



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

TOP OF THE WORLD ELEMENTARY SCHOOL
21601 TREE TOP LANE
LAGUNA BEACH, CA 92651

Prepared for:

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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 Top of the World Elementary School, located at 21601 Tree Top Lane, 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 Top of the World Elementary 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 Top of the World Elementary School listed as “Suspect” or “Assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement:

- 12”x12” off-white/gray/light green floor tile mastic only in Counselor Room, Hall & Closet of Admin/Library Bldg.
- 16” light heat shield in the Faculty Restroom of Admin/Library Bldg.
- Damaged duct seam tape in Mechanical Room of Admin/Library Bldg. **This material has been removed and will be deleted from the report**
- Damaged duct insulation in Mechanical Room of Admin/Library Bldg. **This material has been removed and will be deleted from the report**
- Damaged pipe fitting insulation in Mechanical Room (suspect in ceiling space) of Admin/Library Bldg. **This material has been removed and will be deleted from the report**
- Light heat shields in Cafetorium Office & Restrooms of Cafetorium/M-9/M/10 Bldg.
- Pipe fitting insulation in Chair Storage Room of Cafetorium/M-9/M10 Bldg.
- 2”-3” pipe fitting insulation in ceiling space in Kitchen of Cafetorium/M-9/M10 Bldg.
- Fire doors in Administration Hall of Cafetorium/M-9/M10 Bldg.
- Wall/ceiling plaster in Stage Area of Cafetorium/M-9/M10 Bldg.

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection unless otherwise 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 troweled 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

TOP OF THE WORLD ELEMENTARY SCHOOL
 21601 Tree Top Lane Laguna Beach, CA 92651
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Bldg.	Location	Material	Approx. Quantity	Type	Friable	Assessment	Response Action	Notes
Admin/Library	Faculty RR	16" light heat shield	2 EA	Misc.	Yes	7	5,6	NC
Admin/Library	Library	12"x12" off-white/gray/light green floor tile & mastic	198 SF	Misc.	No	5	5,6	Counselor, hall & closet damaged NC
Admin/Library	M-9, above 2'x4' drop-in ceiling tile	Sprayed acoustic plaster	20 SF	Surface	Yes	7	5,6	Material remains under old light fixtures and at perimeter NC
Admin/Library	Mechanical Room	Pipe fitting insulation	8 EA	TSI	Yes	7	2	Suspect in ceiling space & walls NC Removed in Mech. Rm.
Cafetorium/ M-9/M-10	Throughout Interior	Drywall/texture coat	3,000 SF	Misc.	Yes	7	5,6	NC
Cafetorium/ M-9/M-10	Cafeteria Office & RRs	Light heat shield	2 EA	Misc.	Yes	7	5,6	NC
Cafetorium/ M-9/M-10	Chair Storage Room, Above Stage and Conference room ceiling	Pipe fitting insulation	2 EA Unknown above ceilings	TSI	Yes	7	5,6	NC
Cafetorium/ M-9/M-10	Ceiling space above Kitchen, Kitchen Storage, Stage & Conference Rm.	2"-3" pipe fitting insulation	1 EA	TSI	Yes	7	5,6	Ceiling space/wall suspect NC
Cafetorium/ M-9/M-10	Admin. Hall	Fire doors	4 EA	Misc.	Yes	7	5,6	Good 2 replaced to Admin/Café NC
Cafetorium/ M-9/M-10	Stage Area	Drywall	680 SF	Misc.	Yes	7	5,6	NC
Cafetorium/ M-9/M-10	M-9	12x12 lt. brown floor tile & black mastic	840 SF	Misc.	No	5	7	Under carpet NC

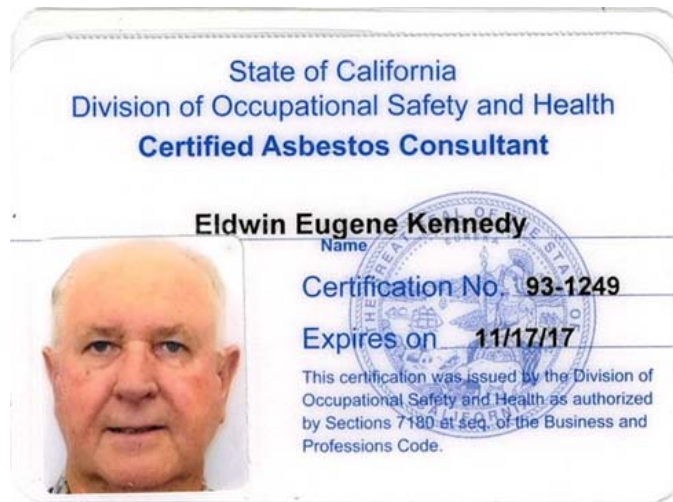
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<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
Cafetorium/ M-9/M-10	M-9	Drywall & texture	800 SF	Misc.	No	7	5,6	New partition installed
Cafetorium/ M-9/M-10	M-9	Acoustic Spray	30 SF	Surface	Yes	7	5,6	Over scratch coat plaster NC
U-1/U-2	Maintenance Workroom	Pipe fitting insulation	1 EA	TSI	Yes	7	5,6	Good NC

III. DIAGRAM

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.