

Limited Exterior Lead Paint Sampling Report **(Exterior XRF Inspection for Painting Purposes – All Buildings)**

Fletcher Hills Elementary School, 2330 Center Place, El Cajon, Ca. 92020
Northmont Elementary School, 9405 Gregory Street, La Mesa, Ca. 91942
Murray Manor Elementary School, 8305 El Paso Street, La Mesa, Ca. 91942
Lemon Avenue Elementary School, 8787 Lemen Avenue, La Mesa, Ca. 91941
La Mesa Dale Elementary School, 4370 Parks Avenue, La Mesa, Ca. 91941
Rolando Elementary School, 6925 Tower Street, La Mesa, Ca. 91942
Maryland Elementary School, 5400 Maryland Avenue, La Mesa, Ca. 91942

6/5/2024

General Information

Owner:

La Mesa Spring Valley School District
4750 Date Street
La Mesa, California, 91942

Project Point of Contact:

Robert Cochran
Executive Director of Business Services

Report Prepared / Reviewed By:

Western Environmental & Safety Technologies LLC (WEST)
2820 Carleton Street, #25, San Diego, California, 92106
Phone: (858) 271-1842 • *fax:* (858) 271-1856 • *email:* gowestdc@msn.com

Point of Contact for Western Environmental & Safety Technologies LLC:

David Christy, CAC
Senior Partner - WEST
State of California Certified CAC# 92-0703, exp. 4/1/2023
CDPH Certified Lead Supervisor - S-5463
☎ Tel: (858) 271-1842 (office)
☎ Tel: (619) 571-3987 (cell)

Executive Summary

Sampling Date:

6/5/2024 (Limited Exterior Lead Paint XRF Sampling)

Services Complete:

Conduct a limited (non-destructive) XRF lead paint sampling – exteriors of permanent buildings and relocatable Buildings – repaint project.

On-site Sampling:

Lead Paint Testing (XRF Sampling) Completed by Allstate Services (report attached)

Findings:

Fletcher Hills Elementary School: Lead Based Paint Was Found

Window Frames, Door Frames, Soffits, Window Sashes, Doors, Fascia's

Northmont Elementary School: No Lead Based Paint was found based on the attached sampling report

Murray Manor Elementary School: Lead Based Paint Was Found

Window Frames, Door Frames, Soffits, Window Sashes, Doors, Fascia's, Overhang Posts

Lemon Avenue Elementary School: Lead Based Paint Was Found

Window Frames, Soffits, Window Sashes, Fascia's

La Mesa Dale Elementary School: Lead Based Paint Was Found

Window Frames, Door Frames, Soffits, Window Sashes, Doors, Fascia's,

Rolando Elementary School: Lead Based Paint Was Found

Walls, Window Frames, Door Frames, Soffits, Window Sashes, Doors,

Maryland Elementary School: No Lead Based Paint was found based on the attached sampling report

Exterior Lead Paint XRF Survey

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 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.

Since the building listed above is 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.

Lead based paint (LBP) sampling and identification was conducted as part of this scope of work.

Attachment One

Limited Lead Paint Exterior Sampling Report

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
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LEAD-BASED PAINT TESTING REPORT

@

**FLETCHER HILLS ELEMENTARY SCHOOL
2330 CENTER PLACE
EL CAJON, CALIFORNIA 92020**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

Professional Environmental Consulting
and Training
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Lead
Mold/Healthy Homes



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June 10, 2024

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

RE: Lead-based paint testing at Fletcher Hills Elementary School, 2330 Center Place, El
Cajon, California 92020

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Fletcher Hills Elementary School located at 2330 Center Place in El Cajon, California on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected areas were tested at this time.

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 Recommendations.....	2
6.0 OSHA Compliance.....	4

Appendices

- A. Positive Summary Report
- B. Detailed XRF Testing Results
- C. Inspector/Assessor Certifications
- D. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

Lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the following components:

- Exterior window frames, doors, soffit, and fascia

Please see Appendix A – Positive Summary Report for a complete list of positive components and specific locations.

Disruption of surfaces and removal of deteriorated paint should be carried out using approved lead-safe work practices. EPA’s Renovation, Repair and Painting (RRP) regulations apply when disrupting surface area above de-minimis levels (6 square feet interior or 20 square feet exterior). According to California’s Title 17 Regulations, lead-safe work practices are mandatory when disrupting any amount of lead-based paint.

If surfaces containing lead-based paint become deteriorated, they should be restored to an intact condition by surface preparation and painting in order to comply California Health and Safety Code 17920.10.

Note that if the intent is to permanently reduce a lead, the work would be categorized as abatement and an appropriately certified lead abatement contractor should be used. However, if the intent of the work were to improve the appearance of the surfaces, renovation, repairs or regular maintenance, then the work may be carried out by EPA certified renovators.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix D for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 RECOMMENDATIONS

If this building undergoes renovation in the future, 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.”

California has a certification process for lead related construction workers. To receive a list of certified individuals, you may contact the Lead Accreditation and Certification Unit Hotline at (800) 597-5323.

There are different methods of addressing lead hazards. These methods include:

Abatement -- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. There are different methods of abatement:

Replacement: Removing the old component and installing a new non-lead containing component. Replacement is best suited for components that are easily removed. This includes doors, windows, trim, etc.

Enclosure: Covering a surface with a durable mechanically affixed, dust tight material, such as drywall, paneling, aluminum siding, etc. Enclosure is best used on walls, ceilings, floors, and some exterior components.

Removal: Removing the paint from the substrate. This is accomplished by wet scraping, using power tools with special HEPA vacuum attachments, heat guns, and

chemical stripping either on or off site. Paint removal is best suited when a component is to be preserved or when a component cannot be easily replaced or enclosed. Lead-based paint encapsulant products must have a minimum of twenty years warranty.

Encapsulation: The process that makes lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment. This barrier is formed using a liquid applied coating or an adhesive bonded covering material. Encapsulation is best used on walls and ceilings. Please note that ordinary lead-free paint is not considered an encapsulation.

Interim Controls --A set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include specialized cleaning, repairs, maintenance, painting, and temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards and the establishment and operation of management and resident education programs. Interim controls should be used only if full abatement is not feasible. Reducing the hazards can be accomplished by simply keeping the painted surfaces intact and through specialized cleaning methods. If abatement cannot take place soon, interim controls should be implemented and maintained until full abatement can be made.

As previously stated, any activities involving lead hazard control and/or lead abatement must be performed by certified individuals.

6.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
POSITIVE SUMMARY REPORT

POSITIVE XRF SUMMARY REPORT

Fletcher Hills Elementary School
2330 Center Place, El Cajon, California 92020

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
8	Exterior	Building 1 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
15	Exterior	Building 2 Exterior	C	Door	Wood	Blue	Intact	2.3	Positive	2 Each	
16	Exterior	Building 2 Exterior	C	Door Frame	Wood	Beige	Intact	1.2	Positive	2 Each	
18	Exterior	Building 2 Exterior	B	Window Frame	Wood	Beige	Intact	2.1	Positive	12 Each	
20	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	1.3	Positive	200 Ft ²	
29	Exterior	Building 3 Exterior	B	Window Frame	Wood	Beige	Intact	1.3	Positive	12 Each	
39	Exterior	Building 4 Exterior	B	Window Sash	Wood	Beige	Intact	1.3	Positive	12 Each	
40	Exterior	Building 4 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
51	Exterior	Building 5 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
62	Exterior	Building 6 Exterior	B	Window Frame	Wood	Beige	Intact	1.4	Positive	12 Each	
93	Exterior	Overhang Throughout Exterior	C	Fascia	Wood	Blue	Intact	1.1	Positive	1,200 Ft ²	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Fletcher Hills Elementary School
2330 Center Place, El Cajon, California 92020

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 Exterior	C	Wall	Wood	Beige	Intact	0.3	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 Exterior	B	Door	Wood	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 Exterior	B	Door Frame	Wood	Beige	Intact	0.2	Negative		
7	Exterior	Building 1 Exterior	B	Window Sash	Wood	Beige	Intact	0.4	Negative		
8	Exterior	Building 1 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
9	Exterior	Building 1 Exterior	B	Soffit	Wood	Beige	Intact	0.0	Negative		
10	Exterior	Building 1 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
11	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
12	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
15	Exterior	Building 2 Exterior	C	Door	Wood	Blue	Intact	2.3	Positive	2 Each	
16	Exterior	Building 2 Exterior	C	Door Frame	Wood	Beige	Intact	1.2	Positive	2 Each	
17	Exterior	Building 2 Exterior	B	Window Sash	Wood	Beige	Intact	0.3	Negative		
18	Exterior	Building 2 Exterior	B	Window Frame	Wood	Beige	Intact	2.1	Positive	12 Each	
19	Exterior	Building 2 Exterior	B	Gutter	Metal	Blue	Intact	0.0	Negative		
20	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	1.3	Positive	200 Ft ²	
21	Exterior	Building 2 Exterior	B	Fascia	Wood	Blue	Intact	0.9	Negative		
22	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
24	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
25	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
26	Exterior	Building 3 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
27	Exterior	Building 3 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
28	Exterior	Building 3 Exterior	B	Window Sash	Wood	Beige	Intact	0.0	Negative		
29	Exterior	Building 3 Exterior	B	Window Frame	Wood	Beige	Intact	1.3	Positive	12 Each	
30	Exterior	Building 3 Exterior	B	Soffit	Wood	Beige	Intact	0.0	Negative		
31	Exterior	Building 3 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
32	Exterior	Building 3 Exterior	B	Gutter	Metal	Blue	Intact	0.0	Negative		
33	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
34	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
35	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
36	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
37	Exterior	Building 4 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
38	Exterior	Building 4 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
39	Exterior	Building 4 Exterior	B	Window Sash	Wood	Beige	Intact	1.3	Positive	12 Each	
40	Exterior	Building 4 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
41	Exterior	Building 4 Exterior	B	Soffit	Wood	Beige	Intact	0.0	Negative		
42	Exterior	Building 4 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
43	Exterior	Building 4 Exterior	B	Gutter	Metal	Blue	Intact	0.0	Negative		
44	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Fletcher Hills Elementary School
2330 Center Place, El Cajon, California 92020

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
45	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
46	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
47	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
48	Exterior	Building 5 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
49	Exterior	Building 5 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
50	Exterior	Building 5 Exterior	B	Window Sash	Wood	Beige	Intact	0.0	Negative		
51	Exterior	Building 5 Exterior	B	Window Frame	Wood	Beige	Intact	1.1	Positive	12 Each	
52	Exterior	Building 5 Exterior	B	Soffit	Wood	Beige	Intact	0.0	Negative		
53	Exterior	Building 5 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
54	Exterior	Building 5 Exterior	B	Gutter	Metal	Blue	Intact	0.0	Negative		
55	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
56	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
57	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
58	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
59	Exterior	Building 6 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
60	Exterior	Building 6 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
61	Exterior	Building 6 Exterior	B	Window Sash	Wood	Beige	Intact	0.0	Negative		
62	Exterior	Building 6 Exterior	B	Window Frame	Wood	Beige	Intact	1.4	Positive	12 Each	
63	Exterior	Building 6 Exterior	B	Soffit	Wood	Beige	Intact	0.0	Negative		
64	Exterior	Building 6 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
65	Exterior	Building 6 Exterior	B	Gutter	Metal	Blue	Intact	0.0	Negative		
66	Exterior	Building P-1 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
67	Exterior	Building P-1 Exterior	B	Wall	Metal	Beige	Intact	0.0	Negative		
68	Exterior	Building P-1 Exterior	C	Wall	Metal	Beige	Intact	0.0	Negative		
69	Exterior	Building P-1 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
70	Exterior	Building P-1 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
71	Exterior	Building P-1 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
72	Exterior	Building P-1 Exterior	D	Window Frame	Wood	Beige	Intact	0.1	Negative		
73	Exterior	Building P-1 Exterior	B	Soffit	Metal	Beige	Intact	0.0	Negative		
74	Exterior	Building P-1 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
75	Exterior	Building P-2 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
76	Exterior	Building P-2 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
77	Exterior	Building P-2 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
78	Exterior	Building P-2 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
79	Exterior	Building P-2 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
80	Exterior	Building P-2 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		
81	Exterior	Building P-2 Exterior	D	Soffit	Wood	Beige	Intact	0.0	Negative		
82	Exterior	Building P-2 Exterior	D	Fascia	Metal	Blue	Intact	0.0	Negative		
83	Exterior	Building P-3 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
84	Exterior	Building P-3 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
85	Exterior	Building P-3 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
86	Exterior	Building P-3 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
87	Exterior	Building P-3 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
88	Exterior	Building P-3 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Fletcher Hills Elementary School
2330 Center Place, El Cajon, California 92020

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
89	Exterior	Building P-3 Exterior	D	Soffit	Wood	Beige	Intact	0.0	Negative		
90	Exterior	Building P-3 Exterior	D	Fascia	Metal	Blue	Intact	0.0	Negative		
91	Exterior	Overhang Throughout Exterior	C	Post	Metal	Blue	Intact	0.3	Negative		
92	Exterior	Overhang Throughout Exterior	C	Soffit	Wood	White	Intact	0.9	Negative		
93	Exterior	Overhang Throughout Exterior	C	Fascia	Wood	Blue	Intact	1.1	Positive	1,200 Ft ²	
94	Exterior	Overhang Throughout Exterior	C	Gutter	Metal	Blue	Intact	0.2	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Fletcher Hills Elementary School, 2330 Center Place El Cajon, California 92020

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX C
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX D
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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
Fletcher Hills Elementary School, 2330 Center Place		El Cajon	San Diego	92020
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	
Stacey J. Milano		619-255-1052	
Address [number, street, apartment (if applicable)]		City	State
1545 Hotel Circle South, Suite 220		San Diego	California
		Zip Code	
			92108
CDPH certification number	Signature		Date
LRC-00000083	<i>Stacey J. Milano</i>		6/10/24

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**LA MESA DALE ELEMENTARY SCHOOL
4370 PARKS AVENUE
LA MESA, CALIFORNIA 91941**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

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and Training
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Lead
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www.allstate-services.com

June 10, 2024

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

RE: Lead-based paint testing at La Mesa Dale Elementary School, 4370 Parks Avenue, La Mesa, California 91941

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at La Mesa Dale Elementary School located at 4370 Parks Avenue in La Mesa, California on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected areas were tested at this time.

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

Sincerely,

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

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 Recommendations.....	2
6.0 OSHA Compliance.....	4

Appendices

- A. Positive Summary Report
- B. Detailed XRF Testing Results
- C. Inspector/Assessor Certifications
- D. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

Lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the following components:

- Exterior window frames and sashes, doors, soffit, and fascia

Please see Appendix A – Positive Summary Report for a complete list of positive components and specific locations.

Disruption of surfaces and removal of deteriorated paint should be carried out using approved lead-safe work practices. EPA’s Renovation, Repair and Painting (RRP) regulations apply when disrupting surface area above de-minimis levels (6 square feet interior or 20 square feet exterior). According to California’s Title 17 Regulations, lead-safe work practices are mandatory when disrupting any amount of lead-based paint.

If surfaces containing lead-based paint become deteriorated, they should be restored to an intact condition by surface preparation and painting in order to comply California Health and Safety Code 17920.10.

Note that if the intent is to permanently reduce a lead, the work would be categorized as abatement and an appropriately certified lead abatement contractor should be used. However, if the intent of the work were to improve the appearance of the surfaces, renovation, repairs or regular maintenance, then the work may be carried out by EPA certified renovators.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix D for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 RECOMMENDATIONS

If this building undergoes renovation in the future, 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.”

California has a certification process for lead related construction workers. To receive a list of certified individuals, you may contact the Lead Accreditation and Certification Unit Hotline at (800) 597-5323.

There are different methods of addressing lead hazards. These methods include:

Abatement -- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. There are different methods of abatement:

Replacement: Removing the old component and installing a new non-lead containing component. Replacement is best suited for components that are easily removed. This includes doors, windows, trim, etc.

Enclosure: Covering a surface with a durable mechanically affixed, dust tight material, such as drywall, paneling, aluminum siding, etc. Enclosure is best used on walls, ceilings, floors, and some exterior components.

Removal: Removing the paint from the substrate. This is accomplished by wet scraping, using power tools with special HEPA vacuum attachments, heat guns, and

chemical stripping either on or off site. Paint removal is best suited when a component is to be preserved or when a component cannot be easily replaced or enclosed. Lead-based paint encapsulant products must have a minimum of twenty years warranty.

Encapsulation: The process that makes lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment. This barrier is formed using a liquid applied coating or an adhesive bonded covering material. Encapsulation is best used on walls and ceilings. Please note that ordinary lead-free paint is not considered an encapsulation.

Interim Controls --A set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include specialized cleaning, repairs, maintenance, painting, and temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards and the establishment and operation of management and resident education programs. Interim controls should be used only if full abatement is not feasible. Reducing the hazards can be accomplished by simply keeping the painted surfaces intact and through specialized cleaning methods. If abatement cannot take place soon, interim controls should be implemented and maintained until full abatement can be made.

As previously stated, any activities involving lead hazard control and/or lead abatement must be performed by certified individuals.

6.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
POSITIVE SUMMARY REPORT

POSITIVE XRF SUMMARY REPORT

La Mesa Dale Elementary School
4370 Parks Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
7	Exterior	Building 1 Exterior	C	Window Sash	Wood	Beige	Intact	1.3	Positive	10 Each	
8	Exterior	Building 1 Exterior	C	Window Frame	Metal	Blue	Intact	4.1	Positive	100 Each	
10	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	1.1	Positive	400 LF	
18	Exterior	Building 2 Exterior	B	Window Frame	Wood	Beige	Intact	2.2	Positive	56 Each	
19	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	2.2	Positive	200 Ft ²	
27	Exterior	Building 3 Exterior	B	Door	Metal	Blue	Intact	1.1	Positive	2 Each	
28	Exterior	Building 3 Exterior	D	Window Frame	Wood	Beige	Intact	2.2	Positive	15 Each	
30	Exterior	Building 3 Exterior	D	Fascia	Wood	Blue	Intact	2.1	Positive	300 LF	
35	Exterior	Building 4 Exterior	B	Door	Metal	Blue	Intact	1.3	Positive	4 Each	
36	Exterior	Building 4 Exterior	B	Door Frame	Metal	Beige	Intact	1.7	Positive	8 Each	
40	Exterior	Building 4 Exterior	B	Fascia	Wood	Blue	Intact	1.7	Positive	350 LF	
50	Exterior	Building 5 Exterior	B	Fascia	Wood	Blue	Intact	1.3	Positive	250 LF	
55	Exterior	Building 6 Exterior	D	Door	Wood	Blue	Intact	1.7	Positive	4 Each	
56	Exterior	Building 6 Exterior	D	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
57	Exterior	Building 6 Exterior	D	Window Frame	Wood	Beige	Intact	2.1	Positive	28 Each	
59	Exterior	Building 6 Exterior	D	Fascia	Wood	Blue	Intact	1.3	Positive	400 LF	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

La Mesa Dale Elementary School
4370 Parks Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Beige	Intact	0.3	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 Exterior	C	Door Frame	Metal	Beige	Intact	0.1	Negative		
7	Exterior	Building 1 Exterior	C	Window Sash	Wood	Beige	Intact	1.3	Positive	10 Each	
8	Exterior	Building 1 Exterior	C	Window Frame	Metal	Blue	Intact	4.1	Positive	100 Each	
9	Exterior	Building 1 Exterior	C	Soffit	Wood	White	Intact	0.0	Negative		
10	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	1.1	Positive	400 LF	
11	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
12	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
15	Exterior	Building 2 Exterior	B	Door	Wood	Blue	Intact	0.9	Negative		
16	Exterior	Building 2 Exterior	B	Door Frame	Wood	Beige	Intact	0.7	Negative		
17	Exterior	Building 2 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
18	Exterior	Building 2 Exterior	B	Window Frame	Wood	Beige	Intact	2.2	Positive	56 Each	
19	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	2.2	Positive	200 Ft ²	
20	Exterior	Building 2 Exterior	B	Fascia	Wood	Blue	Intact	0.0	Negative		
21	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
22	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
24	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
25	Exterior	Building 3 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
26	Exterior	Building 3 Exterior	D	Door Frame	Wood	Beige	Intact	0.0	Negative		
27	Exterior	Building 3 Exterior	B	Door	Metal	Blue	Intact	1.1	Positive	2 Each	
28	Exterior	Building 3 Exterior	D	Window Frame	Wood	Beige	Intact	2.2	Positive	15 Each	
29	Exterior	Building 3 Exterior	D	Soffit	Wood	Brown	Intact	0.0	Negative		
30	Exterior	Building 3 Exterior	D	Fascia	Wood	Blue	Intact	2.1	Positive	300 LF	
31	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
32	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
33	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
34	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
35	Exterior	Building 4 Exterior	B	Door	Metal	Blue	Intact	1.3	Positive	4 Each	
36	Exterior	Building 4 Exterior	B	Door Frame	Metal	Beige	Intact	1.7	Positive	8 Each	
37	Exterior	Building 4 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
38	Exterior	Building 4 Exterior	B	Window Frame	Wood	Beige	Intact	0.7	Negative		
39	Exterior	Building 4 Exterior	B	Soffit	Wood	White	Intact	0.0	Negative		
40	Exterior	Building 4 Exterior	B	Fascia	Wood	Blue	Intact	1.7	Positive	350 LF	
41	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
42	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
43	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
44	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

La Mesa Dale Elementary School
4370 Parks Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
45	Exterior	Building 5 Exterior	B	Door	Metal	Blue	Intact	0.9	Negative		
46	Exterior	Building 5 Exterior	B	Door Frame	Metal	Beige	Intact	..6	Negative		
47	Exterior	Building 5 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
48	Exterior	Building 5 Exterior	B	Window Frame	Wood	Beige	Intact	0.9	Negative		
49	Exterior	Building 5 Exterior	B	Soffit	Wood	White	Intact	0.0	Negative		
50	Exterior	Building 5 Exterior	B	Fascia	Wood	Blue	Intact	1.3	Positive	250 LF	
51	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
52	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
53	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
54	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
55	Exterior	Building 6 Exterior	D	Door	Wood	Blue	Intact	1.7	Positive	4 Each	
56	Exterior	Building 6 Exterior	D	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
57	Exterior	Building 6 Exterior	D	Window Frame	Wood	Beige	Intact	2.1	Positive	28 Each	
58	Exterior	Building 6 Exterior	D	Soffit	Wood	White	Intact	0.0	Negative		
59	Exterior	Building 6 Exterior	D	Fascia	Wood	Blue	Intact	1.3	Positive	400 LF	
60	Exterior	Building P-1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
61	Exterior	Building P-1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
62	Exterior	Building P-1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
63	Exterior	Building P-1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
64	Exterior	Building P-1 Exterior	D	Door	Metal	Blue	Intact	0.4	Negative		
65	Exterior	Building P-1 Exterior	D	Door Frame	Wood	Beige	Intact	0.3	Negative		
66	Exterior	Building P-1 Exterior	D	Soffit	Stucco	Beige	Intact	0.0	Negative		
67	Exterior	Building P-1 Exterior	D	Fascia	Wood	Blue	Intact	0.0	Negative		
68	Exterior	Building P-2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
69	Exterior	Building P-2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
70	Exterior	Building P-2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
71	Exterior	Building P-2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
72	Exterior	Building P-2 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
73	Exterior	Building P-2 Exterior	A	Door Frame	Wood	Beige	Intact	0.0	Negative		
74	Exterior	Building P-2 Exterior	A	Soffit	Stucco	Beige	Intact	0.0	Negative		
75	Exterior	Building P-2 Exterior	A	Fascia	Wood	Blue	Intact	0.0	Negative		
76	Exterior	Building P-3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
77	Exterior	Building P-3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
78	Exterior	Building P-3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
79	Exterior	Building P-3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
80	Exterior	Building P-3 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
81	Exterior	Building P-3 Exterior	D	Door Frame	Wood	Beige	Intact	0.0	Negative		
82	Exterior	Building P-3 Exterior	D	Soffit	Stucco	Beige	Intact	0.0	Negative		
83	Exterior	Building P-3 Exterior	D	Fascia	Wood	Blue	Intact	0.0	Negative		
84	Exterior	Building P-4 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
85	Exterior	Building P-4 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
86	Exterior	Building P-4 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
87	Exterior	Building P-4 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
88	Exterior	Building P-4 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

La Mesa Dale Elementary School
4370 Parks Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
89	Exterior	Building P-4 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
90	Exterior	Building P-4 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
91	Exterior	Building P-4 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		
92	Exterior	Building P-5/P-6 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
93	Exterior	Building P-5/P-6 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
94	Exterior	Building P-5/P-6 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
95	Exterior	Building P-5/P-6 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
96	Exterior	Building P-5/P-6 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
97	Exterior	Building P-5/P-6 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		
98	Exterior	Building P-5/P-6 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
99	Exterior	Building P-5/P-6 Exterior	A	Fascia	Wood	Blue	Intact	0.0	Negative		
100	Exterior	Building P-7 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
101	Exterior	Building P-7 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
102	Exterior	Building P-7 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
103	Exterior	Building P-7 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
104	Exterior	Building P-7 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
105	Exterior	Building P-7 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
106	Exterior	Building P-7 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
107	Exterior	Building P-7 Exterior	C	Fascia	Wood	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: La Mesa Dale Elementary School, 4370 Parks Avenue La Mesa, California 91941

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX C
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX D
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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 Mesa Dale Elementary School, 4370 Parks Avenue		La Mesa	San Diego	91941
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	
Stacey J. Milano		619-255-1052	
Address [number, street, apartment (if applicable)]		City	State
1545 Hotel Circle South, Suite 220		San Diego	California
		Zip Code	
			92108
CDPH certification number	Signature	Date	
LRC-00000083	<i>Stacey J. Milano</i>	6/10/24	

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**LEMON AVENUE ELEMENTARY SCHOOL
8787 LEMEN AVENUE
LA MESA, CALIFORNIA 91941**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

Professional Environmental Consulting
and Training
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Lead
Mold/Healthy Homes



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info@allstate-services.com
www.allstate-services.com

June 10, 2024

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

RE: Lead-based paint testing at Lemon Avenue Elementary School, 8787 Lemen Avenue, La Mesa, California 91941

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Lemon Avenue Elementary School located at 8787 Lemen Avenue in La Mesa, California on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected areas were tested at this time.

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

Sincerely,

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

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 Recommendations.....	2
6.0 OSHA Compliance.....	4

Appendices

- A. Positive Summary Report
- B. Detailed XRF Testing Results
- C. Inspector/Assessor Certifications
- D. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

Lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the following components:

- Exterior window sashes and frames, soffit, and fascia

Please see Appendix A – Positive Summary Report for a complete list of positive components and specific locations.

Disruption of surfaces and removal of deteriorated paint should be carried out using approved lead-safe work practices. EPA’s Renovation, Repair and Painting (RRP) regulations apply when disrupting surface area above de-minimis levels (6 square feet interior or 20 square feet exterior). According to California’s Title 17 Regulations, lead-safe work practices are mandatory when disrupting any amount of lead-based paint.

If surfaces containing lead-based paint become deteriorated, they should be restored to an intact condition by surface preparation and painting in order to comply California Health and Safety Code 17920.10.

Note that if the intent is to permanently reduce a lead, the work would be categorized as abatement and an appropriately certified lead abatement contractor should be used. However, if the intent of the work were to improve the appearance of the surfaces, renovation, repairs or regular maintenance, then the work may be carried out by EPA certified renovators.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix D for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 RECOMMENDATIONS

If this building undergoes renovation in the future, 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.”

California has a certification process for lead related construction workers. To receive a list of certified individuals, you may contact the Lead Accreditation and Certification Unit Hotline at (800) 597-5323.

There are different methods of addressing lead hazards. These methods include:

Abatement -- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. There are different methods of abatement:

Replacement: Removing the old component and installing a new non-lead containing component. Replacement is best suited for components that are easily removed. This includes doors, windows, trim, etc.

Enclosure: Covering a surface with a durable mechanically affixed, dust tight material, such as drywall, paneling, aluminum siding, etc. Enclosure is best used on walls, ceilings, floors, and some exterior components.

Removal: Removing the paint from the substrate. This is accomplished by wet scraping, using power tools with special HEPA vacuum attachments, heat guns, and

chemical stripping either on or off site. Paint removal is best suited when a component is to be preserved or when a component cannot be easily replaced or enclosed. Lead-based paint encapsulant products must have a minimum of twenty years warranty.

Encapsulation: The process that makes lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment. This barrier is formed using a liquid applied coating or an adhesive bonded covering material. Encapsulation is best used on walls and ceilings. Please note that ordinary lead-free paint is not considered an encapsulation.

Interim Controls --A set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include specialized cleaning, repairs, maintenance, painting, and temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards and the establishment and operation of management and resident education programs. Interim controls should be used only if full abatement is not feasible. Reducing the hazards can be accomplished by simply keeping the painted surfaces intact and through specialized cleaning methods. If abatement cannot take place soon, interim controls should be implemented and maintained until full abatement can be made.

As previously stated, any activities involving lead hazard control and/or lead abatement must be performed by certified individuals.

6.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
POSITIVE SUMMARY REPORT

POSITIVE XRF SUMMARY REPORT

Lemon Avenue Elementary School
8787 Lemen Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
7	Exterior	Building 1 Exterior	D	Window Sash	Wood	Beige	Intact	1.3	Positive	13 Each	
8	Exterior	Building 1 Exterior	D	Window Frame	Wood	Beige	Intact	1.3	Positive	13 Each	
9	Exterior	Building 1 Exterior	C	Soffit	Wood	Beige	Intact	1.8	Positive	400 Ft ²	
17	Exterior	Building 2 Exterior	A	Window Frame	Wood	Beige	Intact	2.2	Positive	10 Each	
18	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	2.2	Positive	400 Ft ²	
26	Exterior	Building 3 Exterior	A	Window Sash	Metal	Beige	Intact	2.2	Positive	15 Each	
27	Exterior	Building 3 Exterior	A	Window Frame	Wood	Beige	Intact	2.2	Positive	15 Each	
28	Exterior	Building 3 Exterior	A	Soffit	Wood	Beige	Intact	2.1	Positive	400 Ft ²	
68	Exterior	Building 8 Exterior	A	Fascia	Stucco	Beige	Intact	1.6	Positive	25 Ft ²	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Lemon Avenue Elementary School
8787 Lemen Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 Exterior	C	Door Frame	Wood	Beige	Intact	0.1	Negative		
7	Exterior	Building 1 Exterior	D	Window Sash	Wood	Beige	Intact	1.3	Positive	13 Each	
8	Exterior	Building 1 Exterior	D	Window Frame	Wood	Beige	Intact	1.3	Positive	13 Each	
9	Exterior	Building 1 Exterior	C	Soffit	Wood	Beige	Intact	1.8	Positive	400 Ft ²	
10	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	0.0	Negative		
11	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
12	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
15	Exterior	Building 2 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
16	Exterior	Building 2 Exterior	A	Door Frame	Wood	Beige	Intact	0.1	Negative		
17	Exterior	Building 2 Exterior	A	Window Frame	Wood	Beige	Intact	2.2	Positive	10 Each	
18	Exterior	Building 2 Exterior	B	Soffit	Wood	Beige	Intact	2.2	Positive	400 Ft ²	
19	Exterior	Building 2 Exterior	B	Fascia	Wood	Blue	Intact	0.0	Negative		
20	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
21	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
22	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
24	Exterior	Building 3 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
25	Exterior	Building 3 Exterior	C	Door Frame	Wood	Beige	Intact	0.0	Negative		
26	Exterior	Building 3 Exterior	A	Window Sash	Metal	Beige	Intact	2.2	Positive	15 Each	
27	Exterior	Building 3 Exterior	A	Window Frame	Wood	Beige	Intact	2.2	Positive	15 Each	
28	Exterior	Building 3 Exterior	A	Soffit	Wood	Beige	Intact	2.1	Positive	400 Ft ²	
29	Exterior	Building 3 Exterior	A	Fascia	Wood	Blue	Intact	0.0	Negative		
30	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
31	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
32	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
33	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
34	Exterior	Building 4 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
35	Exterior	Building 4 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
36	Exterior	Building 4 Exterior	C	Soffit	Stucco	Beige	Intact	0.0	Negative		
37	Exterior	Building 4 Exterior	C	Fascia	Stucco	Beige	Intact	0.0	Negative		
38	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
39	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
40	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
41	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
42	Exterior	Building 5 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
43	Exterior	Building 5 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
44	Exterior	Building 5 Exterior	C	Fascia	Stucco	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Lemon Avenue Elementary School
8787 Lemen Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
45	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
46	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
47	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
48	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
49	Exterior	Building 6 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
50	Exterior	Building 6 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
51	Exterior	Building 6 Exterior	C	Eave	Stucco	Beige	Intact	0.0	Negative		
52	Exterior	Building 6 Exterior	C	Fascia	Stucco	Beige	Intact	0.0	Negative		
53	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
54	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
55	Exterior	Building 7 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
56	Exterior	Building 7 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
57	Exterior	Building 7 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
58	Exterior	Building 7 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		
59	Exterior	Building 7 Exterior	D	Eave	Stucco	Beige	Intact	0.0	Negative		
60	Exterior	Building 7 Exterior	D	Fascia	Stucco	Beige	Intact	0.0	Negative		
61	Exterior	Building 8 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
62	Exterior	Building 8 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
63	Exterior	Building 8 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
64	Exterior	Building 8 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
65	Exterior	Building 8 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
66	Exterior	Building 8 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
67	Exterior	Building 8 Exterior	A	Eave	Stucco	Beige	Intact	0.2	Negative		
68	Exterior	Building 8 Exterior	A	Fascia	Stucco	Beige	Intact	1.6	Positive	25 Ft ²	
69	Exterior	Building P-1 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
70	Exterior	Building P-1 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
71	Exterior	Building P-1 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
72	Exterior	Building P-1 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
73	Exterior	Building P-1 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
74	Exterior	Building P-1 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
75	Exterior	Building P-1 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
76	Exterior	Building P-1 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		
77	Exterior	Building P-2 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
78	Exterior	Building P-2 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
79	Exterior	Building P-2 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
80	Exterior	Building P-2 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
81	Exterior	Building P-2 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
82	Exterior	Building P-2 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
83	Exterior	Building P-2 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
84	Exterior	Building P-2 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		
85	Exterior	Building P-3 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
86	Exterior	Building P-3 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
87	Exterior	Building P-3 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
88	Exterior	Building P-3 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Lemon Avenue Elementary School
8787 Lemen Avenue, La Mesa, California 91941

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
89	Exterior	Building P-3 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
90	Exterior	Building P-3 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
91	Exterior	Building P-3 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
92	Exterior	Building P-3 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		
93	Exterior	Building P-4 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
94	Exterior	Building P-4 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
95	Exterior	Building P-4 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
96	Exterior	Building P-4 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
97	Exterior	Building P-4 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
98	Exterior	Building P-4 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
99	Exterior	Building P-4 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
100	Exterior	Building P-4 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Lemon Avenue Elementary School, 8787 Lemen Avenue La Mesa, CA 91941

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX C
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX D
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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)] Lemon Avenue Elementary School, 8787 Lemen Avenue		City La Mesa	County San Diego	Zip Code 91941
Construction date (year) of structure Prior to 1978	Type of structure <input type="checkbox"/> Multi-unit building <input checked="" type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <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 Contact: Western Environmental & Safety Tech. C/O Mr. Dave Christy		Telephone number 858-271-1842		
Address [number, street, apartment (if applicable)] 2825 Carleton Street, #25		City San Diego	State 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 Stacey J. Milano		Telephone number 619-255-1052		
Address [number, street, apartment (if applicable)] 1545 Hotel Circle South, Suite 220		City San Diego	State California	Zip Code 92108
CDPH certification number LRC-00000083	Signature <i style="font-family: cursive;">Stacey J. Milano</i>		Date 6/10/24	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)
Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**MARYLAND ELEMENTARY SCHOOL
5400 MARYLAND AVENUE
LA MESA, CALIFORNIA 91942**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

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and Training
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www.allstate-services.com

June 10, 2024

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

RE: Lead-based paint testing at Maryland Elementary School, 5400 Maryland Avenue, La Mesa, CA 91942

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Maryland Elementary School located at 5400 Maryland Avenue in La Mesa, California, on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected exterior areas were tested at this time.

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

Sincerely,

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

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 OSHA Compliance.....	2

Appendices

- A. Detailed XRF Testing Results
- B. Inspector/Assessor Certifications
- C. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix A.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix A, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

No lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the selected surfaces tested.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix C for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, “Lead in Construction” standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Maryland Elementary School
5400 Maryland Avenue, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
7	Exterior	Building 1 Exterior	D	Window Frame	Wood	Beige	Intact	0.2	Negative		
8	Exterior	Building 1 Exterior	D	Soffit	Stucco	Beige	Intact	0.0	Negative		
9	Exterior	Building 1 Exterior	D	Fascia	Stucco	Blue	Intact	0.0	Negative		
10	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
11	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
12	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 2 Exterior	B	Door	Metal	Blue	Intact	0.2	Negative		
15	Exterior	Building 2 Exterior	B	Door Frame	Wood	Beige	Intact	0.2	Negative		
16	Exterior	Building 2 Exterior	B	Window Frame	Wood	Beige	Intact	0.0	Negative		
17	Exterior	Building 2 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
18	Exterior	Building 2 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
19	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
20	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
21	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
22	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 3 Exterior	B	Door	Metal	Blue	Intact	0.2	Negative		
24	Exterior	Building 3 Exterior	B	Door Frame	Wood	Beige	Intact	0.2	Negative		
25	Exterior	Building 3 Exterior	B	Window Frame	Wood	Beige	Intact	0.0	Negative		
26	Exterior	Building 3 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
27	Exterior	Building 3 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
28	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
29	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
30	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
31	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
32	Exterior	Building 4 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
33	Exterior	Building 4 Exterior	B	Door Frame	Wood	Beige	Intact	0.1	Negative		
34	Exterior	Building 4 Exterior	B	Window Frame	Wood	Beige	Intact	0.2	Negative		
35	Exterior	Building 4 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
36	Exterior	Building 4 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
37	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
38	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
39	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
40	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
41	Exterior	Building 5 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
42	Exterior	Building 5 Exterior	B	Door Frame	Wood	Beige	Intact	0.0	Negative		
43	Exterior	Building 5 Exterior	B	Window Frame	Wood	Beige	Intact	0.2	Negative		

DETAILED XRF TESTING RESULTS

Maryland Elementary School
5400 Maryland Avenue, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
44	Exterior	Building 5 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
45	Exterior	Building 5 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
46	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
47	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
48	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
49	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
50	Exterior	Building 6 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
51	Exterior	Building 6 Exterior	B	Door Frame	Wood	Beige	Intact	0.0	Negative		
52	Exterior	Building 6 Exterior	B	Window Frame	Wood	Beige	Intact	0.2	Negative		
53	Exterior	Building 6 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
54	Exterior	Building 6 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
55	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
56	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
57	Exterior	Building 7 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
58	Exterior	Building 7 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
59	Exterior	Building 7 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
60	Exterior	Building 7 Exterior	B	Door Frame	Wood	Beige	Intact	0.1	Negative		
61	Exterior	Building 7 Exterior	B	Window Frame	Wood	Beige	Intact	0.2	Negative		
62	Exterior	Building 7 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
63	Exterior	Building 7 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
64	Exterior	Building 8 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
65	Exterior	Building 8 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
66	Exterior	Building 8 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
67	Exterior	Building 8 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
68	Exterior	Building 8 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
69	Exterior	Building 8 Exterior	B	Door Frame	Wood	Beige	Intact	0.3	Negative		
70	Exterior	Building 8 Exterior	B	Window Frame	Wood	Beige	Intact	0.2	Negative		
71	Exterior	Building 8 Exterior	B	Soffit	Stucco	Beige	Intact	0.0	Negative		
72	Exterior	Building 8 Exterior	B	Fascia	Stucco	Blue	Intact	0.0	Negative		
73	Exterior	Building 9 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
74	Exterior	Building 9 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
75	Exterior	Building 9 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
76	Exterior	Building 9 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
77	Exterior	Building 9 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
78	Exterior	Building 9 Exterior	D	Door Frame	Wood	Beige	Intact	0.2	Negative		
79	Exterior	Building 9 Exterior	D	Soffit	Stucco	Beige	Intact	0.0	Negative		
80	Exterior	Building 9 Exterior	D	Fascia	Stucco	Blue	Intact	0.0	Negative		
81	Exterior	Building P-1 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
82	Exterior	Building P-1 Exterior	B	Wall	Metal	Beige	Intact	0.0	Negative		
83	Exterior	Building P-1 Exterior	C	Wall	Metal	Beige	Intact	0.0	Negative		
84	Exterior	Building P-1 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
85	Exterior	Building P-1 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
86	Exterior	Building P-1 Exterior	B	Door Frame	Metal	Beige	Intact	0.0	Negative		
87	Exterior	Building P-1 Exterior	B	Soffit	Metal	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Maryland Elementary School
5400 Maryland Avenue, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
88	Exterior	Building P-1 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
89	Exterior	Building P-2 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
90	Exterior	Building P-2 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
91	Exterior	Building P-2 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
92	Exterior	Building P-2 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
93	Exterior	Building P-2 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
94	Exterior	Building P-2 Exterior	B	Door Frame	Metal	Beige	Intact	0.0	Negative		
95	Exterior	Building P-2 Exterior	B	Soffit	Metal	Beige	Intact	0.0	Negative		
96	Exterior	Building P-2 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
97	Exterior	Building P-3 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
98	Exterior	Building P-3 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
99	Exterior	Building P-3 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
100	Exterior	Building P-3 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
101	Exterior	Building P-3 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
102	Exterior	Building P-3 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		
103	Exterior	Building P-3 Exterior	A	Soffit	Metal	Beige	Intact	0.0	Negative		
104	Exterior	Building P-3 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		
105	Exterior	Building P-4 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
106	Exterior	Building P-4 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
107	Exterior	Building P-4 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
108	Exterior	Building P-4 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
109	Exterior	Building P-4 Exterior	B	Door	Metal	Blue	Intact	0.0	Negative		
110	Exterior	Building P-4 Exterior	B	Door Frame	Metal	Blue	Intact	0.0	Negative		
111	Exterior	Building P-4 Exterior	B	Soffit	Metal	Beige	Intact	0.0	Negative		
112	Exterior	Building P-4 Exterior	B	Fascia	Metal	Blue	Intact	0.0	Negative		
113	Exterior	Building P-5 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
114	Exterior	Building P-5 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
115	Exterior	Building P-5 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
116	Exterior	Building P-5 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
117	Exterior	Building P-5 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
118	Exterior	Building P-5 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		
119	Exterior	Building P-5 Exterior	D	Soffit	Metal	Beige	Intact	0.0	Negative		
120	Exterior	Building P-5 Exterior	D	Fascia	Metal	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Maryland Elementary School, 5400 Maryland Avenue, La Mesa, California 91942

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX B
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025


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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Stacey Milano	Lead Project Monitor	LRC-00000085	5/3/2025
	Lead Project Designer	LRC-00000084	5/3/2025
	Lead Inspector/Assessor	LRC-00000083	5/3/2025
	Lead Supervisor	LRC-00000082	5/3/2025

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

APPENDIX C
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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
Maryland Elementary School, 5400 Maryland Avenue		La Mesa	San Diego	91942
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	
Stacey J. Milano		619-255-1052	
Address [number, street, apartment (if applicable)]		City	State
1545 Hotel Circle South, Suite 220		San Diego	California
Zip Code			
92108			
CDPH certification number	Signature	Date	
LRC-00000083	<i>Stacey J. Milano</i>	6/10/24	

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**MURRAY MANOR ELEMENTARY SCHOOL
8305 EL PASO STREET
LA MESA, CALIFORNIA 91942**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

Professional Environmental Consulting
and Training
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Lead
Mold/Healthy Homes



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www.allstate-services.com

June 10, 2024

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

RE: Lead-based paint testing at Murray Manor Elementary School, 8305 El Paso Street, La Mesa, California 91942

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Murray Manor Elementary School located at 8305 El Paso Street in La Mesa, California on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected areas were tested at this time.

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

Sincerely,

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

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 Recommendations.....	2
6.0 OSHA Compliance.....	4

Appendices

- A. Positive Summary Report
- B. Detailed XRF Testing Results
- C. Inspector/Assessor Certifications
- D. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

Lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the following components:

- Exterior window sashes and frames, overhang posts, door frames, and fascia

Please see Appendix A – Positive Summary Report for a complete list of positive components and specific locations.

Disruption of surfaces and removal of deteriorated paint should be carried out using approved lead-safe work practices. EPA’s Renovation, Repair and Painting (RRP) regulations apply when disrupting surface area above de-minimis levels (6 square feet interior or 20 square feet exterior). According to California’s Title 17 Regulations, lead-safe work practices are mandatory when disrupting any amount of lead-based paint.

If surfaces containing lead-based paint become deteriorated, they should be restored to an intact condition by surface preparation and painting in order to comply California Health and Safety Code 17920.10.

Note that if the intent is to permanently reduce a lead, the work would be categorized as abatement and an appropriately certified lead abatement contractor should be used. However, if the intent of the work were to improve the appearance of the surfaces, renovation, repairs or regular maintenance, then the work may be carried out by EPA certified renovators.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix D for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 RECOMMENDATIONS

If this building undergoes renovation in the future, 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.”

California has a certification process for lead related construction workers. To receive a list of certified individuals, you may contact the Lead Accreditation and Certification Unit Hotline at (800) 597-5323.

There are different methods of addressing lead hazards. These methods include:

Abatement -- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. There are different methods of abatement:

Replacement: Removing the old component and installing a new non-lead containing component. Replacement is best suited for components that are easily removed. This includes doors, windows, trim, etc.

Enclosure: Covering a surface with a durable mechanically affixed, dust tight material, such as drywall, paneling, aluminum siding, etc. Enclosure is best used on walls, ceilings, floors, and some exterior components.

Removal: Removing the paint from the substrate. This is accomplished by wet scraping, using power tools with special HEPA vacuum attachments, heat guns, and

chemical stripping either on or off site. Paint removal is best suited when a component is to be preserved or when a component cannot be easily replaced or enclosed. Lead-based paint encapsulant products must have a minimum of twenty years warranty.

Encapsulation: The process that makes lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment. This barrier is formed using a liquid applied coating or an adhesive bonded covering material. Encapsulation is best used on walls and ceilings. Please note that ordinary lead-free paint is not considered an encapsulation.

Interim Controls --A set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include specialized cleaning, repairs, maintenance, painting, and temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards and the establishment and operation of management and resident education programs. Interim controls should be used only if full abatement is not feasible. Reducing the hazards can be accomplished by simply keeping the painted surfaces intact and through specialized cleaning methods. If abatement cannot take place soon, interim controls should be implemented and maintained until full abatement can be made.

As previously stated, any activities involving lead hazard control and/or lead abatement must be performed by certified individuals.

6.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
POSITIVE SUMMARY REPORT

POSITIVE XRF SUMMARY REPORT

Murray Manor Elementary School
8305 El Paso Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
8	Exterior	Building 1 Exterior	D	Window Frame	Metal	Beige	Intact	2.3	Positive	13 Each	
10	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	1.7	Positive	400 LF	
11	Exterior	Building 1 Exterior	B	Overhang Post	Metal	Blue	Intact	6.1	Positive	100 Each	
16	Exterior	Building 2 Exterior	A	Door	Metal	Blue	Intact	2.2	Positive	4 Each	
17	Exterior	Building 2 Exterior	A	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
18	Exterior	Building 2 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
21	Exterior	Building 2 Exterior	B	Fascia	Wood	Blue	Intact	1.8	Positive	400 LF	
27	Exterior	Building 3 Exterior	A	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
28	Exterior	Building 3 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
31	Exterior	Building 3 Exterior	A	Fascia	Wood	Blue	Intact	1.8	Positive	400 LF	
37	Exterior	Building 4 Exterior	A	Door Frame	Wood	Blue	Intact	2.7	Positive	4 Each	
38	Exterior	Building 4 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
41	Exterior	Building 4 Exterior	A	Fascia	Wood	Blue	Intact	1.3	Positive	400 LF	
47	Exterior	Building 5 Exterior	A	Door Frame	Wood	Blue	Intact	2.3	Positive	4 Each	
48	Exterior	Building 5 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
51	Exterior	Building 5 Exterior	A	Fascia	Wood	Blue	Intact	1.1	Positive	400 LF	
57	Exterior	Building 6 Exterior	A	Door Frame	Wood	Blue	Intact	2.3	Positive	4 Each	
59	Exterior	Building 6 Exterior	A	Window Frame	Metal	Beige	Intact	1.1	Positive	12 Each	
61	Exterior	Building 6 Exterior	A	Fascia	Wood	Blue	Intact	2.3	Positive	400 LF	
71	Exterior	Building 7 Exterior	A	Fascia	Wood	Blue	Intact	1.7	Positive	400 LF	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Murray Manor Elementary School
8305 El Paso Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 Exterior	C	Door Frame	Metal	Beige	Intact	0.0	Negative		
7	Exterior	Building 1 Exterior	D	Window Sash	Metal	Beige	Intact	0.0	Negative		
8	Exterior	Building 1 Exterior	D	Window Frame	Metal	Beige	Intact	2.3	Positive	13 Each	
9	Exterior	Building 1 Exterior	C	Soffit	Stucco	Beige	Intact	0.0	Negative		
10	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	1.7	Positive	400 LF	
11	Exterior	Building 1 Exterior	B	Overhang Post	Metal	Blue	Intact	6.1	Positive	100 Each	
12	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
15	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
16	Exterior	Building 2 Exterior	A	Door	Metal	Blue	Intact	2.2	Positive	4 Each	
17	Exterior	Building 2 Exterior	A	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
18	Exterior	Building 2 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
19	Exterior	Building 2 Exterior	A	Window Frame	Metal	Beige	Intact	0.9	Negative		
20	Exterior	Building 2 Exterior	B	Eave	Stucco	Beige	Intact	0.0	Negative		
21	Exterior	Building 2 Exterior	B	Fascia	Wood	Blue	Intact	1.8	Positive	400 LF	
22	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
24	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
25	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
26	Exterior	Building 3 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
27	Exterior	Building 3 Exterior	A	Door Frame	Wood	Blue	Intact	1.3	Positive	4 Each	
28	Exterior	Building 3 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
29	Exterior	Building 3 Exterior	A	Window Frame	Metal	Beige	Intact	0.9	Negative		
30	Exterior	Building 3 Exterior	A	Eave	Stucco	Beige	Intact	0.0	Negative		
31	Exterior	Building 3 Exterior	A	Fascia	Wood	Blue	Intact	1.8	Positive	400 LF	
32	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
33	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
34	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
35	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
36	Exterior	Building 4 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
37	Exterior	Building 4 Exterior	A	Door Frame	Wood	Blue	Intact	2.7	Positive	4 Each	
38	Exterior	Building 4 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
39	Exterior	Building 4 Exterior	A	Window Frame	Metal	Beige	Intact	0.9	Negative		
40	Exterior	Building 4 Exterior	A	Eave	Stucco	Beige	Intact	0.0	Negative		
41	Exterior	Building 4 Exterior	A	Fascia	Wood	Blue	Intact	1.3	Positive	400 LF	
42	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
43	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Murray Manor Elementary School
8305 El Paso Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
44	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
45	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
46	Exterior	Building 5 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
47	Exterior	Building 5 Exterior	A	Door Frame	Wood	Blue	Intact	2.3	Positive	4 Each	
48	Exterior	Building 5 Exterior	A	Window Sash	Metal	Beige	Intact	1.1	Positive	12 Each	
49	Exterior	Building 5 Exterior	A	Window Frame	Metal	Beige	Intact	0.9	Negative		
50	Exterior	Building 5 Exterior	A	Eave	Stucco	Beige	Intact	0.0	Negative		
51	Exterior	Building 5 Exterior	A	Fascia	Wood	Blue	Intact	1.1	Positive	400 LF	
52	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
53	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
54	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
55	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
56	Exterior	Building 6 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
57	Exterior	Building 6 Exterior	A	Door Frame	Wood	Blue	Intact	2.3	Positive	4 Each	
58	Exterior	Building 6 Exterior	A	Window Sash	Metal	Beige	Intact	0.0	Negative		
59	Exterior	Building 6 Exterior	A	Window Frame	Metal	Beige	Intact	1.1	Positive	12 Each	
60	Exterior	Building 6 Exterior	A	Eave	Stucco	Beige	Intact	0.0	Negative		
61	Exterior	Building 6 Exterior	A	Fascia	Wood	Blue	Intact	2.3	Positive	400 LF	
62	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
63	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
64	Exterior	Building 7 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
65	Exterior	Building 7 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
66	Exterior	Building 7 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
67	Exterior	Building 7 Exterior	A	Door Frame	Wood	Blue	Intact	0.0	Negative		
68	Exterior	Building 7 Exterior	A	Window Sash	Metal	Beige	Intact	0.2	Negative		
69	Exterior	Building 7 Exterior	A	Window Frame	Metal	Beige	Intact	0.3	Negative		
70	Exterior	Building 7 Exterior	A	Eave	Stucco	Beige	Intact	0.0	Negative		
71	Exterior	Building 7 Exterior	A	Fascia	Wood	Blue	Intact	1.7	Positive	400 LF	
72	Exterior	Building P-1 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
73	Exterior	Building P-1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
74	Exterior	Building P-1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
75	Exterior	Building P-1 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
76	Exterior	Building P-1 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
77	Exterior	Building P-1 Exterior	C	Door Frame	Wood	Beige	Intact	0.2	Negative		
78	Exterior	Building P-1 Exterior	A	Soffit	Wood	Beige	Intact	0.0	Negative		
79	Exterior	Building P-1 Exterior	A	Fascia	Wood	Blue	Intact	0.0	Negative		
80	Exterior	Building P-2 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
81	Exterior	Building P-2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
82	Exterior	Building P-2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
83	Exterior	Building P-2 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
84	Exterior	Building P-2 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
85	Exterior	Building P-2 Exterior	C	Door Frame	Wood	Beige	Intact	0.2	Negative		
86	Exterior	Building P-2 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
87	Exterior	Building P-2 Exterior	C	Fascia	Wood	Blue	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Murray Manor Elementary School
8305 El Paso Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
88	Exterior	Building P-3 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
89	Exterior	Building P-3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
90	Exterior	Building P-3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
91	Exterior	Building P-3 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
92	Exterior	Building P-3 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
93	Exterior	Building P-3 Exterior	C	Door Frame	Wood	Beige	Intact	0.2	Negative		
94	Exterior	Building P-3 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
95	Exterior	Building P-3 Exterior	C	Fascia	Wood	Blue	Intact	0.0	Negative		
96	Exterior	Building P-4 Exterior	A	Wall	Metal	Beige	Intact	0.0	Negative		
97	Exterior	Building P-4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
98	Exterior	Building P-4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
99	Exterior	Building P-4 Exterior	D	Wall	Metal	Beige	Intact	0.0	Negative		
100	Exterior	Building P-4 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
101	Exterior	Building P-4 Exterior	C	Door Frame	Wood	Beige	Intact	0.2	Negative		
102	Exterior	Building P-4 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
103	Exterior	Building P-4 Exterior	C	Fascia	Wood	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Murray Manor Elementary School, 8305 El Paso Street La Mesa, California 91942

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX C
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX D
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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
Murray Manor Elementary School, 8305 El Paso Street		La Mesa	San Diego	91942
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	
Stacey J. Milano		619-255-1052	
Address [number, street, apartment (if applicable)]		City	State
1545 Hotel Circle South, Suite 220		San Diego	California
		Zip Code	
		92108	
CDPH certification number	Signature		Date
LRC-00000083	<i>Stacey J. Milano</i>		6/10/24

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**NORTHMONT ELEMENTARY SCHOOL
9405 GREGORY STREET
LA MESA, CALIFORNIA 91942**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 5, 2024

Professional Environmental Consulting
and Training
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Lead
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info@allstate-services.com
www.allstate-services.com

June 5, 2024

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

RE: Lead-based paint testing at Northmont Elementary School, 9405 Gregory Street, La
Mesa, CA 91942

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Northmont Elementary School located at 9405 Gregory Street in La Mesa, California, on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected exterior areas were tested at this time.

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 OSHA Compliance.....	2

Appendices

- A. Detailed XRF Testing Results
- B. Inspector/Assessor Certifications
- C. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix A.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix A, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

No lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the selected surfaces tested.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix C for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, “Lead in Construction” standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Northmont Elementary School
9405 Gregory Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 & 2 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 & 2 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
3	Exterior	Building 1 & 2 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
4	Exterior	Building 1 & 2 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
5	Exterior	Building 1 & 2 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
6	Exterior	Building 1 & 2 Exterior	D	Door Frame	Metal	Beige	Intact	0.3	Negative		
7	Exterior	Building 1 & 2 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
8	Exterior	Building 1 & 2 Exterior	D	Fascia	Wood	Blue	Intact	0.3	Negative		
9	Exterior	Building 1 & 2 Exterior	C	Utility Closet Door	Metal	Beige	Intact	0.3	Negative		
10	Exterior	Building 1 & 2 Exterior	C	Utility Closet Door Frame	Metal	Beige	Intact	0.3	Negative		
11	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
12	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
13	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
14	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
15	Exterior	Building 3 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
16	Exterior	Building 3 Exterior	C	Door Frame	Metal	Beige	Intact	0.3	Negative		
17	Exterior	Building 3 Exterior	C	Window Sash	Metal	Beige	Intact	0.2	Negative		
18	Exterior	Building 3 Exterior	C	Window Frame	Wood	Beige	Intact	0.3	Negative		
19	Exterior	Building 3 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
20	Exterior	Building 3 Exterior	D	Fascia	Wood	Blue	Intact	0.3	Negative		
21	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
22	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
23	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
24	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
25	Exterior	Building 4 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
26	Exterior	Building 4 Exterior	C	Door Frame	Metal	Beige	Intact	0.3	Negative		
27	Exterior	Building 4 Exterior	C	Window Sash	Metal	Beige	Intact	0.2	Negative		
28	Exterior	Building 4 Exterior	C	Window Frame	Wood	Beige	Intact	0.3	Negative		
29	Exterior	Building 4 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
30	Exterior	Building 4 Exterior	D	Fascia	Wood	Blue	Intact	0.3	Negative		
31	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
32	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
33	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
34	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
35	Exterior	Building 5 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
36	Exterior	Building 5 Exterior	C	Door Frame	Metal	Beige	Intact	0.3	Negative		
37	Exterior	Building 5 Exterior	C	Window Sash	Metal	Beige	Intact	0.2	Negative		
38	Exterior	Building 5 Exterior	C	Window Frame	Wood	Beige	Intact	0.3	Negative		
39	Exterior	Building 5 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
40	Exterior	Building 5 Exterior	D	Fascia	Metal	Blue	Intact	0.3	Negative		
41	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
42	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
43	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Northmont Elementary School
9405 Gregory Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
44	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
45	Exterior	Building 6 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
46	Exterior	Building 6 Exterior	C	Door Frame	Metal	Beige	Intact	0.3	Negative		
47	Exterior	Building 6 Exterior	B	Window Sash	Metal	Beige	Intact	0.2	Negative		
48	Exterior	Building 6 Exterior	B	Window Frame	Wood	Beige	Intact	0.3	Negative		
49	Exterior	Building 6 Exterior	B	Soffit	Stucco	White	Intact	0.0	Negative		
50	Exterior	Building 6 Exterior	B	Fascia	Metal	Blue	Intact	0.3	Negative		
51	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
52	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
53	Exterior	Building 7 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
54	Exterior	Building 7 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
55	Exterior	Building 7 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
56	Exterior	Building 7 Exterior	C	Door Frame	Metal	Beige	Intact	0.3	Negative		
57	Exterior	Building 7 Exterior	C	Window Sash	Metal	Beige	Intact	0.2	Negative		
58	Exterior	Building 7 Exterior	C	Window Frame	Wood	Beige	Intact	0.3	Negative		
59	Exterior	Building 7 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
60	Exterior	Building 7 Exterior	D	Fascia	Metal	Blue	Intact	0.3	Negative		
61	Exterior	Overhang Throughout Exterior	B	Support Post	Metal	Blue	Intact	0.0	Negative		
62	Exterior	Overhang Throughout Exterior	B	Soffit	Stucco	White	Intact	0.0	Negative		
63	Exterior	Overhang Throughout Exterior	B	Fascia	Wood	Blue	Intact	0.0	Negative		
64	Exterior	Building P-1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
65	Exterior	Building P-1 Exterior	B	Wall	Stucco	Beige	Intact	0.0	Negative		
66	Exterior	Building P-1 Exterior	C	Wall	Stucco	Beige	Intact	0.0	Negative		
67	Exterior	Building P-1 Exterior	D	Wall	Stucco	Beige	Intact	0.0	Negative		
68	Exterior	Building P-1 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
69	Exterior	Building P-1 Exterior	C	Door Frame	Metal	Beige	Intact	0.1	Negative		
70	Exterior	Building P-1 Exterior	D	Soffit	Stucco	White	Intact	0.0	Negative		
71	Exterior	Building P-1 Exterior	D	Fascia	Wood	Beige	Intact	0.3	Negative		
72	Exterior	Building P-1 Exterior	C	Rafter Tail	Wood	Beige	Intact	0.0	Negative		
73	Exterior	Room 20 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
74	Exterior	Room 20 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
75	Exterior	Room 20 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
76	Exterior	Room 20 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
77	Exterior	Room 20 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
78	Exterior	Room 20 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
79	Exterior	Room 20 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
80	Exterior	Room 20 Exterior	C	Fascia	Metal	Blue	Intact	0.0	Negative		
81	Exterior	Room 21 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
82	Exterior	Room 21 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
83	Exterior	Room 21 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
84	Exterior	Room 21 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
85	Exterior	Room 21 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
86	Exterior	Room 21 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
87	Exterior	Room 21 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Northmont Elementary School
9405 Gregory Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
88	Exterior	Room 21 Exterior	C	Fascia	Metal	Blue	Intact	0.0	Negative		
89	Exterior	Room 22 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
90	Exterior	Room 22 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
91	Exterior	Room 22 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
92	Exterior	Room 22 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
93	Exterior	Room 22 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
94	Exterior	Room 22 Exterior	C	Door Frame	Metal	Blue	Intact	0.0	Negative		
95	Exterior	Room 22 Exterior	C	Soffit	Wood	Beige	Intact	0.0	Negative		
96	Exterior	Room 22 Exterior	C	Fascia	Metal	Blue	Intact	0.0	Negative		
97	Exterior	Room 23 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
98	Exterior	Room 23 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
99	Exterior	Room 23 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
100	Exterior	Room 23 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
101	Exterior	Room 23 Exterior	D	Door	Metal	Blue	Intact	0.0	Negative		
102	Exterior	Room 23 Exterior	D	Door Frame	Metal	Blue	Intact	0.0	Negative		
103	Exterior	Room 23 Exterior	D	Soffit	Wood	Beige	Intact	0.0	Negative		
104	Exterior	Room 23 Exterior	D	Fascia	Metal	Blue	Intact	0.0	Negative		
105	Exterior	Room 23 Exterior	D	Ramp	Wood	Blue	Intact	0.0	Negative		
106	Exterior	Room 23 Exterior	D	Railing	Metal	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Northmont Elementary School, 9405 Gregory Street, La Mesa, California 91942

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX B
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX C
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT**Section 1 – Date of Lead Hazard Evaluation** 6/5/2024**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
Northmont Elementary School, 9405 Gregory Street		La Mesa	San Diego	91942
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	Zip Code
2825 Carleton Street, #25		San Diego	California	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		
Stacey J. Milano		619-255-1052		
Address [number, street, apartment (if applicable)]		City	State	Zip Code
1545 Hotel Circle South, Suite 220		San Diego	California	92108
CDPH certification number	Signature	Date		
LRC-00000083	<i>Stacey J. Milano</i>	6/10/24		

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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
1545 Hotel Circle South, Suite 220
San Diego, CA 92108
(619) 255-1052
info@allstate-services.com
www.allstate-services.com

LEAD-BASED PAINT TESTING REPORT

@

**ROLANDO ELEMENTARY SCHOOL
6925 TOWER STREET
LA MESA, CALIFORNIA 91942**

**PREPARED FOR:
MR. DAVE CHRISTY
WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGY
2825 CARLETON STREET, #25
SAN DIEGO, CALIFORNIA 92106**

**PREPARED BY:
STACEY J. MILANO
INSPECTOR/ASSESSOR
CERTIFICATION #LRC-00000083**

JUNE 10, 2024

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



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(619) 255-1052
info@allstate-services.com
www.allstate-services.com

June 10, 2024

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

RE: Lead-based paint testing at Rolando Elementary School, 6925 Tower Street, La Mesa,
California 91942

Dear Mr. Christy:

In accordance with your request and authorization, Allstate Services LLC. conducted lead-based paint testing at Rolando Elementary School located at 6925 Tower Street in La Mesa, California on June 5, 2024. Nicholas Milano, a California Certified Lead Sampling Technician, under the direction of Stacey J. Milano, a California Certified Lead Inspector/Assessor, conducted the on-site work. Please note that only selected areas were tested at this time.

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

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
1.0 Testing Methodology.....	1
2.0 Building Description.....	2
3.0 Lead-Based Paint Findings.....	2
4.0 California State Requirements.....	2
5.0 Recommendations.....	2
6.0 OSHA Compliance.....	4

Appendices

- A. Positive Summary Report
- B. Detailed XRF Testing Results
- C. Inspector/Assessor Certifications
- D. CDPH Form 8552 - Lead Hazard Evaluation Report

1.0 TESTING METHODOLOGY

Lead-based paint testing was conducted using portable x-ray fluorescence (XRF) spectrum analyzer, SciAps, X-550 pb. The X-550 pb is calibrated to measure the L-shell x-ray emissions of lead. The X-550 pb offers two modes of operations; the “quick” mode which is the preferred mode for most lead testing and the “timed” mode for industrial lead paint testing.

Lead-based paint testing was conducted in accordance with *Title 17, California Code of Regulations, Division 1, Chapter 8, Accreditation, Certification, and Work Practice in Lead Related Construction, Section 36000* and the United States Department of Housing and Urban Developments *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Chapter 7 Lead-Based Paint Inspections*, as published in June 1995 and revised in 1997.

The purpose of this inspection is to identify surfaces which contain lead-based paint as per California regulations, the *HUD Guidelines and section 403 of the Toxic Substances Control Act*.

The state of California, HUD and the EPA currently define lead-based paint as a paint or other surface coating which contains lead equal to or greater than 1.0 milligrams of lead per square centimeter of surface area (mg/cm^2).

XRF readings were taken using the “Quick” mode of the X-550 pb. The “Quick” mode measurements have no predetermined testing length, and automatically adjust to account for various types of substrates and materials densities. The precision of the XRF readings is proportional to the square root of the number of x-rays counted by the scanner. The longer the test, the higher the level of precision as compared against the set threshold level of $1.0 \text{ mg}/\text{cm}^2$.

In the “quick” mode, the X-550 pb tests until a result is indicated as either positive or negative, compared to the threshold level based on the current precision of the test. Correction for paint matrix and substrate effects is performed automatically. The correction function is based on measurements performed by the manufacturer with NIST paint film standards laid over a variety of substrates typically encountered in construction.

Based on the XRF Performance Characteristic Sheet (PCS) jointly released by HUD and EPA (effective February 1, 2022), there is no inconclusive range and the Threshold is $1.0 \text{ mg}/\text{cm}^2$. Results are classified as positive if they are at or greater than the threshold as listed. Results are classified as negative if they are less than the listed threshold. No substrate correction is required for testing using the “Quick” mode.

XRF readings were made on testing combinations in all room equivalents in an effort to test typical materials which are representative of the room equivalent. Testing combinations were tested non-destructively by holding the X-550 pb against the surface being tested. At each XRF sample location the X-550 pb shutter is opened, and one reading was made using the “Quick” testing mode. Results of each test were read from the digital display of the instrument console and recorded on the Detailed XRF Testing Results attached in Appendix B.

To ensure that the XRF equipment was working properly, various quality control tests were performed before, during and after the on-site work. At the beginning of the work day, three start up validation measurements were made in the “Quick” mode, using the calibration check standard associated with the particular X-550 pb that was used. This painted standard contains a known quantity of lead and allows the XRF operator to determine whether the instrument is functioning within acceptable tolerance ranges for accuracy and precision, as determined by the manufacturer.

In addition to the three starts up tests, calibration readings were taken on the red 1.02 mg/cm² Standard Reference Material (SRM) paint film, developed by the National Institute of Standards and Technology (NIST). Results of each reading, along with computed readings averages were recorded on the XRF Calibration Form, and compared against the calibration tolerance range defined the X-550 pb PCS. This calibration check was also performed after four hours and at the end of the day. The quality control tests taken during testing at the subject property were within the acceptable performance range prescribed by the PCS and by the XRF equipment manufacturer. Documentation of the quality control calibration check is included in Appendix B, following the detailed testing data.

The XRF testing orientation and labeling are according to the HUD convention. The “A” side was initially assigned to the direction of the street (front of the house or entrance). Sides “B”, “C”, and “D” were assigned clockwise from the “A” side, starting to the left facing the house. The rooms follow the same orientation as the exterior and are in alignment with the exterior labels.

2.0 BUILDING DESCRIPTION

The property tested is a school with several buildings. The building exteriors consist of stucco and wood walls with metal and wood door and window systems. Please note that only selected exterior areas were tested at this time, in preparation for upcoming painting activities.

3.0 LEAD-BASED PAINT FINDINGS

Lead-based paint was found at or above the threshold level of 1.0 mg/cm² on the following components:

- Exterior walls, window sashes and frames, door frames, soffit, and fascia

Please see Appendix A – Positive Summary Report for a complete list of positive components and specific locations.

Disruption of surfaces and removal of deteriorated paint should be carried out using approved lead-safe work practices. EPA’s Renovation, Repair and Painting (RRP) regulations apply when disrupting surface area above de-minimis levels (6 square feet interior or 20 square feet exterior). According to California’s Title 17 Regulations, lead-safe work practices are mandatory when disrupting any amount of lead-based paint.

If surfaces containing lead-based paint become deteriorated, they should be restored to an intact condition by surface preparation and painting in order to comply California Health and Safety Code 17920.10.

Note that if the intent is to permanently reduce a lead, the work would be categorized as abatement and an appropriately certified lead abatement contractor should be used. However, if the intent of the work were to improve the appearance of the surfaces, renovation, repairs or regular maintenance, then the work may be carried out by EPA certified renovators.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

4.0 CALIFORNIA STATE REQUIREMENTS

Allstate Services is required under California regulations (Title 17, CCR, Division 1, Chapter 8) to notify California Department of Public Health that a lead hazard evaluation survey was conducted at the subject property.

Please see Appendix D for CDPH Form 8552, Lead Hazard Evaluation Report.

5.0 RECOMMENDATIONS

If this building undergoes renovation in the future, 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.”

California has a certification process for lead related construction workers. To receive a list of certified individuals, you may contact the Lead Accreditation and Certification Unit Hotline at (800) 597-5323.

There are different methods of addressing lead hazards. These methods include:

Abatement -- A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. There are different methods of abatement:

Replacement: Removing the old component and installing a new non-lead containing component. Replacement is best suited for components that are easily removed. This includes doors, windows, trim, etc.

Enclosure: Covering a surface with a durable mechanically affixed, dust tight material, such as drywall, paneling, aluminum siding, etc. Enclosure is best used on walls, ceilings, floors, and some exterior components.

Removal: Removing the paint from the substrate. This is accomplished by wet scraping, using power tools with special HEPA vacuum attachments, heat guns, and

chemical stripping either on or off site. Paint removal is best suited when a component is to be preserved or when a component cannot be easily replaced or enclosed. Lead-based paint encapsulant products must have a minimum of twenty years warranty.

Encapsulation: The process that makes lead-based paint inaccessible by providing a barrier between the lead-based paint and the environment. This barrier is formed using a liquid applied coating or an adhesive bonded covering material. Encapsulation is best used on walls and ceilings. Please note that ordinary lead-free paint is not considered an encapsulation.

Interim Controls --A set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include specialized cleaning, repairs, maintenance, painting, and temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards and the establishment and operation of management and resident education programs. Interim controls should be used only if full abatement is not feasible. Reducing the hazards can be accomplished by simply keeping the painted surfaces intact and through specialized cleaning methods. If abatement cannot take place soon, interim controls should be implemented and maintained until full abatement can be made.

As previously stated, any activities involving lead hazard control and/or lead abatement must be performed by certified individuals.

6.0 OSHA COMPLIANCE

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.

There are many other building materials, which may contain lead in the average building. When conducting construction activities, which disturb lead in any amount or create an exposure to workers, the employer is required to provide worker protection and conduct exposure assessments. All employers should consult Federal OSHA Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements.

Ceramic tile glaze is not classified as a paint or coating and is not considered a hazard if it is intact. However, precautions should be used if it is ever removed or demolished to avoid creating a lead dust hazard.

APPENDIX A
POSITIVE SUMMARY REPORT

POSITIVE XRF SUMMARY REPORT

Rolando Elementary School
6925 Tower Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
5	Exterior	Building 1 Exterior	C	Door	Wood	Blue	Intact	1.3	Positive	4 Each	
6	Exterior	Building 1 Exterior	C	Door Frame	Wood	Beige	Intact	1.7	Positive	4 Each	
7	Exterior	Building 1 Exterior	C	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
8	Exterior	Building 1 Exterior	C	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
10	Exterior	Building 1 Exterior	C	Soffit	Wood	White	Intact	1.1	Positive	200 Ft ²	
12	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	600 Ft ²	
13	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
18	Exterior	Building 2 Exterior	C	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
19	Exterior	Building 2 Exterior	C	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
20	Exterior	Building 2 Exterior	C	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
22	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	1.0	Positive	600 Ft ²	
23	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
26	Exterior	Building 3 Exterior	D	Door	Wood	Blue	Intact	1.3	Positive	3 Each	
27	Exterior	Building 3 Exterior	D	Door Frame	Wood	Beige	Intact	1.7	Positive	3 Each	
28	Exterior	Building 3 Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
29	Exterior	Building 3 Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
30	Exterior	Building 3 Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
33	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
37	Exterior	Building 4 Exterior	D	Door Frame	Wood	Beige	Intact	1.3	Positive	3 Each	
38	Exterior	Building 4 Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
39	Exterior	Building 4 Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
40	Exterior	Building 4 Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
43	Exterior	MPR Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
47	Exterior	MPR Exterior	D	Door Frame	Wood	Beige	Intact	1.3	Positive	3 Each	
48	Exterior	MPR Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
49	Exterior	MPR Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
50	Exterior	MPR Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
52	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
53	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
55	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
57	Exterior	Building 5 Exterior	C	Door Frame	Wood	Beige	Intact	3.6	Positive	6 Each	
58	Exterior	Building 5 Exterior	C	Window Sash	Metal	Beige	Intact	1.8	Positive	42 Each	
59	Exterior	Building 5 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
61	Exterior	Building 5 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	
62	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
63	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	1.1	Positive	400 Ft ²	
67	Exterior	Building 6 Exterior	C	Door Frame	Wood	Beige	Intact	3.1	Positive	6 Each	
68	Exterior	Building 6 Exterior	C	Window Sash	Metal	Beige	Intact	1.7	Positive	42 Each	
69	Exterior	Building 6 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
71	Exterior	Building 6 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	
72	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
73	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	1.1	Positive	400 Ft ²	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

POSITIVE XRF SUMMARY REPORT

Rolando Elementary School
6925 Tower Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
77	Exterior	Building 7 Exterior	C	Door Frame	Wood	Beige	Intact	3.1	Positive	6 Each	
78	Exterior	Building 7 Exterior	C	Window Sash	Metal	Beige	Intact	1.7	Positive	42 Each	
79	Exterior	Building 7 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
81	Exterior	Building 7 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	

****Quantity estimations of leaded materials are provided for budget considerations only and should be verified onsite by bidders.**

APPENDIX B
DETAILED XRF TESTING RESULTS

DETAILED XRF TESTING RESULTS

Rolando Elementary School
6925 Tower Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
1	Exterior	Building 1 Exterior	A	Wall	Stucco	Beige	Intact	0.0	Negative		
2	Exterior	Building 1 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
3	Exterior	Building 1 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
4	Exterior	Building 1 Exterior	D	Wall	Stucco	Beige	Intact	0.9	Negative		
5	Exterior	Building 1 Exterior	C	Door	Wood	Blue	Intact	1.3	Positive	4 Each	
6	Exterior	Building 1 Exterior	C	Door Frame	Wood	Beige	Intact	1.7	Positive	4 Each	
7	Exterior	Building 1 Exterior	C	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
8	Exterior	Building 1 Exterior	C	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
9	Exterior	Building 1 Exterior	C	Overhang Post	Metal	Blue	Intact	0.0	Negative		
10	Exterior	Building 1 Exterior	C	Soffit	Wood	White	Intact	1.1	Positive	200 Ft ²	
11	Exterior	Building 1 Exterior	C	Fascia	Wood	Blue	Intact	0.9	Negative		
12	Exterior	Building 2 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	600 Ft ²	
13	Exterior	Building 2 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
14	Exterior	Building 2 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
15	Exterior	Building 2 Exterior	D	Wall	Stucco	Beige	Intact	0.9	Negative		
16	Exterior	Building 2 Exterior	C	Door	Wood	Blue	Intact	0.0	Negative		
17	Exterior	Building 2 Exterior	C	Door Frame	Wood	Beige	Intact	0.0	Negative		
18	Exterior	Building 2 Exterior	C	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
19	Exterior	Building 2 Exterior	C	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
20	Exterior	Building 2 Exterior	C	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
21	Exterior	Building 2 Exterior	C	Fascia	Wood	Blue	Intact	0.9	Negative		
22	Exterior	Building 3 Exterior	A	Wall	Stucco	Beige	Intact	1.0	Positive	600 Ft ²	
23	Exterior	Building 3 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
24	Exterior	Building 3 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
25	Exterior	Building 3 Exterior	D	Wall	Stucco	Beige	Intact	0.9	Negative		
26	Exterior	Building 3 Exterior	D	Door	Wood	Blue	Intact	1.3	Positive	3 Each	
27	Exterior	Building 3 Exterior	D	Door Frame	Wood	Beige	Intact	1.7	Positive	3 Each	
28	Exterior	Building 3 Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
29	Exterior	Building 3 Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
30	Exterior	Building 3 Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
31	Exterior	Building 3 Exterior	D	Fascia	Wood	Blue	Intact	0.9	Negative		
32	Exterior	Building 4 Exterior	A	Wall	Stucco	Beige	Intact	0.7	Negative		
33	Exterior	Building 4 Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
34	Exterior	Building 4 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
35	Exterior	Building 4 Exterior	D	Wall	Stucco	Beige	Intact	0.9	Negative		
36	Exterior	Building 4 Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
37	Exterior	Building 4 Exterior	D	Door Frame	Wood	Beige	Intact	1.3	Positive	3 Each	
38	Exterior	Building 4 Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
39	Exterior	Building 4 Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
40	Exterior	Building 4 Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
41	Exterior	Building 4 Exterior	D	Fascia	Wood	Blue	Intact	0.9	Negative		
42	Exterior	MPR Exterior	A	Wall	Stucco	Beige	Intact	0.9	Negative		
43	Exterior	MPR Exterior	B	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	

DETAILED XRF TESTING RESULTS

Rolando Elementary School
6925 Tower Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
44	Exterior	MPR Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
45	Exterior	MPR Exterior	D	Wall	Stucco	Beige	Intact	0.9	Negative		
46	Exterior	MPR Exterior	D	Door	Wood	Blue	Intact	0.0	Negative		
47	Exterior	MPR Exterior	D	Door Frame	Wood	Beige	Intact	1.3	Positive	3 Each	
48	Exterior	MPR Exterior	D	Window Sash	Metal	Beige	Intact	1.4	Positive	16 Each	
49	Exterior	MPR Exterior	D	Window Frame	Wood	Beige	Intact	1.8	Positive	16 Each	
50	Exterior	MPR Exterior	D	Soffit	Wood	White	Intact	1.3	Positive	200 Ft ²	
51	Exterior	MPR Exterior	D	Fascia	Wood	Blue	Intact	0.9	Negative		
52	Exterior	Building 5 Exterior	A	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
53	Exterior	Building 5 Exterior	B	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
54	Exterior	Building 5 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
55	Exterior	Building 5 Exterior	D	Wall	Stucco	Beige	Intact	1.0	Positive	400 Ft ²	
56	Exterior	Building 5 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
57	Exterior	Building 5 Exterior	C	Door Frame	Wood	Beige	Intact	3.6	Positive	6 Each	
58	Exterior	Building 5 Exterior	C	Window Sash	Metal	Beige	Intact	1.8	Positive	42 Each	
59	Exterior	Building 5 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
60	Exterior	Building 5 Exterior	C	Soffit	Wood	White	Intact	0.9	Negative		
61	Exterior	Building 5 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	
62	Exterior	Building 6 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
63	Exterior	Building 6 Exterior	B	Wall	Stucco	Beige	Intact	1.1	Positive	400 Ft ²	
64	Exterior	Building 6 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
65	Exterior	Building 6 Exterior	D	Wall	Stucco	Beige	Intact	0.8	Negative		
66	Exterior	Building 6 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
67	Exterior	Building 6 Exterior	C	Door Frame	Wood	Beige	Intact	3.1	Positive	6 Each	
68	Exterior	Building 6 Exterior	C	Window Sash	Metal	Beige	Intact	1.7	Positive	42 Each	
69	Exterior	Building 6 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
70	Exterior	Building 6 Exterior	C	Soffit	Wood	White	Intact	0.9	Negative		
71	Exterior	Building 6 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	
72	Exterior	Building 7 Exterior	A	Wall	Stucco	Beige	Intact	1.2	Positive	400 Ft ²	
73	Exterior	Building 7 Exterior	B	Wall	Stucco	Beige	Intact	1.1	Positive	400 Ft ²	
74	Exterior	Building 7 Exterior	C	Wall	Stucco	Beige	Intact	0.9	Negative		
75	Exterior	Building 7 Exterior	D	Wall	Stucco	Beige	Intact	0.8	Negative		
76	Exterior	Building 7 Exterior	C	Door	Metal	Blue	Intact	0.0	Negative		
77	Exterior	Building 7 Exterior	C	Door Frame	Wood	Beige	Intact	3.1	Positive	6 Each	
78	Exterior	Building 7 Exterior	C	Window Sash	Metal	Beige	Intact	1.7	Positive	42 Each	
79	Exterior	Building 7 Exterior	C	Window Frame	Wood	Beige	Intact	1.3	Positive	42 Each	
80	Exterior	Building 7 Exterior	C	Soffit	Wood	White	Intact	0.9	Negative		
81	Exterior	Building 7 Exterior	C	Fascia	Wood	Blue	Intact	1.0	Positive	600 LF	
82	Exterior	Building P-2 Exterior	A	Wall	Wood	Beige	Intact	0.0	Negative		
83	Exterior	Building P-2 Exterior	B	Wall	Wood	Beige	Intact	0.0	Negative		
84	Exterior	Building P-2 Exterior	C	Wall	Wood	Beige	Intact	0.0	Negative		
85	Exterior	Building P-2 Exterior	D	Wall	Wood	Beige	Intact	0.0	Negative		
86	Exterior	Building P-2 Exterior	A	Door	Metal	Blue	Intact	0.0	Negative		
87	Exterior	Building P-2 Exterior	A	Door Frame	Metal	Blue	Intact	0.0	Negative		

DETAILED XRF TESTING RESULTS

Rolando Elementary School
6925 Tower Street, La Mesa, California 91942

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantity	Comments
88	Exterior	Building P-2 Exterior	A	Soffit	Metal	Beige	Intact	0.0	Negative		
89	Exterior	Building P-2 Exterior	A	Fascia	Metal	Blue	Intact	0.0	Negative		

ALLSTATE SERVICES LLC.
XRF CALIBRATION FORM

Address: Rolando Elementary School, 6925 Tower Street La Mesa, California 91942

Device: SciAps X-550

Date: June 5, 2024

Inspector: Nicholas Milano/Stacey J. Milano

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: 9:06 a.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: 1:00 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: 4:30 p.m.

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

APPENDIX C
INSPECTOR CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Milano

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00004942

EXPIRATION DATE:

4/10/2025

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Stacey Milano

CERTIFICATE TYPE:

- Lead Project Monitor
- Lead Project Designer
- Lead Inspector/Assessor
- Lead Supervisor

NUMBER:

- LRC-00000085
- LRC-00000084
- LRC-00000083
- LRC-00000082

EXPIRATION DATE:

- 5/3/2025
- 5/3/2025
- 5/3/2025
- 5/3/2025

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

APPENDIX D
CDPH FORM 8552 - LEAD HAZARD EVALUATION
REPORT

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation 6/5/2024

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
Rolando Elementary School, 6925 Tower Street		La Mesa	San Diego	91942
Construction date (year) of structure	Type of structure		Children living in structure?	
Prior to 1978	<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	
Stacey J. Milano		619-255-1052	
Address [number, street, apartment (if applicable)]		City	State
1545 Hotel Circle South, Suite 220		San Diego	California
		Zip Code	
			92108
CDPH certification number	Signature	Date	
LRC-00000083	<i>Stacey J. Milano</i>	6/10/24	

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

Nicholas Milano, Lead Sampling Technician #LRC-00004942

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