

Lead Paint Specification – Lead Related Construction Work

Re-Painting Projects

**Avondale Elementary School, Bancroft Elementary School, Kempton Elementary School,
La Presa Elementary School, Rancho Elementary School, STEAM**

La Mesa Spring Valley School District

11/9/2022

General Information

Owner: La Mesa Spring Valley School District

Areas of Construction: Exterior Painting Project – Avondale, Bancroft, Kempton, La Presa, Rancho, STEAM,

Known / Assumed Lead Paint: Exterior painted surfaces from the schools listed above that are part of the re-painting project are assumed to contain lead and will be treated as such following this specification for any activities that cause damage to the existing painted surfaces.

Lead Abatement Specification Notes: This lead paint specification as prepared by WEST has been specifically prepared for painting projects within the La Mesa Spring Valley School District. The enforcement of this specification will be conducted by the owner or the owner’s representative.

All exterior painted surfaces are known or presumed lead as it relates to the exterior painting for this project – follow this abatement specification for all exterior painting / paint prep. The lead activities on this project are being conducted due to the renovation / repainting of the buildings listed within the general conditions of this project. The conditions of all painted surfaces impacted by this painting project are to be field verified by the contractor.

The lead removal specification in place for this project is to work in conjunction with all local state, and federal regulations / requirements concerning lead in construction. Contactor is required to follow all local, state, and federal regulations / requirements concerning all aspects of working around lead materials whether stated in the removal specification or not. For any conflict that arises between the lead removal specification and any regulations / requirements, the most current and most stringent will apply.

Since the buildings listed above are undergoing renovation / demolition, **all construction personnel** performing the construction work should be properly trained in lead-related construction. California regulations define lead-related construction work as, “Construction, alteration, painting, demolition, salvage, renovation, repair, or maintenance of any residential, public or commercial building, including preparation and cleanup, which, by using or disturbing lead containing material or soil, may result in significant exposure of individuals to lead.”

To also protect against this risk of lead exposure, on April 22, 2008, EPA issued the [Renovation, Repair and Painting Rule](#). It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities and **schools** be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. Individuals can become certified renovators by taking an eight-hour training course from an EPA-approved training provider.

CAL-OSHA Regulations (Title 8 CCR Section 1532.1 and 29 CFR 1926.62) apply to all construction work where an employee may be occupationally exposed to lead, and therefore may be applicable to renovation or demolition projects involving paints with any concentration of lead.

When conducting construction activities, which disturb lead in any amount or that may create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All California employers should consult Cal-OSHA Regulations at Title 8, 1532.1, “Lead in Construction” standards for complete requirements.

PART 1-GENERAL

1.01 RELATED DOCUMENTS

Drawings, Contract Documents, and other Technical Specification sections apply to work of this section.

1.02 Known and Assumed Lead Painted Areas associated with the project.

All painted surfaces on this project will be treated as lead paint until released by the owner or the owner's representative. Any present or passed negative exposure assessments (NEA's) will be provided by the contractor for review by the owner or owner's consultant as it relates to work practices around lead.

1.03 SUMMARY OF WORK

- A. Perform all planning, administration, execution, and cleaning necessary to safely remove and/or work around lead paint, as required as part of this contract in association with the activities scheduled to take place as indicated in the Contract Documents, exercising due care and utilizing proper protective measures as necessary to prevent personnel exposures and environmental contamination.
- B. The contractor is responsible for conducting all paint preparation and paint stabilization for all areas of the painting project. All of the painted surfaces are to be dealt with as lead paint. Identify locations of all lead paint that is to be stabilized or removed as indicated within the bid specifications and as identified during the pre-construction job walk and outlined in this section for the purpose of paint preparation for interior and exterior painting.

1.04 SCOPE OF WORK

- A. Conduct lead paint preparation for all areas as required, and provide lead paint stabilization prior to painting for all areas as needed and required for this painting project. Remove any damaged wood trim pieces painted with lead paint (component removal) for all areas indicated by the owner. The contractor will take necessary actions in working in and around the lead materials as listed, following the lead removal specification that is in place. All painted materials will be treated as lead containing whether stated or not within the lead removal specification.
 - 1. Remove and properly dispose of all flaking and blistered paint containing any amount of lead from all work areas identified as required for preparation of painting.
 - 2. Remove wood trim pieces containing any amount of lead from all work areas identified as required and instructed by the owner - component removal.
 - 3. Properly package, characterize, transport and dispose of lead painted materials, paint "chips" and associated debris, cleaning materials and used personal protective equipment.
 - 4. All building materials with paint attached, construction debris with lead painted building components, lead removal components, captured wastewater, and all associated removal debris from the abatement shall be tested using the WET METHOD (TTLC and then TCLP, and/or STLC) as required for hazardous waste disposal. The collected small debris and paint chips that are to be disposed of by the contractor will most probably be classified as a hazardous waste. Characterize packaged waste prior to removal of waste from the site. All waste stream sampling as listed will to be completed by the removal contractor on behalf of the general contractor – removal waste stream and construction demolition waste stream sampling and reporting.
 - 5. Transport the packaged lead painted waste to an approved landfill and dispose of following disposal requirements based upon profile sampling. (Notify the owner how the waste will be disposed of prior to the waste leaving the site)
 - 6. Perform personnel lead exposure monitoring and biological monitoring as required for the safety of the Contractor's workers that are involved with the paint preparation on the lead paint.

7. The owner shall notify all employees and contractors of the presence of lead materials that may be in a direct path of their construction / painting activities. General lead awareness shall be completed for all personnel that may come in contact with lead materials as part of this construction project.

B. Work Not Included.

1. Any third-party environmental air monitoring (and clearance sampling - if needed) hired and contracted directly by the owner, on behalf of the Owner (Owner Hired Consultant).

1.05 SUBMITTALS

- A. Provide submittals to the Owner's Representative at appropriate times in the execution of the work to allow for sufficient and prompt review by Owner's Representative. Revise and resubmit as necessary to establish compliance with the specified requirements.
- B. Submit complete bound sets of the submittals as described. Submit separate sets entitled "Pre-Job Submittals" and "Post-Job Submittals".

1.06 WORKSITE CONDITIONS

Worker and Visitor Procedures: The Contractor is hereby advised that the U.S. Government has determined lead to be a POISON. Contractor shall provide workers and visitors with respirators which, as a minimum, shall meet the requirements of OSHA and protective clothing during preparation of system of enclosures, prior to commencing, during actual lead removal, and until final clearance tests are accepted.

1.07 WORKER PROTECTION

It is the responsibility of the Contractor to maintain adequate protective equipment and procedures for all his employees and those of subcontractors and suppliers at all times, and to instill in them a high level of safety-consciousness for the duration of the project as they relate to all lead requirements for work being completed in the State of California.

1.08 QUALITY ASSURANCE (All to be included as submittals)

Medical Examinations

Before exposure to lead-contaminated dust, provide workers with a comprehensive medical examination as required by 29 CFR 1926.62 and 29 CFR 1926.103. The examination will not be required if adequate records show that employee has been examined as required by 29 CFR 1926.62 within the last year. Also required is baseline biological monitoring consisting of blood lead level and Zinc Protoporphyrin (ZZP) with 2 weeks prior to job assignment. Other requirements as defined in title 8 CCR 1532.1 also apply. All persons who may be exposed to lead shall be given a comprehensive physical as required in the lead standard. This physical shall include a base line lead in blood test to prove that blood lead levels are less than 25 ug of lead per 100 grams of whole blood.

Medical Records

Maintain complete and accurate medical records of employees for a period of at least 40 years or for the duration of employment plus 20 years, whichever is longer.

Training

The on-site owner's representative shall verify that each employee performing paint removal, disposal, and air-sampling operations has received training prior to the time of initial job assignment, in accordance with local, state, and federal standards. (Lead in construction Training in accordance with title 8 CCR 1532.1 as a minimum) Only properly trained and certified lead workers shall be allowed inside the exclusion areas during removal or cleaning. All on-site sub-trades that may be exposed to any amount of lead or come in contact with lead, shall receive Lead in construction Training in accordance with title 8 CCR 1532.1 as a minimum.

Training Certification

Contractor will submit certificates signed and dated by the training facility and by each employee stating that the employee has received training all required lead training. A pre start training/meeting will take place with all employees cover specific hazards associated with this project.

Personal Protective Equipment (PPE):

All personnel who will be authorized to enter the areas of potential contamination will be fully qualified to wear respiratory protection as defined in 29 CFR 1910.134, 29 CFR 1926.62, Title 8 CCR 1532.1 and Title 8 CCR 5144. The abatement contractor will assure that such personnel have received medical approval to wear respiratory protective equipment, and have successfully been fit tested with the brand, model and size of respirator that will be worn. Documentation of medical fitness and fit testing will be provided. These requirements will remain in effect for all personnel who enter the work area until air-monitoring results demonstrate that airborne levels of lead dust are below 30 micrograms per cubic meter of air, and wipe-testing protocol proves that the areas are safe for unprotected habitation.

The level of respiratory protection assigned will be based on the results of monitoring for airborne lead fumes and dust in the work area. The results of the air monitoring will be submitted to the owner. The requirements for various levels are:

<u>REQUIRED RESPIRATORS</u>	<u>AIRBORNE CONCENTRATION OF LEAD OR CONDITION OF USE</u>
Half-face air purifying respirator equipped with high efficiency filters	Not in excess of 0.5 mg/M ³ (10 X PEL)
Full-facepiece air purifying respirator equipped with high efficiency filters	Not in excess of 2.5 mg/M ³ (50 X PEL)
Supplied-air respirator with full face piece hood, helmet or suit, operated in positive pressure mode.	Not in excess of 100 mg/M ³ (2000 X PEL)
Full-facepiece, self-contained breathing apparatus operated in positive pressure mode	Greater than 100 mg/M ³ Unknown concentration or fire fighting

All respirators and cartridges shall be NIOSH approved for lead dust and fumes. All personnel shall initially wear at least a half faced negative pressure respirator with approved cartridges for lead dust, mists, and fumes for paint scraping. **(Contractor to submit a respirator protection program)**

In addition to the initial fit test for the brand, model and size of respirator to be worn by each assigned worker, a field fit test to determine that the face piece properly seals will be performed each time the respirator is put on. The following steps will be taken:

- Adjust the respirator to the face according to the manufacturer's instructions.
- Cover the air inlets with the palms of the hands.
- Gently inhale so that the face piece collapses slightly.
- Hold your breath for ten (10) seconds.
- The respirator shall remain slightly collapsed with no inward leaks detected.
- Close off the exhalation valve with the palms of the hands.
- Exhale gently.
- A small buildup of positive pressure, with no outward leaks,
- indicates a good fit.

All workers assigned to lead abatement related work will be provided sufficient sets of protective full-body disposable clothing. The suits will be taped at the wrist and ankles prior to entering the work area. Additional protective clothing will consist of disposable gloves, foot coverings and headgear. Eye protection and hard hats will be provided and shall be worn by all personnel in the exclusion or abatement areas.

Furnish each employee required to wear a negative pressure respirator or other appropriate type with a respirator fit test at the time of initial fitting and at least every 6 months thereafter as required by 29 CFR 1926.62. Establish and implement a respiratory protection program as required by ANSI Z88.2, 29 CFR 1926.103, 29 CFR 1926.62, 29 CFR 1926.55.

Hazard Communication Program

Establish and implement a Hazard Communication Program as required by 29 CFR 1926.59.

Employee Information, Training and Certification

The employer shall provide information about lead hazards, according to the hazard communication standard (section 5194 cal/OSHA Lead in Construction Standard) to all employees exposed to lead.

For all employees exposed to lead at or above the action level (AL) on any day, exposed to lead compounds that cause eye or skin irritation, or who perform any of the specified trigger tasks, the employer shall provide initial (pre-placement) training that includes all of the required content from the OSHA standard and its appendices.

Hazardous Waste Management Work Plan

Contractor will submit a hazardous waste management work plan to the owner prior to beginning any lead paint work. Federal, State, and Local hazardous waste regulations will be followed as well as these items that are to be addressed in the contractor submitted plan:

- a. Proper notification and site posting prior to any lead paint activities or disturbance. This may include but is not limited to reporting to CDPH (form 8551- at least 5 days before conducting lead-related construction work), Cal OSHA notifications (at least 24 hour before conducting lead-related construction work involving any of the trigger tasks listed in the OSHA standard) and required site/tenant postings.**
- b. Identification of hazardous wastes associated with the work.
- c. Estimated quantities of wastes to be generated and disposed of.
- d. Names and qualifications of each contractor that will be transporting, storing, treating, and disposing of the wastes. Include the facility location and a 24-hour point of contact.
- e. Names and qualifications (experience and training) of personnel who will be working on-site with hazardous wastes.
- f. List of waste handling equipment to be used in performing the work, to include cleaning, volume reduction, and transport equipment.
- g. Spill prevention, containment, and clean-up contingency measures to be implemented.
- h. Work plan and schedule for waste containment, removal and disposal. Wastes shall be cleaned up and containerized daily.

Safety and Health Compliance

In addition to the detailed requirements of this specification, Contractor shall comply with laws, ordinances, rules, and regulations of Federal, State, and Local authorities regarding removing, handling, storing, transporting, and disposing of lead waste materials. Comply with the applicable requirements of the current issue of 29 CFR 1926.62.

Competent Person

The contractor shall have a competent person on site all times during the lead paint activities performing duties in accordance with 1926.62. They will be performing the following;

- A. Certify that training has meet all federal, state, and local requirements.
- B. Review and approve lead based paint removal plan for the conformance to the applicable reference standards.
- C. Continuously inspect lead based paint removal work for conformance with the approved plan.
- D. Perform air and wipe sampling as required.
- E. Ensure that work is performed in strict accordance with the specs at all times.
- F. Control work to prevent hazardous exposure to human beings and to the environment at all times.
- G. Certify the conditions of the work as called for in the specifications.

PART 2 - PRODUCTS

2.01 PRODUCT HANDLING

- A. Deliver all materials as described in this Section in the original packages, containers, or bundles bearing the name of the manufacturer and the brand name.
- B. Store all materials subject to damage off the ground, away from wet or damp surfaces, and under cover sufficient to prevent damage or contamination.
- C. Remove from the premises all damaged or deteriorating materials. Dispose of materials that become contaminated in accordance with applicable regulatory standards.

2.02 Lead Paint Operations Materials

- A. Industry standard lead paint operations removal materials. (To be listed in contractor's submittal package)
- B. Provide 30-gallon heavy duty type "17E" closed head, leak tight steel drums with tight sealing locking metal tops.
- C. Provide paint sealant to be applied after loose and peeling paint has been removed from newly scarped painted surfaces. The paint sealant material is to be applied by the lead removal contractor.

2.03 EQUIVALENT PRODUCTS

The owner will consider equivalent products or materials by other manufacturers for approval if submitted with appropriate information to the owner's representative not later than five days prior to the scheduled time for the material to be used. Minimum information shall include Material Safety Data Sheet (MSDS) and application recommendations for use on specific materials identified on this project.

2.04 TOOLS AND EQUIPMENT

- A. Tools and equipment as specified in this specification and as industry standard for lead paint removal.

PART 3 - EXECUTION

The following general sequences of work are intended to provide guidance for performing the Work. Contractor shall address its specific sequencing in its work plan. Contractor to have a CDPH certified lead supervisor on site at all times during lead related activities. The reason for this plan will be the re-painting of the school.

3.01 GENERAL

Prior to entry, personnel will remove street clothing and put on respiratory protection, clean coveralls, head coverings and foot coverings. Hard hats will be worn at all times. At least two sets of disposable coveralls shall be worn when inside the restricted work area.

Clean respirators and protective clothing will be provided and utilized by every person entering the work area. Personnel in designated personal protective clothing will then proceed to the work area.

Before leaving the work area, personnel will remove any gross contamination from the outside of the respirators, their boots, and other protective clothing by vacuuming themselves off with the HEPA vacuum. Personnel will proceed to peel off at least the outer protective disposable suit and place it into a properly labeled disposal barrel located near the designated exit site. The contractor may provide a shower, but it is not required for the paint scraping. If a shower is not supplied by the contractor, then an area for washing the hands and face of the workers in an area segregated from the work area is required. Personnel will only be HEPA vacuuming themselves off prior to leaving the lead restricted zones for scraping. They will first vacuum themselves off, and then go into the clean room to dress out in clean clothes. All protective equipment, and other contaminated equipment will be placed into labeled containers or plastic bags while still inside the restricted zones or containments. Equipment that is to be removed from the hazard zone shall be contained or bagged as described, or it shall at a minimum be wet wiped down or HEPA vacuumed prior to exiting the contained lead work areas.

All wastewater from showering (if there is showering), and other waters used for cleaning must be tested prior to disposal.

Water for emergency eyewash and drinking shall, also, be provided at the decontamination site.

Place all tools, staging, etc. necessary for the work in the area to be isolated prior to erection of plastic sheeting drop cloths and boundary work enclosures.

Construct Temporary Facilities

1. Owner may designate an area on-site for Contractor's use as a temporary hazardous waste storage site. Contractor is responsible for security of hazardous waste from the time it is generated until its ultimate disposal at the landfill.
2. Construct decontamination units for lead paint work as specified / as needed.
3. Inspect containers for leaks or corrosion weekly and keep written records of inspections on site.

3.02 CONTROL ACCESS

- A. Permit access to the lead-contaminated work areas only through the decontamination unit. All other means of access shall be closed off and sealed and warning signs displayed on the clean side of the sealed access.

Warning signs printed in English will be posted at the perimeter of the restricted area to provide notice of potential airborne lead. The signs will be located at regular intervals and at such a distance that personnel may read the signs and take necessary precautions required prior to entering the area. Signs shall conform to 29 CFR 1926.62 (m). The sign shall be at least 20" by 14" displaying the following legend in the lower panel:

**WARNING
LEAD WORK AREA
POISON
NO EATING, DRINKING, OR SMOKING**

Entry and exit routes will be established and clearly marked. Control of site entry and exit will be established before the project begins.

Employee and authorized personnel will enter the containment areas through a worker site egress and exit site which must be at the decontamination site located at a convenient entry and exit point to building areas. Anyone who enters a work area must read this plan and will sign an entry log upon entry and exit. All pertinent information, like the abatement plan, will be posted at this entrance and exit site.

Prior to entering the work area, personnel will read and become familiar with all posted regulations, personal protection requirements and emergency procedures. A sign-off sheet will be used to acknowledge that these procedures and regulations have been received and understood by all personnel.

Engineering controls will be established and maintained to control lead dust: including the establishment and maintenance of the lead control area, decontamination system and continuous misting and HEPA vacuuming by experienced, trained, certified abatement personnel from the abatement contractor.

3.03 Preparation / Execution

A. General Set up Operations – Paint Stabilization prior to painting

Because of the low risk associated with this type of lead abatement, a full containment for this lead abatement is not required. Lead safe work practices will be followed per title 17. There will be at least a lead restricted zone around all sites of paint scrape, and preparation for the scraping will be in accordance with the 1995 HUD Guidelines, Chapter 8, Tables 8.1 through 8.3.

1. Provide warning signs and barrier tape 20 feet from work areas to demark the lead paint work area.
2. Provide drop cloths of six mil polyethylene sheeting at the base of materials to be addressed. Extend drop cloths a minimum of ten feet beyond the area(s) where lead painted materials will be scraped. For interior spaces conduct interior work practices including: six mil polyethylene sheeting floor prep, cover all interior materials with polyethylene sheeting, seal doors and windows with polyethylene sheeting, and properly sign all work areas.
3. Install critical barriers consisting of one layer of 6-mil reinforced polyethylene sheeting. Ensure that all barriers remain effectively sealed and taped for duration of abatement and subsequent cleaning. Visually inspect enclosure at the beginning of each work period. Repair damaged barriers and remedy defects immediately upon discovery. Contractor shall be responsible for environmental cleanup of areas contaminated due to failure of critical barrier system.
4. If a shower system is used by the contractor, construct separate worker decontamination units in compliance with OSHA guidelines concerning number, size and placement of airlocks, etc. Shower in worker decontamination unit shall open into airlock on both contaminated and uncontaminated sides. Construct decontamination units of appropriate materials (including plywood and plastic sheeting). Shower in personnel decontamination unit shall contain both hot and cold running water. Supply sufficient shower units to comply with OSHA regulations. Post OSHA decontamination procedures in change room and equipment room for duration of Project. Decontamination units shall be constructed weather tight and shall have a lockable door. Provide keys for decontamination door to Owner and Engineer.

5. Install wastewater collection system. Collect shower and wash water for characterization and disposal if a shower system is used by the contractor. Shower and wash water shall be segregated from other waste, filtered through filters having not more than 5-micron pore size, and characterized for disposal as a separate waste stream. Dispose of used filters with solid waste. Install a sump pump of sufficient capacity to collect twice the amount of waste liquid and sludge expected to be produced.
6. Notify owner for observation and acceptance of all critical barriers, HEPA filtration systems, and decontamination units before proceeding.

B. Paint Stabilization (addressing loose and flaking paint)

For Painted Substrates with Paint in Poor Condition (flaking, blistered, cracking)

1. Prepare work area as previously specified in Paragraph 3.03 of this section. For loose and flaking paint stabilization prepare the work area as stated 3.03 of this specification and follow interior work practices for interior painting and exterior work practices for exterior painting. Work area shall consist of those areas where paint is in poor condition or cutting may occur. (The intent is not total removal of paint but the stabilization of paint which may delaminate from the substrate during re-painting operations).
2. Remove lead paint which is in poor condition. Acceptable methods include wire brushing, or scraping. Do not use chemical strippers for removal of paint in poor condition. There shall be no visible emissions from any lead remediation work. All lead abatement work shall be done under wet conditions. Hand methods shall be used to remove the loose and flaking paint chips. All paint chipping and scraping must / shall be done in such a manner as to preclude any emissions of lead dust. The contractor shall keep the dust down to bare minimum levels. Once removed, the immediate areas inside the containment shall be cleaned up by HEPA vacuuming and wet wiping and HEPA vacuuming again. The abatement contractor must spray water mist to keep dust levels down, and HEPA vacuum up dust and any loose debris from the poly that shall be placed on the floor / soils/ pavements during scraping to catch debris. The abatement contractor will HEPA vacuum, wet wipe, and HEPA vacuum again and the conclusion of scraping. The abatement contractor shall not use dry sweeping to clean up any loose leaded debris. Full component removal on damaged wood trim pieces will be removed during this step and will be removed using non-motorized hand tools.
3. Full component removal of damaged wood trim pieces will be removed using non-motorized hand tools. There shall be no visible emissions from any lead remediation work. All lead abatement work shall be done under wet conditions. All component removal shall be done in such a manner as to preclude any emissions of lead dust. The contractor shall keep the dust down to bare minimum levels. Once removed, the immediate areas inside the containment shall be cleaned up by HEPA vacuuming and wet wiping and HEPA vacuuming again. The abatement contractor must spray water mist to keep dust levels down, and HEPA vacuum up dust and any loose debris from the poly that shall be placed on the floor / soils/ pavements during component removal to catch debris. The abatement contractor will HEPA vacuum, wet wipe, and HEPA vacuum again at the conclusion of the removal. The abatement contractor shall not use dry sweeping to clean up any loose leaded debris.
4. Only approved ladders or scissors lift shall be used to elevate workers, if necessary. All workers who are required to work at heights above four feet shall be equipped with lifelines and harnesses.
5. All paint flakes, and other debris that is generated from this operation shall be lightly wet wiped up by hand or HEPA vacuumed and placed into a clearly labeled hazardous waste container. All lead paint chips, dust and debris shall be waste profiled prior to disposal per Federal, State, and local requirements.

6. The debris from the abatement shall be tested using the WET METHOD (TTLC and then TCLP, and/or STLC) as required for hazardous waste disposal. The collected small debris and paint chips that are to be disposed of by the contractor will most probably be classified as a hazardous waste.
7. The abatement contractor shall ensure that all areas of lead scrape are thoroughly clean and free of dust and paint chips.
8. Contractor to provide and apply a primer sealant, to be applied after loose and peeling paint has been removed from newly scraped painted surfaces. The primer sealant material is to be applied by the lead removal contractor for all newly exposed areas created by conducting loose and flaking paint stabilization. The primer sealant must be compatible with the primer and paint that is specified for this painting project as listed within the painting specification.
9. Package lead painted debris for waste characterization and transportation to disposal site following the disposal plan in this work plan.

If building material / substrate cutting is required where lead paint is present, remove lead paint from areas where cutting will occur. Remove paint from a strip no less than 12 inches wide. Acceptable methods include chemical strippers and full scraping.

- a) Conduct area set up as listed above. (Section 3.03)
- b) Perform paint stripping operations in accordance with manufacturer's directions (including the recommended personal protective equipment).
- c) Perform the operation over a drop cloth to catch any paint chips which may be generated.
- d) Clean surface in accordance with manufacturer's recommendations. Use minimal amount of liquids necessary to remove stripper and lead paint materials.
- e) Segregate waste from chemical stripping operations for disposal as a separate waste stream.
- f) If painted materials must be cut into manageable pieces, use methods that will minimize dust. If open flame cutting methods are used in conjunction with chemical strippers, Contractor shall take adequate precautions to ensure against fire and explosion.

Air & Environmental Monitoring

Sampling of airborne concentrations of lead dust will be performed in accordance with 29 CFR 1926.62 and Title 8 CCR 1532.1. Air monitoring will be conducted by the designated competent person. Wipe sampling may also be utilized during the project to ensure lead control areas are adequate and are not being breached.

Area monitoring will be conducted each shift during the abatement process at the designated limits of the control areas.

The contractor shall collect personal samples, at his expense, for those workers who are anticipated to be at the greatest risk of exposure as determined by the onsite supervisor. Air samples will be taken on at least 25% of the work crew or a minimum of 2 persons; whichever is greater, during a work shift. If the quantity of airborne lead dust monitored at the designated limits at any time exceeds 30 ug/M3 all work will be stopped and the owner's representative shall be immediately called to direct correction of the conditions causing the increased levels and notify the abatement contractor. The owner's representative shall review the sampling data taken during that day to determine if conditions require any further change in work methods. Work shall resume when approval is given by the owner's representative. If adjacent areas are contaminated, the areas will be cleaned, monitored and visually inspected.

Cleanup and Final Clearance Testing

- A. Provide general clean-up of work area concurrent with the scrapping of lead paint. Do not permit accumulation of debris on workspace floor.
- B. At the owner's option, wipe samples may be collected around the various lead operation work areas and in "clean areas" of storage lay down areas to document effectiveness of Contractor's isolation practices (keeping lead contamination localized). If samples indicate levels higher than background levels, Contractor will be required to perform clean up of contaminated areas at its own expense.
- C. The Owner's representative shall conduct containment/control area effectiveness air monitoring prior to, and throughout, stabilization and cleaning operations. If environmental sampling indicates lead levels higher than background levels, Contractor will be required to perform clean up of contaminated areas at its own expense.
- D. **Lead Operations / Clean Up and Clearance Testing**
 - 1. HEPA-vacuum all surfaces to remove loose debris. Wipe all surfaces with a solution of trisodium phosphate (TSP) and water to remove dust and film. Dispose of wipers frequently to avoid spreading contamination. Re-HEPA vacuum all surfaces that have been wiped down.
 - 3. Notify the owner's representative for observation to determine completeness of cleaning.
 - 4. The competent person will conduct a thorough visual inspection before there is any final clearing of the hazard or restricted zone. Once the criteria for visual inspection has been satisfied, final clearance wipe samples will be taken and analyzed for interior work areas only. Upon notification from the owner's representative that work area is visibly clean, the owner's representative will oversee Final Clearance testing if any is required based on the completed scope of work. Guidelines require that contaminated sites be cleaned free of lead below 10 micrograms per square foot of horizontal non porous floor surfaces, and less than 100 micrograms per square foot for interior horizontal window surfaces, and less than 250 micrograms per square foot for exterior horizontal surfaces. The results from the air monitoring and wipe testing will be submitted to the Owner and the abatement contractor by the owner's representative. Cleaning will continue, if necessary, until these clearance criteria are met. The barriers and signs establishing the containment will not be removed until these final visual clearance criteria have been met.
 - 5. Upon notification from the Owner's representative that lead final clearance samples indicate acceptable clearance levels, dismantle decontamination enclosure systems, remove critical barriers, and thoroughly HEPA-vacuum and wipe area with trisodium phosphate solution.
 - 6. Lead sample results will be reported in terms of micrograms of lead per cubic meter of air (air samples) or micrograms of lead per square foot of surface (wipe samples). Samples will be collected in accordance with EPA, OSHA, or HUD recommended procedures for the type of sample being collected.
 - 7. If any sample indicates contaminant levels higher than the specified clearance levels, full decontamination and clearance procedures (including re-sampling) shall be performed at Contractor's expense.
 - 8. All other trades personnel will be excluded from the work area until the owner gives approval for the area to be reoccupied without respiratory protection and the engineering controls have been demobilized.

Fire and Medical Emergency Response

Each day a tailgate safety meeting shall be held outside of the containment areas for all assigned personnel prior to the start of work. All personnel will be made aware of the site address and the location of any existing on-site fire alarms and the location of the nearest telephone. This information will also be posted at

the on-site notice posting board located at the entrance to any lead control area along with the phone numbers for police, fire, ambulance, and the name and location of the nearest emergency medical facility. The abatement contractor in his submittal package prior to any work must provide this information to the owner.

In the event of a medical emergency within the control area, the sick or injured person will be decontaminated before removal if the nature of the illness or injury is not life threatening or will not be exacerbated by the decontamination process. Of the illness or injury is life threatening, or is likely to be made worse by the decontamination process, then the ill or injured person will be removed immediately without regard to decontamination and medical attention summoned. Illness and/or injuries occurring on the job will be promptly and thoroughly investigated.

In the event of fire, the first person to notice the fire shall alert others within the control area and immediately evacuate. The fire alarm, if present, will be activated and the fire department will be called from the nearest safe phone.

A complete first aid kit will be kept on-site for minor injuries.

Disposal of Lead Waste

Suspect lead containing paint residues will be tested to determine whether it is hazardous waste. All suspect hazardous paint chips, dust, waste water and other generated waste shall be tested first for total lead or TTLC, and then by the STLC / TCLP leaching test procedures for lead content prior to disposal. All waste characterization will be performed by the contractor, at the contractors expense, and submitted to the owner for approval.

All waste generated from this work shall be treated as hazardous waste until S.T.L.C., T.C.L.P. or T.T.L.C. results indicate otherwise. The contractor is responsible for any disposal of all waste, whether common construction debris or RCRA hazardous waste (the paint chips and dust from the abatement process).

Small lead contaminated hazardous waste including: water, scrap, debris, bags, containers, equipment, and clothing which may produce airborne concentrations of lead dust will be collected and placed into USDOT approved drums for disposal. Each drum will be properly labeled to identify the type of waste and the date the drum was filled.

A Uniform Hazardous Waste Manifest for the small debris from paint chip scraping / abatement work will be obtained and properly filled out, by adhering to the following procedures: At the start of the project, the empty container must be in good condition, empty, lockable and have a valid state certification. If the container fails the inspection, the deficiency must be corrected or another container obtained.

When the container is approved, the contractor will begin a manifest and hold it for up to 90 days. The abatement contractor will provide information such as job site, contract number and the ultimate disposal site. The container will be marked with the current date as the accumulation start date. Waste may not be stored in an accumulation area for more than 90 days. Other container markings must be in place as required by law.

Lead waste (paint dust and chips, building components coated with lead paint) will be properly packaged and loaded into the container, which will be locked at all times except during loading or inspection. RCRA lead waste shall go in DOT approve barrels to be transported by an approved hazardous waste hauler.

Containerized waste will be loaded into an enclosed truck for transport. The enclosed cargo area of the truck will be lined with 6-mil poly sheeting to prevent contamination from leaking or spilled containers.

The personnel loading the lead containing waste will wear protective equipment including overalls, head and foot, coverings, gloves and a respirator.

Upon reaching the landfill, the truck will approach the dump location as closely as possible for unloading of the lead waste material. The containers will be inspected, as each is unloaded. Material in damaged containers will be properly repackaged. The personnel unloading the truck and the landfill personnel will wear protective equipment. Following removal of waste, the cargo area of the truck will be decontaminated using HEPA vacuums and wet wiping techniques. This material will be bagged and wrapped in bundles for disposal. Personnel will remove their disposable protective equipment and wrap it in poly to be disposed of at the same time.

All building materials with paint attached, lead painted building components, lead removal components, all associated removal debris, paint chips, dust, waste water and other generated waste from the abatement shall be tested using the WET METHOD (TTLC and then TCLP, and/or STLC) as required for hazardous waste disposal. The collected small debris and paint chips that are to be disposed of by the contractor will most probably be classified as a hazardous waste. Characterize packaged waste prior to removal of waste from the site. All waste characterization will be performed by the contractor, at the contractors expense, and submitted to the owner for approval

Approved By:



David Christy
Certified Asbestos Consultant
CAC# 92-0703
CDPH Certified Lead Supervisor
☎ Tel: (858) 271-1842 (office)
☎ Tel: (619) 571-3987 (cell)
☎ FAX: (858) 271-1856
✉ Email: gowestdc@msn.com

Acceptance, acknowledgement and understanding of the re-painting project – lead paint stabilization / lead paint preparation prior to painting. A copy of this signed specification must be kept on-site during all lead paint activities.

I have read, understand, and will follow this specification for the La Mesa Spring Valley School District (LMSVSD) re-painting project - for the lead paint activities. (Please sign and date as indicated below)

Contractors Representative

Date

Painting contractors on-site foreman

Date

Lead remediation contractor on-site supervisor

Date

Attachment One

Limited XRF Lead Based Paint Sampling Reports for Re-painting

**Avondale Elementary School
Bancroft Elementary School
Kempton Elementary School
La Presa Elementary School
Rancho Elementary School
STEAM**

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 2, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at Avondale Elementary School, 8401 Stansbury Street,
Spring Valley, California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Avondale Elementary School located at 8401 Stansbury Street in Spring Valley, California on November 1, 2022. Please note that only selected exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was identified on some of the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is written in a cursive, flowing style.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Positive XRF Summary Report, Detailed XRF Testing Results,
Calibration Log, Inspector Certification Copy, 8552 Form

POSITIVE XRF SUMMARY REPORT

Avondale Elementary School

8401 Stansbury Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
76	Exterior	Building 6 Exterior	A	Window Frame	Wood	Tan	Intact	2.10	Positive	2 Each
77	Exterior	Building 6 Exterior	C	Window Frame	Wood	Tan	Intact	3.10	Positive	2 Each
**Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.										

DETAILED XRF TESTING RESULTS

Avondale Elementary School

8401 Stansbury Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	White	Intact	0.03	Negative	
2	Exterior	Building 1 Exterior	B	Wall	Stucco	White	Intact	0.11	Negative	
3	Exterior	Building 1 Exterior	C	Wall	Stucco	White	Intact	0.02	Negative	
4	Exterior	Building 1 Exterior	D	Wall	Stucco	White	Intact	0.11	Negative	
5	Exterior	Building 1 Exterior	B	Door	Metal	Blue	Intact	0.03	Negative	
6	Exterior	Building 1 Exterior	B	Door Frame	Wood	Blue	Intact	0.11	Negative	
7	Exterior	Building 1 Exterior	B	Overhang	Stucco	White	Intact	0.05	Negative	
8	Exterior	Building 1 Exterior	C	Window Frame	Wood	Tan	Intact	0.11	Negative	
9	Exterior	Building 1 Exterior	B	Column	Metal	Blue	Deteriorated	0.02	Negative	
10	Exterior	Building 1 Exterior	C	Flashing	Metal	Blue	Intact	0.11	Negative	
11	Exterior	Building 1 Exterior	C	Beam	Wood	White	Intact	0.03	Negative	
12	Exterior	Building 1 Exterior	C	Fascia	Stucco	Blue	Intact	0.11	Negative	
13	Exterior	Building 2 Exterior	A	Wall	Stucco	Tan	Intact	0.07	Negative	
14	Exterior	Building 2 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
15	Exterior	Building 2 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
16	Exterior	Building 2 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
17	Exterior	Building 2 Exterior	A	Door	Metal	Blue	Intact	0.05	Negative	
18	Exterior	Building 2 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
19	Exterior	Building 2 Exterior	C	Door	Metal	Blue	Intact	0.07	Negative	
20	Exterior	Building 2 Exterior	C	Door Frame	Metal	Tan	Deteriorated	0.11	Negative	
21	Exterior	Building 2 Exterior	A	Window Frame	Wood	Tan	Intact	0.03	Negative	
22	Exterior	Building 2 Exterior	A	Beam	Wood	White	Deteriorated	0.05	Negative	
23	Exterior	Building 2 Exterior	C	Awning	Metal	White	Intact	0.02	Negative	
24	Exterior	Building 2 Exterior	A	Flashing	Metal	Blue	Intact	0.11	Negative	
25	Exterior	Building 2 Exterior	A	Fascia	Stucco	Blue	Intact	0.05	Negative	
26	Exterior	Building 3 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
27	Exterior	Building 3 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
28	Exterior	Building 3 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
29	Exterior	Building 3 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
30	Exterior	Building 3 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
31	Exterior	Building 3 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
32	Exterior	Building 3 Exterior	C	Door	Metal	Blue	Intact	0.11	Negative	
33	Exterior	Building 3 Exterior	C	Door Frame	Metal	Tan	Intact	0.05	Negative	
34	Exterior	Building 3 Exterior	A	Window Frame	Wood	Tan	Intact	0.11	Negative	
35	Exterior	Building 3 Exterior	C	Window Frame	Wood	Tan	Intact	0.02	Negative	
36	Exterior	Building 3 Exterior	A	Overhang	Stucco	Tan	Intact	0.02	Negative	
37	Exterior	Building 3 Exterior	C	Awning	Metal	White	Intact	0.03	Negative	
38	Exterior	Building 3 Exterior	A	Flashing	Metal	Blue	Intact	0.02	Negative	
39	Exterior	Building 3 Exterior	A	Fascia	Stucco	Blue	Intact	0.11	Negative	
40	Exterior	Building 4 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
41	Exterior	Building 4 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
42	Exterior	Building 4 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
43	Exterior	Building 4 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Avondale Elementary School

8401 Stansbury Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	Building 4 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
45	Exterior	Building 4 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
46	Exterior	Building 4 Exterior	C	Door	Metal	Blue	Intact	0.02	Negative	
47	Exterior	Building 4 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
48	Exterior	Building 4 Exterior	A	Window Frame	Wood	Tan	Intact	0.11	Negative	
49	Exterior	Building 4 Exterior	C	Window Frame	Wood	Tan	Intact	0.05	Negative	
50	Exterior	Building 4 Exterior	C	Awning	Metal	Tan	Intact	0.03	Negative	
51	Exterior	Building 4 Exterior	C	Overhang	Stucco	White	Intact	0.02	Negative	
52	Exterior	Building 4 Exterior	C	Fascia	Stucco	Blue	Intact	0.02	Negative	
53	Exterior	Building 4 Exterior	C	Flashing	Metal	Blue	Intact	0.11	Negative	
54	Exterior	Building 5 Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative	
55	Exterior	Building 5 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
56	Exterior	Building 5 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
57	Exterior	Building 5 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
58	Exterior	Building 5 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
59	Exterior	Building 5 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
60	Exterior	Building 5 Exterior	C	Door	Metal	Blue	Intact	0.03	Negative	
61	Exterior	Building 5 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
62	Exterior	Building 5 Exterior	A	Window Frame	Metal	Tan	Intact	0.20	Negative	
63	Exterior	Building 5 Exterior	C	Window Frame	Wood	Tan	Intact	0.11	Negative	
64	Exterior	Building 5 Exterior	C	Awning	Metal	Tan	Intact	0.03	Negative	
65	Exterior	Building 5 Exterior	A	Fascia	Stucco	Blue	Intact	0.11	Negative	
66	Exterior	Building 5 Exterior	A	Flashing	Metal	Blue	Intact	0.00	Negative	
67	Exterior	Building 5 Exterior	A	Overhang	Stucco	Tan	Intact	0.00	Negative	
68	Exterior	Building 6 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
69	Exterior	Building 6 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
70	Exterior	Building 6 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
71	Exterior	Building 6 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
72	Exterior	Building 6 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
73	Exterior	Building 6 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
74	Exterior	Building 6 Exterior	C	Door	Metal	Blue	Intact	0.05	Negative	
75	Exterior	Building 6 Exterior	C	Door Frame	Metal	Tan	Intact	0.14	Negative	
76	Exterior	Building 6 Exterior	A	Window Frame	Wood	Tan	Intact	2.10	Positive	2 Each
77	Exterior	Building 6 Exterior	C	Window Frame	Wood	Tan	Intact	3.10	Positive	2 Each
78	Exterior	Building 6 Exterior	C	Awning	Metal	Tan	Intact	0.03	Negative	
79	Exterior	Building 6 Exterior	C	Beam	Wood	White	Intact	0.03	Negative	
80	Exterior	Building 6 Exterior	C	Fascia	Stucco	Blue	Intact	0.11	Negative	
81	Exterior	Building 6 Exterior	C	Flashing	Metal	Blue	Intact	0.02	Negative	
82	Exterior	Building 7 Exterior	A	Wall	Stucco	Tan	Intact	0.07	Negative	
83	Exterior	Building 7 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
84	Exterior	Building 7 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
85	Exterior	Building 7 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
86	Exterior	Building 7 Exterior	C	Door	Metal	Blue	Intact	0.03	Negative	

DETAILED XRF TESTING RESULTS

Avondale Elementary School

8401 Stansbury Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	Building 7 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
88	Exterior	Building 7 Exterior	A	Door	Metal	Blue	Intact	0.05	Negative	
89	Exterior	Building 7 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
90	Exterior	Building 7 Exterior	B	Window Frame	Wood	Tan	Intact	0.12	Negative	
91	Exterior	Building 7 Exterior	C	Overhang	Stucco	Tan	Intact	0.03	Negative	
92	Exterior	Building 7 Exterior	C	Column	Metal	Blue	Intact	0.07	Negative	
93	Exterior	Building 7 Exterior	C	Fascia	Stucco	Blue	Intact	0.11	Negative	
94	Exterior	Building 7 Exterior	C	Flashing	Metal	Blue	Intact	0.02	Negative	
95	Exterior	P1 Building Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
96	Exterior	P1 Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
97	Exterior	P1 Building Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
98	Exterior	P1 Building Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
99	Exterior	P1 Building Exterior	B	Door	Metal	Blue	Intact	0.07	Negative	
100	Exterior	P1 Building Exterior	B	Door Frame	Metal	Tan	Intact	0.11	Negative	
101	Exterior	P1 Building Exterior	B	Window Frame	Metal	Tan	Deteriorated	0.02	Negative	
102	Exterior	P1 Building Exterior	B	Overhang	Metal	Tan	Deteriorated	0.10	Negative	
103	Exterior	P1 Building Exterior	B	Downspout	Metal	Black	Intact	0.11	Negative	
104	Exterior	P2 Building Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
105	Exterior	P2 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
106	Exterior	P2 Building Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
107	Exterior	P2 Building Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
108	Exterior	P2 Building Exterior	D	Door	Metal	Blue	Intact	0.02	Negative	
109	Exterior	P2 Building Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
110	Exterior	P2 Building Exterior	D	Overhang	Metal	Tan	Intact	0.03	Negative	
111	Exterior	P2 Building Exterior	D	Downspout	Metal	Tan	Intact	0.02	Negative	
112	Exterior	Room 25 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
113	Exterior	Room 25 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
114	Exterior	Room 25 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
115	Exterior	Room 25 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
116	Exterior	Room 25 Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
117	Exterior	Room 25 Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
118	Exterior	Room 25 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
119	Exterior	Room 25 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
120	Exterior	Room 25 Exterior	A	Step	Wood	Tan	Intact	0.05	Negative	
121	Exterior	Room 25 Exterior	A	Rail	Wood	Tan	Intact	0.11	Negative	
122	Exterior	Room 25 Exterior	D	Downspout	Metal	Tan	Intact	0.02	Negative	
123	Exterior	Room 25 Exterior	D	Overhang	Metal	Tan	Intact	0.11	Negative	
124	Exterior	Room 26 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
125	Exterior	Room 26 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
126	Exterior	Room 26 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
127	Exterior	Room 26 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
128	Exterior	Room 26 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
129	Exterior	Room 26 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Avondale Elementary School

8401 Stansbury Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
130	Exterior	Room 26 Exterior	B	Window Frame	Wood	Blue	Deteriorated	0.03	Negative	
131	Exterior	Room 26 Exterior	A	Rail	Metal	Blue	Intact	0.03	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Avondale Elementary School, 8401 Stansbury Street, Spring Valley, CA 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.6 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 10:20 a.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.0	1.0	0.9	1.0

Second Calibration Check

Time: 11:20 a.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	0.9	1.0	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** 11/1/2022**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Avondale Elementary School, 8401 Stansbury Street		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
			Zip Code
			92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☒ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
			Zip Code
			92108
CDPH certification number	Signature		Date
LRC-00005285			11/2/22

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 2, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at Bancroft Elementary School, 8805 Tyler Street,
Spring Valley, California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Bancroft Elementary School located at 8805 Tyler Street in Spring Valley, California on November 1, 2022. Please note that only selected exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was identified on some of the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is written in a cursive, flowing style.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Positive XRF Summary Report, Detailed XRF Testing Results,
Calibration Log, Inspector Certification Copy, 8552 Form

POSITIVE XRF SUMMARY REPORT

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
7	Exterior	Building 1 Exterior	B	Window Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
8	Exterior	Building 1 Exterior	C	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	1 Each
21	Exterior	Building 2 Exterior	B	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	1 Each
22	Exterior	Building 2 Exterior	C	Window Frame	Wood	Tan	Deteriorated	4.20	Positive	7 Each
23	Exterior	Building 2 Exterior	A	Window Frame	Wood	Tan	Deteriorated	2.30	Positive	4 Each
31	Exterior	Building 3 Exterior	B	Door Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
33	Exterior	Building 3 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.80	Positive	8 Each
36	Exterior	Building 3 Exterior	A	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	7 Each
37	Exterior	Building 3 Exterior	C	Window Frame	Wood	Tan	Intact	1.90	Positive	6 Each
47	Exterior	Building 4 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.50	Positive	6 Each
49	Exterior	Building 4 Exterior	A	Window Frame	Wood	Tan	Deteriorated	2.50	Positive	6 Each
58	Exterior	Building 5 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.10	Positive	2 Each
61	Exterior	Building 5 Exterior	A	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	2 Each
62	Exterior	Building 5 Exterior	C	Window Frame	Wood	Tan	Intact	2.30	Positive	2 Each
73	Exterior	Building 6 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.30	Positive	2 Each
74	Exterior	Building 6 Exterior	C	Window Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
75	Exterior	Building 6 Exterior	A	Window Frame	Wood	Tan	Intact	2.10	Positive	2 Each
83	Exterior	P1 Exterior	C	Door Frame	Wood	Tan	Intact	1.70	Positive	1 Each
84	Exterior	P1 Exterior	C	Window Frame	Wood	Tan	Deteriorated	2.00	Positive	1 Each
**Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.										

DETAILED XRF TESTING RESULTS

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Tan	Intact	0.01	Negative	
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
5	Exterior	Building 1 Exterior	C	Door	Wood	Blue	Intact	0.05	Negative	
6	Exterior	Building 1 Exterior	C	Door Frame	Metal	Tan	Deteriorated	0.05	Negative	
7	Exterior	Building 1 Exterior	B	Window Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
8	Exterior	Building 1 Exterior	C	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	1 Each
9	Exterior	Building 1 Exterior	C	Overhang	Stucco	Tan	Intact	0.11	Negative	
10	Exterior	Building 1 Exterior	B	Awning	Metal	Tan	Intact	0.02	Negative	
11	Exterior	Building 1 Exterior	C	Column	Metal	Blue	Intact	0.03	Negative	
12	Exterior	Building 1 Exterior	C	Downspout	Metal	Tan	Intact	0.11	Negative	
13	Exterior	Building 2 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
14	Exterior	Building 2 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
15	Exterior	Building 2 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
16	Exterior	Building 2 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
17	Exterior	Building 2 Exterior	B	Door	Metal	Blue	Intact	0.07	Negative	
18	Exterior	Building 2 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
19	Exterior	Building 2 Exterior	B	Fascia	Metal	Tan	Intact	0.05	Negative	
20	Exterior	Building 2 Exterior	B	Flashing	Metal	Tan	Intact	0.11	Negative	
21	Exterior	Building 2 Exterior	B	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	1 Each
22	Exterior	Building 2 Exterior	C	Window Frame	Wood	Tan	Deteriorated	4.20	Positive	7 Each
23	Exterior	Building 2 Exterior	A	Window Frame	Wood	Tan	Deteriorated	2.30	Positive	4 Each
24	Exterior	Building 2 Exterior	B	Overhang	Stucco	Tan	Deteriorated	0.02	Negative	
25	Exterior	Building 2 Exterior	B	Column	Metal	Blue	Intact	0.11	Negative	
26	Exterior	Building 3 Exterior	A	Wall	Stucco	Tan	Deteriorated	0.01	Negative	
27	Exterior	Building 3 Exterior	B	Wall	Stucco	Tan	Deteriorated	0.11	Negative	
28	Exterior	Building 3 Exterior	C	Wall	Stucco	Tan	Deteriorated	0.05	Negative	
29	Exterior	Building 3 Exterior	D	Wall	Stucco	Tan	Deteriorated	0.11	Negative	
30	Exterior	Building 3 Exterior	B	Door	Wood	Blue	Deteriorated	0.20	Negative	
31	Exterior	Building 3 Exterior	B	Door Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
32	Exterior	Building 3 Exterior	C	Door	Wood	Blue	Intact	0.11	Negative	
33	Exterior	Building 3 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.80	Positive	8 Each
34	Exterior	Building 3 Exterior	C	Wall	Ceramic Tile	Blue	Intact	0.02	Negative	
35	Exterior	Building 3 Exterior	C	Awning	Metal	Tan	Deteriorated	0.11	Negative	
36	Exterior	Building 3 Exterior	A	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	7 Each
37	Exterior	Building 3 Exterior	C	Window Frame	Wood	Tan	Intact	1.90	Positive	6 Each
38	Exterior	Building 3 Exterior	C	Overhang	Stucco	Tan	Intact	0.11	Negative	
39	Exterior	Building 3 Exterior	C	Column	Metal	Blue	Intact	0.03	Negative	
40	Exterior	Building 3 Exterior	D	Fascia	Metal	Tan	Intact	0.10	Negative	
41	Exterior	Building 3 Exterior	D	Flashing	Metal	Tan	Intact	0.11	Negative	
42	Exterior	Building 4 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
43	Exterior	Building 4 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	Building 4 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
45	Exterior	Building 4 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
46	Exterior	Building 4 Exterior	C	Door	Wood	Blue	Intact	0.17	Negative	
47	Exterior	Building 4 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.50	Positive	6 Each
48	Exterior	Building 4 Exterior	C	Awning	Metal	White	Intact	0.11	Negative	
49	Exterior	Building 4 Exterior	A	Window Frame	Wood	Tan	Deteriorated	2.50	Positive	6 Each
50	Exterior	Building 4 Exterior	C	Overhang	Stucco	White	Intact	0.03	Negative	
51	Exterior	Building 4 Exterior	C	Fascia	Metal	Tan	Intact	0.11	Negative	
52	Exterior	Building 4 Exterior	C	Flashing	Metal	Tan	Intact	0.02	Negative	
53	Exterior	Building 5 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
54	Exterior	Building 5 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
55	Exterior	Building 5 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
56	Exterior	Building 5 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
57	Exterior	Building 5 Exterior	C	Door	Wood	Blue	Intact	0.11	Negative	
58	Exterior	Building 5 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.10	Positive	2 Each
59	Exterior	Building 5 Exterior	C	Door	Wood	Blue	Intact	0.13	Negative	
60	Exterior	Building 5 Exterior	C	Door Frame	Metal	Tan	Intact	0.02	Negative	
61	Exterior	Building 5 Exterior	A	Window Frame	Wood	Tan	Deteriorated	1.90	Positive	2 Each
62	Exterior	Building 5 Exterior	C	Window Frame	Wood	Tan	Intact	2.30	Positive	2 Each
63	Exterior	Building 5 Exterior	C	Column	Metal	Tan	Intact	0.03	Negative	
64	Exterior	Building 5 Exterior	C	Awning	Metal	White	Intact	0.03	Negative	
65	Exterior	Building 5 Exterior	C	Overhang	Stucco	Tan	Intact	0.11	Negative	
66	Exterior	Building 5 Exterior	C	Flashing	Metal	Tan	Intact	0.05	Negative	
67	Exterior	Building 5 Exterior	C	Fascia	Metal	Tan	Intact	0.03	Negative	
68	Exterior	Building 6 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
69	Exterior	Building 6 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
70	Exterior	Building 6 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
71	Exterior	Building 6 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
72	Exterior	Building 6 Exterior	C	Door	Wood	Blue	Intact	0.11	Negative	
73	Exterior	Building 6 Exterior	C	Door Frame	Wood	Tan	Deteriorated	2.30	Positive	2 Each
74	Exterior	Building 6 Exterior	C	Window Frame	Wood	Tan	Deteriorated	1.70	Positive	2 Each
75	Exterior	Building 6 Exterior	A	Window Frame	Wood	Tan	Intact	2.10	Positive	2 Each
76	Exterior	Building 6 Exterior	B	Flashing	Metal	Tan	Intact	0.03	Negative	
77	Exterior	Building 6 Exterior	B	Fascia	Metal	Tan	Intact	0.11	Negative	
78	Exterior	P1 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
79	Exterior	P1 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
80	Exterior	P1 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
81	Exterior	P1 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
82	Exterior	P1 Exterior	C	Door	Wood	Blue	Intact	0.11	Negative	
83	Exterior	P1 Exterior	C	Door Frame	Wood	Tan	Intact	1.70	Positive	1 Each
84	Exterior	P1 Exterior	C	Window Frame	Wood	Tan	Deteriorated	2.00	Positive	1 Each
85	Exterior	P1 Exterior	C	Overhang	Wood	Tan	Intact	0.11	Negative	
86	Exterior	P1 Exterior	C	Awning	Metal	Tan	Intact	0.00	Negative	

DETAILED XRF TESTING RESULTS

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	P1 Exterior	C	Fascia	Metal	Tan	Intact	0.07	Negative	
88	Exterior	P1 Exterior	C	Flashing	Metal	Tan	Deteriorated	0.11	Negative	
89	Exterior	P2 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
90	Exterior	P2 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
91	Exterior	P2 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
92	Exterior	P2 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
93	Exterior	P2 Exterior	C	Door	Metal	Blue	Intact	0.01	Negative	
94	Exterior	P2 Exterior	C	Door Frame	Wood	White	Intact	0.11	Negative	
95	Exterior	P2 Exterior	C	Overhang	Metal	Tan	Deteriorated	0.05	Negative	
96	Exterior	P2 Exterior	C	Window Frame	Wood	Tan	Intact	0.02	Negative	
97	Exterior	P2 Exterior	C	Rail	Metal	Tan	Intact	0.03	Negative	
98	Exterior	P3 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
99	Exterior	P3 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
100	Exterior	P3 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
101	Exterior	P3 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
102	Exterior	P3 Exterior	B	Door	Metal	Blue	Intact	0.02	Negative	
103	Exterior	P3 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
104	Exterior	P3 Exterior	B	Window Frame	Wood	Tan	Intact	0.05	Negative	
105	Exterior	P3 Exterior	B	Overhang	Stucco	Tan	Intact	0.03	Negative	
106	Exterior	P3 Exterior	B	Fascia	Metal	Tan	Intact	0.02	Negative	
107	Exterior	P3 Exterior	B	Flashing	Metal	Tan	Intact	0.11	Negative	
108	Exterior	P4 Exterior	A	Wall	Stucco	Tan	Intact	0.11	Negative	
109	Exterior	P4 Exterior	B	Wall	Stucco	Tan	Intact	0.02	Negative	
110	Exterior	P4 Exterior	C	Wall	Stucco	Tan	Intact	0.11	Negative	
111	Exterior	P4 Exterior	D	Wall	Stucco	Tan	Intact	0.03	Negative	
112	Exterior	P4 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
113	Exterior	P4 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
114	Exterior	P4 Exterior	A	Fascia	Wood	Tan	Intact	0.03	Negative	
115	Exterior	P4 Exterior	A	Overhang	Stucco	Tan	Intact	0.05	Negative	
116	Exterior	P4 Exterior	A	Downspout	Metal	Tan	Intact	0.03	Negative	
117	Exterior	P5 Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
118	Exterior	P5 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
119	Exterior	P5 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
120	Exterior	P5 Exterior	D	Wall	Wood	Tan	Intact	0.00	Negative	
121	Exterior	P5 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
122	Exterior	P5 Exterior	A	Door Frame	Metal	Blue	Intact	0.02	Negative	
123	Exterior	P5 Exterior	A	Overhang	Metal	Tan	Intact	0.11	Negative	
124	Exterior	P6 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
125	Exterior	P6 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	
126	Exterior	P6 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
127	Exterior	P6 Exterior	D	Wall	Wood	Tan	Intact	0.02	Negative	
128	Exterior	P6 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
129	Exterior	P6 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
130	Exterior	P6 Exterior	A	Rail	Metal	Brown	Intact	0.02	Negative	
131	Exterior	P6 Exterior	A	Overhang	Metal	Tan	Intact	0.01	Negative	
132	Exterior	P6 Exterior	A	Downspout	Metal	Brown	Intact	0.05	Negative	
133	Exterior	P7 Exterior	A	Wall	Wood	Tan	Intact	0.05	Negative	
134	Exterior	P7 Exterior	B	Wall	Wood	Tan	Intact	0.00	Negative	
135	Exterior	P7 Exterior	C	Wall	Wood	Tan	Intact	0.01	Negative	
136	Exterior	P7 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
137	Exterior	P7 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
138	Exterior	P7 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
139	Exterior	P7 Exterior	A	Door Frame	Wood	Brown	Intact	0.03	Negative	
140	Exterior	P7 Exterior	A	Rail	Metal	Brown	Intact	0.05	Negative	
141	Exterior	P7 Exterior	A	Overhang	Metal	Tan	Intact	0.11	Negative	
142	Exterior	P7 Exterior	A	Downspout	Metal	Brown	Deteriorated	0.07	Negative	
143	Exterior	P8 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
144	Exterior	P8 Exterior	B	Wall	Wood	Tan	Intact	0.05	Negative	
145	Exterior	P8 Exterior	C	Wall	Wood	Tan	Intact	0.03	Negative	
146	Exterior	P8 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
147	Exterior	P8 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
148	Exterior	P8 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
149	Exterior	P8 Exterior	A	Door Frame	Wood	Brown	Intact	0.03	Negative	
150	Exterior	P8 Exterior	A	Rail	Metal	Brown	Deteriorated	0.05	Negative	
151	Exterior	P8 Exterior	A	Overhang	Metal	Tan	Intact	0.03	Negative	
152	Exterior	P8 Exterior	A	Downspout	Metal	Brown	Intact	0.11	Negative	
153	Exterior	P9 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
154	Exterior	P9 Exterior	B	Wall	Wood	Tan	Intact	0.02	Negative	
155	Exterior	P9 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
156	Exterior	P9 Exterior	D	Wall	Wood	Tan	Intact	0.13	Negative	
157	Exterior	P9 Exterior	B	Door	Metal	Blue	Intact	0.05	Negative	
158	Exterior	P9 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
159	Exterior	P9 Exterior	B	Door Frame	Wood	Tan	Intact	0.02	Negative	
160	Exterior	P9 Exterior	B	Overhang	Metal	Tan	Intact	0.03	Negative	
161	Exterior	P9 Exterior	B	Rail	Metal	Blue	Intact	0.01	Negative	
162	Exterior	P10 Exterior	A	Wall	Wood	Tan	Intact	0.07	Negative	
163	Exterior	P10 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
164	Exterior	P10 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
165	Exterior	P10 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
166	Exterior	P10 Exterior	A	Door	Metal	Blue	Intact	0.05	Negative	
167	Exterior	P10 Exterior	A	Door Frame	Metal	Blue	Intact	0.03	Negative	
168	Exterior	P10 Exterior	A	Window Frame	Wood	Tan	Intact	0.11	Negative	
169	Exterior	P10 Exterior	A	Overhang	Metal	Tan	Intact	0.09	Negative	
170	Exterior	P10 Exterior	A	Rail	Metal	Gray	Intact	0.10	Negative	
171	Exterior	P11 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
172	Exterior	P11 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	

DETAILED XRF TESTING RESULTS

Bancroft Elementary School
8805 Tyler Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
173	Exterior	P11 Exterior	C	Wall	Wood	Tan	Intact	0.00	Negative	
174	Exterior	P11 Exterior	D	Wall	Wood	Tan	Intact	0.01	Negative	
175	Exterior	P11 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
176	Exterior	P11 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
177	Exterior	P11 Exterior	A	Door Frame	Metal	Tan	Intact	0.02	Negative	
178	Exterior	P11 Exterior	A	Window Frame	Wood	Tan	Intact	0.02	Negative	
179	Exterior	P11 Exterior	A	Overhang	Metal	Tan	Intact	0.11	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Bancroft Elementary School, 8805 Tyler Street, Spring Valley, CA 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.6 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 8:45 a.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.0	0.9	1.0	1.0

Second Calibration Check

Time: 10:15 a.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	1.0	1.0	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** 11/1/2022**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Bancroft Elementary School, 8805 Tyler Street		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
			Zip Code
			92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☒ Intact lead-based paint detected ☒ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
			Zip Code
			92108
CDPH certification number	Signature		Date
LRC-00005285			11/2/22

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 3, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at Kempton Elementary School, 740 Kempton Street,
Spring Valley, California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Kempton Elementary School located at 740 Kempton Street in Spring Valley, California on November 1, 2022. Please note that only selected building exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was not identified on the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is written in a cursive, flowing style.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Detailed XRF Testing Results, Calibration Log, Inspector Certification
Copy, 8552 Form

DETAILED XRF TESTING RESULTS

Kempton Elementary School
740 Kempton Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Tan	Intact	0.11	Negative	
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
5	Exterior	Building 1 Exterior	B	Door	Metal	Blue	Intact	0.05	Negative	
6	Exterior	Building 1 Exterior	B	Door Frame	Metal	Blue	Intact	0.03	Negative	
7	Exterior	Building 1 Exterior	A	Rail	Metal	Blue	Intact	0.11	Negative	
8	Exterior	Building 1 Exterior	B	Overhang	Stucco	Tan	Intact	0.02	Negative	
9	Exterior	Building 1 Exterior	B	Fascia	Metal	Blue	Intact	0.11	Negative	
10	Exterior	Building 1 Exterior	B	Flashing	Metal	Blue	Intact	0.05	Negative	
11	Exterior	Building 2 Exterior	A	Wall	Stucco	Tan	Intact	0.02	Negative	
12	Exterior	Building 2 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
13	Exterior	Building 2 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
14	Exterior	Building 2 Exterior	D	Wall	Stucco	Tan	Intact	0.05	Negative	
15	Exterior	Building 2 Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
16	Exterior	Building 2 Exterior	D	Door Frame	Metal	Blue	Intact	0.02	Negative	
17	Exterior	Building 2 Exterior	D	Flashing	Metal	Blue	Intact	0.03	Negative	
18	Exterior	Building 2 Exterior	D	Overhang	Stucco	Tan	Intact	0.11	Negative	
19	Exterior	Building 2 Exterior	D	Fascia	Metal	Blue	Intact	0.01	Negative	
20	Exterior	Building 3 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
21	Exterior	Building 3 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
22	Exterior	Building 3 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
23	Exterior	Building 3 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
24	Exterior	Building 3 Exterior	B	Door	Metal	Blue	Intact	0.02	Negative	
25	Exterior	Building 3 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
26	Exterior	Building 3 Exterior	C	Overhang	Metal	White	Intact	0.03	Negative	
27	Exterior	Building 3 Exterior	B	Fascia	Wood	Blue	Intact	0.03	Negative	
28	Exterior	Building 3 Exterior	B	Flashing	Metal	Blue	Intact	0.11	Negative	
29	Exterior	Building 4 Exterior	A	Wall	Stucco	Tan	Intact	0.02	Negative	
30	Exterior	Building 4 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
31	Exterior	Building 4 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
32	Exterior	Building 4 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
33	Exterior	Building 4 Exterior	B	Door	Metal	Blue	Intact	0.07	Negative	
34	Exterior	Building 4 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
35	Exterior	Building 4 Exterior	D	Overhang	Metal	White	Intact	0.03	Negative	
36	Exterior	Building 4 Exterior	D	Column	Metal	Tan	Intact	0.02	Negative	
37	Exterior	Building 4 Exterior	C	Flashing	Metal	Blue	Intact	0.03	Negative	
38	Exterior	Building 4 Exterior	C	Fascia	Wood	Blue	Intact	0.11	Negative	
39	Exterior	Building 5 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
40	Exterior	Building 5 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
41	Exterior	Building 5 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
42	Exterior	Building 5 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
43	Exterior	Building 5 Exterior	C	Door	Metal	Blue	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Kempton Elementary School
740 Kempton Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	Building 5 Exterior	C	Door Frame	Metal	Blue	Intact	0.02	Negative	
45	Exterior	Building 5 Exterior	C	Overhang	Metal	White	Intact	0.11	Negative	
46	Exterior	Building 5 Exterior	C	Fascia	Wood	Blue	Intact	0.03	Negative	
47	Exterior	Building 5 Exterior	C	Flashing	Metal	Blue	Intact	0.11	Negative	
48	Exterior	Building 6 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
49	Exterior	Building 6 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
50	Exterior	Building 6 Exterior	C	Wall	Stucco	Tan	Intact	0.11	Negative	
51	Exterior	Building 6 Exterior	D	Wall	Stucco	Tan	Intact	0.05	Negative	
52	Exterior	Building 6 Exterior	A	Door	Metal	Blue	Intact	0.11	Negative	
53	Exterior	Building 6 Exterior	A	Door Frame	Metal	Blue	Intact	0.02	Negative	
54	Exterior	Building 6 Exterior	A	Overhang	Metal	White	Intact	0.03	Negative	
55	Exterior	Building 6 Exterior	C	Flashing	Metal	Blue	Intact	0.07	Negative	
56	Exterior	Building 6 Exterior	C	Fascia	Metal	Blue	Intact	0.11	Negative	
57	Exterior	P1 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
58	Exterior	P1 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
59	Exterior	P1 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
60	Exterior	P1 Exterior	D	Wall	Stucco	Tan	Intact	0.02	Negative	
61	Exterior	P1 Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
62	Exterior	P1 Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
63	Exterior	P1 Exterior	D	Overhang	Metal	Tan	Intact	0.03	Negative	
64	Exterior	P1 Exterior	D	Downspout	Metal	Tan	Intact	0.11	Negative	
65	Exterior	P2 Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative	
66	Exterior	P2 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
67	Exterior	P2 Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
68	Exterior	P2 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
69	Exterior	P2 Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
70	Exterior	P2 Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
71	Exterior	P2 Exterior	D	Flashing	Wood	Blue	Deteriorated	0.02	Negative	
72	Exterior	P2 Exterior	D	Overhang	Stucco	Tan	Intact	0.11	Negative	
73	Exterior	P3 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
74	Exterior	P3 Exterior	B	Wall	Wood	Tan	Intact	0.02	Negative	
75	Exterior	P3 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
76	Exterior	P3 Exterior	D	Wall	Wood	Tan	Intact	0.03	Negative	
77	Exterior	P3 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
78	Exterior	P3 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
79	Exterior	P3 Exterior	A	Rail	Metal	Blue	Intact	0.11	Negative	
80	Exterior	P3 Exterior	C	Fascia	Metal	Blue	Intact	0.05	Negative	
81	Exterior	P3 Exterior	C	Overhang	Metal	Tan	Intact	0.11	Negative	
82	Exterior	P4 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
83	Exterior	P4 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
84	Exterior	P4 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
85	Exterior	P4 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
86	Exterior	P4 Exterior	B	Door	Metal	Blue	Intact	0.02	Negative	

DETAILED XRF TESTING RESULTS

Kempton Elementary School
740 Kempton Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	P4 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
88	Exterior	P4 Exterior	B	Fascia	Metal	Tan	Intact	0.05	Negative	
89	Exterior	P4 Exterior	B	Overhang	Metal	Tan	Intact	0.13	Negative	
90	Exterior	P4 Exterior	B	Rail	Metal	Blue	Intact	0.03	Negative	
91	Exterior	P5 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
92	Exterior	P5 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	
93	Exterior	P5 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
94	Exterior	P5 Exterior	D	Wall	Wood	Tan	Intact	0.02	Negative	
95	Exterior	P5 Exterior	D	Door	Metal	Blue	Intact	0.11	Negative	
96	Exterior	P5 Exterior	D	Door Frame	Metal	Blue	Intact	0.05	Negative	
97	Exterior	P5 Exterior	D	Rail	Metal	Blue	Deteriorated	0.03	Negative	
98	Exterior	P5 Exterior	D	Overhang	Metal	Tan	Intact	0.11	Negative	
99	Exterior	P6 Exterior	A	Wall	Wood	Tan	Intact	0.02	Negative	
100	Exterior	P6 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
101	Exterior	P6 Exterior	C	Wall	Wood	Tan	Intact	0.07	Negative	
102	Exterior	P6 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
103	Exterior	P6 Exterior	B	Door	Metal	Blue	Intact	0.00	Negative	
104	Exterior	P6 Exterior	B	Door Frame	Metal	Blue	Intact	0.01	Negative	
105	Exterior	P6 Exterior	B	Rail	Metal	Tan	Intact	0.01	Negative	
106	Exterior	P6 Exterior	B	Overhang	Metal	Blue	Intact	0.03	Negative	
107	Exterior	P6 Exterior	B	Fascia	Metal	Blue	Intact	0.11	Negative	
108	Exterior	P7 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
109	Exterior	P7 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	
110	Exterior	P7 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
111	Exterior	P7 Exterior	D	Wall	Wood	Tan	Intact	0.05	Negative	
112	Exterior	P7 Exterior	B	Door	Metal	Blue	Intact	0.11	Negative	
113	Exterior	P7 Exterior	B	Door Frame	Metal	Blue	Intact	0.02	Negative	
114	Exterior	P7 Exterior	B	Rail	Metal	Blue	Intact	0.11	Negative	
115	Exterior	P7 Exterior	B	Overhang	Metal	Tan	Intact	0.03	Negative	
116	Exterior	P7 Exterior	B	Fascia	Metal	Blue	Intact	0.02	Negative	
117	Exterior	P8 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
118	Exterior	P8 Exterior	B	Wall	Wood	Tan	Intact	0.02	Negative	
119	Exterior	P8 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
120	Exterior	P8 Exterior	D	Wall	Wood	Tan	Intact	0.05	Negative	
121	Exterior	P8 Exterior	B	Door	Metal	Blue	Intact	0.11	Negative	
122	Exterior	P8 Exterior	B	Door Frame	Metal	Blue	Intact	0.02	Negative	
123	Exterior	P8 Exterior	B	Rail	Metal	Blue	Intact	0.03	Negative	
124	Exterior	P8 Exterior	B	Overhang	Metal	Tan	Intact	0.02	Negative	
125	Exterior	P8 Exterior	B	Fascia	Metal	Blue	Intact	0.11	Negative	
126	Exterior	P9 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
127	Exterior	P9 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	
128	Exterior	P9 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
129	Exterior	P9 Exterior	D	Wall	Wood	Tan	Intact	0.02	Negative	

DETAILED XRF TESTING RESULTS

Kempton Elementary School
740 Kempton Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
130	Exterior	P9 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
131	Exterior	P9 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
132	Exterior	P9 Exterior	A	Rail	Metal	Blue	Intact	0.05	Negative	
133	Exterior	P9 Exterior	A	Overhang	Metal	Tan	Intact	0.03	Negative	
134	Exterior	P9 Exterior	A	Fascia	Metal	Blue	Intact	0.03	Negative	
135	Exterior	P10 Exterior	A	Wall	Wood	Tan	Intact	0.05	Negative	
136	Exterior	P10 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
137	Exterior	P10 Exterior	C	Wall	Wood	Tan	Intact	0.03	Negative	
138	Exterior	P10 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
139	Exterior	P10 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
140	Exterior	P10 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
141	Exterior	P10 Exterior	A	Overhang	Metal	Tan	Intact	0.03	Negative	
142	Exterior	P10 Exterior	A	Fascia	Metal	Blue	Intact	0.11	Negative	
143	Exterior	P11 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
144	Exterior	P11 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
145	Exterior	P11 Exterior	C	Wall	Wood	Tan	Intact	0.05	Negative	
146	Exterior	P11 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
147	Exterior	P11 Exterior	B	Door	Metal	Blue	Intact	0.02	Negative	
148	Exterior	P11 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
149	Exterior	P11 Exterior	B	Rail	Metal	Blue	Intact	0.13	Negative	
150	Exterior	P11 Exterior	B	Fascia	Metal	Blue	Intact	0.02	Negative	
151	Exterior	P11 Exterior	B	Overhang	Metal	Tan	Intact	0.11	Negative	
152	Exterior	Upper Restroom Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
153	Exterior	Upper Restroom Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
154	Exterior	Upper Restroom Exterior	C	Wall	Wood	Tan	Intact	0.05	Negative	
155	Exterior	Upper Restroom Exterior	D	Wall	Wood	Tan	Intact	0.03	Negative	
156	Exterior	Upper Restroom Exterior	B	Door	Metal	Blue	Deteriorated	0.11	Negative	
157	Exterior	Upper Restroom Exterior	B	Door Frame	Metal	Blue	Deteriorated	0.11	Negative	
158	Exterior	Upper Restroom Exterior	B	Rail	Metal	Blue	Intact	0.02	Negative	
159	Exterior	Upper Restroom Exterior	B	Fascia	Metal	Tan	Intact	0.11	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Kempton Elementary School, 740 Kempton Street, Spring Valley, CA 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 12:35 p.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.0	1.0	0.9	1.0

Second Calibration Check

Time: 1:30 p.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	0.9	1.0	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** 11/1/2022**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Kempton Elementary School, 740 Kempton Avenue		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	


Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
			Zip Code
			92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☒ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
			Zip Code
			92108
CDPH certification number	Signature		Date
LRC-00005285			11/3/22

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 3, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at La Presa Elementary School, 519 La Presa, Spring Valley, California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at La Presa Elementary School located at 519 La Presa in Spring Valley, California on November 1, 2022. Please note that only selected exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was identified on some of the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is written in a cursive, flowing style.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Positive XRF Summary Report, Detailed XRF Testing Results,
Calibration Log, Inspector Certification Copy, 8552 Form

POSITIVE XRF SUMMARY REPORT

La Presa Elementary School

519 La Presa Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
69	Exterior	Building P1 Exterior	C	Door Frame	Metal	Blue	Intact	2.40	Positive	2 Each
70	Exterior	Building P1 Exterior	C	Window Frame	Wood	White	Intact	1.40	Positive	2 Each
71	Exterior	Building P1 Exterior	A	Window Frame	Wood	White	Intact	2.10	Positive	2 Each
**Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.										

DETAILED XRF TESTING RESULTS

La Presa Elementary School
519 La Presa Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Tan	Intact	0.07	Negative	
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
5	Exterior	Building 1 Exterior	D	Door	Metal	White	Intact	0.03	Negative	
6	Exterior	Building 1 Exterior	D	Door Frame	Metal	White	Intact	0.11	Negative	
7	Exterior	Building 1 Exterior	D	Overhang	Stucco	Tan	Intact	0.05	Negative	
8	Exterior	Building 1 Exterior	D	Fascia	Stucco	Blue	Intact	0.11	Negative	
9	Exterior	Building 1 Exterior	D	Flashing	Metal	Blue	Intact	0.07	Negative	
10	Exterior	Building 2 Exterior	A	Wall	Stucco	Tan	Intact	0.07	Negative	
11	Exterior	Building 2 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
12	Exterior	Building 2 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
13	Exterior	Building 2 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
14	Exterior	Building 2 Exterior	A	Door	Metal	Tan	Intact	0.09	Negative	
15	Exterior	Building 2 Exterior	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
16	Exterior	Building 2 Exterior	B	Rafter	w	White	Intact	0.07	Negative	
17	Exterior	Building 2 Exterior	B	Vent	Metal	Tan	Intact	0.07	Negative	
18	Exterior	Building 2 Exterior	A	Overhang	Stucco	Tan	Intact	0.02	Negative	
19	Exterior	Building 2 Exterior	A	Fascia	Stucco	Blue	Intact	0.11	Negative	
20	Exterior	Building 3 Exterior	A	Wall	Stucco	Tan	Intact	0.01	Negative	
21	Exterior	Building 3 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
22	Exterior	Building 3 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
23	Exterior	Building 3 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
24	Exterior	Building 3 Exterior	A	Door	Metal	Blue	Intact	0.05	Negative	
25	Exterior	Building 3 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
26	Exterior	Building 3 Exterior	A	Flashing	Metal	Blue	Intact	0.03	Negative	
27	Exterior	Building 3 Exterior	A	Fascia	Stucco	Blue	Intact	0.09	Negative	
28	Exterior	Building 3 Exterior	A	Overhang	Stucco	Tan	Intact	0.11	Negative	
29	Exterior	Building 4 Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative	
30	Exterior	Building 4 Exterior	B	Wall	Stucco	Tan	Intact	0.01	Negative	
31	Exterior	Building 4 Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
32	Exterior	Building 4 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
33	Exterior	Building 4 Exterior	C	Door	Metal	Blue	Intact	0.03	Negative	
34	Exterior	Building 4 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
35	Exterior	Building 4 Exterior	B	Vent	Metal	Tan	Intact	0.05	Negative	
36	Exterior	Building 5 Exterior	A	Wall	Stucco	Tan	Intact	0.01	Negative	
37	Exterior	Building 5 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
38	Exterior	Building 5 Exterior	C	Wall	Stucco	Tan	Intact	0.12	Negative	
39	Exterior	Building 5 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
40	Exterior	Building 5 Exterior	B	Door	Metal	Blue	Intact	0.03	Negative	
41	Exterior	Building 5 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
42	Exterior	Building 5 Exterior	A	Flashing	Metal	Blue	Intact	0.02	Negative	
43	Exterior	Building 5 Exterior	B	Rafter	Wood	White	Deteriorated	0.03	Negative	

DETAILED XRF TESTING RESULTS

La Presa Elementary School
519 La Presa Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	Building 5 Exterior	A	Overhang	Stucco	Tan	Intact	0.11	Negative	
45	Exterior	Building 6 Exterior	A	Wall	Stucco	Tan	Intact	0.02	Negative	
46	Exterior	Building 6 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
47	Exterior	Building 6 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
48	Exterior	Building 6 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
49	Exterior	Building 6 Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
50	Exterior	Building 6 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
51	Exterior	Building 6 Exterior	A	Vent	Metal	Tan	Intact	0.02	Negative	
52	Exterior	Building 6 Exterior	A	Fascia	Stucco	Blue	Intact	0.00	Negative	
53	Exterior	Building 6 Exterior	A	Flashing	Metal	Blue	Intact	0.01	Negative	
54	Exterior	Building 6 Exterior	A	Overhang	Stucco	Tan	Intact	0.11	Negative	
55	Exterior	Building 7 Exterior	A	Wall	Stucco	Tan	Intact	0.01	Negative	
56	Exterior	Building 7 Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
57	Exterior	Building 7 Exterior	C	Wall	Stucco	Tan	Intact	0.03	Negative	
58	Exterior	Building 7 Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
59	Exterior	Building 7 Exterior	C	Door	Metal	Blue	Intact	0.05	Negative	
60	Exterior	Building 7 Exterior	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
61	Exterior	Building 7 Exterior	C	Fascia	Stucco	Blue	Intact	0.02	Negative	
62	Exterior	Building 7 Exterior	C	Overhang	Stucco	Tan	Intact	0.11	Negative	
63	Exterior	Building 7 Exterior	D	Foundation	Concrete	Tan	Intact	0.07	Negative	
64	Exterior	Building P1 Exterior	A	Wall	Stucco	Tan	Intact	0.11	Negative	
65	Exterior	Building P1 Exterior	B	Wall	Stucco	Tan	Intact	0.02	Negative	
66	Exterior	Building P1 Exterior	C	Wall	Stucco	Tan	Intact	0.11	Negative	
67	Exterior	Building P1 Exterior	D	Wall	Stucco	Tan	Intact	0.07	Negative	
68	Exterior	Building P1 Exterior	C	Door	Wood	Blue	Intact	0.13	Negative	
69	Exterior	Building P1 Exterior	C	Door Frame	Metal	Blue	Intact	2.40	Positive	2 Each
70	Exterior	Building P1 Exterior	C	Window Frame	Wood	White	Intact	1.40	Positive	2 Each
71	Exterior	Building P1 Exterior	A	Window Frame	Wood	White	Intact	2.10	Positive	2 Each
72	Exterior	Building P1 Exterior	A	Overhang	Wood	Tan	Deteriorated	0.03	Negative	
73	Exterior	Building P1 Exterior	A	Fascia	Wood	Blue	Intact	0.11	Negative	
74	Exterior	Building P2 Exterior	A	Wall	Metal	Tan	Intact	0.11	Negative	
75	Exterior	Building P2 Exterior	B	Wall	Metal	Tan	Intact	0.03	Negative	
76	Exterior	Building P2 Exterior	C	Wall	Metal	Tan	Intact	0.11	Negative	
77	Exterior	Building P2 Exterior	D	Wall	Metal	Tan	Intact	0.02	Negative	
78	Exterior	Building P2 Exterior	A	Door	Metal	Blue	Intact	0.11	Negative	
79	Exterior	Building P2 Exterior	A	Door Frame	Metal	Tan	Intact	0.02	Negative	
80	Exterior	Building P2 Exterior	A	Overhang	Metal	Tan	Intact	0.11	Negative	
81	Exterior	Building P2 Exterior	A	Window Frame	Metal	Tan	Intact	0.03	Negative	
82	Exterior	Building 35 Exterior	A	Wall	Wood	Tan	Intact	0.05	Negative	
83	Exterior	Building 35 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
84	Exterior	Building 35 Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
85	Exterior	Building 35 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
86	Exterior	Building 35 Exterior	B	Door	Metal	Blue	Intact	0.02	Negative	

DETAILED XRF TESTING RESULTS

La Presa Elementary School
519 La Presa Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	Building 35 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
88	Exterior	Building 35 Exterior	B	Overhang	Metal	Tan	Intact	0.05	Negative	
89	Exterior	Building 36-37 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
90	Exterior	Building 36-37 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
91	Exterior	Building 36-37 Exterior	C	Wall	Wood	Tan	Intact	0.07	Negative	
92	Exterior	Building 36-37 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
93	Exterior	Building 36-37 Exterior	B	Door	Metal	Blue	Intact	0.03	Negative	
94	Exterior	Building 36-37 Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
95	Exterior	Building 36-37 Exterior	B	Overhang	Metal	Tan	Intact	0.02	Negative	
96	Exterior	Building 38-39 Exterior	A	Wall	Wood	Tan	Intact	0.03	Negative	
97	Exterior	Building 38-39 Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
98	Exterior	Building 38-39 Exterior	C	Wall	Wood	Tan	Intact	0.03	Negative	
99	Exterior	Building 38-39 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
100	Exterior	Building 38-39 Exterior	A	Door	Metal	Blue	Intact	0.05	Negative	
101	Exterior	Building 38-39 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
102	Exterior	Building 38-39 Exterior	A	Overhang	Metal	Tan	Intact	0.02	Negative	
103	Exterior	Building 40 Exterior	A	Wall	Wood	Tan	Intact	0.11	Negative	
104	Exterior	Building 40 Exterior	B	Wall	Wood	Tan	Intact	0.03	Negative	
105	Exterior	Building 40 Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
106	Exterior	Building 40 Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
107	Exterior	Building 40 Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
108	Exterior	Building 40 Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
109	Exterior	Building 40 Exterior	A	Window Frame	Metal	Tan	Intact	0.02	Negative	
110	Exterior	Building 40 Exterior	A	Overhang	Metal	Tan	Intact	0.03	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: La Presa Elementary School, 519 La Presa, Spring Valley, CA 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 2:45 p.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.0	1.0	1.0	1.0

Second Calibration Check

Time: 3:40 p.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
0.9	1.0	1.0	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation

11/1/2022

Section 2 — Type of Lead Hazard Evaluation (Check one box only)
☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing
Section 3 — Structure Where Lead Hazard Evaluation Was Conducted


Address [number, street, apartment (if applicable)]		City	County	Zip Code
La Presa Elementary School, 519 La Presa Avenue		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
		Zip Code	92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)
☐ No lead-based paint detected ☒ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
Zip Code		92108	
CDPH certification number	Signature		Date
LRC-00005285			11/3/22

 Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)
 Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 2, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at Rancho Elementary School, 8845 Noeline Avenue,
Spring Valley, California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Rancho Elementary School located at 8845 Noeline Avenue in Spring Valley, California on November 1, 2022. Please note that only selected exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was identified on some of the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is written in a cursive, flowing style.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Positive XRF Summary Report, Detailed XRF Testing Results,
Calibration Log, Inspector Certification Copy, 8552 Form

POSITIVE XRF SUMMARY REPORT

Rancho Elementary School
8845 Noeline Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
8	Exterior	Office Building	C	Window Frame	Wood	Blue	Intact	1.20	Positive	2 Each
9	Exterior	Office Building	B	Window Sash	Wood	White	Intact	1.90	Positive	1 Each
20	Exterior	K1, K2 Building	A	Window Frame	Wood	Blue	Deteriorated	1.20	Positive	2 Each
21	Exterior	K1, K2 Building	C	Window Frame	Wood	Blue	Deteriorated	1.70	Positive	2 Each
34	Exterior	1-4 Building	A	Window Frame	Metal	White	Intact	1.90	Positive	4 Each
35	Exterior	1-4 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
47	Exterior	5-8 Building	A	Window Frame	Wood	White	Intact	2.10	Positive	4 Each
48	Exterior	5-8 Building	B	Window Frame	Wood	Blue	Intact	2.30	Positive	4 Each
59	Exterior	9-11 Building	A	Window Frame	Wood	White	Intact	2.10	Positive	4 Each
60	Exterior	9-11 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
72	Exterior	13-16 Building	A	Window Frame	Wood	White	Intact	1.90	Positive	4 Each
73	Exterior	13-16 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
**Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.										

DETAILED XRF TESTING RESULTS

Rancho Elementary School

8845 Noeline Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	Office Building	A	Wall	Stucco	Tan	Intact	0.03	Negative	
2	Exterior	Office Building	B	Wall	Stucco	Tan	Intact	0.10	Negative	
3	Exterior	Office Building	C	Wall	Stucco	Tan	Intact	0.02	Negative	
4	Exterior	Office Building	D	Wall	Stucco	Tan	Intact	0.11	Negative	
5	Exterior	Office Building	D	Door	Metal	Blue	Intact	0.03	Negative	
6	Exterior	Office Building	D	Door Frame	Wood	Tan	Intact	0.11	Negative	
7	Exterior	Office Building	D	Column	Metal	Blue	Intact	0.05	Negative	
8	Exterior	Office Building	C	Window Frame	Wood	Blue	Intact	1.20	Positive	2 Each
9	Exterior	Office Building	B	Window Sash	Wood	White	Intact	1.90	Positive	1 Each
10	Exterior	Office Building	C	Overhang	Wood	White	Intact	0.11	Negative	
11	Exterior	Office Building	C	Beam	Wood	White	Intact	0.02	Negative	
12	Exterior	K1, K2 Building	A	Wall	Stucco	Tan	Intact	0.03	Negative	
13	Exterior	K1, K2 Building	B	Wall	Stucco	Tan	Intact	0.11	Negative	
14	Exterior	K1, K2 Building	C	Wall	Stucco	Tan	Intact	0.02	Negative	
15	Exterior	K1, K2 Building	D	Wall	Stucco	Tan	Intact	0.11	Negative	
16	Exterior	K1, K2 Building	A	Door	Metal	Blue	Intact	0.03	Negative	
17	Exterior	K1, K2 Building	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
18	Exterior	K1, K2 Building	C	Door	Metal	Blue	Intact	0.05	Negative	
19	Exterior	K1, K2 Building	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
20	Exterior	K1, K2 Building	A	Window Frame	Wood	Blue	Deteriorated	1.20	Positive	2 Each
21	Exterior	K1, K2 Building	C	Window Frame	Wood	Blue	Deteriorated	1.70	Positive	2 Each
22	Exterior	K1, K2 Building	A	Beam	Wood	White	Intact	0.07	Negative	
23	Exterior	K1, K2 Building	A	Overhang	Wood	White	Intact	0.11	Negative	
24	Exterior	K1, K2 Building	C	Awning	Metal	White	Intact	0.03	Negative	
25	Exterior	K1, K2 Building	A	Fascia	Wood	Tan	Intact	0.11	Negative	
26	Exterior	1-4 Building	A	Wall	Stucco	Tan	Intact	0.10	Negative	
27	Exterior	1-4 Building	B	Wall	Stucco	Tan	Intact	0.11	Negative	
28	Exterior	1-4 Building	C	Wall	Stucco	Tan	Intact	0.03	Negative	
29	Exterior	1-4 Building	D	Wall	Stucco	Tan	Intact	0.11	Negative	
30	Exterior	1-4 Building	A	Door	Metal	Blue	Intact	0.13	Negative	
31	Exterior	1-4 Building	A	Door Frame	Metal	Tan	Intact	0.20	Negative	
32	Exterior	1-4 Building	C	Door	Metal	Blue	Intact	0.11	Negative	
33	Exterior	1-4 Building	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
34	Exterior	1-4 Building	A	Window Frame	Metal	White	Intact	1.90	Positive	4 Each
35	Exterior	1-4 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
36	Exterior	1-4 Building	C	Overhang	Wood	Tan	Intact	0.02	Negative	
37	Exterior	1-4 Building	A	Fascia	Wood	Tan	Intact	0.11	Negative	
38	Exterior	1-4 Building	A	Beam	Wood	White	Intact	0.03	Negative	
39	Exterior	5-8 Building	A	Wall	Stucco	Tan	Intact	0.11	Negative	
40	Exterior	5-8 Building	B	Wall	Stucco	Tan	Intact	0.03	Negative	
41	Exterior	5-8 Building	C	Wall	Stucco	Tan	Intact	0.11	Negative	
42	Exterior	5-8 Building	D	Wall	Stucco	Tan	Intact	0.02	Negative	
43	Exterior	5-8 Building	A	Door	Metal	Blue	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

Rancho Elementary School

8845 Noeline Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	5-8 Building	A	Door Frame	Metal	Tan	Intact	0.03	Negative	
45	Exterior	5-8 Building	C	Door	Metal	Blue	Intact	0.11	Negative	
46	Exterior	5-8 Building	C	Door Frame	Metal	Tan	Intact	0.02	Negative	
47	Exterior	5-8 Building	A	Window Frame	Wood	White	Intact	2.10	Positive	4 Each
48	Exterior	5-8 Building	B	Window Frame	Wood	Blue	Intact	2.30	Positive	4 Each
49	Exterior	5-8 Building	A	Fascia	Wood	Tan	Intact	0.11	Negative	
50	Exterior	5-8 Building	A	Beam	Wood	White	Intact	0.11	Negative	
51	Exterior	9-11 Building	A	Wall	Stucco	Tan	Intact	0.03	Negative	
52	Exterior	9-11 Building	B	Wall	Stucco	Tan	Intact	0.11	Negative	
53	Exterior	9-11 Building	C	Wall	Stucco	Tan	Intact	0.02	Negative	
54	Exterior	9-11 Building	D	Wall	Stucco	Tan	Intact	0.11	Negative	
55	Exterior	9-11 Building	A	Door	Metal	Blue	Intact	0.15	Negative	
56	Exterior	9-11 Building	A	Door Frame	Metal	Tan	Intact	0.03	Negative	
57	Exterior	9-11 Building	C	Door	Metal	Blue	Intact	0.11	Negative	
58	Exterior	9-11 Building	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
59	Exterior	9-11 Building	A	Window Frame	Wood	White	Intact	2.10	Positive	4 Each
60	Exterior	9-11 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
61	Exterior	9-11 Building	C	Awning	Metal	White	Intact	0.05	Negative	
62	Exterior	9-11 Building	C	Fascia	Wood	Tan	Intact	0.02	Negative	
63	Exterior	9-11 Building	C	Beam	Wood	White	Intact	0.11	Negative	
64	Exterior	13-16 Building	A	Wall	Stucco	Tan	Intact	0.03	Negative	
65	Exterior	13-16 Building	B	Wall	Stucco	Tan	Intact	0.11	Negative	
66	Exterior	13-16 Building	C	Wall	Stucco	Tan	Intact	0.02	Negative	
67	Exterior	13-16 Building	D	Wall	Stucco	Tan	Intact	0.11	Negative	
68	Exterior	13-16 Building	A	Door	Metal	Blue	Intact	0.07	Negative	
69	Exterior	13-16 Building	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
70	Exterior	13-16 Building	C	Door	Metal	Blue	Intact	0.05	Negative	
71	Exterior	13-16 Building	C	Door Frame	Metal	Tan	Intact	0.11	Negative	
72	Exterior	13-16 Building	A	Window Frame	Wood	White	Intact	1.90	Positive	4 Each
73	Exterior	13-16 Building	C	Window Frame	Wood	Blue	Intact	1.70	Positive	4 Each
74	Exterior	13-16 Building	C	Awning	Metal	White	Intact	0.13	Negative	
75	Exterior	13-16 Building	C	Fascia	Wood	Tan	Intact	0.02	Negative	
76	Exterior	13-16 Building	C	Beam	Wood	White	Intact	0.11	Negative	
77	Exterior	17-20 Building	A	Wall	Metal	Tan	Intact	0.00	Negative	
78	Exterior	17-20 Building	B	Wall	Metal	Tan	Intact	0.01	Negative	
79	Exterior	17-20 Building	C	Wall	Metal	Tan	Intact	0.11	Negative	
80	Exterior	17-20 Building	D	Wall	Metal	Tan	Intact	0.02	Negative	
81	Exterior	17-20 Building	A	Door	Metal	Blue	Intact	0.01	Negative	
82	Exterior	17-20 Building	A	Door Frame	Metal	Tan	Intact	0.11	Negative	
83	Exterior	17-20 Building	A	Window Frame	Metal	Tan	Intact	0.05	Negative	
84	Exterior	17-20 Building	A	Overhang	Metal	Tan	Intact	0.01	Negative	
85	Exterior	17-20 Building	A	Downspout	Metal	Black	Deteriorated	0.11	Negative	
86	Exterior	21-22 Building	A	Wall	Wood	Tan	Intact	0.03	Negative	

DETAILED XRF TESTING RESULTS

Rancho Elementary School

8845 Noeline Avenue, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	21-22 Building	B	Wall	Wood	Tan	Intact	0.11	Negative	
88	Exterior	21-22 Building	C	Wall	Wood	Tan	Intact	0.02	Negative	
89	Exterior	21-22 Building	D	Wall	Wood	Tan	Intact	0.11	Negative	
90	Exterior	21-22 Building	A	Door	Metal	Blue	Intact	0.03	Negative	
91	Exterior	21-22 Building	A	Door Frame	Metal	Tan	Intact	0.00	Negative	
92	Exterior	21-22 Building	A	Door	Metal	Blue	Intact	0.11	Negative	
93	Exterior	21-22 Building	A	Door Frame	Metal	Tan	Intact	0.05	Negative	
94	Exterior	21-22 Building	A	Overhang	Metal	Tan	Intact	0.03	Negative	
95	Exterior	21-22 Building	A	Rail	Metal	Blue	Intact	0.07	Negative	
96	Exterior	21-22 Building	A	Fascia	Metal	Tan	Intact	0.11	Negative	
97	Exterior	23-25 Building	A	Wall	Wood	Tan	Intact	0.00	Negative	
98	Exterior	23-25 Building	B	Wall	Wood	Tan	Intact	0.11	Negative	
99	Exterior	23-25 Building	C	Wall	Wood	Tan	Intact	0.05	Negative	
100	Exterior	23-25 Building	D	Wall	Wood	Tan	Intact	0.11	Negative	
101	Exterior	23-25 Building	D	Door	Metal	Blue	Intact	0.02	Negative	
102	Exterior	23-25 Building	D	Door Frame	Metal	Tan	Intact	0.11	Negative	
103	Exterior	23-25 Building	D	Fascia	Metal	Tan	Intact	0.03	Negative	
104	Exterior	23-25 Building	D	Overhang	Metal	Tan	Deteriorated	0.11	Negative	
105	Exterior	26 Building	A	Wall	Wood	Tan	Intact	0.01	Negative	
106	Exterior	26 Building	B	Wall	Wood	Tan	Intact	0.11	Negative	
107	Exterior	26 Building	C	Wall	Wood	Tan	Intact	0.02	Negative	
108	Exterior	26 Building	D	Wall	Wood	Tan	Intact	0.11	Negative	
109	Exterior	26 Building	A	Door	Metal	Blue	Intact	0.03	Negative	
110	Exterior	26 Building	A	Door Frame	Metal	Tan	Intact	0.02	Negative	
111	Exterior	26 Building	A	Overhang	Metal	Tan	Intact	0.05	Negative	
112	Exterior	26 Building	A	Rail	Metal	Blue	Intact	0.03	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Rancho Elementary School, 8845 Noeline Avenue, Spring Valley, CA 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.8 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 1:40 p.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.0	0.9	1.0	1.0

Second Calibration Check

Time: 2:30 p.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	1.0	0.9	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation

11/1/2022

Section 2 — Type of Lead Hazard Evaluation (Check one box only)
☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing
Section 3 — Structure Where Lead Hazard Evaluation Was Conducted


Address [number, street, apartment (if applicable)]		City	County	Zip Code
Rancho Elementary School, 8845 Noeline Avenue		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
		Zip Code	92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)
☐ No lead-based paint detected ☒ Intact lead-based paint detected ☒ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
		Zip Code	92108
CDPH certification number	Signature		Date
LRC-00005285			11/2/22

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
info@allstate-services.com
www.allstate-services.com

November 2, 2022

Western Environmental & Safety Tech.
Mr. David Christy
2825 Carleton Street, #25
San Diego, California 92106

RE: Lead-based paint testing at STEAM Academy, 1001 Leland Street, Spring Valley,
California 91977

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at STEAM Academy located at 1001 Leland Street in Spring Valley, California on November 1, 2022. Please note that only selected exterior areas were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, a California Certified Lead Inspector/Assessor, using an XRF Analyzer and following all required protocols.

Lead-based paint was not identified on the selected surfaces tested at the above-mentioned property. Please see the attached Detailed XRF Testing Results for further details.

If you need any further assistance after reviewing your report, please do not hesitate to contact me. Allstate Services remains available to assist you in anyway possible.

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano". The signature is fluid and cursive.

Stacey J. Milano
CDPH Inspector/Assessor #LRC-00000083

Attachments: Detailed XRF Testing Results, Calibration Log, Inspector Certification
Copy, 8552 Form

DETAILED XRF TESTING RESULTS

STEAM Academy School
1001 Leland Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
1	Exterior	100 Building Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative	
2	Exterior	100 Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
3	Exterior	100 Building Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
4	Exterior	100 Building Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
5	Exterior	100 Building Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
6	Exterior	100 Building Exterior	D	Door Frame	Metal	Blue	Deteriorated	0.11	Negative	
7	Exterior	100 Building Exterior	D	Window Frame	Metal	Blue	Intact	0.02	Negative	
8	Exterior	100 Building Exterior	D	Overhang	Stucco	Tan	Intact	0.11	Negative	
9	Exterior	100 Building Exterior	A	Column	Metal	Blue	Intact	0.02	Negative	
10	Exterior	100 Building Exterior	B	Flashing	Metal	Blue	Intact	0.00	Negative	
11	Exterior	100 Building Exterior	D	Foundation	Concrete	Tan	Intact	0.11	Negative	
12	Exterior	200 Building Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
13	Exterior	200 Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
14	Exterior	200 Building Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
15	Exterior	200 Building Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
16	Exterior	200 Building Exterior	B	Door	Metal	Blue	Intact	0.01	Negative	
17	Exterior	200 Building Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
18	Exterior	200 Building Exterior	A	Foundation	Concrete	Tan	Deteriorated	0.03	Negative	
19	Exterior	200 Building Exterior	B	Window Frame	Metal	Blue	Intact	0.03	Negative	
20	Exterior	200 Building Exterior	B	Flashing	Metal	Blue	Deteriorated	0.05	Negative	
21	Exterior	200 Building Exterior	B	Column	Metal	Blue	Intact	0.01	Negative	
22	Exterior	200 Building Exterior	B	Overhang	Stucco	Tan	Intact	0.11	Negative	
23	Exterior	300 Building Exterior	A	Wall	Stucco	Tan	Intact	0.00	Negative	
24	Exterior	300 Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
25	Exterior	300 Building Exterior	C	Wall	Stucco	Tan	Intact	0.05	Negative	
26	Exterior	300 Building Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
27	Exterior	300 Building Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
28	Exterior	300 Building Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
29	Exterior	300 Building Exterior	A	Window Frame	Metal	Blue	Intact	0.13	Negative	
30	Exterior	300 Building Exterior	A	Foundation	Concrete	Tan	Deteriorated	0.02	Negative	
31	Exterior	300 Building Exterior	A	Flashing	Metal	Blue	Intact	0.00	Negative	
32	Exterior	300 Building Exterior	A	Overhang	Stucco	Tan	Intact	0.11	Negative	
33	Exterior	400 Building Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
34	Exterior	400 Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
35	Exterior	400 Building Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative	
36	Exterior	400 Building Exterior	D	Wall	Stucco	Tan	Intact	0.11	Negative	
37	Exterior	400 Building Exterior	A	Door	Metal	Blue	Intact	0.13	Negative	
38	Exterior	400 Building Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
39	Exterior	400 Building Exterior	D	Window Frame	Metal	Blue	Intact	0.05	Negative	
40	Exterior	400 Building Exterior	C	Flashing	Metal	Blue	Intact	0.11	Negative	
41	Exterior	400 Building Exterior	C	Overhang	Stucco	Blue	Intact	0.02	Negative	
42	Exterior	Relocation Restroom Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
43	Exterior	Relocation Restroom Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	

DETAILED XRF TESTING RESULTS

STEAM Academy School
1001 Leland Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
44	Exterior	Relocation Restroom Exterior	C	Wall	Wood	Tan	Intact	0.03	Negative	
45	Exterior	Relocation Restroom Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
46	Exterior	Relocation Restroom Exterior	A	Door	Metal	Blue	Intact	0.02	Negative	
47	Exterior	Relocation Restroom Exterior	A	Door Frame	Metal	Blue	Intact	0.11	Negative	
48	Exterior	Relocation Restroom Exterior	A	Rail	Metal	Blue	Intact	0.03	Negative	
49	Exterior	Relocation Restroom Exterior	A	Flashing	Metal	Blue	Intact	0.03	Negative	
50	Exterior	Relocation Restroom Exterior	D	Overhang	Metal	Tan	Intact	0.11	Negative	
51	Exterior	701-704 Building Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
52	Exterior	701-704 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
53	Exterior	701-704 Building Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
54	Exterior	701-704 Building Exterior	D	Wall	Wood	Tan	Intact	0.10	Negative	
55	Exterior	701-704 Building Exterior	D	Door	Metal	Blue	Intact	0.02	Negative	
56	Exterior	701-704 Building Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
57	Exterior	701-704 Building Exterior	D	Window Frame	Metal	Black	Intact	0.03	Negative	
58	Exterior	701-704 Building Exterior	D	Overhang	Metal	Tan	Intact	0.05	Negative	
59	Exterior	705-706 Building Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
60	Exterior	705-706 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
61	Exterior	705-706 Building Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
62	Exterior	705-706 Building Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
63	Exterior	705-706 Building Exterior	B	Door	Metal	Blue	Intact	0.03	Negative	
64	Exterior	705-706 Building Exterior	B	Door Frame	Metal	Blue	Intact	0.02	Negative	
65	Exterior	705-706 Building Exterior	B	Overhang	Metal	Tan	Deteriorated	0.11	Negative	
66	Exterior	705-706 Building Exterior	B	Rail	Metal	Blue	Intact	0.02	Negative	
67	Exterior	705-706 Building Exterior	B	Flashing	Metal	Blue	Intact	0.11	Negative	
68	Exterior	707 Building Exterior	A	Wall	Wood	Tan	Intact	0.07	Negative	
69	Exterior	707 Building Exterior	B	Wall	Wood	Tan	Intact	0.07	Negative	
70	Exterior	707 Building Exterior	C	Wall	Wood	Tan	Intact	0.11	Negative	
71	Exterior	707 Building Exterior	D	Wall	Wood	Tan	Intact	0.03	Negative	
72	Exterior	707 Building Exterior	B	Door	Metal	Blue	Intact	0.03	Negative	
73	Exterior	707 Building Exterior	B	Door Frame	Metal	Blue	Intact	0.11	Negative	
74	Exterior	707 Building Exterior	A	Window Frame	Metal	Tan	Intact	0.07	Negative	
75	Exterior	Men/Women Restroom	A	Wall	Wood	Tan	Intact	0.00	Negative	
76	Exterior	Men/Women Restroom	B	Wall	Wood	Tan	Intact	0.11	Negative	
77	Exterior	Men/Women Restroom	C	Wall	Wood	Tan	Intact	0.02	Negative	
78	Exterior	Men/Women Restroom	D	Wall	Wood	Tan	Intact	0.11	Negative	
79	Exterior	Men/Women Restroom	D	Door	Metal	Blue	Intact	0.00	Negative	
80	Exterior	Men/Women Restroom	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
81	Exterior	Men/Women Restroom	D	Rail	Metal	Blue	Intact	0.03	Negative	
82	Exterior	Men/Women Restroom	D	Flashing	Metal	Blue	Intact	0.03	Negative	
83	Exterior	Men/Women Restroom	D	Fascia	Metal	Tan	Intact	0.02	Negative	
84	Exterior	708-709 Building Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
85	Exterior	708-709 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
86	Exterior	708-709 Building Exterior	C	Wall	Wood	Tan	Intact	0.00	Negative	

DETAILED XRF TESTING RESULTS

STEAM Academy School
1001 Leland Street, Spring Valley, California 91977

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Comments
87	Exterior	708-709 Building Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
88	Exterior	708-709 Building Exterior	B	Door	Metal	Blue	Intact	0.13	Negative	
89	Exterior	708-709 Building Exterior	B	Door Frame	Metal	Blue	Intact	0.02	Negative	
90	Exterior	708-709 Building Exterior	B	Overhang	Metal	Tan	Intact	0.02	Negative	
91	Exterior	708-709 Building Exterior	B	Flashing	Metal	Blue	Intact	0.11	Negative	
92	Exterior	708-709 Building Exterior	B	Fascia	Metal	Tan	Intact	0.02	Negative	
93	Exterior	710-711 Building Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
94	Exterior	710-711 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
95	Exterior	710-711 Building Exterior	C	Wall	Wood	Tan	Intact	0.00	Negative	
96	Exterior	710-711 Building Exterior	D	Wall	Wood	Tan	Intact	0.11	Negative	
97	Exterior	710-711 Building Exterior	B	Door	Metal	Blue	Intact	0.05	Negative	
98	Exterior	710-711 Building Exterior	B	Door Frame	Metal	Blue	Intact	0.02	Negative	
99	Exterior	710-711 Building Exterior	B	Overhang	Metal	Tan	Intact	0.03	Negative	
100	Exterior	710-711 Building Exterior	B	Fascia	Metal	Tan	Intact	0.03	Negative	
101	Exterior	710-711 Building Exterior	B	Flashing	Metal	Blue	Intact	0.02	Negative	
102	Exterior	712 Building Exterior	A	Wall	Wood	Tan	Intact	0.00	Negative	
103	Exterior	712 Building Exterior	B	Wall	Wood	Tan	Intact	0.11	Negative	
104	Exterior	712 Building Exterior	C	Wall	Wood	Tan	Intact	0.02	Negative	
105	Exterior	712 Building Exterior	D	Wall	Wood	Tan	Intact	0.02	Negative	
106	Exterior	712 Building Exterior	A	Door	Metal	Blue	Intact	0.03	Negative	
107	Exterior	712 Building Exterior	A	Door Frame	Metal	Blue	Intact	0.00	Negative	
108	Exterior	712 Building Exterior	A	Rail	Metal	Blue	Intact	0.02	Negative	
109	Exterior	712 Building Exterior	A	Overhang	Metal	Tan	Intact	0.01	Negative	
110	Exterior	712 Building Exterior	A	Fascia	Metal	Tan	Intact	0.00	Negative	
111	Exterior	712 Building Exterior	A	Flashing	Metal	Blue	Intact	0.10	Negative	
112	Exterior	PE Building Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative	
113	Exterior	PE Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative	
114	Exterior	PE Building Exterior	C	Wall	Stucco	Tan	Intact	0.11	Negative	
115	Exterior	PE Building Exterior	D	Wall	Stucco	Tan	Intact	0.02	Negative	
116	Exterior	PE Building Exterior	D	Door	Metal	Blue	Intact	0.03	Negative	
117	Exterior	PE Building Exterior	D	Door Frame	Metal	Blue	Intact	0.11	Negative	
118	Exterior	PE Building Exterior	D	Flashing	Metal	Blue	Intact	0.05	Negative	

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: STEAM Academy, 1001 Leland Street, Spring Valley, California 91977

Device: Niton XLP

Date: November 1, 2022

Inspector: John Castorini

Calibration Check Tolerance Used: 0.6 mg/cm² - 1.2 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 11:30 a.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
0.9	1.0	1.0	1.0

Second Calibration Check

Time: 12:20 p.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	1.0	1.0	1.0

Third Calibration Check (If Needed)

Time:

1 st Reading	2 nd Reading	3 rd Reading	3 rd Average



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2023
	Lead Project Monitor	LRC-00005284	3/14/2023

John Castorini

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 11/1/2022

Section 2 — Type of Lead Hazard Evaluation (Check one box only)
☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☒ Other (specify) Limited Lead Testing
Section 3 — Structure Where Lead Hazard Evaluation Was Conducted


Address [number, street, apartment (if applicable)]		City	County	Zip Code
STEAM Academy, 1001 Leland Street		Spring Valley	San Diego	91977
Construction date (year) of structure	Type of structure		Children living in structure?	
Unknown	<input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		858-271-1842	
Address [number, street, apartment (if applicable)]		City	State
2825 Carleton Street, #25		San Diego	California
		Zip Code	92106

Section 5 — Results of Lead Hazard Evaluation (check all that apply)
☒ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
John Castorini		619-542-7717	
Address [number, street, apartment (if applicable)]		City	State
4025 Camino Del Rio South, Suite 300		San Diego	California
Zip Code		92108	
CDPH certification number	Signature		Date
LRC-00005285			11/2/22

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

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 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656