

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
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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".

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	<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