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## LIMITED LEAD-BASED PAINT/CERAMIC TILE INSPECTION REPORT

Conducted at:

ENCINITA ELEMENTARY SCHOOL  
NE CAMPUS, PLAYGROUNDS, PORTABLES 28 & 29 PROJECT  
4515 ENCINITA AVENUE  
ROSEMEAD, CALIFORNIA 91770

Prepared for:

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Project Number EE 23-Z0046-0029  
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**LIMITED LEAD-BASED PAINT/CERAMIC TILE INSPECTION**

**Project Number:** EE 23-Z0046-0029

**Client:** Rosemead School District  
3907 Rosemead Boulevard, Suite 220  
Rosemead, California 91770

**Site Location:** Encinita Elementary School  
NE Campus, Playgrounds and Portables 28 & 29 Project  
4515 Encinita Avenue  
Rosemead, California 91770

**Site Use:** School Property

**Contact Person:** Dr. Maria Rios  
Assistant Superintendent of Administrative Services  
Phone: (626) 312-2900 Ext 219

**Inspection Date:** February 21 and 22, 2023

**Inspected By:** Mr. Rhys Kuzmic  
Certified Lead Professional, CDPH/LRC #0004395

**Report Assembled By:** Ms. Yesenia G. Galeana  
Technical Report Writer

**Report Generated/Reviewed By:** Mr. Tim Galeana  
Certified Lead Professional, CDPH # 0394/0395/0396

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**I. EXECUTIVE SUMMARY**

Executive Environmental (EE) provided the services of Certified Lead Professional (CLP) to conduct a limited lead-based paint/ceramic tile inspection of the Northeast Campus, Playgrounds and Portables 28 & 29 at Encinita Elementary School located at 4515 Encinita Avenue, Rosemead, California. The inspection was conducted as a precursor to the upcoming Renovation Project. EE provided a California Department of Public Health Certified Lead Inspector to conduct the inspection. Regulated Lead-based paint and lead-based ceramic glaze was detected during this inspection. EE's Certified Lead Professional conducted these services on February 21 and 22, 2023. *This is considered to be a limited inspection. Inspection was limited to surfaces and components anticipated to be impacted by the Northeast Campus, Playgrounds and Portables 28 & 29 Renovation Project, as directed by client.*

## II. SAMPLING PROTOCOL

According to the United States Department of Housing and Urban Development's (HUD) guideline document, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, and Section 1017 of Title X, Residential Lead-Based Paint Hazard Reduction Act of 1992, Public Law 102-550, paint found to have a lead concentration of at least 1.0 mg/cm<sup>2</sup> (milligrams per centimeter squared) by X-Ray Fluorescence (XRF), or 0.5 percent (5000 parts per million) by weight, is regulated as lead-based paint.

Los Angeles County Childhood Lead Poisoning Prevention Program, established in 1991, further regulates that paint found to have a lead concentration greater than 0.7 mg/cm<sup>2</sup> via XRF readings, or 0.06 weight-to-weight percent by Atomic Absorption Spectrometry (AAS) analysis, is considered to be lead-based paint. The Los Angeles County 0.7 mg/cm<sup>2</sup> action level was used for determining the lead content in this inspection because it is more stringent than the HUD Guidelines.

Any material containing any detectable level of lead is subject to the Occupational Safety and Health Administration's (OSHA) Lead Exposure in Construction Rule 29 Code of Federal Regulation (CFR) 1926.62 and California Code of Regulations Title 8, Section 1532.1 Lead (8CCR1532.1) and Title 8, Section 5198, Lead (8CCR5198). All work that disturbs this type of material must be performed in accordance with this and any other applicable standards.

All facilities built prior to 1979 for residential buildings and prior to 1993 for schools are suspect for lead-containing materials. Federal and state regulations recognize only the following methods of identification: analysis by an XRF instrument, paint bulk sample collection and analysis, or a combination of both. This inspection was conducted via XRF instrumentation. The parameters used to interpret the XRF results are outlined in the HUD guidelines and the XRF Performance Characteristics Sheets (PCS).

## III. SAMPLING METHODOLOGY

A visual inspection of the Northeast Campus, Playgrounds and Portables 28 & 29 was conducted by EE's CLP to identify major site features and surfaces and/or components suspected of being coated with lead-based paint and/or lead-based ceramic glaze. After identifying the materials suspected of being coated with lead-based paint and/or lead-based ceramic glaze, EE grouped the components, substrates, and room equivalents into testing combinations. A testing combination is defined as the room equivalent, component, and substrate. A room equivalent is an identifiable part of a building (e.g. classrooms, restrooms, mechanical rooms, exterior). Color does not accurately indicate painting history and is not included when assigning testing combinations. If there was any reason to suspect that materials may have been installed or painted at different times, even though they appear uniform, they were assigned to separate testing combinations.

Following the visual inspection, screening for the presence of lead-based paint or ceramic glaze was performed on-site using a portable XRF instrument. The XRF has the ability to measure lead content in paint and ceramic glaze within the range of 0 to 50 milligrams per centimeter squared (mg/cm<sup>2</sup>). The on-site inspection capability of the XRF instrument typically reduces the number of paint-chip samples that may need to be

collected and sent for laboratory analysis. The portable XRF instrument used in this inspection was manufactured by Heuresis and Niton Corporation.

The following specifications apply to the Niton XRF:

- Ability to report both the K and L shell line x-ray emission energies simultaneously and report the lead concentration in mg/cm<sup>2</sup>.
- Accuracy for a single reading on all building materials within 0.2 mg/cm<sup>2</sup>, at 95 percent confidence, at 0 to 1 mg/cm<sup>2</sup>.
- Equipped with a 40 milli-curie (mCi) cadmium, 109-sealed, radioactive source. Substrate effects are automatically corrected through a complex algorithm and calibration.

#### IV. SAMPLE ANALYSIS

According to local, state and federal standards, the following surfaces and/or components that were analyzed with the Niton XRF instrument during this inspection are considered to be coated with a regulated lead-based paint or lead-based ceramic glaze.

<b>XRF SAMPLE ANALYSIS DATA</b> Encinita Elementary School 4515 Encinita Avenue Rosemead, California 91770				
Location	Component	Substrate	Estimate Quantity	XRF Result Mg/cm <sup>2</sup>
<b>Campus<sup>1</sup></b>				
No regulated lead-based paint was identified on exterior surfaces and/or components anticipated to be impacted by the Playgrounds Project – Areas 2, 4 (Southwest Playground) and 5 identified on map.				
<b>Portables P28 and P29</b>				
Portable P29, side B exterior at HVAC unit	Ribbed conduit	Metal	2 LF	3.1
Portable P28, side B exterior at HVAC unit	Ribbed conduit	Metal	2 LF	4.4

*Note: This table must be used in conjunction with the entire report.*

<sup>1</sup> NOTE: 1) No paint on exterior paving of Area 1 (area surrounding P29 & P29) and Area 3 (Area between Building G Restrooms and Staff Restroom Building).

## V. CONCLUSIONS/RECOMMENDATIONS

EE conducted a limited lead-based paint inspection of the Northeast Campus, Playgrounds and Portables 28 & 29 at Encinita Elementary School located at 4515 Encinita Avenue, Rosemead, California. The following conclusions and/or recommendations apply:

### **Limited Lead-Based Paint/Ceramic Tile Inspection**

- Interior and exterior surfaces and/or components of Portables P18 and P29 were tested via the NITON XRF for the presence of lead.
- Surfaces and/or components of the Northeast Campus and Playgrounds were tested via the NITON XRF for the presence of lead.
- The components listed in the previous table were identified as being coated with a regulated lead-based paint.
- The painted surfaces and components were observed to be in intact to poor condition during this inspection.
- A fully representative number of XRF readings were taken at the project site. The results of these assays are presented in the XRF Summary Results spreadsheets.

It is recommended that all renovation, remodeling, construction, or demolition actions that might potentially disturb surfaces covered with lead-based paint be performed by properly trained and qualified personnel.

## VI. DISCLAIMER/REPORT LIMITATIONS

All reports and recommendations are based on conditions and practices observed and information made available to Executive Environmental (EE) by the client and the designated sites/facilities on the days sampling was conducted. This report does not purport to set forth all hazards, nor to indicate that other hazards do not exist. No responsibility is assumed by EE for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EE, for and on the behalf of the client. Services provided by EE shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

## **APPENDIX A – XRF SUMMARY RESULTS**

Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
1	2/21/2023			Calibrate					0.7	0.9	Positive
2	2/21/2023			Calibrate					0.7	0.9	Positive
3	2/21/2023			Calibrate					0.7	0.9	Positive
4	2/21/2023	Portable 28	Interior	Door	Metal	D	Intact	Blue	0.7	0	Negative
5	2/21/2023	Portable 28	Interior	Door frame	Metal	D	Intact	Blue	0.7	0.1	Negative
6	2/21/2023	Portable 28	Interior	Door	Metal	A	Intact	Blue	0.7	0	Negative
7	2/21/2023	Portable 28	Interior	Door frame	Metal	A	Intact	Blue	0.7	0.1	Negative
8	2/21/2023	Portable 28	Interior	Door frame	Metal	A	Intact	Blue	0.7	0.1	Negative
9	2/21/2023	Portable 28	Interior	Door	Metal	A	Intact	Blue	0.7	0	Negative
10	2/21/2023	Portable 28	Interior	Wall	Fiberboard	A	Intact	White	0.7	0	Negative
11	2/21/2023	Portable 28	Interior	Wall	Fiberboard	B	Intact	White	0.7	0	Negative
12	2/21/2023	Portable 28	Interior	Wall	Fiberboard	C	Intact	White	0.7	0	Negative
13	2/21/2023	Portable 28	Interior	Wall	Fiberboard	D	Intact	White	0.7	0	Negative
14	2/21/2023	Portable 28	Interior	Conduit	Plastic	C	Intact	White	0.7	0	Negative
15	2/21/2023	Portable 28	Interior	Conduit	Plastic	D	Intact	White	0.7	0.1	Negative
16	2/21/2023	Portable 28	Interior	Conduit	Plastic	A	Intact	White	0.7	0.1	Negative
17	2/21/2023	Portable 28	Interior	Cabinet	Wood	B	Intact	White	0.7	0	Negative
18	2/21/2023	Portable 28	Interior	Cabinet	Wood	B	Intact	White	0.7	0	Negative
19	2/21/2023	Portable 28	Interior	Countertop	Wood	B	Intact	White	0.7	0.1	Negative
20	2/21/2023	Portable 28	Interior	Window sill	Wood	B	Intact	White	0.7	0	Negative
21	2/21/2023	Portable 28	Interior	Window frame	Wood	B	Intact	White	0.7	0	Negative
22	2/21/2023	Portable 28	Interior	Electrical box	Metal	B	Intact	Grey	0.7	0.2	Negative
23	2/21/2023	Portable 28	Interior	Electrical box	Metal	B	Intact	Grey	0.7	0.1	Negative
24	2/21/2023	Portable 28	Interior	Server box	Metal	A	Intact	Black	0.7	0	Negative

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Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
25	2/21/2023	Portable 28	Interior	Projector screen mount	Metal	C	Intact	White	0.7	0	Negative
26	2/21/2023	Portable 28	Interior	Ceiling grid	Metal	Upper	Intact	White	0.7	0.1	Negative
27	2/21/2023	Portable 28	Interior	Ceiling beam	Metal	Upper	Intact	White	0.7	0.1	Negative
28	2/21/2023	Portable 28	Interior	Ceiling beam	Metal	Upper	Intact	White	0.7	0	Negative
29	2/21/2023	Portable 28	Interior	Ceiling beam	Metal	Upper	Intact	White	0.7	0.1	Negative
30	2/21/2023	Portable 28	Restroom 2	Sink	Porcelain	D	Intact	White	0.7	0	Negative
31	2/21/2023	Portable 28	Restroom 2	Toilet	Porcelain	A	Intact	White	0.7	0	Negative
32	2/21/2023	Portable 28	Restroom 2	Wall	FRP	A	Intact	White	0.7	0.1	Negative
33	2/21/2023	Portable 28	Restroom 2	Wall	FRP	C	Intact	White	0.7	0.1	Negative
34	2/21/2023	Portable 28	Restroom 2	Door	Metal	C	Intact	Blue	0.7	0	Negative
35	2/21/2023	Portable 28	Restroom 2	Door frame	Metal	C	Intact	Blue	0.7	0	Negative
36	2/21/2023	Portable 28	Restroom 1	Door frame	Metal	C	Intact	Blue	0.7	0.1	Negative
37	2/21/2023	Portable 28	Restroom 1	Door	Metal	C	Intact	Blue	0.7	0	Negative
38	2/21/2023	Portable 28	Restroom 1	Wall	FRP	A	Intact	White	0.7	0.2	Negative
39	2/21/2023	Portable 28	Restroom 1	Wall	FRP	B	Intact	White	0.7	0	Negative
40	2/21/2023	Portable 28	Restroom 1	Toilet	Porcelain	B	Intact	White	0.7	0.1	Negative

Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
41	2/21/2023	Portable 28	Restroom 1	Sink	Porcelain	B	Intact	White	0.7	0.2	Negative
42	2/21/2023	Portable 28	Exterior	Wall	Wood	A	Intact	White	0.7	0.1	Negative
43	2/21/2023	Portable 28	Exterior	Wall	Wood	B	Intact	White	0.7	0.1	Negative
44	2/21/2023	Portable 28	Exterior	Wall	Wood	C	Intact	White	0.7	0.1	Negative
45	2/21/2023	Portable 28	Exterior	Wall	Wood	D	Intact	White	0.7	0	Negative
46	2/21/2023	Portable 28	Exterior	Wall	Wood	D	Intact	Blue	0.7	0	Negative
47	2/21/2023	Portable 28	Exterior	Door	Metal	D	Intact	Blue	0.7	0	Negative
48	2/21/2023	Portable 28	Exterior	Door frame	Metal	D	Intact	Blue	0.7	0.1	Negative
49	2/21/2023	Portable 28	Exterior	Door frame trim	Wood	D	Intact	Blue	0.7	0	Negative
50	2/21/2023	Portable 28	Exterior	Hand rail	Metal	D	Intact	Blue	0.7	0.1	Negative
51	2/21/2023	Portable 28	Exterior	Downspout	Metal	D	Intact	Blue	0.7	0.1	Negative
52	2/21/2023	Portable 28	Exterior	Building frame	Metal	D	Intact	White	0.7	0.2	Negative
53	2/21/2023	Portable 28	Exterior	Overhang	Metal	D	Intact	Blue	0.7	0	Negative
54	2/21/2023	Portable 28	Exterior	Overhang beam	Metal	D	Intact	Blue	0.7	0.1	Negative
55	2/21/2023	Portable 28	Exterior	Building frame	Metal	D	Intact	Blue	0.7	0.1	Negative
56	2/21/2023	Portable 28	Exterior	Gutter	Metal	D	Intact	Blue	0.7	0.1	Negative
57	2/21/2023	Portable 28	Exterior	Fascia	Metal	D	Intact	Blue	0.7	0.2	Negative
58	2/21/2023	Portable 28	Exterior	Drip edge	Metal	A	Intact	Blue	0.7	0	Negative
59	2/21/2023	Portable 28	Exterior	Conduit	Metal	B	Intact	White	0.7	0.3	Negative
60	2/21/2023	Portable 28	Exterior	Conduit	Metal	B	Intact	White	0.7	0.3	Negative
61	2/21/2023	Portable 28	Exterior	Conduit	Metal	B	Intact	White	0.7	0.1	Negative
62	2/21/2023	Portable 28	Exterior	Conduit	Metal	B	Intact	White	0.7	0	Negative
63	2/21/2023	Portable 28	Exterior	Electrical box	Metal	B	Intact	White	0.7	0.1	Negative
64	2/21/2023	Portable 28	Exterior	Electrical box	Metal	B	Intact	White	0.7	0.1	Negative

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Rosemead School District  
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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
65	2/21/2023	Portable 28	Exterior	Downspout	Metal	B	Intact	Blue	0.7	0	Negative
66	2/21/2023	Portable 28	Exterior	HVAC unit	Metal	B	Intact	Grey	0.7	0	Negative
67	2/21/2023	Portable 28	Exterior	Vent	Metal	B	Intact	White	0.7	0	Negative
68	2/21/2023			Calibrate					0.7	0.9	Positive
69	2/21/2023			Calibrate					0.7	0.9	Positive
70	2/21/2023			Calibrate					0.7	0.9	Positive
71	2/21/2023	Portable 29	Interior	Ceiling beam	Metal	Upper	Intact	Black	0.7	0	Negative
72	2/21/2023	Portable 29	Interior	Ceiling beam	Metal	Upper	Intact	Black	0.7	0.1	Negative
73	2/21/2023	Portable 29	Interior	Door	Metal	D	Intact	Blue	0.7	0	Negative
74	2/21/2023	Portable 29	Interior	Door frame	Metal	D	Intact	Blue	0.7	0.1	Negative
75	2/21/2023	Portable 29	Interior	Wall	Fiberboard	A	Intact	White	0.7	0	Negative
76	2/21/2023	Portable 29	Interior	Wall	Fiberboard	B	Intact	White	0.7	0	Negative
77	2/21/2023	Portable 29	Interior	Wall	Fiberboard	C	Intact	White	0.7	0	Negative
78	2/21/2023	Portable 29	Interior	Wall	Fiberboard	D	Intact	White	0.7	0	Negative
79	2/21/2023	Portable 29	Interior	Window sill	Wood	D	Intact	White	0.7	0	Negative
80	2/21/2023	Portable 29	Interior	Window frame	Wood	D	Intact	White	0.7	0	Negative
81	2/21/2023	Portable 29	Interior	Conduit	Plastic	A	Intact	White	0.7	0.1	Negative
82	2/21/2023	Portable 29	Interior	Conduit	Plastic	C	Intact	White	0.7	0.1	Negative
83	2/21/2023	Portable 29	Interior	Conduit	Plastic	C	Intact	White	0.7	0.1	Negative
84	2/21/2023	Portable 29	Interior	Conduit	Plastic	B	Intact	White	0.7	0	Negative
85	2/21/2023	Portable 29	Interior	Electrical box	Metal	B	Intact	Grey	0.7	0.1	Negative
86	2/21/2023	Portable 29	Interior	Electrical box	Metal	B	Intact	Grey	0.7	0.2	Negative
87	2/21/2023	Portable 29	Interior	Ceiling grid	Metal	Upper	Intact	White	0.7	0.1	Negative
88	2/21/2023			Calibrate					0.7	1	Positive
89	2/21/2023			Calibrate					0.7	0.9	Positive

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Limited Lead-Based Paint/  
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Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
90	2/21/2023			Calibrate					0.7	0.8	Positive
91	2/22/2023			Calibrate					0.7	0.8	Positive
92	2/22/2023			Calibrate					0.7	0.8	Positive
93	2/22/2023			Calibrate					0.7	0.8	Positive
94	2/22/2023	Portable 29	Exterior	Door	Metal	D	Intact	Blue	0.7	0	Negative
95	2/22/2023	Portable 29	Exterior	Door frame	Metal	D	Intact	Blue	0.7	0.1	Negative
96	2/22/2023	Portable 29	Exterior	Door frame trim	Wood	D	Intact	Blue	0.7	0	Negative
97	2/22/2023	Portable 29	Exterior	Wall	Wood	D	Intact	Blue	0.7	0.1	Negative
98	2/22/2023	Portable 29	Exterior	Wall	Wood	D	Intact	White	0.7	0.1	Negative
99	2/22/2023	Portable 29	Exterior	Wall	Wood	A	Intact	White	0.7	0.1	Negative
100	2/22/2023	Portable 29	Exterior	Wall	Wood	C	Intact	White	0.7	0	Negative
101	2/22/2023	Portable 29	Exterior	Hand rail	Metal	D	Intact	Blue	0.7	0.1	Negative
102	2/22/2023	Portable 29	Exterior	Downspout	Metal	D	Intact	Blue	0.7	0	Negative
103	2/22/2023	Portable 29	Exterior	Downspout	Metal	D	Intact	Blue	0.7	0.1	Negative
104	2/22/2023	Portable 29	Exterior	Building frame	Metal	D	Intact	White	0.7	0.1	Negative
105	2/22/2023	Portable 29	Exterior	Ramp bracket	Metal	D	Intact	White	0.7	0	Negative
106	2/22/2023	Portable 29	Exterior	Ramp	Wood	D	Intact	Grey	0.7	0	Negative
107	2/22/2023	Portable 29	Exterior	Wall	Wood	B	Intact	White	0.7	0	Negative
108	2/22/2023	Portable 29	Exterior	Conduit	Metal	B	Intact	White	0.7	0.2	Negative
109	2/22/2023	Portable 29	Exterior	Conduit	Metal	B	Intact	White	0.7	0.3	Negative
110	2/22/2023	Portable 29	Exterior	Conduit	Metal	B	Intact	White	0.7	0.1	Negative
111	2/22/2023	Portable 29	Exterior	Electrical box	Metal	B	Intact	White	0.7	0	Negative
112	2/22/2023	Portable 29	Exterior	Electrical box	Metal	B	Intact	White	0.7	0.1	Negative
113	2/22/2023	Portable 29	Exterior	Electrical box	Metal	B	Intact	White	0.7	0.1	Negative
114	2/22/2023	Portable 29	Exterior	HVAC unit	Metal	B	Intact	Grey	0.7	0	Negative
115	2/22/2023	Portable 29	Exterior	Vent	Metal	B	Intact	White	0.7	0	Negative
116	2/22/2023	Portable 29	Exterior	Downspout	Metal	B	Intact	Blue	0.7	0	Negative

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Limited Lead-Based Paint/  
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Rosemead School District  
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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
117	2/22/2023	Portable 29	Exterior	Ribbed conduit	Metal	B	Intact	Grey	0.7	3.1	Positive
118	2/22/2023	Portable 28	Exterior	Ribbed conduit	Metal	B	Intact	Grey	0.7	4.4	Positive
119	2/22/2023	Portable 29	Exterior	Ramp siding	Wood	D	Intact	White	0.7	0	Negative
120	2/22/2023	Portable 29	Exterior	Overhang	Metal	D	Intact	Blue	0.7	0	Negative
121	2/22/2023	Portable 29	Exterior	Overhang beam	Metal	D	Intact	Blue	0.7	0.1	Negative
122	2/22/2023	Portable 29	Exterior	Gutter	Metal	D	Intact	Blue	0.7	0.1	Negative
123	2/22/2023	Portable 29	Exterior	Fascia	Metal	D	Intact	Blue	0.7	0.1	Negative
124	2/22/2023	Portable 29	Exterior	Drip edge	Metal	A	Intact	Blue	0.7	0	Negative
125	2/22/2023			Calibrate					0.7	0.8	Positive
126	2/22/2023			Calibrate					0.7	0.9	Positive
127	2/22/2023			Calibrate					0.7	0.9	Positive
128	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	White	0.7	0.1	Negative
129	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	White	0.7	0.2	Negative
130	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	White	0.7	0.2	Negative
131	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	Red	0.7	0.1	Negative
132	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	Red	0.7	0.2	Negative
133	2/22/2023	Area 2	Exterior	Floor stripe	Asphalt	Lower	Intact	Red	0.7	0.2	Negative
134	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0.1	Negative
135	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0	Negative
136	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0.1	Negative
137	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0.1	Negative

Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
138	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0	Negative
139	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0	Negative
140	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0.1	Negative
141	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0	Negative
142	2/22/2023	Area 4 SW Playground	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0	Negative
143	2/22/2023			Calibrate					0.7	0.9	Positive
144	2/22/2023			Calibrate					0.7	0.8	Positive
145	2/22/2023			Calibrate					0.7	0.8	Positive
146	2/23/2023			Calibrate					0.7	0.8	Positive
147	2/23/2023			Calibrate					0.7	0.9	Positive
148	2/23/2023			Calibrate					0.7	0.9	Positive
149	2/23/2023	Area 5	Exterior	Floor stripe	Asphalt	Lower	Intact	Orange	0.7	0.2	Negative
150	2/23/2023	Area 5	Exterior	Floor stripe	Asphalt	Lower	Intact	Orange	0.7	0.3	Negative
151	2/23/2023	Area 5	Exterior	Floor stripe	Asphalt	Lower	Intact	Orange	0.7	0.2	Negative
152	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	Red	0.7	0	Negative
153	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	Red	0.7	0	Negative
154	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0.1	Negative
155	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0	Negative
156	2/23/2023	Area 5	Exterior	Slide	Plastic	Lower	Intact	Yellow	0.7	0.5	Negative
157	2/23/2023	Area 5	Exterior	Slide	Plastic	Lower	Intact	Yellow	0.7	0	Negative

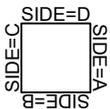
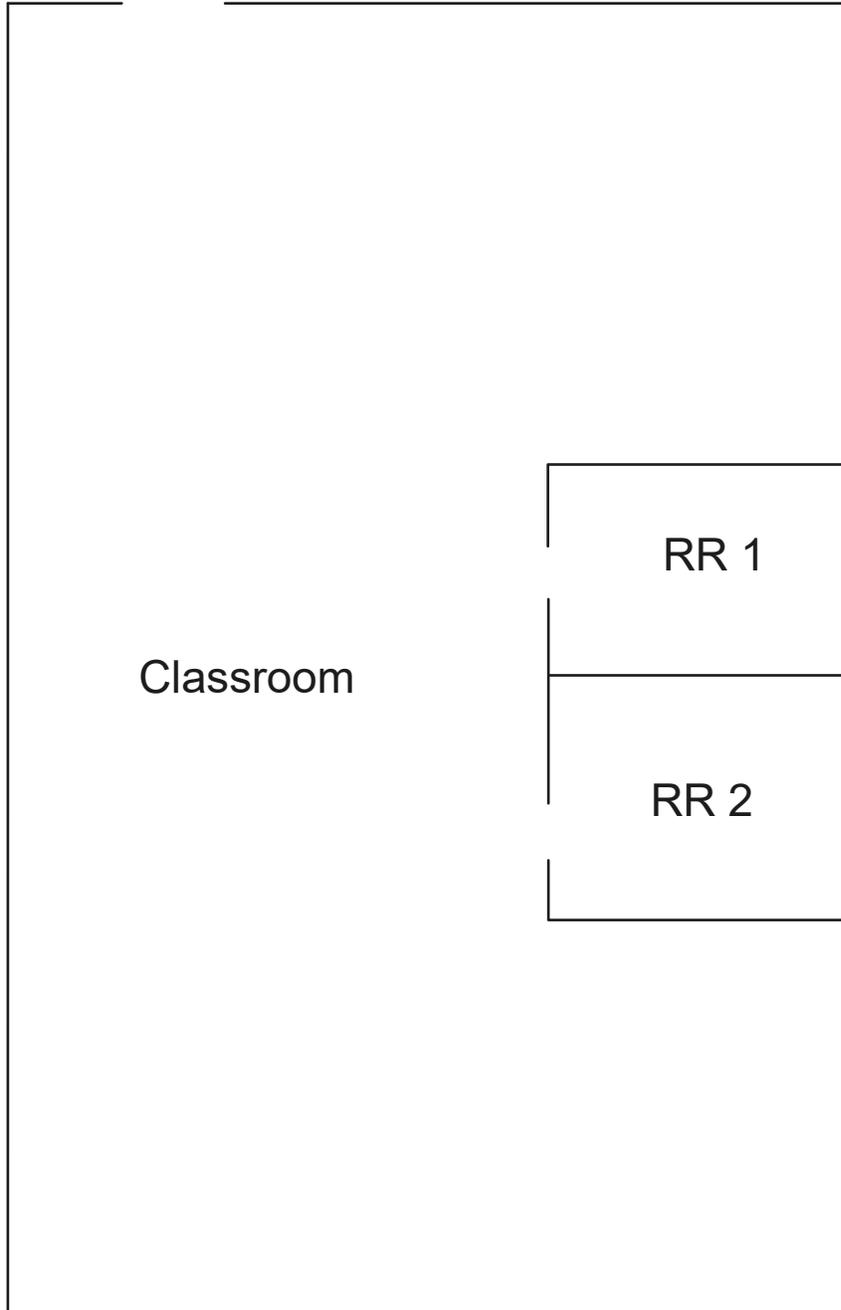
EE #23-Z0046-0029

Rosemead School District  
Encinita Elementary School

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Action Level	Concentration	Result
158	2/23/2023	Area 5	Exterior	Slide	Plastic	Lower	Intact	Yellow	0.7	0	Negative
159	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0.1	Negative
160	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	White	0.7	0	Negative
161	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Peeling	Blue	0.7	0	Negative
162	2/23/2023	Area 5	Exterior	Playground equipment	Metal	Lower	Intact	Blue	0.7	0	Negative
163	2/23/2023	Area 5	Exterior	Playground equipment	Plastic	Lower	Intact	Blue	0.7	0	Negative
164	2/23/2023	Area 4	Exterior	Slide	Plastic	Lower	Intact	Blue	0.7	0.1	Negative
165	2/23/2023	Area 4	Exterior	Slide	Plastic	Lower	Intact	Blue	0.7	0	Negative
166	2/23/2023	Area 4	Exterior	Slide	Plastic	Lower	Intact	Yellow	0.7	0.4	Negative
167	2/23/2023			Calibrate					0.7	0.9	Positive
168	2/23/2023			Calibrate					0.7	0.9	Positive
169	2/23/2023			Calibrate					0.7	1	Positive

**APPENDIX B – SITE DRAWING**

# Portable 28



**Client:** Rosemead School District

**Project#:** 23-Z0046-0029

**Info:** No Lead-Based Paint Identified

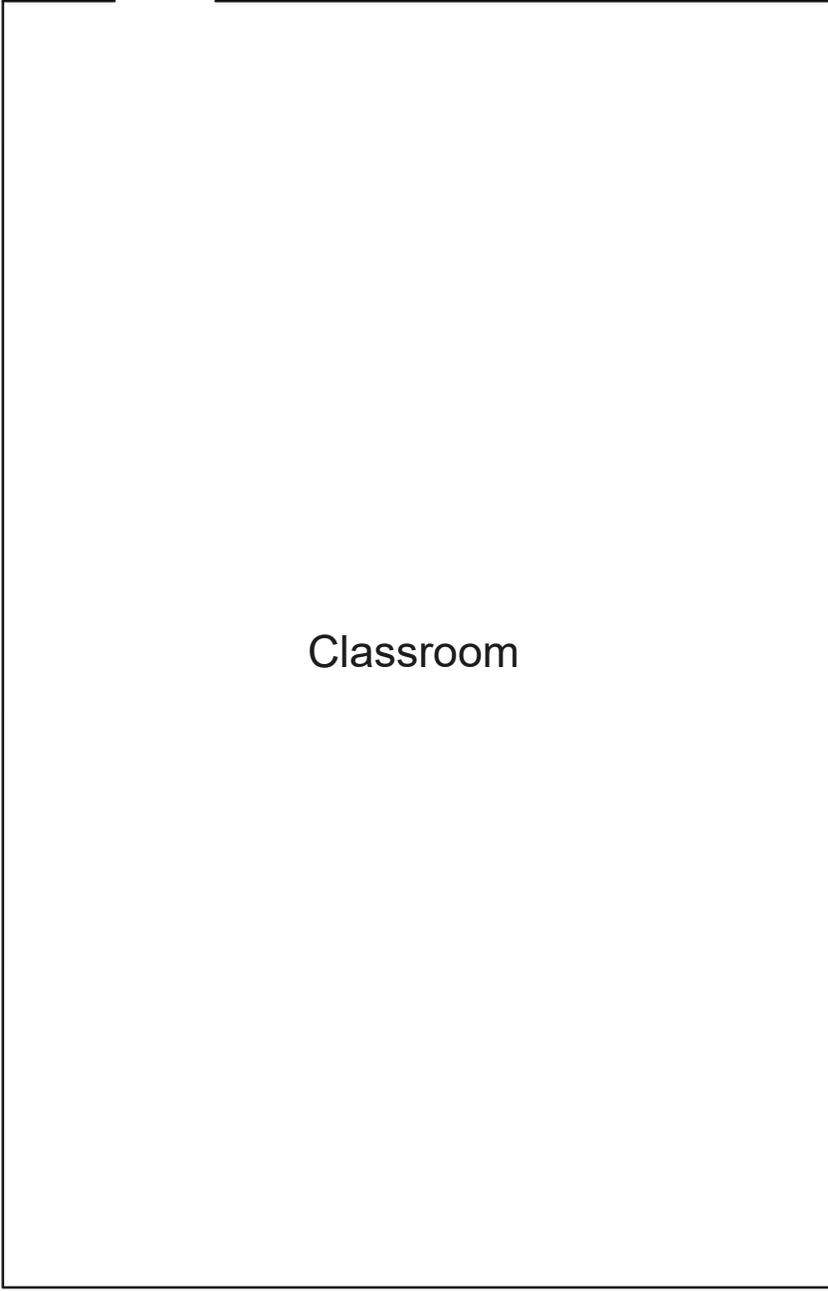


**EXECUTIVE ENVIRONMENTAL**  
HEALTH & SAFETY SIMPLIFIED

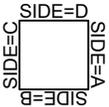
**Site:** Encinita Elementary School  
**Address:** 4515 Encinita Avenue  
Rosemead, California 91770

Drawing Not to Scale - © 2012

# Portable 29



Classroom



<b>Client:</b> Rosemead School District	<b>Project#:</b> 23-Z0046-0029	<b>Info:</b> No Lead-Based Paint Identified
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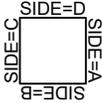


**EXECUTIVE ENVIRONMENTAL**  
HEALTH & SAFETY SIMPLIFIED

**Site:** Encinita Elementary School  
**Address:** 4515 Encinita Avenue  
Rosemead, California 91770

Drawing Not to Scale - © 2012

# Portable 28



**Client:** Rosemead School District      **Project#:** 23-Z0046-0029      **Info:** No Lead-Based Paint Identified

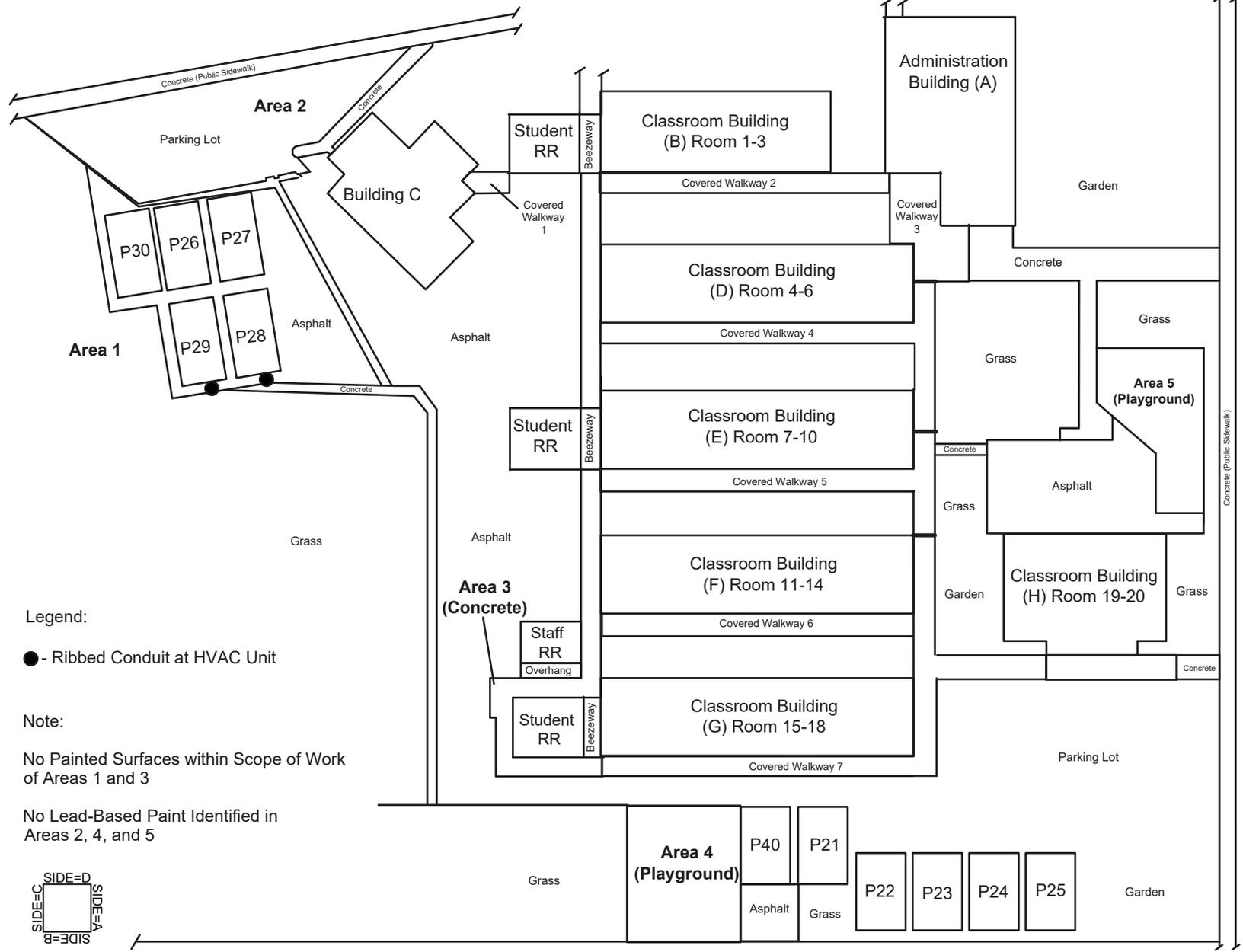


**EXECUTIVE ENVIRONMENTAL**  
HEALTH & SAFETY SIMPLIFIED

**Site:** Encinita Elementary School  
**Address:** 4515 Encinita Avenue  
Rosemead, California 91770

Drawing Not to Scale - © 2012

# Encinita ES



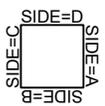
**Legend:**

● - Ribbed Conduit at HVAC Unit

**Note:**

No Painted Surfaces within Scope of Work of Areas 1 and 3

No Lead-Based Paint Identified in Areas 2, 4, and 5



**Client:** Rosemead School District

**Project #:** 22-Z0046-0002

**Info:** Lead-Based Paint Identified



**EXECUTIVE ENVIRONMENTAL**  
HEALTH & SAFETY SIMPLIFIED

**Site:** Encinita Elementary School  
**Address:** 4515 Encinita Avenue  
Rosemead, California 91770

Drawing Not to Scale - © 2012

**APPENDIX C – LEAD HAZARD EVALUATION REPORT**

## LEAD HAZARD EVALUATION REPORT

**Section 1 — Date of Lead Hazard Evaluation** 02/21/2023-02/22/2023

**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)] <b>4515 Encinita Avenue</b>	City <b>Rosemead</b>	County <b>Los Angeles</b>	Zip Code <b>91770</b>
Construction date (year) of structure <b>Unknown</b>	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 <b>Rosemead SD (Maria Rios)</b>	Telephone number <b>626-312-2900 Ext. 219</b>		
Address [number, street, apartment (if applicable)] <b>3907 Rosemead Blvd Suite 220</b>	City <b>Rosemead</b>	State <b>CA</b>	Zip Code <b>91770</b>

**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 Intact lead-containing material detected

**Section 6 — Individual Conducting Lead Hazard Evaluation**

Name <b>Rhys Kuzmic</b>	Telephone number <b>626-441-7050</b>		
Address [number, street, apartment (if applicable)] <b>310 East Foothill Blvd. Suite 200</b>	City <b>Arcadia</b>	State <b>CA</b>	Zip Code <b>91006</b>
CDPH certification number <b>18093/LRC-00004395</b>	Signature 	Date <b>02/23/2023</b>	

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

**APPENDIX D – XRF PERFORMANCE CHARACTERISTICS SHEET**

## Performance Characteristic Sheet

**EFFECTIVE DATE:** December 1, 2015

**MANUFACTURER AND MODEL:**

Make: *Heuresis*  
Models: *Model Pb200i*  
Source: *<sup>57</sup>Co, 5 mCi (nominal – new source)*

### FIELD OPERATION GUIDANCE

**OPERATING PARAMETERS:**

Action Level mode

**XRF CALIBRATION CHECK LIMITS:**

0.8 to 1.2 mg/cm <sup>2</sup> (inclusive)
---

**SUBSTRATE CORRECTION:**

Not applicable

**INCONCLUSIVE RANGE OR THRESHOLD:**

<b>ACTION LEVEL MODE READING DESCRIPTION</b>	<b>SUBSTRATE</b>	<b>THRESHOLD (mg/cm<sup>2</sup>)</b>
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

## BACKGROUND INFORMATION

### EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

### OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

### XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm<sup>2</sup> in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm<sup>2</sup> film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

### SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm<sup>2</sup> for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm<sup>2</sup> at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm<sup>2</sup>. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm<sup>2</sup> NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

$$\text{Correction value} = (1\text{st} + 2\text{nd} + 3\text{rd} + 4\text{th} + 5\text{th} + 6\text{th Reading})/6 - 1.02 \text{ mg/cm}^2$$

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

### EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

**TESTING TIMES:**

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm<sup>2</sup>. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

<b>Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level</b>		
<b>Reading (mg/cm<sup>2</sup>)</b>	<b>Mean Reading Time (seconds)</b>	<b>Standard Deviation (seconds)</b>
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

**CLASSIFICATION OF RESULTS:**

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm<sup>2</sup>), and *negative* if they are *less than* the threshold.

**DOCUMENTATION:**

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.