

Limited Asbestos and Lead Paint Sampling Report

Mountain Empire Unified School District Descanso Elementary School Front Building Entry Ramp Project

9/14/2021

General Information

Project Point of Contact:

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Mountain Empire Unified School District
Director of Facilities
(619)508-8077

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School Facilities Planning Specialist
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Report Prepared / Reviewed By:

David Christy
WEST - Sr. Partner
Certified Asbestos Consultant 92-0703

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Executive Summary

Sampling Date:	9/14/2021 (Limited Asbestos Sampling) 9/14/2021 (Limited Lead Paint Sampling)
Survey Description:	Descanso Elementary School – Front Building Entry Ramp Project
Sampling Scope:	As requested by owner and listed within accepted WEST proposal and agreement
Services Complete:	Conduct a limited (non-destructive) asbestos inspection, laboratory Analysis, reporting as listed above of areas. Conduct limited XRF lead paint sampling.
Laboratory Analysis:	EMSL Analytical, San Diego, Ca. NVLAP and California Accredited Laboratory to provide: “Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy (PLM)
On-site Sampling:	David Christy, a State of California Certified Asbestos Consultant (92-0703)
Additional Sampling:	Lead Paint Testing (XRF Sampling) Completed by Allstate Services (report attached)
General Warrantee:	WEST warrants the findings and conclusions contained herein have been promulgated in accordance with generally accepted asbestos inspection and evaluation methods for the referenced site.
Access Note:	WEST was given limited access for areas outlined for sampling within the scope of inspection.

Asbestos Inspection – General Information

Any suspect building materials encountered by WEST during the asbestos inspection, found within the specific areas called out for inspection / sampling, were collected and analyzed for the presence of asbestos. The samples of the various building materials that were collected were analyzed using polarized light microscopy (PLM). A breakdown of laboratory analysis for each asbestos sample collected is included in the attached report. If any material containing asbestos will be disturbed, appropriate local, state, and federal regulations and guidelines must be followed.

WEST collected samples of suspect building materials that were accessible at the time of the inspection as found and noted by the on-site inspector. WEST utilized EMSL Analytical located in San Diego, California, a NVLAP and California DHS Accredited Laboratory to provide: “Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy (PLM). WEST warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted asbestos hazard evaluation methods for the site referenced in this report.

Asbestos Building Inspection Findings

Based on the above collected information and the sample analysis attached to this report, asbestos was not found as part of the asbestos inspections (ACM).

There are assumptions made within this sampling report grouping similar building materials with similar age and appearance together for means of building material identification and grouping for sampling. This should also be followed while conducting asbestos removal of these materials. If any building material is discovered to be suspect of containing asbestos, and it was not accessible or identified in this building inspection report, additional samples should be collected and analyzed and the building inspection report and data should subsequently be updated. California Code of Regulations Title 8, Section 1529 states that asbestos containing material and presumed asbestos containing material that will be disturbed during demolition, construction, renovation, etc. must be handled according to the standard. The state of California states that a material that contains one-tenth of one percent asbestos is classified as a regulated asbestos material.

Additional investigation and sampling are recommended if any newly discovered building material is identified that is not called out within this asbestos sampling report.



Materials discovered to contain asbestos **(known and assumed – asbestos and lead paint)**

No Asbestos was identified within the areas associated with the sampling conducted as part of this inspection report.

Assumed: All Building materials not sampled within this sampling report (undiscovered building materials -or- building materials outside of the sampling scope of work)

Any building materials **not listed** within this sampling report for the referenced locations, whether outside sampling scope of work or newly discovered, shall be assumed to be asbestos containing greater than 1%. Additional investigation and sampling are recommended for these types of unreported materials. Asbestos bulk sampling and inspection services must be completed by State of California Certified personnel (Site Surveillance Technician or Certified asbestos Consultant). All laboratory analysis and reporting must be completed by a licensed and certified laboratory facility.

Lead Paint: Lead was found based on XRF sampling conducted by Allstate Services.

- Lead Exterior Painted Columns
- Lead Ceramic Tile Base Boards within the custodial room
- Lead Ceramic Tile Drinking Fountain Surround located within the hallway
- Lead Drinking Fountain Porcelain located within the hallway

Survey Methodology

The sampling as completed included semi-destructive sampling to conduct asbestos bulk sampling within the buildings surveyed. Samples were collected to the best of the inspector’s ability and access. There are assumptions made within this sampling report as it relates to building materials not accessible at the time of the inspections. Sampling of these areas was conducted at access points that were previously in place or in direct view of the on-site inspector. The surveyor proceeded to complete a visual inspection of the surrounding surfaces and the building components that were found at the building site as part of the asbestos sampling. Following the review of each inspection location that was remaining at the time of the inspection, the surveyor then made inspection notes while still in the field. These notes recorded data on the presence, type and general condition of any suspected ACMs encountered, and on a system-by-system basis as outlined in this report. The sampling analysis breakdowns are provided in this report.

Asbestos Bulk Sampling Strategy

The collection of bulk samples was performed in sufficient frequency to obtain only a basic pattern as to the use of possible asbestos containing materials (ACM) and asbestos containing building materials. It is known however, that inconsistencies within construction or later repair or renovation may result in deviation from this general pattern. For this reason, it is not possible to positively identify the presence and extent of asbestos building materials associated with the areas sampled without inspecting and sampling every square foot of all building surfaces and components encountered during the inspection process. As this was outside of the scope of this assignment, identification of asbestos-suspect materials was based on the surveyor's own experience and knowledge of the use of asbestos in buildings, the age, and the general appearance of the materials encountered. A complete list of sampled materials is attached to this report.

Sampling Method – Bulk Sampling

Wherever the collection of a bulk sample became necessary, samples were collected using general hand tools and placed in plastic zip bags, which were individually labelled with a sample number and description of the sampling location. This information was also recorded on a transmittal form. One copy of this form remained with the samples when transported to the laboratory. The second copy was retained by the surveyor. Care was used by the surveyor (wherever possible) to collect samples at a location which produced the least visual impact or would be least objectionable to building occupants.

Asbestos Bulk Sample Analysis

Each of the bulk samples collected were analysed by EMSL Analytical located in San Diego, California, using a combination of dispersion staining and polarized light microscopy. Sample preparation and analytical procedures follow the protocol outlined for NIOSH Method 9002 for bulk asbestos analysis, and the US EPA Method 600/R-93/116 dated July, 1993. Each of these methods is recognized by both federal and provincial authorities. For quality control purposes, the laboratory used for the sample asbestos analysis is certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.

Deviations in Sample Results

Due to the removal and replacement of individual building materials over the course of a building's life or due to the installation of visually similar building products, it is possible that individual building surfaces may not be characteristic of the samples collected. Every effort was made to collect samples from typical building materials and components as found during the on-site sample collection. If any building material is discovered to be suspect of containing asbestos, and it was not accessible or identified in this building inspection report, additional samples should be collected and analysed and the building inspection report and data should subsequently be updated.

Lead Paint / Lead Ceramic Tile

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.

Definitions of ACM

Asbestos Containing Material (ACM):

According to EPA, OSHA and Cal-OSHA, asbestos containing material is a material that has greater than 1% asbestos.

Asbestos Containing Building Material (ACBM):

For purposes of AHERA, material with greater than 1% asbestos that was used on the interior construction of a school is called asbestos containing building material (ACBM).

Asbestos Containing Construction Material (ACCM):

According to Title 8, Section 1529, asbestos containing construction material means any manufactured construction material which contains more than 0.1 % asbestos by weight.

Presumed Asbestos Containing Material (PACM):

Any thermal system insulation and surfacing material found in buildings constructed no later than 1980. The designation of a material as PACM may be rebutted pursuant to Title 8, section 1529, subsection (k)(5).

Regulated Asbestos Containing Material (RACM):

The EPA in the National Emission Standard for Hazardous Air Pollutants (NESHAP) defines RACM as (a) Friable asbestos containing material, (b) Category I non-friable asbestos containing material that has become friable, (c) Category I non-friable asbestos containing material that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II non-friable asbestos containing material that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by Subpart M.

General Limitations

The survey as completed was of sufficient depth to provide a screening for the purpose of establishing the presence of asbestos containing materials (ACM) within the limited areas inspected within the building. Due to the nature of building construction some limitations exist as to the possible extent and accuracy of this survey. Such limitations include any inconsistencies in the use of materials during construction or later repairs or renovations that result in deviations from the general pattern. However, without sampling every square foot of building materials, it is not possible to rule out such limitations.

As this is not a practical approach to sample every square foot of building material, the survey was completed based on the collection of a sufficient number of samples representing the building materials listed in this sampling report and visually encountered. Every effort was made to collect these samples from typical or representative materials as they were encountered.

The collection of data, quantification of any damage, and confirmation of existing conditions, is limited by the surveyor's ability to access and visually inspect conditions at each inspection location. The collection of data above fixed or mechanically fastened ceilings, or from within concealed cavities or shafts, is therefore limited by the availability and location of access points, hatches, etc. Areas that were not accessed include but not limited to inside wall cavities, above ceilings, above fixed ceiling tiles, areas behind security fences, areas behind security covered windows, and non-exposed mechanical equipment.

The survey, as completed, did include limited demolition and dismantlement of equipment and building materials. The sampling was conducted to the best ability and safety of the on-site inspectors on-site.

The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for asbestos containing materials (ACM) overview of the buildings in question as it relates to the building systems. Western Environmental & Safety Technologies LLC (WEST) warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted asbestos hazard evaluation methods, for the site referenced in this report.

These evaluation methods have been developed to provide the client with information regarding apparent indications of existing or potentially hazardous asbestos conditions relating to the property and are necessarily limited to the conditions observed and information available at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be reasonably identified within the scope of the assessment or which were not apparent during the site visit.

Western Environmental & Safety Technologies LLC (WEST) believes that the information collected during the survey period concerning this property is reliable. However, Western Environmental & Safety Technologies LLC (WEST) cannot warrant or guarantee that the information provided is absolutely complete or accurate beyond the current asbestos consulting industry standards.

The conclusions and recommendations presented in this report are based upon reasonable visual inspection, site investigation, and bulk sampling of the property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates. The opinions expressed herein are based on information obtained during our on-site inspection efforts and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report. Western Environmental & Safety Technologies LLC (WEST) is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Report Prepared By and Laboratory Sample Analysis Reviewed By:



9/17/2021

David Christy

Review Dates

Certified Asbestos Consultant - CAC# 92-0703

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Limited Asbestos Sampling Report
Mountain Empire Unified School District
Descanso Elementary School - Front Building Entry Ramp Project
Asbestos Bulk Sampling Breakdown

Sample #	Sample Date	Building	Sample Location	Material Sampled	Results
01FC1	9/14/2021	Front Building New Ramp Area	Exterior door left	Stucco Core (finish coat 1)	None Detected
01FC2	9/14/2021	Front Building New Ramp Area	Exterior door left	Stucco Core (finish coat 2)	None Detected
01BC	9/14/2021	Front Building New Ramp Area	Exterior door left	Stucco Core (base coat)	None Detected
02FC	9/14/2021	Front Building New Ramp Area	Exterior door right	Stucco Core (finish coat)	None Detected
02BC	9/14/2021	Front Building New Ramp Area	Exterior door right	Stucco Core (base coat)	None Detected
03	9/14/2021	Front Building New Ramp Area	Exterior Stairs	Ramp Paint Coating	None Detected
04	9/14/2021	Front Building New Ramp Area	Exterior Stairs	Ramp Paint Coating	None Detected
05FC	9/14/2021	Front Building New Ramp Area	Exterior Custodial @ window	Stucco Core (finish coat)	None Detected
05BC	9/14/2021	Front Building New Ramp Area	Exterior Custodial @ window	Stucco Core (base coat)	None Detected
06SC	9/14/2021	Front Building New Ramp Area	Interior Custodial room	Interior Wall Plaster Core (skim coat)	None Detected
06P	9/14/2021	Front Building New Ramp Area	Interior Custodial room	Interior Wall Plaster Core (plaster)	None Detected
07SC	9/14/2021	Front Building New Ramp Area	Interior Custodial room @ window	Interior Wall Plaster Core (skim coat)	None Detected
07P	9/14/2021	Front Building New Ramp Area	Interior Custodial room @ window	Interior Wall Plaster Core (plaster)	None Detected
08SC	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Interior Wall Plaster Core (skim coat)	None Detected
08P	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Interior Wall Plaster Core (plaster)	None Detected
09SC	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Interior Wall Plaster Core (skim coat)	None Detected
09P	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Interior Wall Plaster Core (plaster)	None Detected
10	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Sheet Floor	None Detected
11CB	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Cove Base	None Detected
11M	9/14/2021	Front Building New Ramp Area	Interior Landing / Hallway	Cove Base Mastic	None Detected
12CT	9/14/2021	Front Building New Ramp Area	Custodial room	Ceramic floor tile	None Detected
12G	9/14/2021	Front Building New Ramp Area	Custodial room	Ceramic floor tile grout	None Detected

None Detected = No asbestos found in the sample analyzed
The sample descriptions listed above represent the location of the individual sample collected. The building material that has been sampled as listed above may be present in other locations of the building and has been represented above as a homogeneous space.
Asbestos results are reported in % using Polarized Light Microscopy (PLM) as reported by EMSL, San Diego, California.
WEST utilized EMSL located in San Diego, California. a NVLAP and California DHS Accredited Laboratory to provide: “Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy (PLM).”

Attachment One

Asbestos Laboratory Sheets & Chain of Custody's



EMSL Analytical, Inc.

8145 Ronson Road, Suite B San Diego, CA 92111

Tel/Fax: (858) 499-1303 / (858) 499-1304

<http://www.EMSL.com> / sandiegolab@emsl.com

EMSL Order: 432107148

Customer ID: WEST60

Customer PO:

Project ID:

Attention: David A Christy
Western Environmental & Safety Tech.
7676 Hazard Center Drive
Suite 500
San Diego, CA 92108

Phone: (619) 571-3987

Fax: (858) 271-1856

Received Date: 09/14/2021 11:13 AM

Analysis Date: 09/14/2021 - 09/15/2021

Collected Date: 09/14/2021

Project: DESCANSO E.S. - RAMP PROJECT

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
01-Finish Coat 1 <i>432107148-0001</i>	NEW RAMP AREA / DOOR LEFT - STUCCO CORE	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
01-Finish Coat 2 <i>432107148-0001A</i>	NEW RAMP AREA / DOOR LEFT - STUCCO CORE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
01-Base Coat <i>432107148-0001B</i>	NEW RAMP AREA / DOOR LEFT - STUCCO CORE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
02-Finish Coat <i>432107148-0002</i> <i>Unable to separate layers cleanly.</i>	NEW RAMP AREA / DOOR RIGHT - STUCCO CORE	Green/Beige Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
02-Base Coat <i>432107148-0002A</i>	NEW RAMP AREA / DOOR RIGHT - STUCCO CORE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
03 <i>432107148-0003</i>	NEW RAMP AREA / STAIRS - RAMP COATING	Red/Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
04 <i>432107148-0004</i> <i>Unable to separate layers cleanly.</i>	NEW RAMP AREA / STAIRS - RAMP COATING	Red/Beige Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	None Detected
05-Finish Coat <i>432107148-0005</i>	NEW RAMP AREA / EXT. CUST. - STUCCO CORE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
05-Base Coat <i>432107148-0005A</i>	NEW RAMP AREA / EXT. CUST. - STUCCO CORE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
06-Skim Coat <i>432107148-0006</i>	NEW RAMP AREA / CUST. RM. - INTERIOR WALL PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
06-Plaster <i>432107148-0006A</i>	NEW RAMP AREA / CUST. RM. - INTERIOR WALL PLASTER	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
07-Skim Coat <i>432107148-0007</i>	NEW RAMP AREA / @ WINDOW - INTERIOR WALL PLASTER	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
07-Plaster <i>432107148-0007A</i>	NEW RAMP AREA / @ WINDOW - INTERIOR WALL PLASTER	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
08-Skim Coat <i>432107148-0008</i>	NEW RAMP AREA / INTERIOR LANDING - WALL PLASTER CORE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 09/16/2021 13:29:32



EMSL Analytical, Inc.

8145 Ronson Road, Suite B San Diego, CA 92111

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EMSL Order: 432107148
Customer ID: WEST60
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
08-Plaster 432107148-0008A	NEW RAMP AREA / INTERIOR LANDING - WALL PLASTER CORE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
09-Skim Coat 432107148-0009	NEW RAMP AREA / INTERIOR LANDING - WALL PLASTER CORE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
09-Plaster 432107148-0009A	NEW RAMP AREA / INTERIOR LANDING - WALL PLASTER CORE	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 432107148-0010	NEW RAMP AREA / INTERIOR LANDING - SHEET FLOOR CORE	Brown Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
11-Cove Base 432107148-0011	NEW RAMP AREA / INTERIOR LANDING - COVE BASE & MASTIC	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Mastic 432107148-0011A	NEW RAMP AREA / INTERIOR LANDING - COVE BASE & MASTIC	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
12-Ceramic Tile 432107148-0012	NEW RAMP AREA / CUST. RM. - CERAMIC FLOOR & GROUT	Pink Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
12-Grout 432107148-0012A	NEW RAMP AREA / CUST. RM. - CERAMIC FLOOR & GROUT	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Ashley Hill (8)

Eric Sun (14)

Mariah Curran, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. San Diego, CA NVLAP Lab Code 200855-0, CA ELAP 2713, HI L-09-03

Initial report from: 09/16/2021 13:29:32

Asbestos Bulk Sampling - Chain of Custody

#432107148

WEST LLC 2820 Carleton Street, #25 San Diego, CA 92106 Tel: 858.271.1842 Tel: 858.271.1856	Project Name: <i>Deslanso E.S.</i>	WEST Contact: David Christy, (619) 571-3987 gowestdc@msn.com	Laboratory to be used: EMSL Analytical City/State: San Diego, California
	Project Location: <i>RAMP PROJECT</i>		

Turn Around Time: *48 hr. - 12 samples -*

Relinquished By: (sign/print)	Company	Date / Time	Received By: (sign/print)	Date / Time
<i>David Christy</i>	WEST	<i>9/14/21</i>	<i>Stinson / Kim Stinson</i>	<i>9.14.2021 11:13am</i>

Sample #	Date	Area	Sample Location	Sample Description	Analysis Requested
01	9/14/21	<i>New RAMP AREA</i>	<i>DOOR LEFT</i>	<i>STUCCO CORE</i>	<i>PLM</i>
02			<i>DOOR RIGHT</i>	<i>STUCCO CORE</i>	
03			<i>STAIRS</i>	<i>RAMP COATING</i>	
04			<i>STAIRS</i>	<i>RAMP COATING</i>	
05			<i>EXT. CUST.</i>	<i>STUCCO CORE</i>	
06			<i>CUST. RM.</i>	<i>INT. WALL PLASTER</i>	
07			<i>@ Windows</i>	<i>INT. WALL PLASTER</i>	
08			<i>INT. LANDING</i>	<i>WALL PLASTER CORE</i>	
09				<i>WALL PLASTER CORE</i>	
10				<i>SHEET FLOOR CORE</i>	
11				<i>Cove BASE & MASTIC</i>	
12			<i>CUST. RM.</i>	<i>CERAMIC FLOOR & GROUT</i>	



WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGIES LLC

“an environmental consulting firm”

Attachment Two - Lead Paint Inspection Report

Professional Environmental Consulting
and Training
Asbestos
Lead
Mold/Healthy Homes



Working for a clean environment
4025 Camino Del Rio South, Suite 300
San Diego, CA 92108
(619) 542-7717
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September 15, 2021

Western Environmental & Safety Tech.
Mr. David Christy
7966 Arjons Drive, Suite 110
San Diego, CA 92126

RE: Lead-based paint testing at Descanso Elementary School, 24842 Viejas
Boulevard, Descanso, California 91916

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Descanso Elementary School located at 24842 Viejas Boulevard in Descanso, California on September 14, 2021. Please note that only selected areas of the Custodial Building were tested for lead-based paint at this time.

The on-site work was performed by John Castorini, California Certified Lead Inspector/Assessor #LRC-00005285, using an XRF Analyzer following all required protocols.

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

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

Sincerely,

A handwritten signature in black ink that reads "Steven Travers". The signature is written in a cursive, slightly slanted style.

Steven J. Travers
Director of Operations

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

POSITIVE XRF SUMMARY REPORT

Descanso Elementary School - Custodial Building
 24842 Viejas Boulevard, Descanso, California 91916

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantities For Entire Area	Comments
13	Exterior	Building Exterior	B	Column	Metal	Brown	Intact	5.40	Positive	1 Each	
21	Interior	Custodial Room	B	Baseboard	Ceramic Tile	Tan	Intact	10.50	Positive	20 LF	Not a Painted Surface
27	Interior	Hallway/Interior Landing	A	Wall	Ceramic Tile	Blue	Intact	3.00	Positive	15 Ft ²	Not a Painted Surface
30	Interior	Hallway/Interior Landing	A	Water Fountain	Porcelain	White	Intact	7.20	Positive	1 Each	Not a Painted Surface

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

DETAILED XRF TESTING RESULTS

Descanso Elementary School - Custodial Building
24842 Viejas Boulevard, Descanso, California 91916

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantities For Entire Area	Comments
1	Exterior	Building Exterior	A	Wall	Stucco	Tan	Intact	0.03	Negative		
2	Exterior	Building Exterior	B	Wall	Stucco	Tan	Intact	0.11	Negative		
3	Exterior	Building Exterior	C	Wall	Stucco	Tan	Intact	0.02	Negative		
4	Exterior	Building Exterior	D	Wall	Stucco	Tan	Intact	0.10	Negative		
5	Exterior	Building Exterior	B	Door	Wood	Brown	Intact	0.03	Negative		
6	Exterior	Building Exterior	B	Door Frame	Metal	Brown	Intact	0.40	Negative		
7	Exterior	Building Exterior	C	Door	Wood	Brown	Intact	0.20	Negative		
8	Exterior	Building Exterior	C	Door Frame	Wood	Brown	Intact	0.30	Negative		
9	Exterior	Building Exterior	D	Threshold	Concrete	Brown	Deteriorated	0.14	Negative		
10	Exterior	Building Exterior	B	Rail	Metal	Brown	Intact	0.02	Negative		
11	Exterior	Building Exterior	---	Line	Wood	Yellow	Intact	0.03	Negative		
12	Exterior	Building Exterior	---	Ceiling	Stucco	Tan	Intact	0.07	Negative		
13	Exterior	Building Exterior	B	Column	Metal	Brown	Intact	5.40	Positive	1 Each	
14	Exterior	Building Exterior	---	Riser	Wood	Gray	Intact	0.11	Negative		
15	Exterior	Building Exterior	---	Step	Wood	Gray	Intact	0.11	Negative		
16	Exterior	Building Exterior	---	Ground	Concrete	Gray	Intact	0.03	Negative		
17	Interior	Custodial Room	A	Wall	Plaster	Tan	Intact	0.02	Negative		
18	Interior	Custodial Room	B	Wall	Plaster	Tan	Intact	0.11	Negative		
19	Interior	Custodial Room	C	Wall	Plaster	Tan	Intact	0.13	Negative		
20	Interior	Custodial Room	D	Wall	Plaster	Tan	Intact	0.04	Negative		
21	Interior	Custodial Room	B	Baseboard	Ceramic Tile	Tan	Intact	10.50	Positive	20 LF	Not a Painted Surface
22	Interior	Custodial Room	D	Door	Wood	Brown	Intact	0.03	Negative		
23	Interior	Custodial Room	D	Door Frame	Wood	Brown	Intact	0.11	Negative		
24	Interior	Custodial Room	B	Window Frame	Wood	Tan	Intact	0.03	Negative		
25	Interior	Custodial Room	---	Ceiling	Plaster	Tan	Intact	0.11	Negative		
26	Interior	Custodial Room	---	Floor	Ceramic Tile	Tan	Intact	0.05	Negative		
27	Interior	Hallway/Interior Landing	A	Wall	Ceramic Tile	Blue	Intact	3.00	Positive	15 Ft ²	Not a Painted Surface
28	Interior	Hallway/Interior Landing	A	Wall	Plaster	Tan	Intact	0.03	Negative		
29	Interior	Hallway/Interior Landing	B	Wall	Plaster	Tan	Intact	0.01	Negative		
30	Interior	Hallway/Interior Landing	A	Water Fountain	Porcelain	White	Intact	7.20	Positive	1 Each	Not a Painted Surface
31	Interior	Hallway/Interior Landing	---	Ceiling	Acoustic	White	Intact	0.03	Negative		

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Descanso Elementary School, 24842 Viejas Boulevard, Descanso, CA 91916

Device: Niton XLP-1 SN: 97289

Date: September 14, 2021

Inspector: John Castorini

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

First Calibration Check

Time: 9:55 a.m.

1 st Reading	2 nd Reading	3 rd Reading	1 st Average
1.1	1.0	1.0	1.0

Second Calibration Check

Time: 10:35 a.m.

1 st Reading	2 nd Reading	3 rd Reading	2 nd Average
1.0	1.1	1.0	1.0

Third Calibration Check (If Needed)

Time: _____

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



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00005285	3/14/2022
	Lead Project Monitor	LRC-00005284	3/14/2022

John Castorini

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

LEAD HAZARD EVALUATION REPORT

Section 1 – Date of Lead Hazard Evaluation _____

Section 2 – Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 – Structure Where Lead Hazard Evaluation Was Conducted

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

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

Name		Telephone number		
Address [number, street, apartment (if applicable)]		City	State	Zip Code

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		
Address [number, street, apartment (if applicable)]		City	State	Zip Code
CDPH certification number	Signature <i>John Castorini</i>		Date	

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

Section 7 – Attachments

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

First copy and attachments retained by inspector
Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:
 California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656