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

Conducted at:

GRACE LUTHERAN SCHOOL
(Robinwood)
5172 MCFADDEN STREET
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 Grace Lutheran School (Robinwood), located at 5172 McFadden Street 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 Grace Lutheran School (Robinwood) have nchanged 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:

- Fire doors
- Pipe fitting insulation
- Wall paneling glue
- Heater gaskets
- Woven duct wrap
- Flexible duct joint
- Miscellaneous mastic
- Vinyl coated plaster

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 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

Grace Lutheran School
(Robinwood)
5172 McFadden Street 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*
A Kindergarten	Heater Room HVAC 1 & 2	Flexible duct joint	2 ea. 16 lf.	TSI	Yes	OVS421G-1	55% Chrysotile	7	5/6	NC
A Kindergarten	Rooms 1 & 2 under carpet	Black floor tile mastic	3,600 sf.	Misc.	No			5	5/6	Suspect NC
B Classrooms	Heater closets	Fire door	2 ea.	Misc.	No			5	5/6	No labels NC
B Classrooms	Heater closets HVAC 1 & 2	Woven duct wrap	4 ea.	Misc.	Yes	OVS421G-10	55% Chrysotile	7	5/6	E. heater (HVAC2) NC W. heater Rm. (HVAC1) all new equipment.
B Classrooms	Heater closets HVAC 1& 2	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	E. heater (HVAC2) NC W. heater Rm. (HVAC1) all new equipment.
B Classrooms	Heater closets HVAC 1 & 2	Heater gasket	4 ea.	Misc.	Yes	OVS421G-9	55% Chrysotile	7	5/6	E. heater (HVAC2) NC W. heater Rm. (HVAC1) all new equipment.
B Classrooms	Classrooms 3-6 under carpet	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	Sample Under carpet 12”x12” vinyl floor tile NC
C Classrooms	Heater closets	Woven duct wrap	3 ducts 36 sf.	Misc.	Yes			7	5/6	W. heater closet NC E. heater closet new equipment
C Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	W. heater closet NC E. heater closet new equipment
C Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	W. heater closet NC E. heater closet new equipment
C Classrooms	Rooms 7,8,9,10	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	Suspect under carpet/12x12 VFT NC
D Classrooms	Heater closets HVAC 5 & 6	Woven duct wrap	3 ea.	Misc.	Yes	OVS421G-13	55% Chrysotile	7	5/6	NC
D Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC
D Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	NC
D Classrooms	Rooms 11,12,13	Black floor mastic	3,600 sf.	Surf	No			5	5/6	Suspect under carpet and 12”x12” vinyl floor tile. NC
D Classrooms	Interior walls	Vinyl coated plaster	3,500 sf.	Surf	No					NC

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Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*		*Response Action*	*Notes*
E Offices	Ceiling & wall cavities	Pipe fitting insulation	30 ea. (est.)	TSI	Yes			7	5/6	Not observed NC
E Offices	Storage 4 Heater room	Pipe fitting insulation	2 ea.	TSI	Yes			7	5/6	NC
E Offices	Storage 4	Pipe fitting insulation at ceiling	2 ea.	TSI	Yes			7	5/6	NC
E Offices	Storage 4 Heater room	Heater room Fire door	1 ea.	TSI	No			5	5/6	Labeled Damage top corner, hinge side NC
E Offices	Storage 4 Heater room	Duct wrap woven & vibration joint cloth	20 sf.	Misc.	Yes			7	5/6	NC
E Offices	Throughout	Black floor mastic	3,000 sf.	Misc.	No			5	5/6	Suspect under carpet and 12”x12” vinyl floor tile. NC
G Portable-Art	Throughout	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	Not inspected NC
H Classrooms	Heater closets HVAC 7 & 8	Fire doors	2 ea.	TSI	No			5	5/6	No label NC
H Classrooms	Heater closets HVAC 7 & 8	Woven duct wrap	2 ea.	Misc.	Yes	OVS421G-23	55% Chrysotile	7	5/6	NC - E. heater closet W. heater closet all new equipment
H Classrooms	Heater closets HVAC 7 & 8	Flexible duct joint	6 ea.	Misc.	Yes	OVS421G-25	55% Chrysotile	7	5/6	NC - E. heater closet W. heater closet all new equipment
H Classrooms	Heater closets HVAC 7 & 8	Heater gasket	3 ea.	Misc.	Yes	OVS421G-24	55% Chrysotile	7	5/6	NC - E. heater closet W. heater closet all new equipment
H Classrooms	Rooms 14,15,16	Black tile mastic under carpet	3 ea.	Misc.	No			5	5/6	Some VFT exposed. NC
I Classrooms	Heater closets	Fire door	2 ea.	TSI	Yes			5	5/6	No label NC

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assess-ment	Response Action	Notes
I Classrooms	Heater closets	Woven duct wrap	24 sf.	Misc.	Yes			7	5/6	NC W. heater closet Sample E. heater closet all new equipment
I Classrooms	Heater closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC W. heater closet E. heater closet all new equipment
I Classrooms	Heater closets	Heater gasket	3 ea.	Misc.	Yes			7	5/6	NC W. heater closet E. heater closet all new equipment
I Classrooms	Rooms 17,18,19	Black floor mastic	3,600 sf.	Misc.	No			5	5/6	Broken tile at E. Rm. 17 door – 2 layers. NC Sample
J Multipurpose	Heater room HVAC room 11	Pipe fitting insulation	18 ea.	TSI	Yes			7	5/6	Damaged NC Heater Rm. Located at W. side
J Multipurpose	Heater room HVAC room 11	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	NC
J Multipurpose	Heater room HVAC room 11	Woven duct wrap	100 sf.	Misc.	Yes			7	5/6	Sample NC
J Multipurpose	Hallway and Teacher's Lounge, Rooms C2 & C3	Black floor mastic	576 sf.	Misc.	No			7	5/6	Suspect under carpet/VFT NC
J Multipurpose	Kitchen, food storage, MPR	Black floor mastic	3396 sf.	Misc.	No			5	5/6	Suspect under carpet/VFT NC
J Multipurpose	Outside storage at kitchen	Pipe fitting insulation	2 ea.	TSI	Yes			2	5/6	Damaged. Wide door entry. NC
K Portable	Interior walls (22-23)	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC
L Portable	Interior walls (20-21)	Wall paneling glue	2,000 sf.	Misc.	No			5	5/6	NC

III. HISTORICAL DATA

Grace Lutheran School (Robinwood) – Historical Data

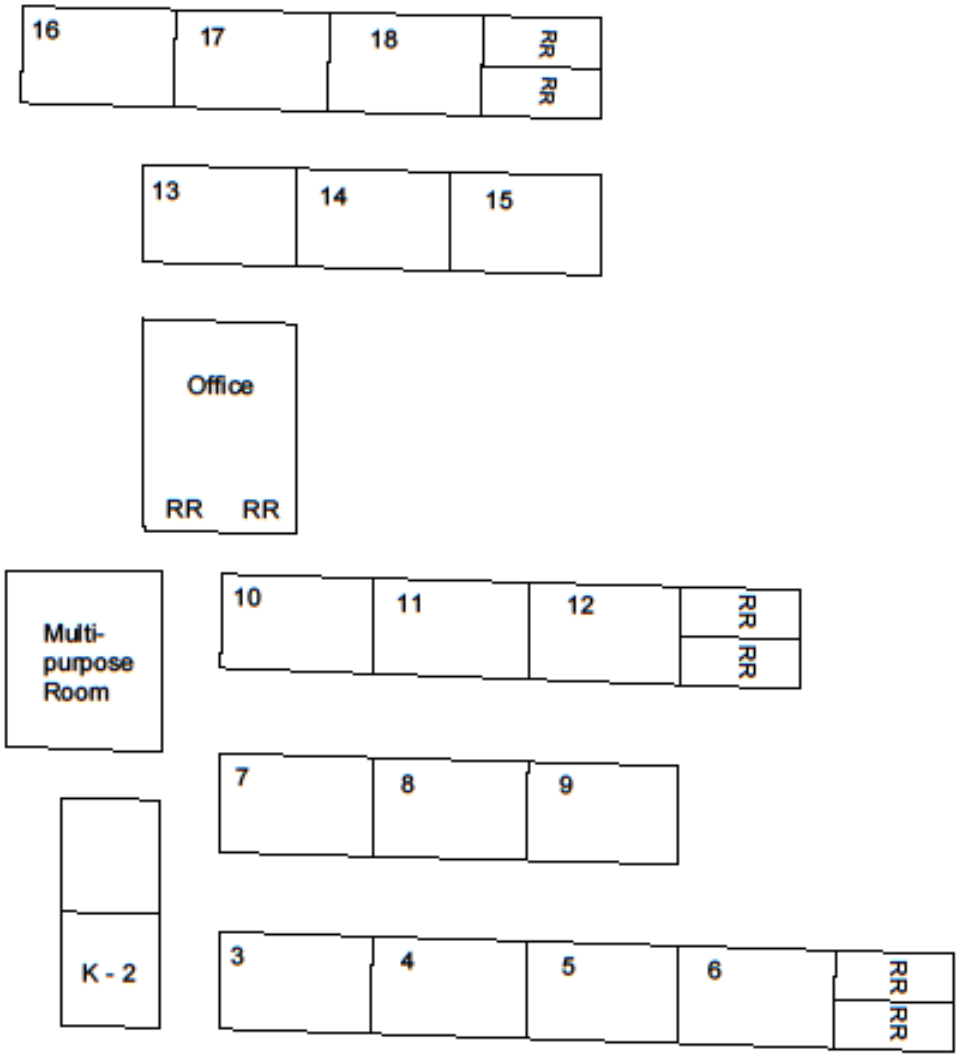
Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
A Kindergarten	Interior walls	Plaster	OVS421G-2,3,4	ND	11/21
A Kindergarten	Throughout ceilings & upper walls	Ceiling tile mastic	OVS421G-5	ND	11/21
B Classrooms	Throughout in ceilings & upper walls	Ceiling tile mastic	OVS421G-6	ND	11/21
B Classrooms	Interior walls	Plaster	OVS421G-7,8,11	ND	11/21
C Classrooms	Interior walls	Plaster	OVS421G-12,15,16	ND	11/21
C Classrooms	Throughout	Ceiling tile mastic	OVS421G-14	ND	11/21
E Offices	Throughout	Ceiling tile mastic	OVS421G-17	ND	11/21
E Offices	All interior walls/ceilings	Drywall taping compound	OVS421G-36	ND	11/21
E Offices	Interior walls	Plaster	OVS421G-18,19,20	ND	11/21
F Portable Rec. Club	Room 21	12x12 brown floor tile	OVS421G-21	ND	11/21
F Portable Rec. Club	Throughout	Wall paneling glue			11/21
G Portable-Art	West room & east room	12x12 brown floor tile	OVS421G-22	ND	11/21
H Classrooms	Throughout	Ceiling tile mastic			11/21
H Classrooms	Interior walls	Plaster	OVS421G-26,27,28	ND	11/21
I Classrooms	Throughout	Ceiling tile mastic			11/21
I Classrooms	Interior walls	Plaster	OVS421G-29	ND	11/21
J Multipurpose	Hallway, kitchen, MPR	Ceiling tile mastic	OVS421G-31	ND	11/21
J Multipurpose	Band room	12x12 brown floor tile	OVS421G-30	ND	11/21
J Multipurpose	Interior walls	Plaster	OVS421G-32,33	ND	11/21

Grace Lutheran (Robinwood) – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
K Portable	Lobby, classroom, Preschool/ White room	12x12 brown floor tile	OVS421G-34	ND	11/21
K Portable	Lobby pony walls	Drywall and joint compound	OVS421G-36	ND	11/21
K Portable	Restrooms	12x12 beige floor tile	OVS421G-35	ND	11/21
K Portable	Restrooms, lobby	Floor mastic			11/21
K Portable	Restrooms	Wainscot	OVS421G-37	ND	11/21
L Portable	Lobby, classroom Mauve room	12x12 brown floor tile	OVS421G-39,41	ND	11/21
L Portable	Restrooms	12x12 beige floor tile	OVS421G-40	ND	11/21
L Portable	Classrooms	Floor mastic			11/21
L Portable	Restrooms	Wainscot	OVS421G-38	ND	11/21

IV. DIAGRAM

Figure 1



Tenant:
Grace Lutheran Church and Schools

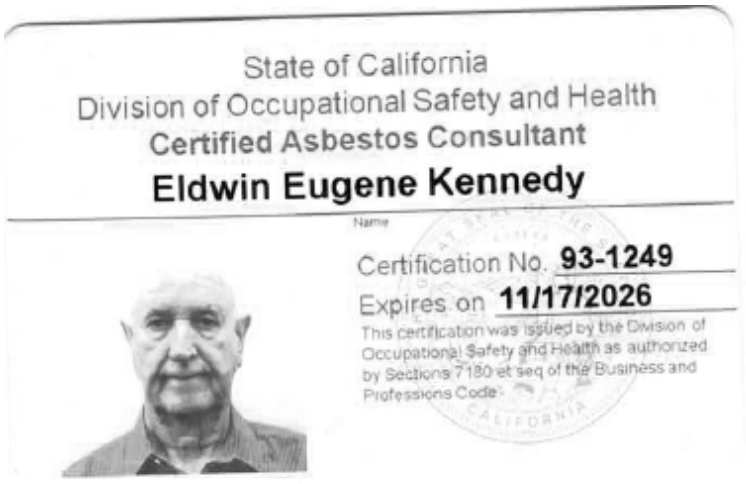
Campus Site Map

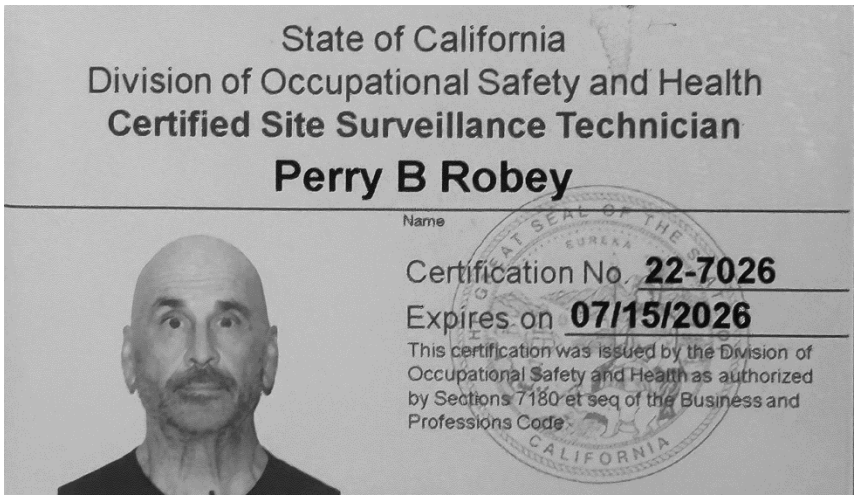
Ocean View School District
Robinwood School
5172 McFadden Avenue
Huntington Beach, CA 92647

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

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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.