



ENVIRONMENTAL ASSISTANCE GROUP

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ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) THREE-YEAR RE-INSPECTION REPORT OCTOBER 2016

Conducted at:

LAGUNA BEACH HIGH SCHOOL
625 PARK AVENUE
LAGUNA BEACH, CA 92651

Prepared for:

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October 2016

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President

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I. EXECUTIVE SUMMARY

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On October 18 2016, an Environmental Assistance Group (EAG) Certified Asbestos Consultant (CAC) performed a re-inspection for asbestos-containing building materials (ACBMs) at Laguna Beach High School, located at 625 Park Avenue Laguna Beach, California 92651. The purpose of the re-inspection was 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 re-inspection requirement.

Prior to the re-inspection, 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 inspection reports, a complete visual walk-through inspection of the site was performed. The inspection revealed that conditions at Laguna Beach High School have changed since the last inspection in March of 2014.

The enclosed table of materials contains specific information regarding buildings, materials, locations, quantities, condition and recommended response actions. Changes to the previous table report are marked in red.

Some ACBMs that remain at Laguna Beach High School listed as “Suspect” or “Assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement:

- Light Heat Shields in Faculty Room, Nurse Room and Office of Administration Bldg.
- 9"x9" off-white/beige/light green floor tile & mastic in Nurses Office under 12"X12" floor tile and Custodian Room
- Wall & ceiling stucco on exterior walls, ceiling and covered walkway of the Administration Bldg.
- Projection room area fire doors in Auditorium
- Fire Curtain in Stage area of Auditorium
- Boiler and tank insulation in Mechanical Room of Boy's PE Bldg.
- Fire Doors in Mechanical Room 206 of Boy's PE Bldg.
- Pipe insulation in Mechanical Room of Bldg. 51-57
- Minor damage of pipe fitting insulation in Mechanical Room of Boy's PE Bldg.
- 12"x12" beige floor tile & mastic in Physical Therapy Room of Boy's PE Bldg. **This material has been removed and will be deleted from the report**
- Probable Pipe insulation in ceiling space of Girl's PE Bldg.
- Texture coat on Classrooms 90-92 exterior (north side of Park Ave.)

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection except as noted in the attached table. To ensure the materials' 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 661-822-8762.

II. SURVEY RESULTS REPORT

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

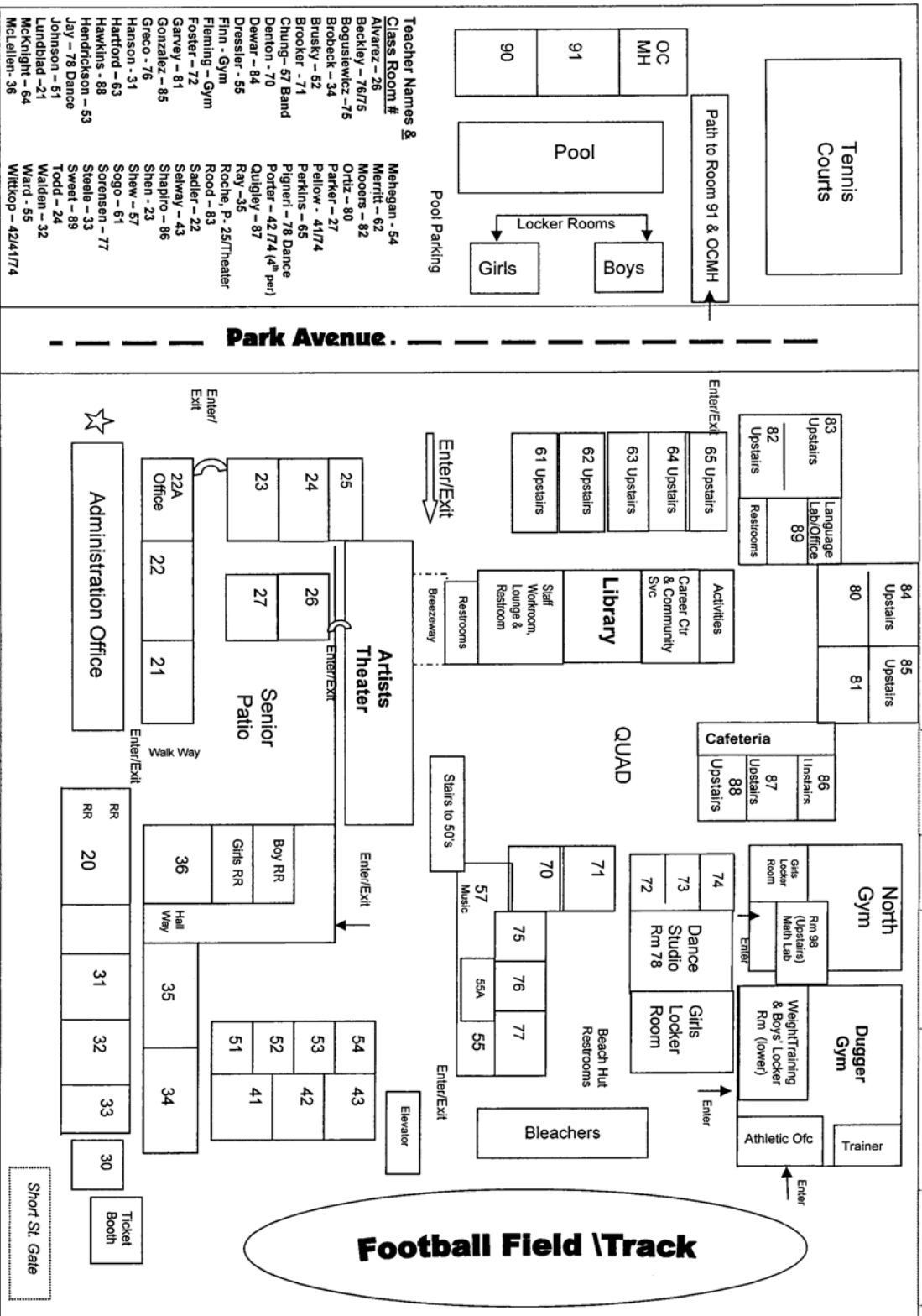
LAGUNA BEACH HIGH SCHOOL
625 Park Avenue Laguna Beach, CA 92651
AHERA 3-Year Re-inspection – October 18, 2016

Bldg.	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
Admin.	Health Office / Custodial Room	9"x9" off-white/beige/ light green floor tile & mastic	294 SF	Misc.	No	5	5,6	Exposed in Custodial RM. Under 12"x12" in Nurse's Office NC
Admin.	Exterior walls & ceiling, covered walkway & RRs	Stucco	2,500 SF	Surface	Yes	5	5,6	NC
Admin.	Faculty Room, Nurse Room and Office	Light fixture heat shields		Misc.	Yes	7	5,6	NC
Auditorium	W. Fan Rm. stairs, access door, Office & Projection Room	Fire door (ACM core)	4 EA	Misc.	Yes	5	5,6	NC
Auditorium	Stage area	Fire Curtain	875 SF	Misc.	Yes	5	4	Minor Damage NC
Boy's PE Bldg.	Mechanical Room 206	Fire doors	2 EA	Misc.	Yes	4	2	Damaged - exposed core
Boy's PE Bldg.	Mechanical Room 206	Tank Insulation	126 SF	TSI	Yes	1	2,6	Damaged Repair NC
Boy's PE Bldg.	Mechanical Room 206 & HW Heater Room	Pipe Insulation	120 LF	TSI	Yes	1	2,6	Mostly good - minor damage Suspect in walls & ceiling spaces NC
Boy's PE Bldg.	Mechanical Room 206 & HW Heater Room	Pipe fitting insulation	9 EA	TSI	Yes	1	2,6	Mostly good - minor damage Suspect in walls & ceiling spaces NC
Boy's PE Bldg.	Physical Therapy Room	12"x12" beige floor tile & mastic	224 SF	Misc.	NA	NA	NA	Floor tile has been replaced
Girl's PE Bldg. - 192	Crawlspace	Pipe Insulation	450 LF	TSI	Yes	1	5,6	Probably in ceiling space also. Not in occupied space Suspect NC
Classrooms 90-92	Classrooms 90-92 Exterior – North side of Park Ave.	Stucco / texture coat	2,850 SF	Surface	Yes	2	2,6	Some loose and peeling at S.E. corner of 91 Rest NC

III. DIAGRAM

Laguna Beach High School

St. Ann's Street



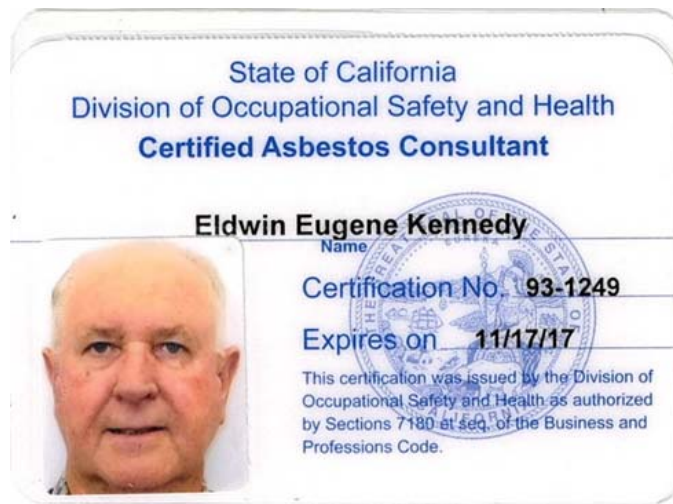
** Some teacher's use multiple rooms, ask your student for the location.

Short Street

8/29/12

IV. INSPECTOR'S CERTIFICATIONS

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V. 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.