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

Conducted at:

HAVEN VIEW ELEMENTARY SCHOOL
(LEPORT SCHOOL)
16081 WAIKIKI LANE
HUNTINGTON BEACH, CALIFORNIA 92649

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, performed a six-month survey for asbestos-containing building materials (ACBMs) at Haven View Elementary School, located at 16081 Waikiki Lane Huntington Beach, California 92649. 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 Haven 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. 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
- 9” x 9” vinyl floor tile and mastic
- 12” x 12” grey vinyl floor tile and mastic
- Flexible duct joint cloth
- Fire doors

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

Haven View Elementary School
(LePort School)
16081 Waikiki Lane Huntington Beach, CA 92649
AHERA Six-Month Surveillance – November 20, 2025

Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*	*Assess-ment*	*Response Action*	*Notes*
Kindergarten	K1-K2, hallways and at sink	12x12 light & dark gray floor tile	2540 sf.	Misc.	No	OVS421HAV-9	2% Chrysotile	5	5/6	Minor damage NC
Kindergarten	K1-K2, hallways, electrical closet and at sink	Black floor tile mastic	3,000 sf.	Misc.	No			5	5/6	Electric Rm. has carpet Sample NC
A Classrooms	Rooms A1-A8	9x9 tan floor tile and black mastic	8,000 sf.	Misc.	No			5	5/6	A1 – Possible under carpet A2 – older 12x12 and carpet A3 – 12x12 minor damage A8 – loose floor tile/base A 5-8 all carpet and 12”x12”. NC
A Classrooms	Heater Room	Flexible duct joint	3 sf.	Misc.	Yes			7	5/6	Broken No access NC
A Classrooms	Heater Room	Pipe fitting insulation	6 elbows 4 valves	TSI	Yes			7	5/6	No access – non-compliant knob cover NC
A Classrooms	Throughout (assumed)	Pipe fitting insulation	30 ea.	TSI	Yes			7	5/6	Ceiling spaces/plenum NC
B Classrooms	Throughout above ceilings	Pipe fitting insulation	30 ea.	TSI	Yes			7	5/6	Not accessed NC
B Classrooms	B1-B8	9x9 tan floor tile and/or black mastic	8,000 sf.	Misc.	No	OHA1220-3	2% Chrysotile	5	5/6	Suspect under carpet and 12x12 tile B1 – B4 older tile/carpet, rest newer 12x12 Sampled in B-4 No 9x9 tile NC
B Classrooms	Heater Room	Flexible duct joint	3 sf.	Misc.	No			7	5/6	Frayed - Not asbestos flexible joint No access Sample NC
B Classrooms	Heater Room	Pipe fitting insulation	3 valves, 5 elbows & T”s	TSI	Yes			7	5/6	No access – lock broken NC
C Classrooms	Teacher’s lounge	9x9 gray floor tile/and or mastic under carpet and 12’x12 floor tile and mastic	230 sf.	Misc.	No			5	5/6	Suspect NC

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Bldg.	*Location*	*Material*	*Approx. Quantity*	*Type*	*Friable*	*Sample Number*	*Lab Results % Asbestos*	*Assess-ment*	*Response Action*	*Notes*
C Classrooms	Throughout under carpet & 12x12 VFT	Black floor mastic	3,400 sf.	Misc.	No			5	5/6	Suspect Minor seam separation Sample NC
C Classrooms	Heater Room	Fire door	1 ea.	Misc.	No			5	5/6	No access NC

III. HISTORICAL DATA

Haven View Elementary – Historical Data

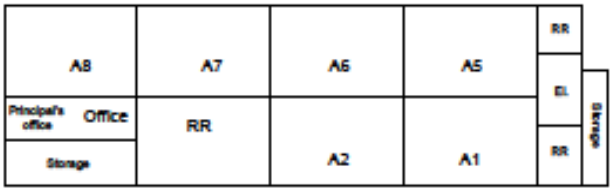
Bldg.	*Location*	*Material*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
Kindergarten	Throughout	Black ceiling tile/ brown mastic	OVS421HAV-8	ND	11/21
Kindergarten	K3 and K5 restrooms	Terrazzo	OVS421HAV-7	ND	11/21
Kindergarten	N. side by hallway/restroom	Drywall/joint compound	OVS421HAV-4,5,6	ND	11/21
Kindergarten	Ceilings inside laundry and storage rooms	Stucco	OVS421HAV-1,2,3	Trace Chrysotile	11/21
A Classrooms	Heater Room	4” brown baseboard	OVS421HAV-11	Trace Anthophyllite	11/21
A Classrooms	Restrooms	Terrazzo	OVS421HAV-10	ND	11/21
A Classrooms	Throughout	Brown ceiling tile mastic	OVS421HAV-15	Trace Anthophyllite	11/21
A Classrooms	Exterior overhangs and walls	Stucco	OVS421HAV-12,13,14	Trace Chrysotile	11/21
B Classrooms	Exterior overhangs	Stucco	OVS421HAV-16,17,18	Trace Chrysotile	11/21
B Classrooms	Restrooms	Terrazzo		ND	11/21
C Classrooms	Exterior overhangs and walls, storage 2	Stucco	OVS421HAV-20,21,22	Trace Chrysotile	11/21
C Classrooms	Restroom wall and floors	Terrazzo	OHA1220-1	ND	11/21
B Classrooms	Throughout	Brown ceiling tile mastic	OHA1220-4	ND	11/21
B Classrooms	Heater Room	4” brown baseboard	OHA1220-5	ND	11/21
C Classrooms	Throughout	Brown ceiling tile mastic	OHA1220-2	ND	11/21

IV. DIAGRAM

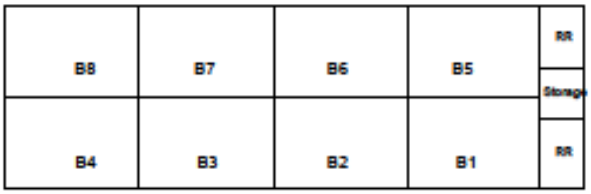
Figure 1



K Wing

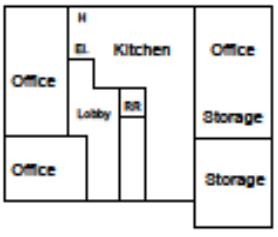


A Wing



B Wing

C Wing



Legend
RR = Restroom
H = Heater Closet
El. = Electrical Closet



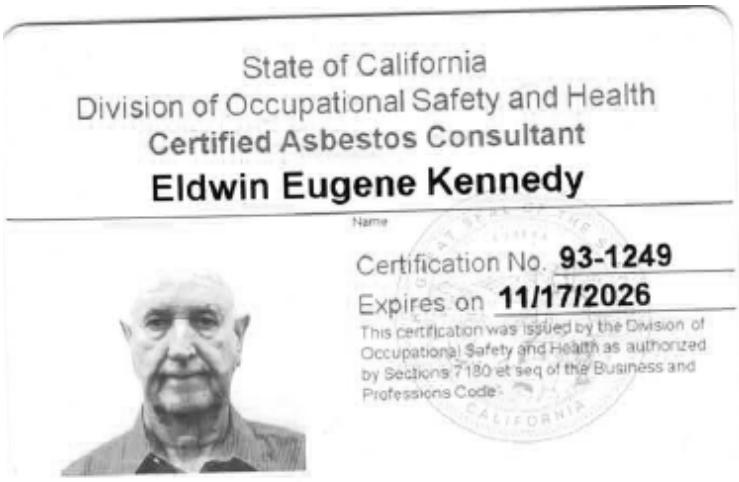
Campus Site Map

Ocean View School District
LePort Schools
16081 Waikiki Lane
Huntington Beach, CA 92647

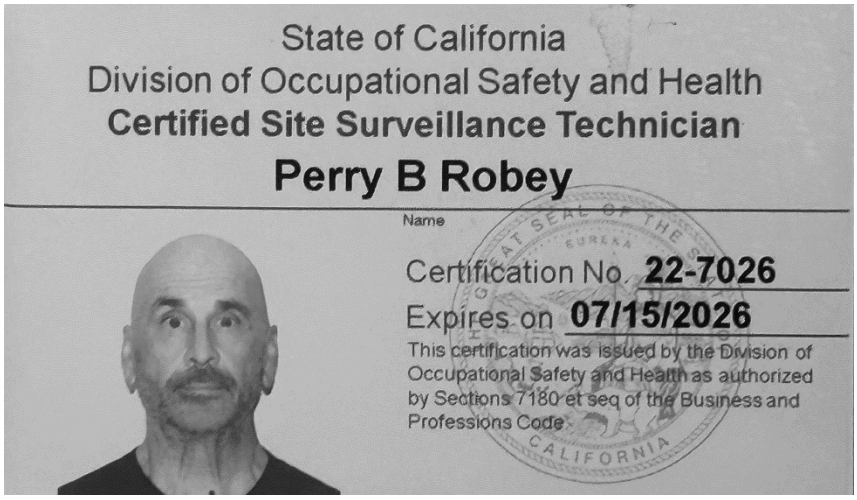
ENVIRONMENTAL ASSISTANCE GROUP

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.