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

Conducted at:

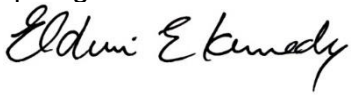
MEADOW VIEW SCHOOL
5702 CLARK DRIVE
HUNTINGTON BEACH, CALIFORNIA 92647

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 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 Meadow View School, located at 5702 Clark 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 Meadow View 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. 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
- Pipe fitting insulation
- Fire doors
- Heater gaskets
- Flexible duct joint
- 9” x 9” vinyl floor tile and mastic
- 4” vinyl base mastic
- 12” x 12” grey vinyl floor tile and mastic
- Miscellaneous plaster and stucco
- Asbestos cement (transite) panel

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

Meadow View School
5702 Clark Drive 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 - Rooms 23-25	Heater Closets No. & So.	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	South door lock keyway filled; no change expected NC
A - Rooms 23-25	Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	South not accessed, north NC
A - Rooms 23-25	Heater Closets	Heater gaskets	1 ea.	Misc.	No			5	5/6	South not accessed NC
A - Rooms 23-25	Throughout under carpet and 12x12 floor tile	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Seam separation in carpet in Rm. 24. NC
A - Rooms 23-25	Room 23	4" black vinyl base/mastic	150 lf.	Misc.	No			5	5/6	NC
A - Rooms 23-25	Room 23 Kitchenette	Drywall/joint compound	400 sf.	Misc.	Yes			7	5/6	NC
B Rooms 20-22	North & south Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	NC
B Rooms 20-22	North & south Heater Closets	Heater gaskets	3 ea.	Misc.	Yes			7	5/6	NC
B Rooms 20-22	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	Rm. 21 & 22 threshold tile exposed NC
C Rooms 17-19	North & South Heater Closets	Flexible duct joint	6 ea.	Misc.	No			7	5/6	Canvas NC – S closet, new Equipment in N closet
C Rooms 17-19	North & South Heater Closets	Fire door	2 ea.	Misc.	No			5	5/6	Paint peeling NC
C Rooms 17-19	North & South Heater Closets	Heater gaskets	3 ea.	Misc.	No			7	5/6	NC – S closet, new Equipment in N closet
C Rooms 17-19	Electrical Room	Fire door	1 ea.	Misc.	No			5	5/6	Paint peeling NC
C Rooms 17-19	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	NC
C Rooms 17-19	Rooms 17/18	12x12 beige floor tile	400 sf.	Misc.	No	OVS421MV-19	2% Chrysotile	5	5/6	New VFT, damage not observed. NC
C Rooms 17-19	Rooms 17/18	Mastic under wood wall paneling	500 sf.	Misc.	No			5	5/6	Not suspect – nailed on NC
D Rooms 14-16	North & south Heater Closets	Flexible duct joint	6 ea.	Misc.	Yes			7	5/6	NC

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assess-ment	Response Action	Notes
D Rooms 14-16	North & south Heater Closets	Heater gaskets	3 ea.	Misc.	Yes			7	5/6	Not observed - covered with duct tape NC
D Rooms 14-16	North & south Heater Closets	Fire doors								NC
D Rooms 14-16	Throughout under carpet	9x9 tan floor tile/ black mastic	2,700 sf.	Misc.	No			5	5/6	NC
E Admin.	Office, under window	Asbestos cement (transite) panel	1 ea.	Misc.	No			5	5/6	NC
E Admin.	Exterior heater closet	Flexible duct joint	2 ea.	Misc.	Yes			7	5/6	All new equipment NC
E Admin.	Exterior heater closet	Duct tape	6 lf.	Misc.	Yes			7	5/6	All new equipment NC
E Admin.	Exterior heater closet	Fire door	1 ea.	Misc.	No			5	5/6	NC
E Admin.	Throughout under carpet	9x9 tan and gray floor tile/ black mastic	2,200 sf.	Misc.	No			5	5/6	Significant wrinkling in carpet Wrinkling not observed NC
F Rooms 9-11	North & south Heater closets	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	NC
F Rooms 9-11	North & south Heater closets	Metal Fire door	2 ea.	Misc.	No			5	5/6	NC
F Rooms 9-11	North & south Heater closets	Heater gaskets	4 ea.	Misc.	Yes			7	5/6	NC
F Rooms 9-11	Rooms 9, 10, 11	4” black baseboard/brown mastic	100 lf.	Misc.	No			5	5/6	Some missing in 11 NC
F Rooms 9-11	Rooms 9, 10, 11 & Office (under carpet or 12x12 tile)	9x9 tan floor tile/black mastic	3,232 sf.	Misc.	No			5	5/6	Suspect under carpet or 12x12 in Rooms 9 & 10, exposed in Room 11 Damaged at Rm. 11 entrance Exposed in office NC
F Rooms 9-11	Throughout interior walls	Plaster	9,000 sf.	Surf.	No			7	5/6	Damage by N. door Rm. 9 NC
F Rooms 9-11	Exterior overhangs/walls	Stucco	7,000 sf.	Surf.	No			7	5/6	Damage on west side NC

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assess-ment	Response Action	Notes
G Rooms 6-8	North & south heater closets	Heater gaskets	3 ea.	Misc.	No			7	5/6	NC
G Rooms 6-8	North & south heater closets	Flexible duct joints	6 ea.	Misc.	No			7	5/6	NC
G Rooms 6-8	North & south heater closets	Fire doors								NC
G Rooms 6-8	South utility room	Fire door								NC
G Rooms 6-8	Rooms 6 & 7	12x12 beige floor tile	1,800 sf.	Misc.	No			5	5/6	Minor damage at threshold in 6 & 7 NC
G Rooms 6-8	Rooms 6 & 7	4" brown baseboard	200 lf.	Misc.	No			5	5/6	Damage by sink Rm. 6 NC
G Rooms 6-8	Rooms 6 & 7	Brown baseboard mastic	250 lf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Room 7	4" black baseboard	250 lf.	Misc.	No			5	5/6	NC
G Rooms 6-8	Classroom 8	Black floor mastic	960 sf.	Misc.	No			5	5/6	White sheet floorings NC
H Rooms 3-5	North & south heater closets	Flexible duct joint	8 ea.	Misc.	Yes			7	5/6	Lock damaged on south heater room closet No access to south closet NC
H Rooms 3-5	North & south heater closets	Heater gaskets	4 ea.	Misc.	Yes			7	5/6	Western Heaters all buildings NC
H Rooms 3-5	North & south Heater closets	Metal Fire door	2 ea.	Misc.	No			5	5/6	NC
H Rooms 3-5	Room 5 (under carpet & 12x12 floor tile)	9x9 tan floor tile/ black mastic	450 sf.	Misc.	No			5	5/6	Suspect under carpet or 12"x12" Vinyl floor tile
I Rooms 1-2	Heater closet	Flexible duct joint	4 ea.	Misc.	Yes			7	5/6	Units replaced NC
I Rooms 1-2	Rooms 1 & 2	12x12 gray floor tile	600 sf.	Misc.	No	OVS421MV-50	2% Chrysotile		5/6	NC
I Rooms 1-2	Rooms 1 & 2	Floor mastic	300 sf.	Misc.	No			5	5/6	NC Under carpet
I Rooms 1-2	Heater Room Fire door present									NC

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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Sample Number	Lab Results % Asbestos	Assess-ment	Response Action	Notes
J Multipurpose	Storage and East Entry, Math/Science, throughout	9x9 tan floor tile	4,300 sf.	Misc.	No			5	5/6	Minor damage at east entry by cold room Significant damage at cold room NC
J Multipurpose	Throughout under carpet	Black floor mastic	4,300 sf.	Misc.	No			5	5/6	NC
J Multipurpose	Electrical Room	Fire door	1 ea.	Misc.	No			5	5/6	NC
J Multipurpose	East Water Heater Room	Pipe fitting insulation	1 ea.	TSI	Yes			7	5/6	Could not see, packed with storage Suspect NC
J Multipurpose	Throughout	Pipe fitting insulation	UK	TSI	Yes			7	5/6	Assumed NC
J Multipurpose	Library-southwest book storage	9x9 tan floor tile/ black mastic	300 sf.	Misc.	No			5	5/6	Floor damaged NC
J Multipurpose	Library-southeast book storage	black floor mastic	300 sf.	Misc.	No			5	5/6	Under carpet No access
J Multipurpose	North Mechanical Room/Storage	Flexible duct joint	16 lf.	Misc.	Yes			7	5/6	Could not see – used for storage NC
J Multipurpose	Mechanical Room, Northwest Storage	Metal Fire door	1 ea.	Misc.	No			5	5/6	NC
J Multipurpose	Music Room	Carpet cove	120 lf.	Misc.	No			5	5/6	Carpet cove NC
J Multipurpose	Language Room, Kitchen	12x12 gray floor tile	300 sf.	Misc.	No	OVS421MV-5,6	2% Chrysotile	5	5/6	Tile – ND Mastic 2% NC
J Multipurpose	Music Room, Language Room, Custodial	Black floor mastic	200 sf.	Misc.	No			5	5/6	Suspect under carpet NC
J Multipurpose	Southeast Storage	4” brown baseboard/ brown mastic	100 lf.	Misc.	No	OVS421MV-7	2% Chrysotile	5	5/6	Mastic 2% NC

III. HISTORICAL DATA

Meadow View School – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
A Rooms 23-25	Throughout interior walls	Plaster	OVS421MV-16,17	ND	11/21
A Rooms 23-25	Exterior overhangs/walls	Stucco	OVS421MV-15	ND	11/21
A Rooms 23-25	Rooms 24 & 25	6” black vinyl base/mastic	OVS421MV-18	ND	11/21
B Rooms 20-22	North & south Heater Closets	Flexible duct joint	OVS421MV-25	ND	11/21
B Rooms 20-22	Rooms 21 & 22	4” black baseboard/ brown mastic	OVS421MV-27	Trace Anthophyllite	11/21
B Rooms 20-22	Throughout interior walls	Plaster	OVS421MV-29	ND	11/21
B Rooms 20-22	Exterior overhangs/walls	Stucco	OVS421MV-31	Trace Chrysotile	11/21
C Rooms 17-19	Rooms 17/18, 19, & Boy’s & Girl’s RR	Ceiling tile mastic	OVS421MV-22	ND	11/21
C Rooms 17-19	Rooms 17/18	4” black baseboard/brown mastic	OVS421MV-21	ND	11/21
C Rooms 17-19	Room 19	4” black baseboard/ mastic	OVS421MV-20	ND	11/21
C Rooms 17-19	Throughout interior walls	Plaster	OVS421MV-23	ND	11/21
C Rooms 17-19	Exterior walls and overhangs	Stucco	OVS421MV-24	Trace Chrysotile	11/21
D Rooms 14-16	Rooms 14, 15, 16A & 16B	4” brown baseboard/ black mastic	OVS421MV-13	ND	11/21
E Admin.	Throughout	Ceiling tile mastic	OVS421MV-39	ND	11/21
E Admin.	Office, Computer Room, Kitchen	4” black baseboard	OVS421MV-47	ND	11/21

Meadow View School – Historical Data

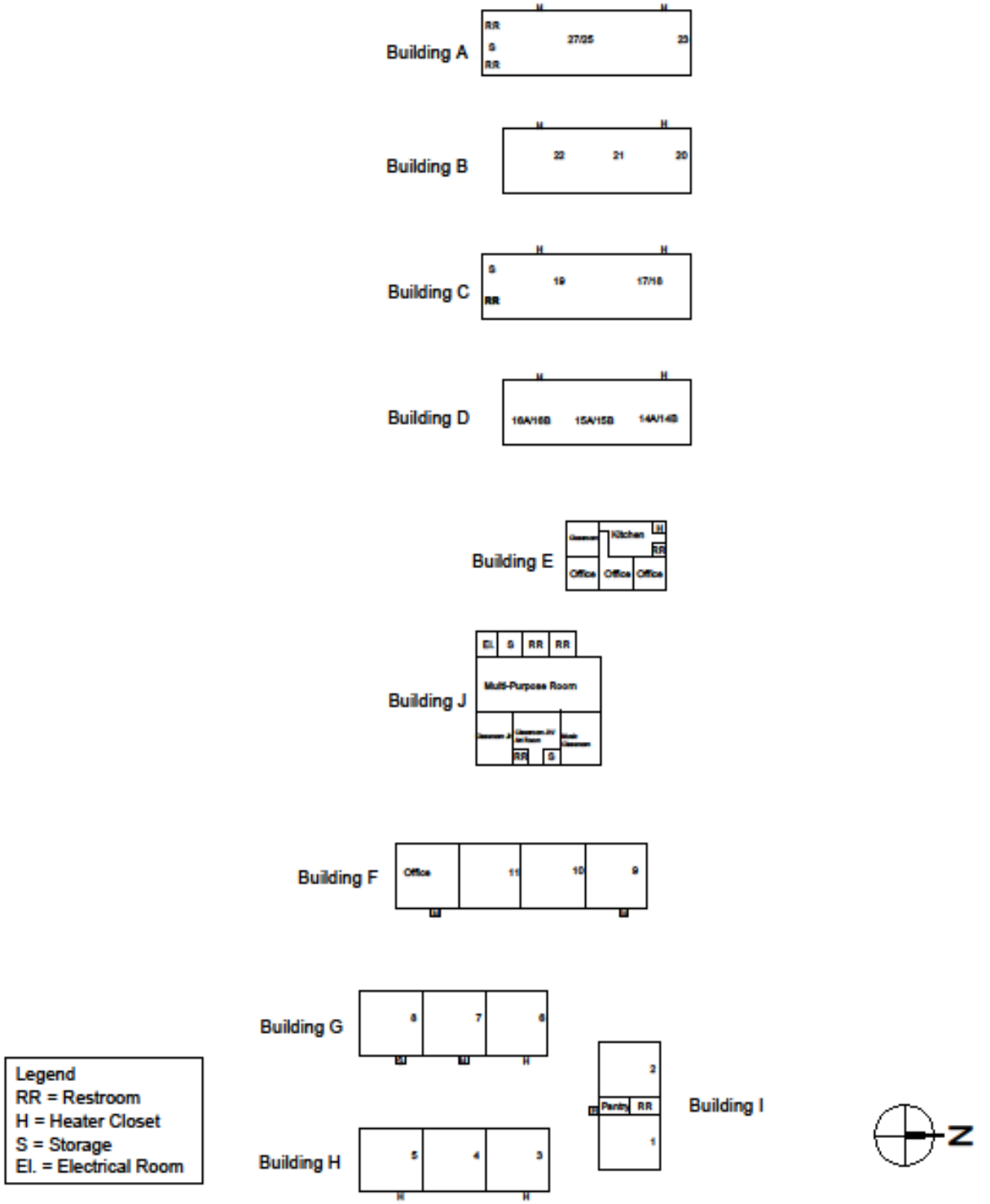
Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
F Rooms 9-11	Rooms 9, 10, 11 & Office	Brown ceiling tile mastic	OVS421MV-39	ND	11/21
G Rooms 6-8	Room 8	Vinyl sheet flooring	OVS421MV-32	ND	11/21
G Rooms 6-8	Rooms 8	4” gray baseboard	OVS421MV-33	ND	11/21
G Rooms 6-8	Throughout	Brown wall tile mastic	OVS421MV-34	Trace Anthophyllite	11/21
G Rooms 6-8	Throughout interior walls	Plaster	OVS421MV-36	Trace Chrysotile	11/21
G Rooms 6-8	Exterior overhangs/walls	Stucco	OVS421MV-35	Trace Chrysotile	11/21
H Rooms 3-5	Rooms 3 & 4	12x12 gray floor tile/	OVS421MV-54	2% Chrysotile	11/21
H Rooms 3-5	Rooms 3 & 4	4” black vinyl base	OVS421MV-55	Trace Anthophyllite	11/21
H Rooms 3-5	Rooms 3 & 4	4” gray vinyl base	OVS421MV-56	ND	11/21
H Rooms 3-5	Rooms 3 & 4	Black vinyl base mastic	OVS421MV-57	Trace Anthophyllite Trace Chrysotile	11/21
H Rooms 3-5	Throughout interior walls	Plaster	OVS421MV-37	ND	11/21
H Rooms 3-5	Exterior overhangs/walls	Stucco	OVS421MV-38	Trace Chrysotile	11/21
I Rooms 1-2	Throughout ceiling	Brown ceiling/ wall tile mastic	OVS421MV-53	ND	11/21
I Rooms 1-2	Throughout interior walls	Plaster	OVS421MV-51	ND	11/21

Meadow View School – Historical Data

Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
I Rooms 1-2	Exterior overhangs/walls	Stucco	OVS421MV-52	Trace Chrysotile	11/21
J Multipurpose	East extra storage Room	Acoustic spray ceiling	OVS421MV-1,2,3	Trace Chrysotile	11/21
J Multipurpose	East extra storage Room	12x12 beige VFT	OVS421MV-4	Trace Chrysotile	11/21
J Multipurpose	Throughout building except in the Library	Ceiling tile mastic	OVS421MV-8	ND	11/21
A - Rooms 23-25	Throughout on ceiling	Ceiling tile mastic	OVS421MV-39	ND	11/21
D Rooms 14-16	Rooms 14, 15, 16A & 16B	Ceiling tile mastic	OVS421MV-39	ND	11/21
D Rooms 14-16	Throughout interior walls	Plaster	OVS421MV-10,12	Trace Chrysotile	11/21
D Rooms 14-16	Exterior walls and overhangs	Stucco	OVS421MV-9,11	Trace Chrysotile	11/21
E Admin.	Throughout walls	Plaster	OVS421MV-40,42	Trace Chrysotile	11/21
E Admin.	Exterior overhangs/walls	Stucco	OVS421MV-43,44	Trace Chrysotile	11/21

IV. DIAGRAM

Figure 1



Legend
RR = Restroom
H = Heater Closet
S = Storage
El. = Electrical Room

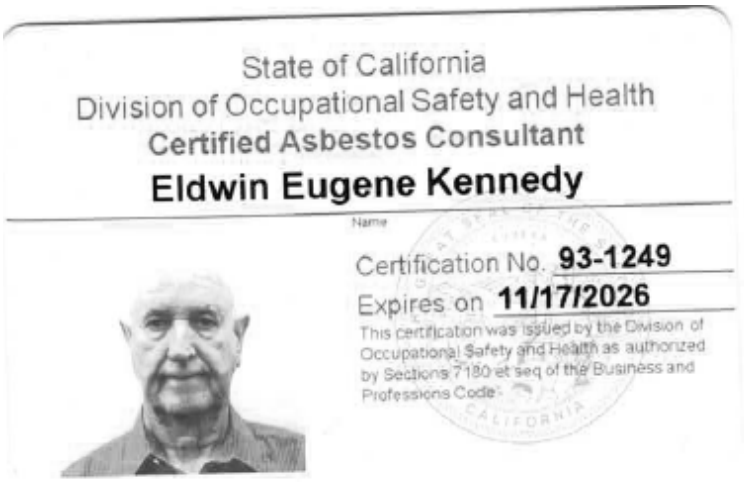
Campus Site Map

Ocean View School District
Meadow View School
5701 Clark Drive
Huntington Beach, CA 92647

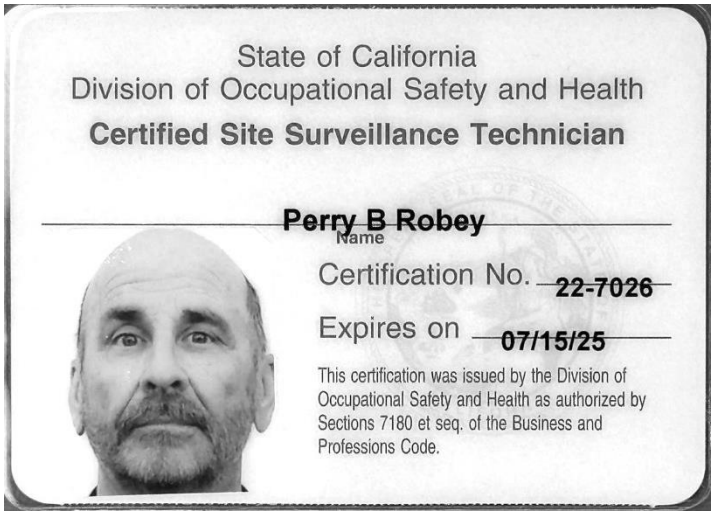
ENVIRONMENTAL ASSISTANCE GROUP

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 07/15/25
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.