

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  
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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".

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 <sup>2</sup> )	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 <sup>2</sup> )	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 <sup>2</sup> )	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 <sup>2</sup> )	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 <sup>2</sup> )	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/cm<sup>2</sup> - 1.2 mg/cm<sup>2</sup> (Inclusive)  
Use Level III (1.02 mg/cm<sup>2</sup>) NIST SRM Paint film

**First Calibration Check**

Time: 10:20 a.m.

1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	3 <sup>rd</sup> Reading	1 <sup>st</sup> Average
1.0	1.0	0.9	<b>1.0</b>

**Second Calibration Check**

Time: 11:20 a.m.

1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	3 <sup>rd</sup> Reading	2 <sup>nd</sup> Average
1.0	0.9	1.0	<b>1.0</b>

**Third Calibration Check (If Needed)**

Time:

1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	3 <sup>rd</sup> Reading	3 <sup>rd</sup> 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](http://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	<i>John Castorini</i>		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