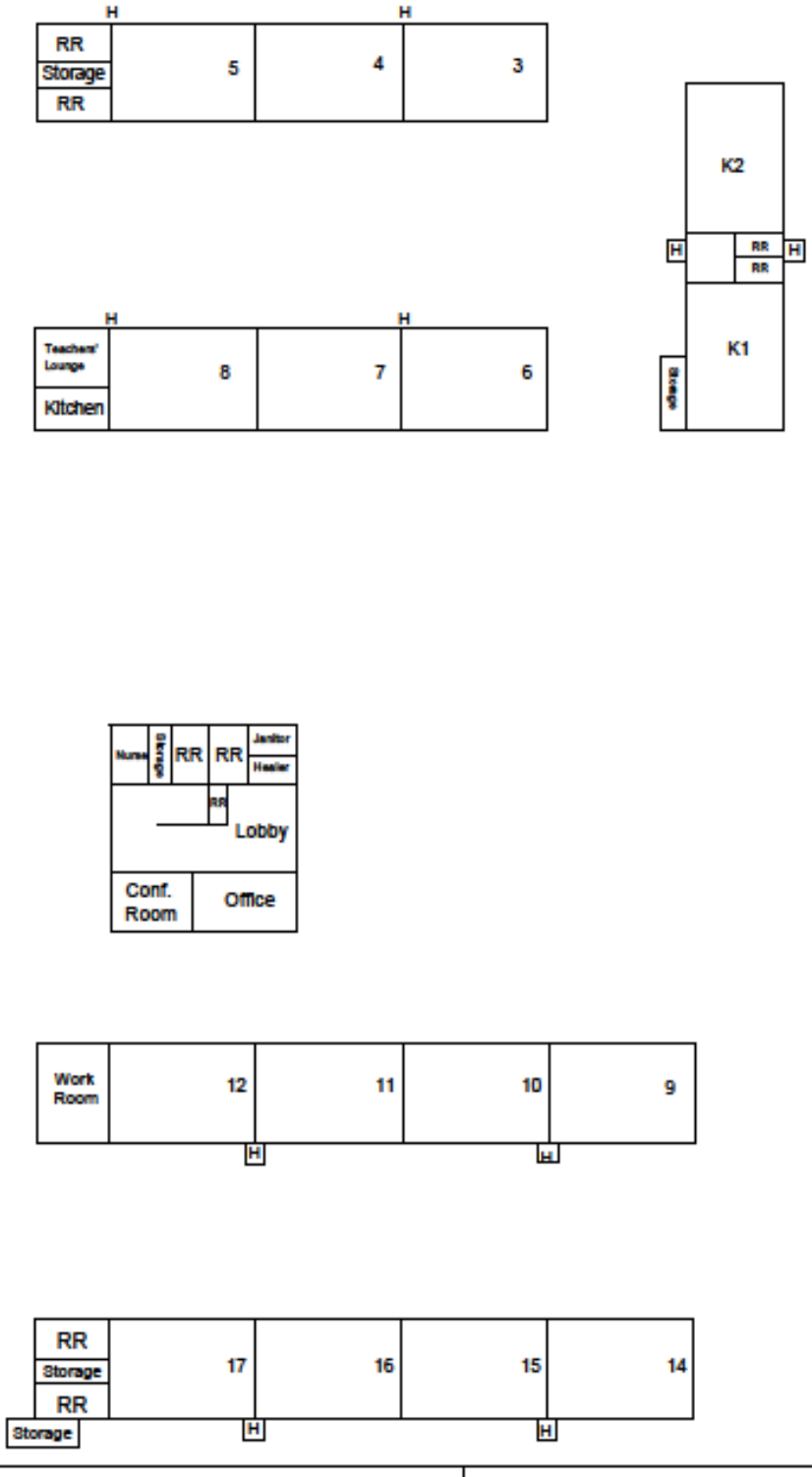
III. HISTORICAL DATA

Pleasant View Elementary – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
Admin	Interior walls	Plaster	OVS421PV-1,2,3,4,5,6	ND	11/21
Admin	Exterior overhangs and walls	Stucco	OVS421PV-8,9,10	Trace Chrysotile	11/21
K1 and K2	K1 & K2 Ocean View Prep.	Ceiling tile mastic in ceilings and upper wall	OVS421PV-19	ND	11/21
Classrooms 3-5	Room 3	12x12 tan floor tile/mastic	OVS421PV-20	ND	11/21
Classrooms 3-5	Interior walls	Plaster	OVS421PV-21,23	ND	11/21
Classrooms 3-5	Exterior overhangs and walls	Stucco	OVS421PV-24,25	Trace Chrysotile	11/21
Classrooms 6-8	Rooms 6, 7 & 8	Wall/ceiling tile mastic	OVS421PV-28	ND	11/21
Classrooms 6-8	Room 8	Brown/black baseboard mastic	OVS421PV-29	Trace Anthophyllite	11/21
Classrooms 6-8	Exterior overhangs and walls	Stucco	OVS421PV-26,27	Trace Chrysotile	11/21
Classrooms 6-8	Interior walls	Plaster	OVS421PV-30,31	ND	11/21
Classrooms 9-13	Rooms 9, 10, 11 & 12	Wall/ceiling tile mastic	OVS421PV-15	ND	11/21
Classrooms 9-13	Interior walls	Plaster	OVS421PV-14,16	ND	11/21
Classrooms 9-13	Exterior overhangs and walls	Stucco	OVS421PV-11,12	Trace Chrysotile	11/21
Classrooms 14-17	Storage	Brown baseboard mastic	OVS421PV-18	Trace Anthophyllite	11/21
Classrooms 14-17	Interior walls	Plaster	OVS421PV-17	ND	11/21
Classrooms 14-17	Exterior overhangs and walls	Stucco	OVS421PV-13	Trace Chrysotile	11/21
Administration	Women's Restroom	Ceiling tile mastic	OVS421PV-7	ND	11/21

IV. DIAGRAM

Figure 1



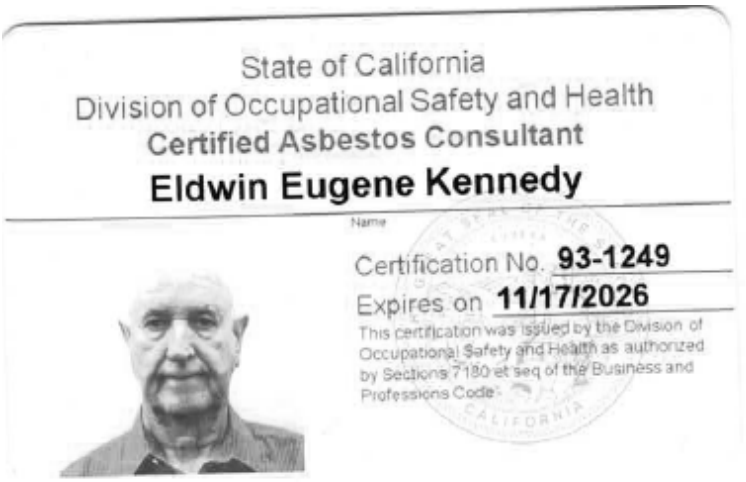
Campus Site Map

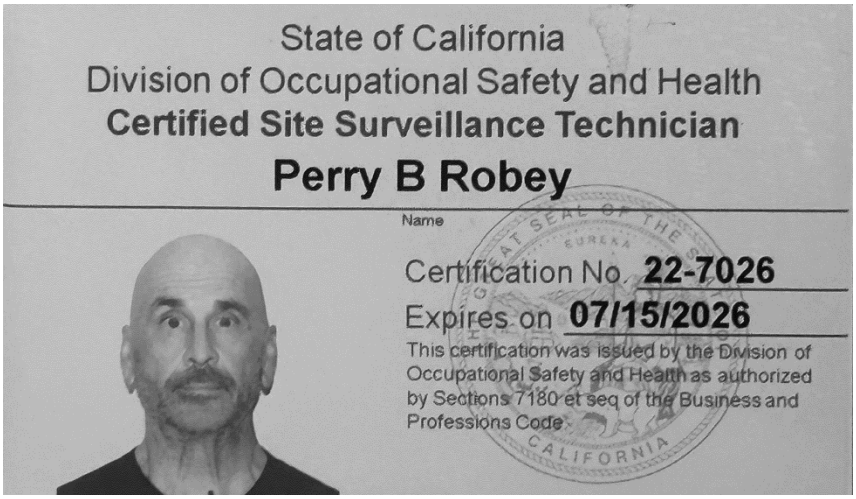
Ocean View School District
Pleasant View School
16692 Landau Ln
Huntington Beach, CA 92647

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.