



# ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

THURSTON MIDDLE SCHOOL  
2100 PARK AVENUE  
LAGUNA BEACH, CA 92651

Prepared for:

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October 2016

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President

Environmental Assistance Group

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## I. EXECUTIVE SUMMARY

## I. EXECUTIVE SUMMARY

On October 18 2016, an Environmental Assistance Group (EAG) Certified Asbestos Consultant (CAC) performed a re-inspection for asbestos-containing building materials (ACBMs) at Thurston Middle School, located at 2100 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 in order 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 Thurston Middle 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 Thurston Middle School listed as “Suspect” or “Assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement:

- Suspect 2½ “– 3½ “pipe fitting insulation in Kitchen Attic of Library Bldg.
- 9”X9” white streak floor tile are located in 5104 storage room of the 5000 Building.

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 enclosed 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.

<b>Response Action/ Priority Levels</b>	<b>Response</b>
1	Removal
2	Repair
3	Enclosure
4	Encapsulation
5	Operations and Maintenance (O&M) Program
6	Periodic Surveillance
7	Removed –No Action Necessary

THURSTON MIDDLE SCHOOL  
 2100 Park Avenue Laguna Beach, CA 92651  
 AHERA 3-Year Re-inspection – October 18, 2016

<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
Library 6000	Above Ceiling	2½" - 3½" pipe fitting insulation	18 EA	TSI	Yes	7	5,6	Suspect – some water damaged ceiling tile. Avoid disturbance of pipe fitting insulation, if present.
5000 Bldg.	Storage 5114	9x9 white streak VFT	64 SF	Misc.	No	4	5,6	Minor damage NC

### III. DIAGRAM



# THURSTON MIDDLE SCHOOL

PLAYING FIELD



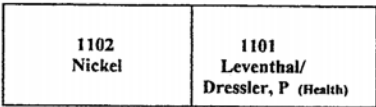
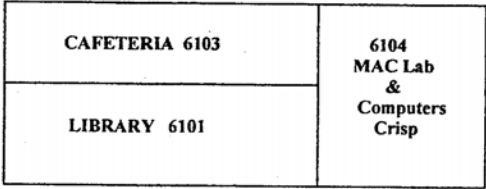
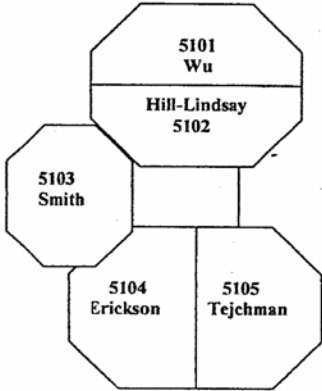
**GYM**  
3101  
Dressler, P  
Bair, Erickson  
Hughes, Lalim

**DRAMA**  
4101  
Dressler, M

**MUSIC**  
4102  
Chung/Ward

**LUNCH PATIO**

**P.E.**  
**BLUE TOP**



7105  
Selin

Speech  
Portable  
Jaramillo

**PARKING  
LOT**

0001  
**ADMINISTRATION &  
HEALTH OFFICE**

216  
Schaeffer  
217  
Beckley/  
Spitler

215  
Silver  
214  
Bonneville  
213  
Prettyman  
212  
Cochren

AMPHITHEATER

202 Matheson  
201 Nelson

208  
Babiar  
207  
Purdy

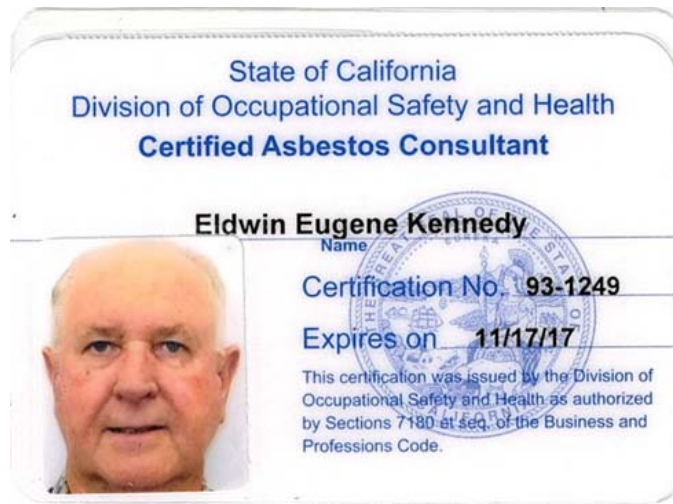
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210  
Rehman  
209  
Weinell

203 Hoffman  
204 Skon  
205 Quirarte  
206 Martinez



#### IV. INSPECTOR'S CERTIFICATIONS

**IV. INSPECTOR'S CERTIFICATIONS**



## 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.