



Limited Asbestos and Lead Paint Sampling Report

Pride Academy School Santee School District

4/15/19

Requested Sampling Areas:
Relocatable Building - ASES

General Information

Owner:

Santee School District
9619 Cuyamaca Street, Santee, CA 92071

Report Prepared / Reviewed By:

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



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Executive Summary

Sampling Date:	4/15/19, 5/1/19 (Limited Asbestos Sampling) 4/16/19 (Limited Lead Paint Sampling)
Survey Description:	Pride Academy School Relocatable Building: ASES Interior and Exteriors (limited sampling)
Sampling Scope:	As requested by owner and listed within accepted WEST proposal and agreement Including: Limited accessible sampling – Interiors and Exteriors
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, no asbestos was found as part of the asbestos inspections.

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 Materials were found as part of this limited inspection report See sample breakdown and laboratory analysis sheets for details.

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 Paint was not discovered based on XRF sampling conducted by Allstate Services.

Special Notation:

At the time of the survey, only specific building materials were called out for asbestos bulk sampling within the buildings listed within this sampling report. The site was active with staff the day of the on-site inspection, and was conducted during normal hours (during spring break) WEST was limited to the type and location of samples collected. The sampling as completed was **non destructive sampling** relating to asbestos bulk sampling from concealed areas and above ceilings / ceiling tiles within the building surveyed since the building was soon to be occupied and functional (functioning school building) after spring break. Samples were collected to the best of the inspector's ability and access while causing minimum disturbance to surrounding areas. Only bulk sampling of exposed and accessible building materials from areas granted access and part of the asbestos sampling scope of work were completed.

Survey Methodology

The sampling as completed included **non destructive sampling** to conduct asbestos bulk sampling from concealed areas and above ceilings / ceiling tiles within the building surveyed since the buildings were partially occupied and functional. (functioning buildings, to resume school activities the following week – all on-site sampling conducted when school was on spring break. 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 (ACBM) with in the limited areas of the buildings / areas called out for inspections. 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 analyzed 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 not include 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:



5/15/19

David Christy

Review Dates

Certified Asbestos Consultant - CAC# 92-0703

Tel: (858) 271-1842 (office)

Tel: (619) 571-3987 (cell)

FAX: (858) 271-1856

Email: gowestdc@msn.com



**Limited Asbestos Sampling as Requested
Pride Academy – ASES Relocatable Building
Asbestos Bulk Sampling Breakdown**

Sample #	Sample Date	Area	Sample Location	Material Sampled	Results
01	4/15/19	ASES Bldg.	Exterior – Roof	White Roofing Coating	None Detected
02	4/15/19	ASES Bldg.	Exterior – Roof	White Roofing Coating	None Detected
03	4/15/19	ASES Bldg.	Exterior – Roof	Metal Roof Bolt Seal	None Detected
04	4/15/19	ASES Bldg.	Exterior – Roof	Metal Roof Bolt Seal	None Detected
05	4/15/19	ASES Bldg.	Exterior – Roof	Metal Roof Bolt Seal	None Detected
06	4/15/19	ASES Bldg.	Exterior – Front	Window Trim Caulking	None Detected
07	4/15/19	ASES Bldg.	Exterior – Front	Window Trim Caulking	None Detected
08	4/15/19	ASES Bldg.	Exterior – Front	Window Trim Caulking	None Detected
09FT	4/15/19	ASES Bldg.	Interior	12x12 Floor Tile	None Detected
10FT	4/15/19	ASES Bldg.	Interior	12x12 Floor Tile	None Detected
10M	4/15/19	ASES Bldg.	Interior	Floor Tile Mastic	None Detected
11FT	4/15/19	ASES Bldg.	Interior	12x12 Floor Tile	None Detected
11M	4/15/19	ASES Bldg.	Interior	Floor Tile Mastic	None Detected
12	4/15/19	ASES Bldg.	Interior	Celotex Wall Core	None Detected
13	4/15/19	ASES Bldg.	Interior	Cove Base Mastic	None Detected
14	4/15/19	ASES Bldg.	Interior	Cove Base Mastic	None Detected
15	4/15/19	ASES Bldg.	Interior	Drywall Wall Core behind Celotex	None Detected
16	4/15/19	ASES Bldg.	Interior	Drywall Wall Core behind Celotex	None Detected
17	4/15/19	ASES Bldg.	Interior	Drywall Wall Core behind Celotex	None Detected
18	4/15/19	ASES Bldg.	Interior	2x4 Ceiling Tiles	None Detected
19	4/15/19	ASES Bldg.	Interior	2x4 Ceiling Tiles	None Detected
20	4/15/19	ASES Bldg.	Interior	2x4 Ceiling Tiles	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).”



WESTERN ENVIRONMENTAL & SAFETY TECHNOLOGIES LLC

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Attachment One

Asbestos Laboratory Sheets & Chain of Custody's



EMSL Analytical, Inc.

7916 Convoy Court, Building 4, Suite A San Diego, CA 92111

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

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

EMSL Order: 431903635

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: 04/17/2019 11:40 AM

Analysis Date: 04/30/2019

Collected Date:

Project: PRIDE ACADEMY - SANTEE, CA

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 431903635-0001	ASES - EXT. ROOF - WHITE ROOF COATING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
02 431903635-0002	ASES - EXT. ROOF - WHITE ROOF COATING	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
03 431903635-0003	ASES - EXT. ROOF - METAL ROOF BOLT SEAL	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
04 431903635-0004	ASES - EXT. ROOF - METAL ROOF BOLT SEAL	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
05 431903635-0005	ASES - EXT. ROOF - METAL ROOF BOLT SEAL	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
06 431903635-0006	ASES - EXT. FRONT - WINDOW TRIM CAULKING	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
07 431903635-0007	ASES - EXT. FRONT - WINDOW TRIM CAULKING	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
08 431903635-0008	ASES - EXT. FRONT - WINDOW TRIM CAULKING	Brown/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
09-Floor Tile 431903635-0009	ASES - INT. - 12x12 FLOOR TILE & M	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
09-Mastic 431903635-0009A	ASES - INT. - 12x12 FLOOR TILE & M				Insufficient Material
10-Floor Tile 431903635-0010	ASES - INT. - 12x12 FLOOR TILE & M	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10-Mastic 431903635-0010A	ASES - INT. - 12x12 FLOOR TILE & M	Yellow/Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Floor Tile 431903635-0011	ASES - INT. - 12x12 FLOOR TILE & M	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11-Mastic 431903635-0011A	ASES - INT. - 12x12 FLOOR TILE & M	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
12 431903635-0012	ASES - INT. - CELOTEX WALL CORE	Tan Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (Other)	None Detected
13 431903635-0013	ASES - INT. - CB M	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 04/30/2019 20:29:37



EMSL Analytical, Inc.

7916 Convoy Court, Building 4, Suite A San Diego, CA 92111

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

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

EMSL Order: 431903635
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
14 <small>431903635-0014</small>	ASES - INT. - CB M	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15 <small>431903635-0015</small>	ASES - INT. - DW WALL CORE	White Non-Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (Other)	None Detected
16 <small>431903635-0016</small>	ASES - INT. - DW WALL CORE	White Non-Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (Other)	None Detected
17 <small>431903635-0017</small>	ASES - INT. - DW WALL CORE	White Non-Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (Other)	None Detected
18 <small>431903635-0018</small>	ASES - INT. - 2x4 CEILING TILES	White Fibrous Homogeneous	60% Cellulose 10% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
19 <small>431903635-0019</small>	ASES - INT. - 2x4 CEILING TILES	White Fibrous Homogeneous	60% Cellulose 10% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected
20 <small>431903635-0020</small>	ASES - INT. - 2x4 CEILING TILES	White Fibrous Homogeneous	55% Cellulose 15% Min. Wool	10% Perlite 20% Non-fibrous (Other)	None Detected

Analyst(s)

Terra Nevin (22)

Mariah Curran, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. 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 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. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. 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. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. 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: 04/30/2019 20:29:37

Special Project Name: _____

#431903635

Asbestos Bulk Sampling - Chain of Custody

WEST LLC 7676 Hazard Center Dr. Suite 500 San Diego, CA 92115 Tel: 858.271.1842 Tel: 858.271.1856	Project Name: <i>PRIDE Academy</i>	Contact: David A. Christy (619) 571-3987	Laboratory to be used: EMSL Analytical City/State: San Diego, California
	Project Location: <i>Santee, CA</i>	Fax Results: (858) 271-1856	

Turn Around Time: *5 DAY 10 DAY EOD*

Relinquished By: (sign / print)	Company	Date / Time	Received By: (sign / print)	Date / Time
<i>David Christy</i>	WEST		<i>RIVA Algran</i>	4/17/19 11:46 am

Sample #	Date	Area	Sample Location	Sample Description	Analysis Requested		
01	4/15/19	ASES Roof	EXT. - Roof	White Roof Coating	Asbestos - PLM		
02	[Large handwritten bracket spanning rows 02-06]	[Large handwritten bracket spanning rows 02-06]	[Large handwritten arrow pointing down]	[Large handwritten arrow pointing down]	Asbestos - PLM		
03					Metal Roof Bolt Seal	Asbestos - PLM	
04					Asbestos - PLM		
05					Asbestos - PLM		
06					EXT. FRONT	Window Trim Caulking	Asbestos - PLM
07	[Large handwritten bracket spanning rows 07-20]	[Large handwritten bracket spanning rows 07-20]	[Large handwritten arrow pointing down]	[Large handwritten arrow pointing down]	Asbestos - PLM		
08					Asbestos - PLM		
09					INT.	12x12 Floor Tile & Mastic	Asbestos - PLM
10					Asbestos - PLM		
11					Asbestos - PLM		
12					Celotex Wall Core	Asbestos - PLM	
13					Cove Base Mastic	Asbestos - PLM	
14					Asbestos - PLM		
15					Drywall Wall Core	Asbestos - PLM	
16					Asbestos - PLM		
17	Asbestos - PLM						
18	2x4 Ceiling Tiles	Asbestos - PLM					
19	Asbestos - PLM						
20	Asbestos - PLM						
21	X	X			Asbestos - PLM		
22	X	X			Asbestos - PLM		
23	X	X			Asbestos - PLM		
24	X	X			Asbestos - PLM		



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
1101 California Ave, Suite 100
Corona, CA 92881
(951) 273-3410
info@allstate-services.com
www.allstate-services.com

April 18, 2019

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

RE: Lead-based paint testing at Pride Academy, 9303 Prospect Avenue, Santee,
California 92071

Dear Mr. David Christy:

In accordance with your request and authorization, Allstate Services conducted lead-based paint testing at Pride Academy located at 9303 Prospect Avenue in Santee, California on April 16, 2019. Please note that only selected areas of the ASES building was tested for lead-based paint at this time.

The on-site work was performed by Stacey J. Milano, California Certified Lead Inspector/Assessor # 315 using an XRF Analyzer following all required protocols.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Stacey J. Milano".

Stacey J. Milano
CDPH Inspector/Assessor #315

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

DETAILED XRF TESTING RESULTS

Pride Academy
9303 Prospect Avenue, Santee, California 92071

Sample	Area	Room Equivalent	Side Tested	Component	Substrate	Color	Condition	Lead (mg/cm ²)	Results	Quantities For Entire Area	Comments
1	Exterior	ASES	A	Wall	Wood	Beige	Intact	0.0	Negative		
2	Exterior	ASES	B	Wall	Wood	Beige	Intact	0.2	Negative		
3	Exterior	ASES	C	Wall	Wood	Beige	Intact	0.2	Negative		
4	Exterior	ASES	D	Wall	Wood	Beige	Intact	0.0	Negative		
5	Exterior	ASES	A	Cornerboard	Metal	Beige	Intact	0.3	Negative		
6	Exterior	ASES	A	Door	Metal	Green	Intact	0.1	Negative		
7	Exterior	ASES	A	Door Frame	Metal	Green	Intact	0.1	Negative		
8	Exterior	ASES	A	Door Frame	Wood	Green	Intact	0.4	Negative		
9	Exterior	ASES	A	Window Security Bars	Metal	Beige	Intact	0.0	Negative		
10	Interior	ASES	A	Door	Metal	Green	Intact	0.2	Negative		
11	Interior	ASES	A	Door Frame	Metal	Green	Intact	0.2	Negative		
12	Interior	ASES	C	Window Frame	Wood	Brown	Intact	0.0	Negative		

ALLSTATE SERVICES
XRF CALIBRATION FORM

Address: Pride Academy, 9303 Prospect Avenue, Santee, California 92071

Device: RMD, LPA-1

Date: April 16, 2019

Inspector: Stacey J. Milano

Calibration Check Tolerance Used: 0.7 mg/cm² - 1.3 mg/cm² (Inclusive)
Use Level III (1.02 mg/cm²) NIST SRM Paint film

First Calibration Check

Time: 2:15 p.m.

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

Second Calibration Check

Time: 2:35 p.m.

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

Third Calibration Check (If Needed)

Time: _____

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

State of California Department of Public Health

Lead-Related
Construction
Certificate

Certificate
Type

Expiration
Date



Inspector/Assessor	05/02/2019
Supervisor	05/02/2019
Project Designer	05/02/2019
Project Monitor	05/02/2019

Stacey J. Milano

ID #: 315

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 		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