



ENVIRONMENTAL ASSISTANCE GROUP

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

Conducted at:

TRANSPORTATION FACILITY
LAGUNA CANYON ROAD
LAGUNA BEACH, CA 92651

Prepared for:

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TABLE OF CONTENTS

- I. EXECUTIVE SUMMARY
- II. SURVEY RESULTS REPORT
- III. DIAGRAM
- IV. INSPECTOR'S CERTIFICATIONS
- V. DISCLAIMER/REPORT LIMITATIONS

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 the Transportation Facility, located at, 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 the Transportation Facility 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 the Transportation Facility listed as “Suspect” or “Assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement:

- Drywall joint compound and texture coat where present throughout Bldg.
- Aircell pipe insulation in the ceiling spaces and walls.
- Gaskets in Heater Room & DHW Tank
- Loose, missing & broken 9”x9” rose/beige floor tile & mastic in 2nd Floor Lounge. **These materials have been removed and will be deleted from the report.**
- 12”x12” yellow brick design floor tile & mastic (possible under carpet) in Duram Office & back Storage Room. **These materials have been removed and will be deleted from the report.**
- 9”x9” tan/beige/brown floor tile & mastic (Possible under carpet) in Office and Hallway. **These materials have been removed and will be deleted from the report.**
- 12”x12” tan/white floor tile & mastic under carpet in Back Room & Hall. **These materials have been removed and will be deleted from the report.**

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 summary 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

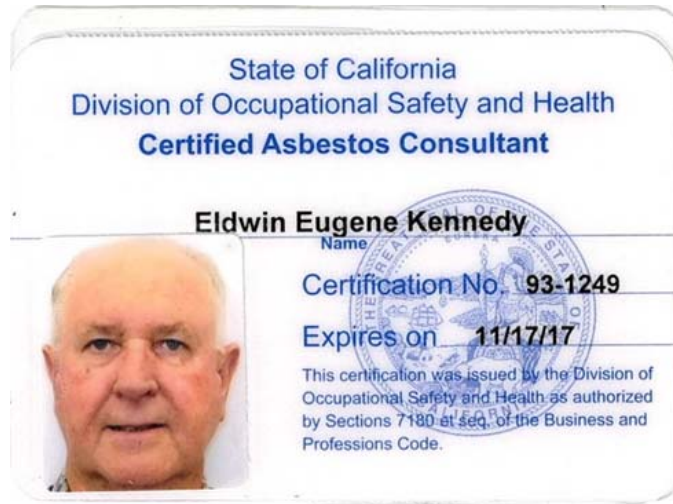
TRANSPORTATION FACILITY
AHERA 3-Year Re-inspection – October 18, 2016

<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>
Transportation	Heater Room	Gasket	1 EA	Misc.	Yes	5	5,6	Probable in old furnace NC
Transportation	Heater Room & DHW Tank	3½ "Pipe fitting insulation/Aircell insulation	16 EA	TSI	Yes	NA	NA	REMOVED
Transportation	2 nd Floor Lounge	9"x9" rose/beige floor tile & mastic	510 SF	Misc.	No	NA	NA	REMOVED
Transportation	Duram Office & back Storage Room	12"x12" orange rock design floor tile & mastic	228 SF	Misc.	No	NA	NA	REMOVED
Duram Transportation	Men's RRs & Attic & Walls	Aircell Pipe Insulation		TSI	Yes	5		Removed in accessible areas. Suspect in walls or above ceilings
Transportation	Men's RR, Office, Storage Supply Rm. & Plumbing Parts Storage Rm.	Drywall (Gypsum board) Texture coat	1,200 SF	Misc.	Yes	2	2,5,6	Damaged areas removed. Some new damage upstairs at top of stairs.
Transportation	Office & Hallway	9"x9" tan/beige/brown floor tile & mastic	210 SF	Misc.	No	NA	NA	REMOVED
Transportation	Back Room, Hall & RRs	12"x12" tan/white floor tile & mastic	195 SF	Misc.	No	NA	NA	REMOVED

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.