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

Conducted at:

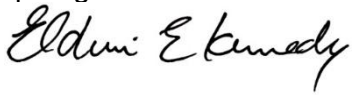
BRIGHT STAR LEARNING CENTER
(GLEN VIEW ELEMENTARY SCHOOL)
6621 GLEN DRIVE
HUNTINGTON BEACH, CALIFORNIA 92647

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 Bright Star Learning Center (Glen View Elementary School), located at 6621 Glen 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 Bright Star Learning Center (Glen 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:

- Spray applied fireproofing
- Drywall taping compound
- Pipe fitting insulation
- 9” x 9” vinyl floor tile and mastic

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.

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the reinspection 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

Bright Star Learning Center
(Glen View Elementary School)
6621 Glen 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*	*Respons e Action*	*Notes*
Bldg. 1 Classroom s	Above ceiling	Sprayed fireproofing	11,000 sf	Surf.	Yes	OVS421B-11	5% Chrysotile	7	5/6	Restrict access NC
Bldg. 1 Classroom s	Ceiling space	Drywall, tape and mud	11,000 sf	Misc.	No			5	5/6	Assumed to be present as report in 8/5/14 report Suspect NC Sample
Bldg. 1 Classroom s	Mechanical/ Custodial Rm.	Pipe elbows and fittings	24	TSI	Yes			5	5/6	NC
Bldg. 1 Classroom s	Room 1	9”x9” tan floor tile/mastic	242 sf	Misc.	No			5	5/6	Minor damage at door. All other floor tile in good condition. NC – No key access
Bldg. 2	Attic	Drywall, tape and mud	Through-out	Misc.	No			5	5/6	Assumed. Access hatch in exterior storage between RRs. Access to attic blocked by stored items. None located NC
Bldg. 2	Plenum surfaces: Robertson decking, pipes, and beams	Sprayed fireproofing above ceiling tile	8,000 sf	Surf.	Yes			7	2/6	Restrict access. 2x4 ceiling tile intact Multiple damaged ceiling tiles, fireproofing exposed NC
Bldg. 2	Above ceilings	Pipe elbows and fittings	Through-out	TSI	Yes			5	5/6	Suspect in ceiling space and wall cavities NC

III. HISTORICAL DATA

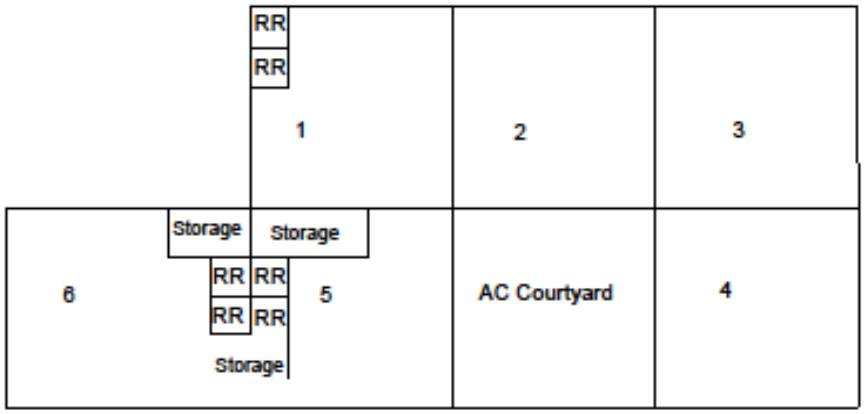
Bright Star Learning Center – Historical Data

Bldg.	*Location*	*Material*	*Type*	*Sample Number*	*Lab Results % Asbestos*	*Notes*
Bldg. 1 Classrooms	Exterior enclosed mechanical yard (center of bldg.)	Flexible duct joint Neoprene	TSI	OVS421B-9	ND	11/21
Bldg. 1 Classrooms	Exterior enclosed mechanical yard (center of bldg.)	HVAC cloth duct tape	Misc.	OVS421B-10	ND	11/21
Bldg. 1 Classrooms	Rooms 1-6 storage rooms between classrooms	4” gray baseboard/ black mastic	Misc.	OVS421B-1	ND	11/21
Bldg. 1 Classrooms	Rooms 1,5 & 6 restrooms	Terrazzo	Misc.	OVS421B-2	2% Chrysotile	11/21
Bldg. 1 Classrooms	Storage room between 5 & 6	12” gray floor tile/mastic	Misc.	OVS421B-3	ND	11/21
Bldg. 1 Classrooms	Interior walls	Plaster	Surf.	OVS421B-4,5,6,7,8	ND	11/21
Bldg. 1 Classrooms	Exterior overhangs, walls in boiler room area	Stucco	Surf.	OVS421B-12, 13,14,15,16	Trace Chrysotile	11/21
Bldg. 2	Office area, hallways, kids bathrooms, classrooms, staff lounge, library	12x12 gray floor tile/black mastic	Misc.	OVS421B-21	ND	11/21
Bldg. 2	Throughout	4” gray and black baseboard/ brown mastic	Misc.	OVS421B-22	ND	11/21
Bldg. 2	Interior walls	Plaster	Surf.	OVS421B-25,26,27,28	ND	11/21
Bldg. 2	Exterior overhangs	Stucco	Surf.	OVS421B-17,18,19,20	Trace Chrysotile	11/21
Bldg. 2	Water heater closet in south kids RR	Vinyl sheet flooring	Misc.	OVS421B-23	ND	11/21
Bldg. 2	Rooms 9 & 12 under cabinets	4” brown baseboard	Misc.	OVS421B-24	ND	11/21

IV. DIAGRAM

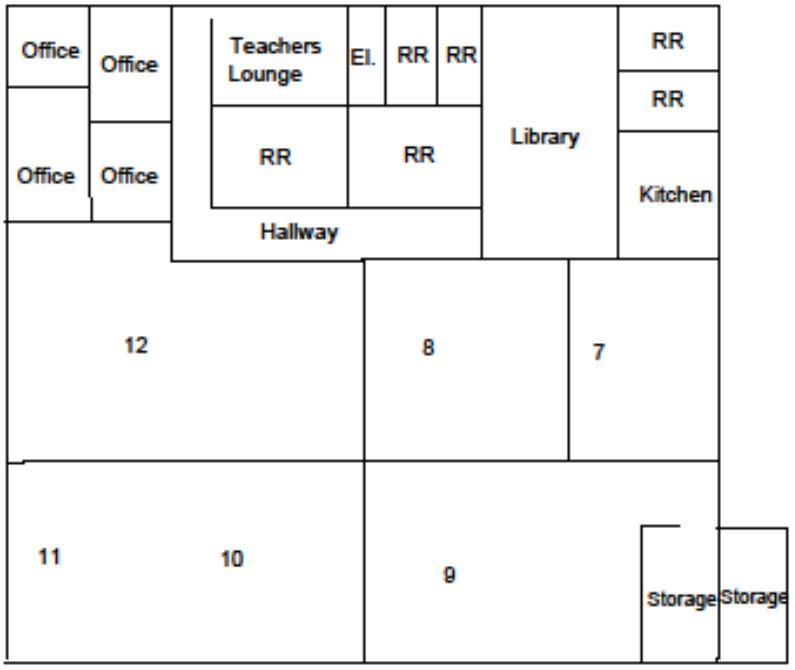
Figure 1

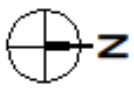
Legend
RR = Restroom
E = Electrical Closet



Building 1

Building 2





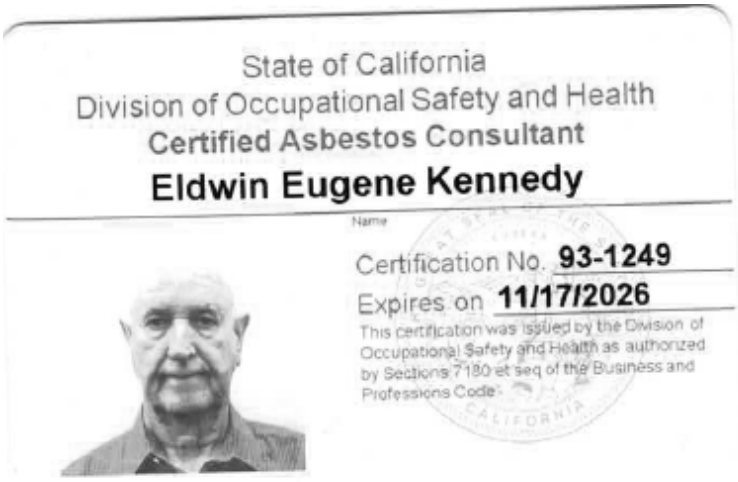
Campus Site Map

Ocean View School District
Brightstar Learning Center
6622 Glen Drive
Huntington Beach, CA 92647

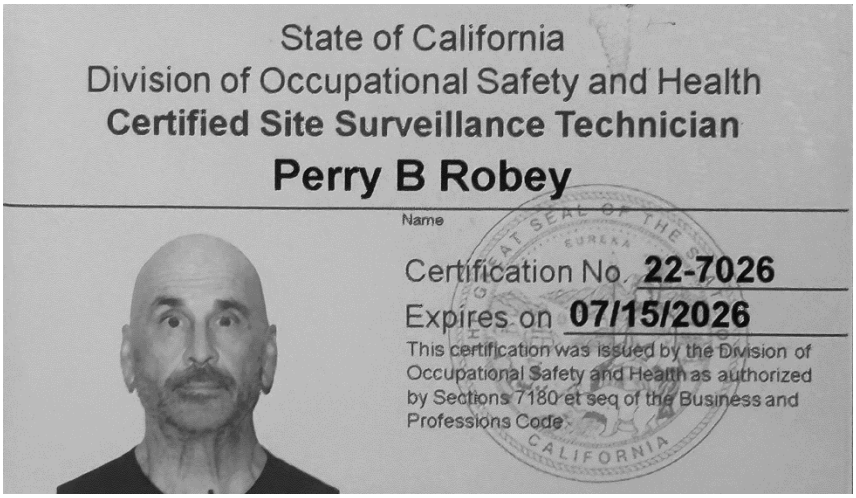
ENVIRONMENTAL ASSISTANCE GROUP

V. INSPECTOR'S CERTIFICATIONS

V. INSPECTOR'S CERTIFCATION



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.