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LIMITED LEAD-BASED PAINT INSPECTION REPORT

Conducted at:

GROVECENTER ELEMENTARY SCHOOL
HVAC REPLACEMENT PROJECT
775 NORTH LARK ELLEN AVENUE
WEST COVINA, CALIFORNIA 91790

Prepared for:


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COVINA-VALLEY UNIFIED SCHOOL DISTRICT
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COVINA, CALIFORNIA 91723

Prepared by:

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Project Number EE 23-Z0172-0076
June 9, 2023 (Amended July 11, 2023)

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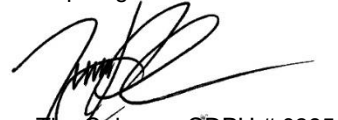

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LIMITED LEAD-BASED PAINT INSPECTION

Project Number: EE 23-Z0172-0076

Client: Covina-Valley Unified School District
519 East Badillo Street
Covina, California 91723

Site Location: Grovecenter Elementary School
HVAC Replacement Project
775 North Lark Ellen Avenue
West Covina, California 91790

Site Use: School Property

Contact Person: Mr. Brian Johnson
Assistant Director of Maintenance & Operations, Facilities
and Transportation
Phone: (626) 974-7000, ext. 800145

Inspection Date: May 8 thru 10 and June 7, 2023
June 22, 2023

Inspected By: Mr. Tim Galeana
Certified Lead Professional, CDPH # 0395

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

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

I. EXECUTIVE SUMMARY

Executive Environmental (EE) provided the services of a Certified Lead Professional (CLP) to conduct a limited lead-based paint inspection of Buildings B (MPR), C, D, E, F and G at Grovecenter Elementary School located at 775 North Lark Ellen Avenue, West Covina, California. The inspection was conducted as a precursor to the upcoming HVAC Replacement Project. At the request of the District, EE revisited the campus to conduct testing of all the heater closets in conjunction with the HVAC project. EE provided a California Department of Public Health Certified Lead Inspector to conduct the inspection. Regulated lead-based paint and lead containing materials were detected during this inspection. EE's CLP conducted these services on May 8 thru 10 and June 7, 2023 and June 22, 2023. *This is considered to be a limited inspection. The inspection was limited to surfaces and components anticipated to be impacted by the HVAC Replacement project, as directed by the District Representative.*

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/cm² (milligrams per centimeter squared) by X-Ray Fluorescence (XRF) readings, or 0.5 percent (5000 parts per million) by weight, is regulated as lead-based paint.

Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP), established in 1991, further regulates that paint found to have a lead concentration greater than 0.7 milligrams per centimeter squared (mg/cm²) by 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/cm² 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 Buildings B (MPR), C, D, E, F and G was conducted by EE's CLP to identify major site features and surfaces and/or components suspected of being coated with lead-based paint or a lead-containing material that may be impacted by the HVAC Replacement project. After identifying the materials suspected of being coated with a lead-based paint, 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/cm²). 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.

The following specifications apply to the Viken Detection XRF (formerly Heuresis):

- Ability to report Positive and Negative determination at 1.0mg lead/cm² with 2-sigma confidence with measurement time of 1-3 nominal seconds on most lead paint samples.
- Detects lead at 0.1 mg/cm² with 2-sigma confidence with a measurement time of 1 second on most samples.
- Equipped with a ⁵⁷Co sealed source, 5mCi (185 MBq), 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 Viken Detection XRF instrument during this inspection are considered to be a coated with lead-based paint or a lead containing material.

SAMPLE ANALYSIS DATA Grovecenter Elementary School 775 North Lark Ellen Avenue West Covina, California 91790				
Location	Component	Substrate	Estimated Quantity	XRF Result Mg/cm ²
Building B (MPR)^A				
Mechanical/Electrical room (B115)	Gas line valve (red)	Metal	2 Total	14.1
Building C- Rooms 1 and 2 (C101 and C102)				
Room 1 (C101), side A Room 2 (C102), side A	Ribbed conduit (painted)	Metal	12 Linear Feet	2.2, 2.1
Exterior at condenser units	1" Flexible conduit (not painted)	Conduit	6 Linear Feet	1.0
Exterior at window panel for AC unit	Window frame	Metal	2 Total (to be impacted)	2.0

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

^A NOTE: Building B (MPR): HVAC equipment in Mechanical/Electrical room (B115), not coated.

SAMPLE ANALYSIS DATA Grovecenter Elementary School 775 North Lark Ellen Avenue West Covina, California 91790				
Location	Component	Substrate	Estimated Quantity	XRF Result Mg/cm ²
Building D - Rooms 6 thru 9 (D101 thru D104)				
Room 6 (D101), side D Room 7 (D102), side D Room 8 (D103), side D Room 9 (D104), side D	Ribbed conduit (painted)	Metal	20 Linear Feet	2.6, 1.8, 1.9, 1.0
Exterior at condenser units	1" Flexible conduit (not painted)	Conduit	12 Linear Feet	1.2
Exterior at Heater room (D001) Heater room (D002)	Vent	Metal	12 Total	6.7
Building E – Rooms 10 thru 13 (E101 thru E104)				
Room 10 (E101), side D Room 11 (E102), side D Room 12 (E103), side D Room 13 (E104), side D	Ribbed conduit (painted)	Metal	20 Linear Feet	0.7, 2.5
Exterior at AC condenser units	1" Flexible conduit (not painted)	Conduit	12 Linear Feet	0.8, 3.5
Exterior at Heater room (E001) Heater room (E002)	Vent	Metal	12 Total	15.1
Building F- Rooms 14 thru 17 (F101 and F102)				
Room 14 (F101), side D Room 15 (F102), side D Room 16 (F103), side D Room 17 (F104), side D	Ribbed conduit (painted)	Metal	20 Linear Feet	0.8, 2.5, 2.2
Exterior at AC condenser units for Room 14 (F101) Room 15 (F102) Room 17 (F104)	1" Flexible conduit (not painted)	Conduit	9 Linear Feet	0.8, 1.0
Exterior at Heater room (F001) Heater room (F002)	Vent	Metal	12 Total	19.1

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

SAMPLE ANALYSIS DATA Grovecenter Elementary School 775 North Lark Ellen Avenue West Covina, California 91790				
Location	Component	Substrate	Estimated Quantity	XRF Result Mg/cm ²
Building G - Rooms 18 thru 21 (G101 thru G104)				
Room 18 (G101), side D Room 19 (G102), side D Room 20 (G103), side D Room 21 (G104), side D	Ribbed conduit (painted)	Metal	14 or 16? Linear Feet	2.1, 2.0
Exterior at AC condenser units for Room 19 (G102) Room 20 (G103)	1" Flexible conduit (not painted)	Conduit	6 Linear Feet	0.9
Exterior at Heater room (G001) Heater room (G002)	Vent	Metal	12 Total	17

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

V. CONCLUSIONS/RECOMMENDATIONS

EE conducted a limited lead-based paint inspection of Buildings B (MPR), C, D, E, F and G at Grovecenter Elementary School located at 775 North Lark Ellen Avenue, West Covina, California. The following conclusions and/or recommendations apply:

Limited Lead-Based Paint Inspection

- Interior and exterior surfaces/components of Buildings B (MPR), C, D, E, F and G anticipated to be impacted by the HVAC Replacement Project were tested via the Viken Detection XRF for the presence of lead.
- The items listed in the previous tables were identified as being coated with lead-based paint or a lead containing material.
- The painted surfaces/components tested were observed to be in intact 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
- 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, any identified lead containing materials be removed and disposed of properly.

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

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
1	6/22/23			Calibrate					0.8	Negative	1
2	6/22/23			Calibrate					0.9	Negative	1
3	6/22/23			Calibrate					0.9	Negative	1
4	6/22/23			Calibrate					0.8	Negative	1
5	6/22/23			Calibrate					0.9	Negative	1
6	6/22/23			Calibrate					0.9	Negative	1
7	6/22/23			Calibrate					0.9	Negative	1
8	6/22/23			Calibrate					0.9	Negative	1
9	6/22/23	Building C	Heater room (C108)	Wall	Plaster	A	Intact	Beige	0	Negative	1
10	6/22/23	Building C	Heater room (C108)	Wall	Plaster	B	Intact	Beige	0	Negative	1
11	6/22/23	Building C	Heater room (C108)	Wall	Concrete	C	Intact	Beige	0.3	Negative	1
12	6/22/23	Building C	Heater room (C108)	Wall	Plaster	D	Intact	Beige	0	Negative	1
13	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0	Negative	1
14	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	1
15	6/22/23	Building C	Heater room (C108)	Floor panel	Metal	Lower	Peeling	Orange	0.4	Negative	1
16	6/22/23	Building C	Heater room (C108)	Floor panel	Metal	Lower	Peeling	Orange	0.3	Negative	1
17	6/22/23	Building C	Heater room (C108)	Ceiling	Plaster	Upper	Intact	Beige	0	Negative	1
18	6/22/23	Building C	Heater room (C108)	Ceiling ring for pipe	Metal	Upper	Intact	Beige	0.2	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
19	6/22/23	Building C	Heater room (C108)	Ceiling ring for pipe	Metal	Upper	Intact	Beige	0.3	Negative	1
20	6/22/23	Building C	Heater room (C108)	HVAC unit base	Metal	Lower	Intact	Black	0.1	Negative	1
21	6/22/23	Building C	Heater room (C108)	HVAC unit base	Metal	Lower	Intact	Black	0	Negative	1
22	6/22/23	Building C	Heater room (C108)	Pipe	Metal	C	Intact	Beige	0.5	Negative	1
23	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Beige	0.6	Negative	1
24	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Beige	0.3	Negative	1
25	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Blue	0.1	Negative	1
26	6/22/23	Building C	Room1 (C101)	Vent	Metal	B	Intact	Beige	0.3	Negative	1
27	6/22/23	Building C	Room2 (C102)	Vent	Metal	D	Intact	Beige	0.1	Negative	1
28	6/22/23	Building D	Exterior	Vent	Metal	D	Intact	Beige	0.1	Negative	1
29	6/22/23	Building D	Exterior	Vent	Metal	D	Intact	Beige	6.7	Positive	1
30	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Beige	0.3	Negative	1
31	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Blue	0.4	Negative	1
32	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Red	0.4	Negative	1
33	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Red	0.3	Negative	1
34	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Blue	0.4	Negative	1
35	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Beige	0.4	Negative	1
36	6/22/23	Building D	Heater room (D002)	Wall	Plaster	A	Intact	Beige	0.1	Negative	1
37	6/22/23	Building D	Heater room (D002)	Wall	Plaster	B	Intact	Beige	0	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
38	6/22/23	Building D	Heater room (D002)	Wall	Concrete	B	Intact	Beige	0.2	Negative	1
39	6/22/23	Building D	Heater room (D002)	Wall	Plaster	C	Intact	Beige	0	Negative	1
40	6/22/23	Building D	Heater room (D002)	Wall	Plaster	D	Intact	Beige	0	Negative	1
41	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	C	Intact	Grey	0.1	Negative	1
42	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	A	Intact	Grey	0.1	Negative	1
43	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	A	Intact	Blue	0.1	Negative	1
44	6/22/23	Building D	Heater room (D001)	HVAC unit	Metal	A	Intact	Grey	0.1	Negative	1
45	6/22/23	Building D	Heater room (D001)	HVAC unit	Metal	C	Intact	Grey	0.1	Negative	1
46	6/22/23	Building D	Heater room (D001)	Wall	Plaster	A	Intact	Beige	0	Negative	1
47	6/22/23	Building D	Heater room (D001)	Wall	Plaster	B	Intact	Beige	0	Negative	1
48	6/22/23	Building D	Heater room (D001)	Wall	Concrete	B	Intact	Beige	0.3	Negative	1
49	6/22/23	Building D	Heater room (D001)	Wall	Plaster	C	Intact	Beige	0	Negative	1
50	6/22/23	Building D	Heater room (D001)	Wall	Plaster	D	Intact	Beige	0	Negative	1
51	6/22/23	Building D	Room 6 (D101)	Vent	Metal	D	Intact	White	0.3	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
52	6/22/23	Building D	Room 7 (D102)	Vent	Metal	D	Intact	White	0.1	Negative	1
53	6/22/23	Building D	Room 8 (D103)	Vent	Metal	D	Intact	White	0.1	Negative	1
54	6/22/23	Building D	Room 9 (D104)	Vent	Metal	D	Intact	White	0.1	Negative	1
55	6/22/23	Building E	Heater room (E001)	Wall	Plaster	A	Intact	Beige	0	Negative	1
56	6/22/23	Building E	Heater room (E001)	Wall	Plaster	B	Intact	Beige	0.1	Negative	1
57	6/22/23	Building E	Heater room (E001)	Wall	Concrete	B	Intact	Beige	0.2	Negative	1
58	6/22/23	Building E	Heater room (E001)	Wall	Plaster	C	Intact	Beige	0.4	Negative	1
59	6/22/23	Building E	Heater room (E001)	Wall	Plaster	D	Intact	Beige	0	Negative	1
60	6/22/23	Building E	Heater room (E001)	HVAC unit	Metal	C	Intact	Green	0.1	Negative	1
61	6/22/23	Building E	Heater room (E001)	HVAC unit	Metal	A	Intact	Green	0	Negative	1
62	6/22/23	Building E	Heater room (E002)	HVAC unit	Metal	A	Intact	Green	0.1	Negative	1
63	6/22/23	Building E	Heater room (E002)	HVAC unit	Metal	C	Intact	Green	0	Negative	1
64	6/22/23	Building E	Heater room (E002)	Wall	Plaster	A	Intact	Beige	0	Negative	1
65	6/22/23	Building E	Heater room (E002)	Wall	Plaster	B	Intact	Beige	0	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
66	6/22/23	Building E	Heater room (E002)	Wall	Concrete	B	Intact	Beige	0.3	Negative	1
67	6/22/23	Building E	Heater room (E002)	Wall	Plaster	C	Intact	Beige	0	Negative	1
68	6/22/23	Building E	Heater room (E002)	Wall	Plaster	D	Intact	Beige	0	Negative	1
69	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	1
70	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	1
71	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Blue	15.1	Positive	1
72	6/22/23	Building E	Room 10 (E101)	Vent	Metal	D	Intact	White	0.4	Negative	1
73	6/22/23	Building E	Room 11 (E102)	Vent	Metal	D	Intact	White	0.4	Negative	1
74	6/22/23	Building E	Room 12 (E103)	Vent	Metal	D	Intact	Blue	0.3	Negative	1
75	6/22/23	Building E	Room 13 (E104)	Vent	Metal	D	Intact	White	0.3	Negative	1
76	6/22/23			Calibrate					0.8	Negative	1
77	6/22/23			Calibrate					0.8	Negative	1
78	6/22/23			Calibrate					0.9	Negative	1
79	6/22/23			Calibrate					0.9	Negative	1
80	6/22/23			Calibrate					1	Positive	1
81	6/22/23			Calibrate					0.9	Negative	1
82	6/22/23			Calibrate					0.9	Negative	1
83	6/22/23	Building F	Heater room (F001)	Wall	Plaster	A	Intact	Beige	0.3	Negative	1
84	6/22/23	Building F	Heater room (F001)	Wall	Plaster	B	Intact	Beige	0	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
85	6/22/23	Building F	Heater room (F001)	Wall	Concrete	B	Intact	Beige	0.3	Negative	1
86	6/22/23	Building F	Heater room (F001)	Wall	Plaster	C	Intact	Beige	0	Negative	1
87	6/22/23	Building F	Heater room (F001)	Wall	Plaster	D	Intact	Beige	0	Negative	1
88	6/22/23	Building F	Heater room (F002)	Wall	Plaster	A	Intact	Beige	0	Negative	1
89	6/22/23	Building F	Heater room (F002)	Wall	Plaster	B	Intact	Beige	0	Negative	1
90	6/22/23	Building F	Heater room (F002)	Wall	Concrete	B	Intact	Beige	0.3	Negative	1
91	6/22/23	Building F	Heater room (F002)	Wall	Plaster	C	Intact	Beige	0	Negative	1
92	6/22/23	Building F	Heater room (F002)	Wall	Plaster	D	Intact	Beige	0	Negative	1
93	6/22/23	Building F	Heater room (F002)	HVAC unit	Metal	C	Intact	Beige	0	Negative	1
94	6/22/23	Building F	Heater room (F002)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	1
95	6/22/23	Building F	Heater room (F001)	HVAC unit	Metal	A	Intact	Beige	0	Negative	1
96	6/22/23	Building F	Heater room (F001)	HVAC unit	Metal	C	Intact	Beige	0.1	Negative	1
97	6/22/23	Building F	Exterior	Vent	Metal	D	Intact	Beige	19.1	Positive	1
98	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	1
99	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	1
100	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
101	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	1
102	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	1
103	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	1
104	6/22/23	Building F	Room 14 (F101)	Vent	Metal	D	Intact	Beige	0.2	Negative	1
105	6/22/23	Building F	Room 15 (F102)	Vent	Metal	D	Intact	Beige	0.1	Negative	1
106	6/22/23	Building F	Room 16 (F103)	Vent	Metal	D	Intact	Beige	0.2	Negative	1
107	6/22/23	Building F	Room 17 (F104)	Vent	Metal	D	Intact	Beige	0.4	Negative	1
108	6/22/23			Calibrate					0.8	Negative	1
109	6/22/23			Calibrate					0.8	Negative	1
110	6/22/23			Calibrate					0.8	Negative	1
111	6/22/23			Calibrate					0.8	Negative	1
112	6/22/23			Calibrate					0.9	Negative	1
113	6/22/23			Calibrate					0.7	Negative	1
114	6/22/23			Calibrate					0.8	Negative	1
115	6/22/23			Calibrate					0.8	Negative	1
116	6/22/23			Calibrate					0.8	Negative	1
117	6/22/23			Calibrate					0.8	Negative	1
118	6/22/23			Calibrate					0.8	Negative	1
119	6/22/23			Calibrate					0.8	Negative	1
120	6/22/23			Calibrate					0.8	Negative	1
121	6/22/23	Building G	Heater room (G001)	Wall	Plaster	A	Intact	Beige	0	Negative	1
122	6/22/23	Building G	Heater room (G001)	Wall	Plaster	B	Intact	Beige	0	Negative	1

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
123	6/22/23	Building G	Heater room (G001)	Wall	Concrete	B	Intact	Beige	0.1	Negative	1
124	6/22/23	Building G	Heater room (G001)	Wall	Plaster	C	Intact	Beige	0	Negative	1
125	6/22/23	Building G	Heater room (G001)	Wall	Plaster	D	Intact	Beige	0	Negative	1
126	6/22/23	Building G	Heater room (G001)	Wall	Plaster	D	Intact	Beige	0	Negative	1
127	6/22/23	Building G	Heater room (G001)	HVAC unit	Metal	C	Intact	Blue	0.1	Negative	1
128	6/22/23	Building G	Heater room (G001)	HVAC unit	Metal	A	Intact	Green	0.1	Negative	1
129	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	A	Intact	Green	0.2	Negative	1
130	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	C	Intact	Green	0.2	Negative	1
131	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	C	Intact	Blue	0.1	Negative	1
132	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	A	Intact	Blue	0	Negative	1
133	6/22/23	Building G	Heater room (G002)	Wall	Plaster	A	Intact	Beige	0	Negative	1
134	6/22/23	Building G	Heater room (G002)	Wall	Plaster	B	Intact	Beige	0	Negative	1
135	6/22/23	Building G	Heater room (G002)	Wall	Concrete	B	Intact	Beige	0.1	Negative	1
136	6/22/23	Building G	Heater room (G002)	Wall	Plaster	C	Intact	Beige	0	Negative	1

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
137	6/22/23	Building G	Heater room (G002)	Wall	Plaster	D	Intact	Beige	0	Negative	1
138	6/22/23	Building G	Heater room (G001)	Vent	Metal	D	Intact	Beige	0.3	Negative	1
139	6/22/23	Building G	Room 19 (G102)	Vent	Metal	D	Intact	Beige	0.1	Negative	1
140	6/22/23	Building G	Room 20 (G103)	Vent	Metal	D	Intact	Beige	0.2	Negative	1
141	6/22/23	Building G	Room 21 (G104)	Vent	Metal	D	Intact	Beige	0.3	Negative	1
142	6/22/23	Building G	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	1
143	6/22/23	Building G	Exterior	Vent	Metal	D	Intact	Beige	17	Positive	1
144	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Beige	0.5	Negative	1
145	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	1
146	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Blue	0.1	Negative	1
147	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	1
148	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Red	0	Negative	1
149	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	1
150	6/22/23			Calibrate					0.9	Negative	1
151	6/22/23			Calibrate					0.9	Negative	1
152	6/22/23			Calibrate					0.9	Negative	1

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
153	6/22/23			Calibrate					0.8	Negative	1
154	6/22/23			Calibrate					1	Positive	1
155	6/22/23			Calibrate					1	Positive	1
156	6/22/23			Calibrate					1	Positive	1
157	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	1
158	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	1
159	6/22/23			Calibrate					1	Positive	1
160	6/22/23			Calibrate					1	Positive	1
161	6/22/23			Calibrate					0.9	Positive	1

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
1	6/22/23			Calibrate					0.9	Positive	0.7
2	6/22/23			Calibrate					0.9	Positive	0.7
3	6/22/23			Calibrate					0.9	Positive	0.7
4	6/22/23	Building C	Heater room (C108)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
5	6/22/23	Building C	Heater room (C108)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
6	6/22/23	Building C	Heater room (C108)	Wall	Concrete	C	Intact	Beige	0.3	Negative	0.7
7	6/22/23	Building C	Heater room (C108)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
8	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0	Negative	0.7
9	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	0.7
10	6/22/23	Building C	Heater room (C108)	Floor panel	Metal	Lower	Peeling	Orange	0.4	Negative	0.7
11	6/22/23	Building C	Heater room (C108)	Floor panel	Metal	Lower	Peeling	Orange	0.3	Negative	0.7
12	6/22/23	Building C	Heater room (C108)	Ceiling	Plaster	Upper	Intact	Beige	0	Negative	0.7
13	6/22/23	Building C	Heater room (C108)	Ceiling ring for pipe	Metal	Upper	Intact	Beige	0.2	Negative	0.7
14	6/22/23	Building C	Heater room (C108)	Ceiling ring for pipe	Metal	Upper	Intact	Beige	0.3	Negative	0.7
15	6/22/23	Building C	Heater room (C108)	HVAC unit base	Metal	Lower	Intact	Black	0.1	Negative	0.7
16	6/22/23	Building C	Heater room (C108)	HVAC unit base	Metal	Lower	Intact	Black	0	Negative	0.7

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
17	6/22/23	Building C	Heater room (C108)	Pipe	Metal	C	Intact	Beige	0.5	Negative	0.7
18	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Beige	0.4	Negative	0.7
19	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Beige	0.3	Negative	0.7
20	6/22/23	Building C	Exterior	Vent	Metal	C	Intact	Blue	0.1	Negative	0.7
21	6/22/23	Building C	Room1 (C101)	Vent	Metal	B	Intact	Beige	0.3	Negative	0.7
22	6/22/23	Building C	Room2 (C102)	Vent	Metal	D	Intact	Beige	0.1	Negative	0.7
23	6/22/23	Building D	Exterior	Vent	Metal	D	Intact	Beige	0.1	Negative	0.7
24	6/22/23	Building D	Exterior	Vent	Metal	D	Intact	Beige	6.7	Positive	0.7
25	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Beige	0.3	Negative	0.7
26	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Blue	0.4	Negative	0.7
27	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Red	0.4	Negative	0.7
28	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Red	0.3	Negative	0.7
29	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Blue	0.4	Negative	0.7
30	6/22/23	Building D	Exterior	Wall	Stucco	D	Intact	Beige	0.4	Negative	0.7
31	6/22/23	Building D	Heater room (D002)	Wall	Plaster	A	Intact	Beige	0.1	Negative	0.7
32	6/22/23	Building D	Heater room (D002)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
33	6/22/23	Building D	Heater room (D002)	Wall	Concrete	B	Intact	Beige	0.2	Negative	0.7
34	6/22/23	Building D	Heater room (D002)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
35	6/22/23	Building D	Heater room (D002)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
36	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	C	Intact	Grey	0.1	Negative	0.7
37	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	A	Intact	Grey	0.1	Negative	0.7
38	6/22/23	Building D	Heater room (D002)	HVAC unit	Metal	A	Intact	Blue	0.1	Negative	0.7
39	6/22/23	Building D	Heater room (D001)	HVAC unit	Metal	A	Intact	Grey	0.1	Negative	0.7
40	6/22/23	Building D	Heater room (D001)	HVAC unit	Metal	C	Intact	Grey	0.1	Negative	0.7
41	6/22/23	Building D	Heater room (D001)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
42	6/22/23	Building D	Heater room (D001)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
43	6/22/23	Building D	Heater room (D001)	Wall	Concrete	B	Intact	Beige	0.3	Negative	0.7
44	6/22/23	Building D	Heater room (D001)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
45	6/22/23	Building D	Heater room (D001)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
46	6/22/23	Building D	Room 6 (D101)	Vent	Metal	D	Intact	White	0.3	Negative	0.7
47	6/22/23	Building D	Room 7 (D102)	Vent	Metal	D	Intact	White	0.1	Negative	0.7
48	6/22/23	Building D	Room 8 (D103)	Vent	Metal	D	Intact	White	0.1	Negative	0.7
49	6/22/23	Building D	Room 9 (D104)	Vent	Metal	D	Intact	White	0.1	Negative	0.7

Covina Valley USD
Grovecenter ES

Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
50	6/22/23	Building E	Heater room (E001)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
51	6/22/23	Building E	Heater room (E001)	Wall	Plaster	B	Intact	Beige	0.1	Negative	0.7
52	6/22/23	Building E	Heater room (E001)	Wall	Concrete	B	Intact	Beige	0.2	Negative	0.7
53	6/22/23	Building E	Heater room (E001)	Wall	Plaster	C	Intact	Beige	0.4	Negative	0.7
54	6/22/23	Building E	Heater room (E001)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
55	6/22/23	Building E	Heater room (E001)	HVAC unit	Metal	C	Intact	Green	0.1	Negative	0.7
56	6/22/23	Building E	Heater room (E001)	HVAC unit	Metal	A	Intact	Green	0	Negative	0.7
57	6/22/23	Building E	Heater room (E002)	HVAC unit	Metal	A	Intact	Green	0.1	Negative	0.7
58	6/22/23	Building E	Heater room (E002)	HVAC unit	Metal	C	Intact	Green	0	Negative	0.7
59	6/22/23	Building E	Heater room (E002)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
60	6/22/23	Building E	Heater room (E002)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
61	6/22/23	Building E	Heater room (E002)	Wall	Concrete	B	Intact	Beige	0.3	Negative	0.7
62	6/22/23	Building E	Heater room (E002)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
63	6/22/23	Building E	Heater room (E002)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
64	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
65	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7
66	6/22/23	Building E	Exterior	Vent	Metal	D	Intact	Blue	15.1	Positive	0.7
67	6/22/23	Building E	Room 10 (E101)	Vent	Metal	D	Intact	White	0.4	Negative	0.7
68	6/22/23	Building E	Room 11 (E102)	Vent	Metal	D	Intact	White	0.4	Negative	0.7
69	6/22/23	Building E	Room 12 (E103)	Vent	Metal	D	Intact	Blue	0.3	Negative	0.7
70	6/22/23	Building E	Room 13 (E104)	Vent	Metal	D	Intact	White	0.3	Negative	0.7
71	6/22/23			Calibrate					1	Positive	0.7
72	6/22/23			Calibrate					0.9	Positive	0.7
73	6/22/23			Calibrate					0.9	Positive	0.7
74	6/22/23	Building F	Heater room (F001)	Wall	Plaster	A	Intact	Beige	0.3	Negative	0.7
75	6/22/23	Building F	Heater room (F001)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
76	6/22/23	Building F	Heater room (F001)	Wall	Concrete	B	Intact	Beige	0.3	Negative	0.7
77	6/22/23	Building F	Heater room (F001)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
78	6/22/23	Building F	Heater room (F001)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
79	6/22/23	Building F	Heater room (F002)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
80	6/22/23	Building F	Heater room (F002)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
81	6/22/23	Building F	Heater room (F002)	Wall	Concrete	B	Intact	Beige	0.3	Negative	0.7
82	6/22/23	Building F	Heater room (F002)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
83	6/22/23	Building F	Heater room (F002)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
84	6/22/23	Building F	Heater room (F002)	HVAC unit	Metal	C	Intact	Beige	0	Negative	0.7
85	6/22/23	Building F	Heater room (F002)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	0.7
86	6/22/23	Building F	Heater room (F001)	HVAC unit	Metal	A	Intact	Beige	0	Negative	0.7
87	6/22/23	Building F	Heater room (F001)	HVAC unit	Metal	C	Intact	Beige	0.1	Negative	0.7
88	6/22/23	Building F	Exterior	Vent	Metal	D	Intact	Beige	19.1	Positive	0.7
89	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	0.7
90	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	0.7
91	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	0.7
92	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	0.7
93	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	0.7
94	6/22/23	Building F	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	0.7
95	6/22/23	Building F	Room 14 (F101)	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7
96	6/22/23	Building F	Room 15 (F102)	Vent	Metal	D	Intact	Beige	0.1	Negative	0.7
97	6/22/23	Building F	Room 16 (F103)	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7

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Reading #	Date	Building	Room	Component	Substrate	Side	Condition	Color	Concentration	Result	Action Level
98	6/22/23	Building F	Room 17 (F104)	Vent	Metal	D	Intact	Beige	0.4	Negative	0.7
99	6/22/23			Calibrate					0.8	Negative	1
100	6/22/23			Calibrate					0.9	Positive	0.7
101	6/22/23			Calibrate					1	Positive	0.7
102	6/22/23			Calibrate					0.9	Positive	0.7
103	6/22/23	Building G	Heater room (G001)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
104	6/22/23	Building G	Heater room (G001)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
105	6/22/23	Building G	Heater room (G001)	Wall	Concrete	B	Intact	Beige	0.1	Negative	0.7
106	6/22/23	Building G	Heater room (G001)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
107	6/22/23	Building G	Heater room (G001)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
108	6/22/23	Building G	Heater room (G001)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
109	6/22/23	Building G	Heater room (G001)	HVAC unit	Metal	C	Intact	Blue	0.1	Negative	0.7
110	6/22/23	Building G	Heater room (G001)	HVAC unit	Metal	A	Intact	Green	0.1	Negative	0.7
111	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	A	Intact	Green	0.2	Negative	0.7
112	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	C	Intact	Green	0.2	Negative	0.7
113	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	C	Intact	Blue	0.1	Negative	0.7

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Grovecenter ES

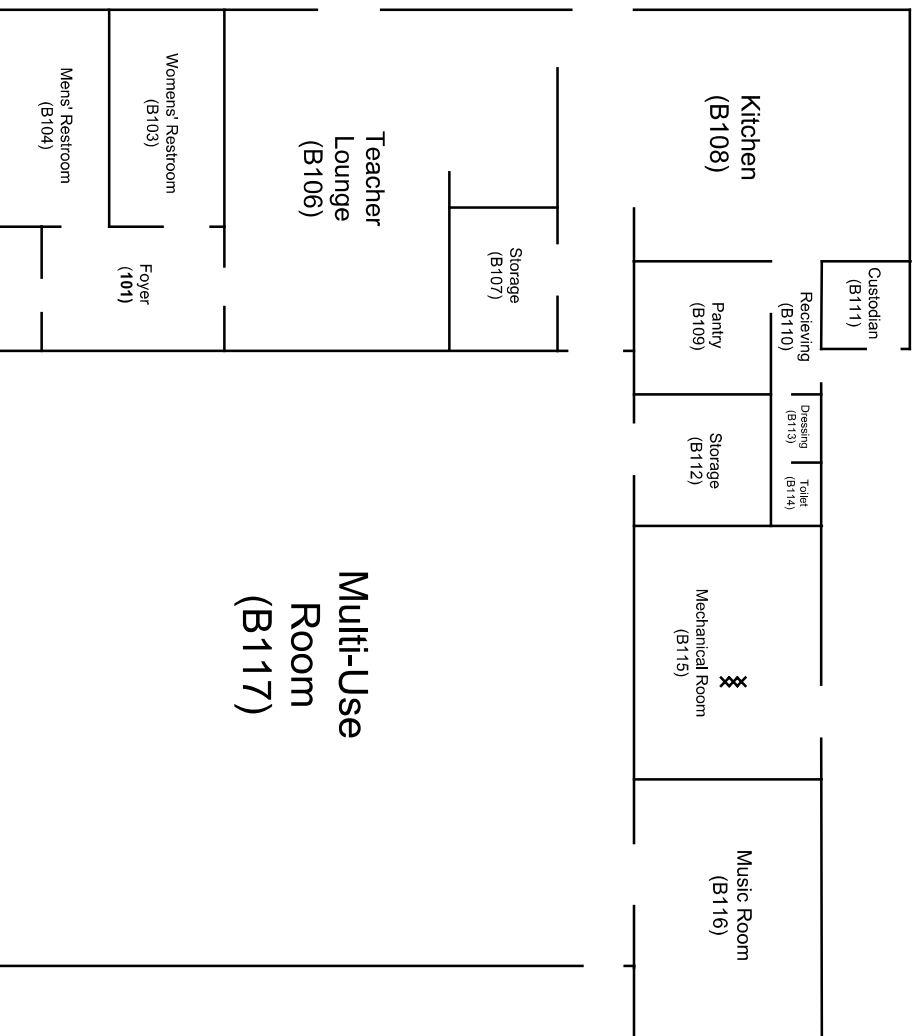
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114	6/22/23	Building G	Heater room (G002)	HVAC unit	Metal	A	Intact	Blue	0	Negative	0.7
115	6/22/23	Building G	Heater room (G002)	Wall	Plaster	A	Intact	Beige	0	Negative	0.7
116	6/22/23	Building G	Heater room (G002)	Wall	Plaster	B	Intact	Beige	0	Negative	0.7
117	6/22/23	Building G	Heater room (G002)	Wall	Concrete	B	Intact	Beige	0.1	Negative	0.7
118	6/22/23	Building G	Heater room (G002)	Wall	Plaster	C	Intact	Beige	0	Negative	0.7
119	6/22/23	Building G	Heater room (G002)	Wall	Plaster	D	Intact	Beige	0	Negative	0.7
120	6/22/23	Building G	Heater room (G001)	Vent	Metal	D	Intact	Beige	0.3	Negative	0.7
121	6/22/23	Building G	Room 19 (G102)	Vent	Metal	D	Intact	Beige	0.1	Negative	0.7
122	6/22/23	Building G	Room 20 (G103)	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7
123	6/22/23	Building G	Room 21 (G104)	Vent	Metal	D	Intact	Beige	0.3	Negative	0.7
124	6/22/23	Building G	Exterior	Vent	Metal	D	Intact	Beige	0.2	Negative	0.7
125	6/22/23	Building G	Exterior	Vent	Metal	D	Intact	Beige	17	Positive	0.7
126	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Beige	0.5	Negative	0.7
127	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Red	0.1	Negative	0.7

Covina Valley USD
Grovecenter ES

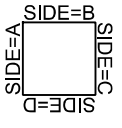
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128	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Blue	0.1	Negative	0.7
129	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Blue	0	Negative	0.7
130	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Red	0	Negative	0.7
131	6/22/23	Building G	Exterior	Wall	Stucco	D	Intact	Beige	0	Negative	0.7
132	6/22/23			Calibrate					1	Positive	0.7
133	6/22/23			Calibrate					1	Positive	0.7
134	6/22/23			Calibrate					1	Positive	0.7
135	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	0.7
136	6/22/23	Building C	Heater room (C108)	HVAC unit	Metal	A	Intact	Beige	0.1	Negative	0.7
137	6/22/23			Calibrate					1	Positive	0.7
138	6/22/23			Calibrate					1	Positive	0.7
139	6/22/23			Calibrate					0.9	Positive	0.7

APPENDIX B – SITE DRAWING

Building B Interior



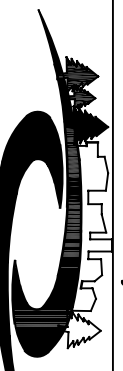
Legend
 X - Gas Line Valve (red, metal)



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead-Based Paint Identified

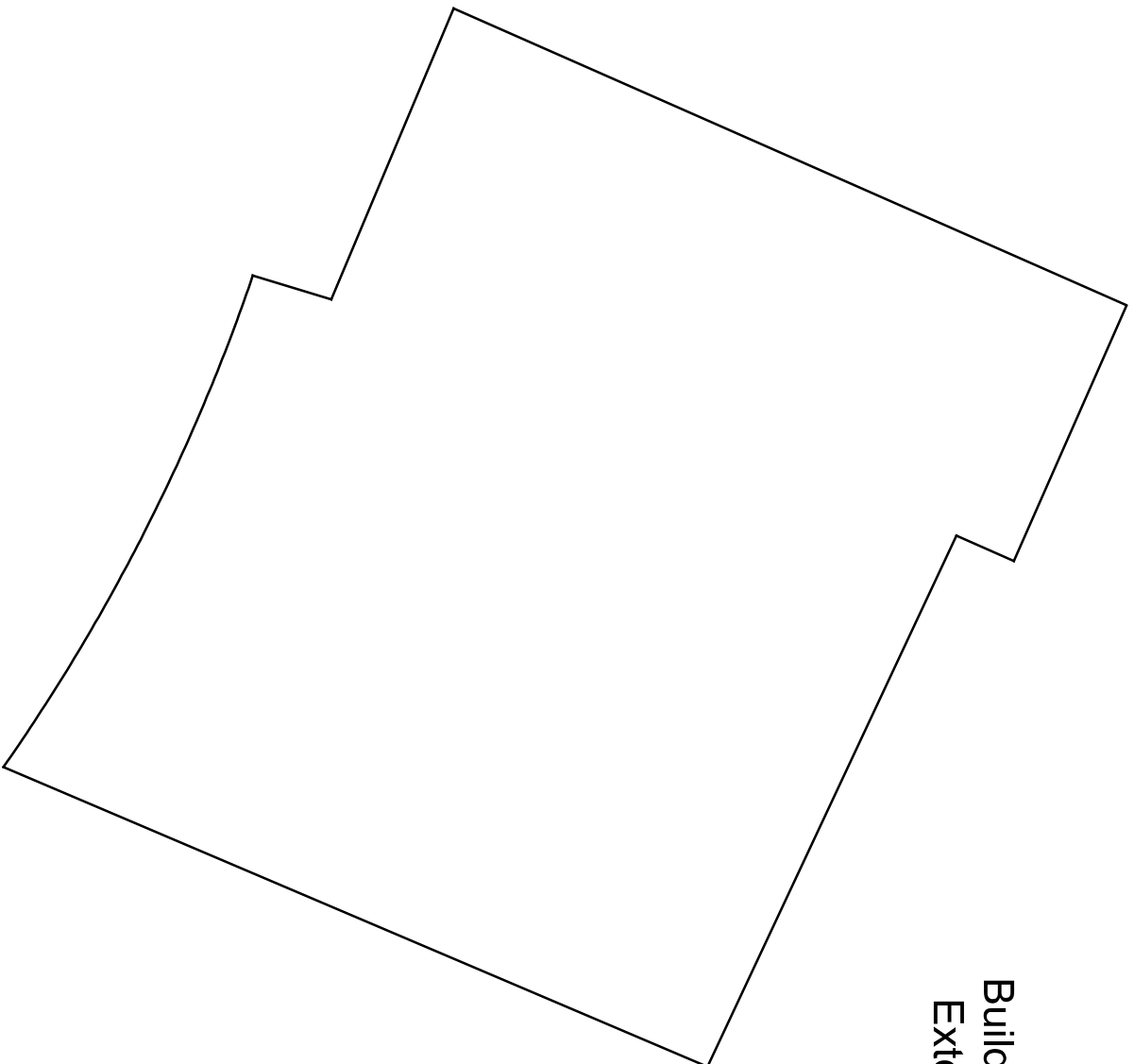


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 HEALTH & SAFETY SIMPLIFIED

Site: Grovecenter ES
 775 N. Lark Ellen Ave
 West Covina, CA 91790

Drawing Not to Scale - © 2012

Building B
Exterior



SIDE=C
SIDE=B
SIDE=D
SIDE=A



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: No Lead-Based Paint Identified

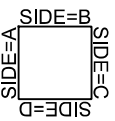
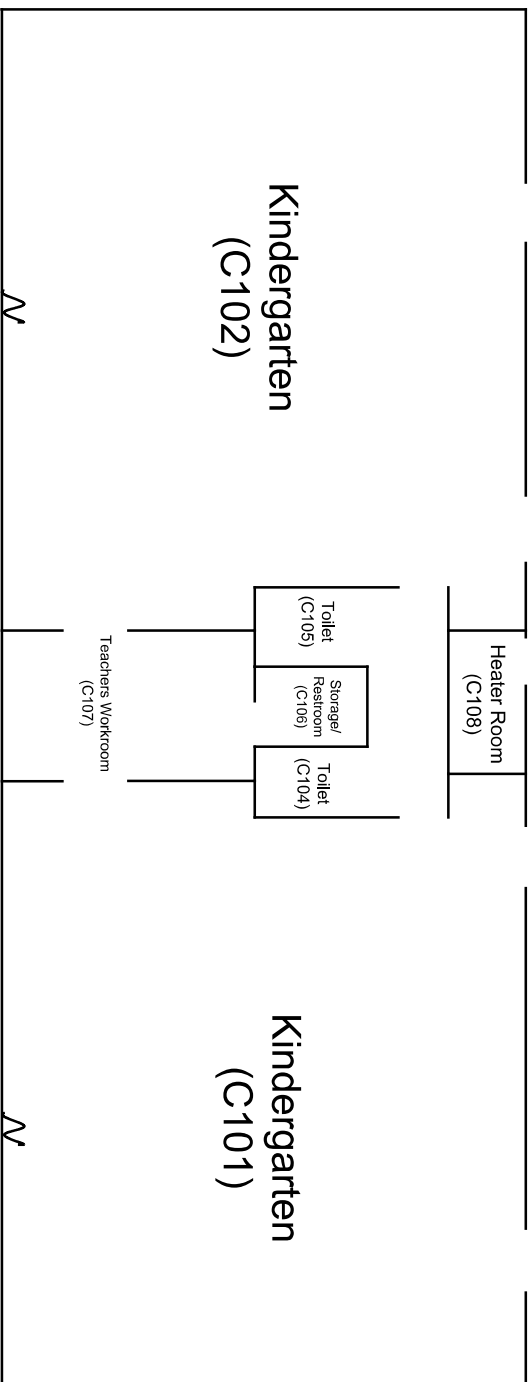


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Site: Grovecenter ES
Address: 775 N. Lark Ellen Ave
West Covina, CA 91790

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Building C Interior



Legend
N - Ribbed Conduit



Client: Covina-Valley USD

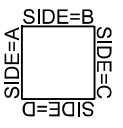
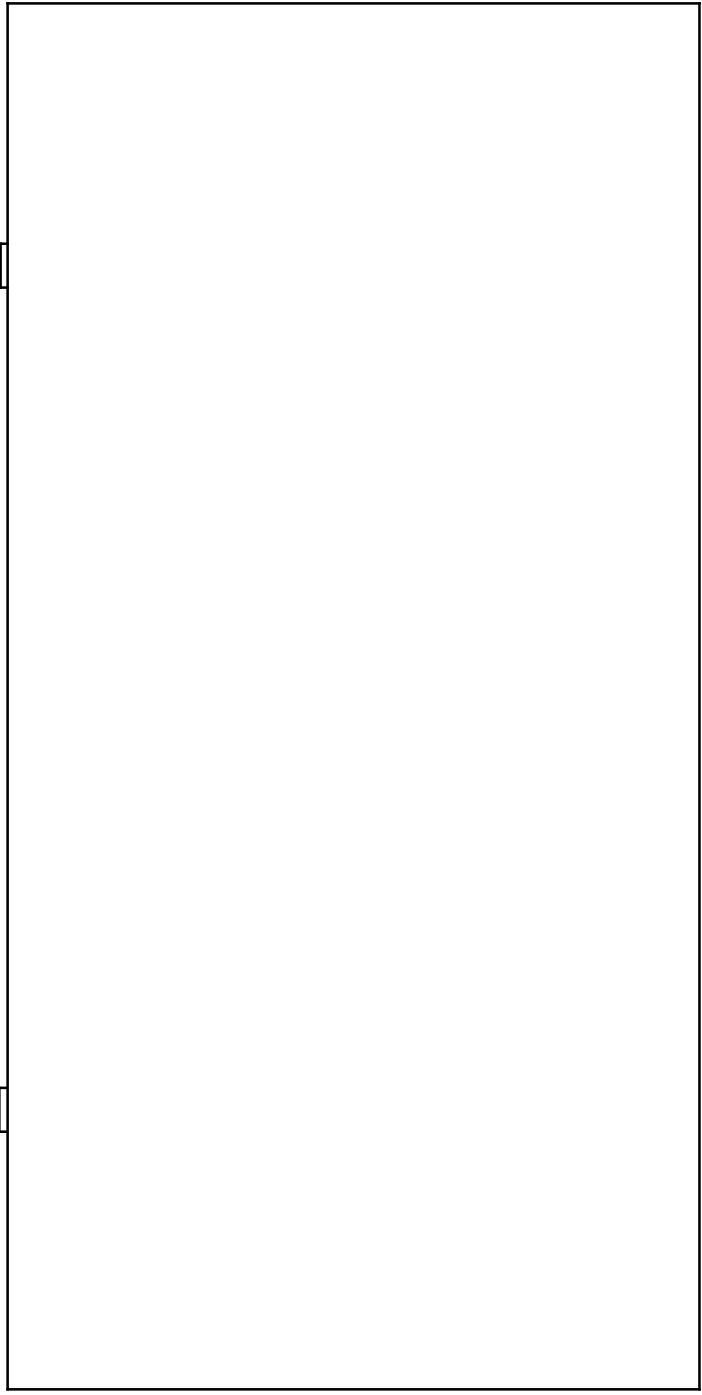
Project #: 23-Z0172-0076

Info: Lead-Based Paint/ Lead-Containing Materials Identified




EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Building C Exterior/Roof



Legend

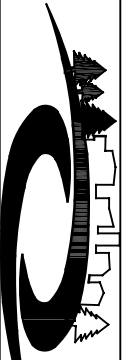
-  -AC Condensers
-  -Window Frame (metal)
-  -1" Flexible Conduit



Client: Covina-Valley USD

Project #: 23-Z0172-0076

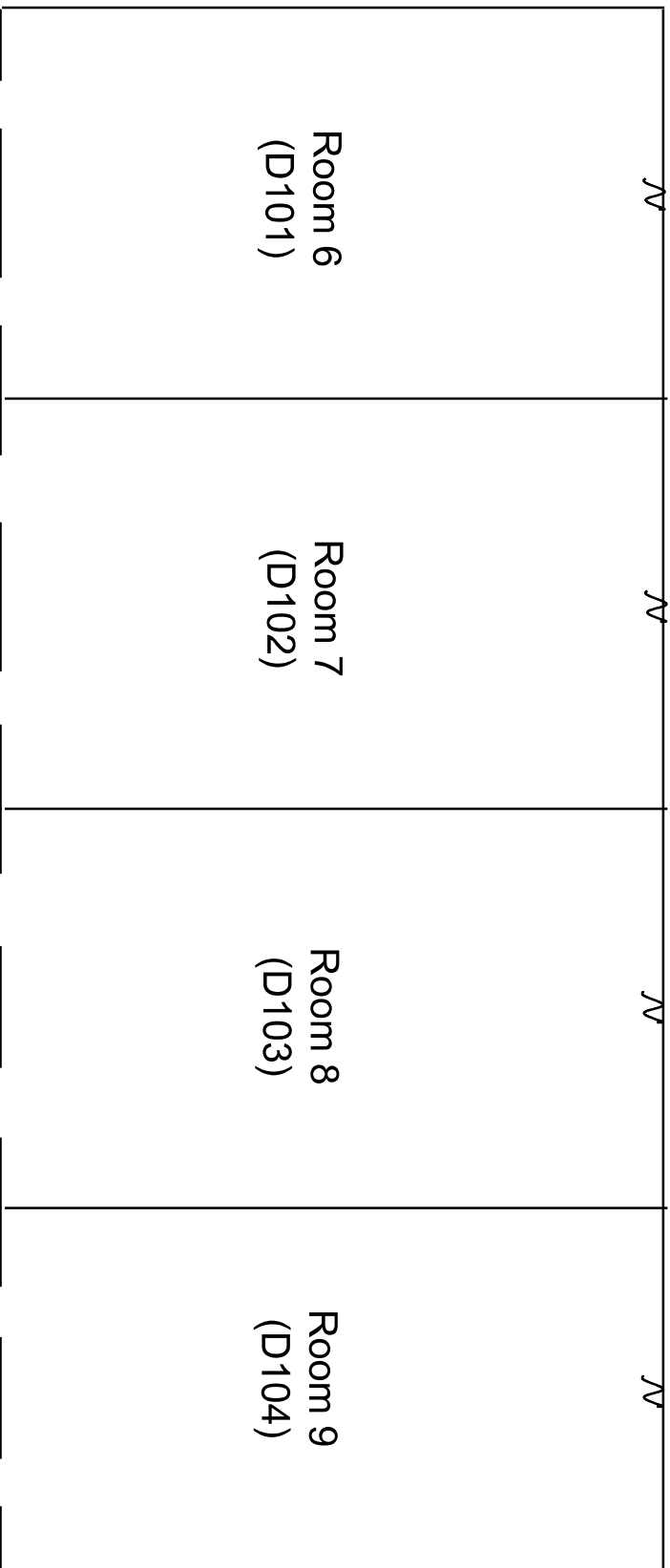
Info: Lead-Based Paint/ Lead-Containing Materials Identified



EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

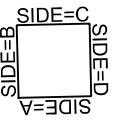
Site Address: Grovescenter Elementary School
775 North Lark Ellen Avenue
West Covina, CA 91790

Building D Interior



Legend

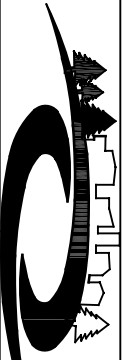
N - Ribbed Conduit



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead-Based Paint/ Lead-Containing Materials Identified



EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

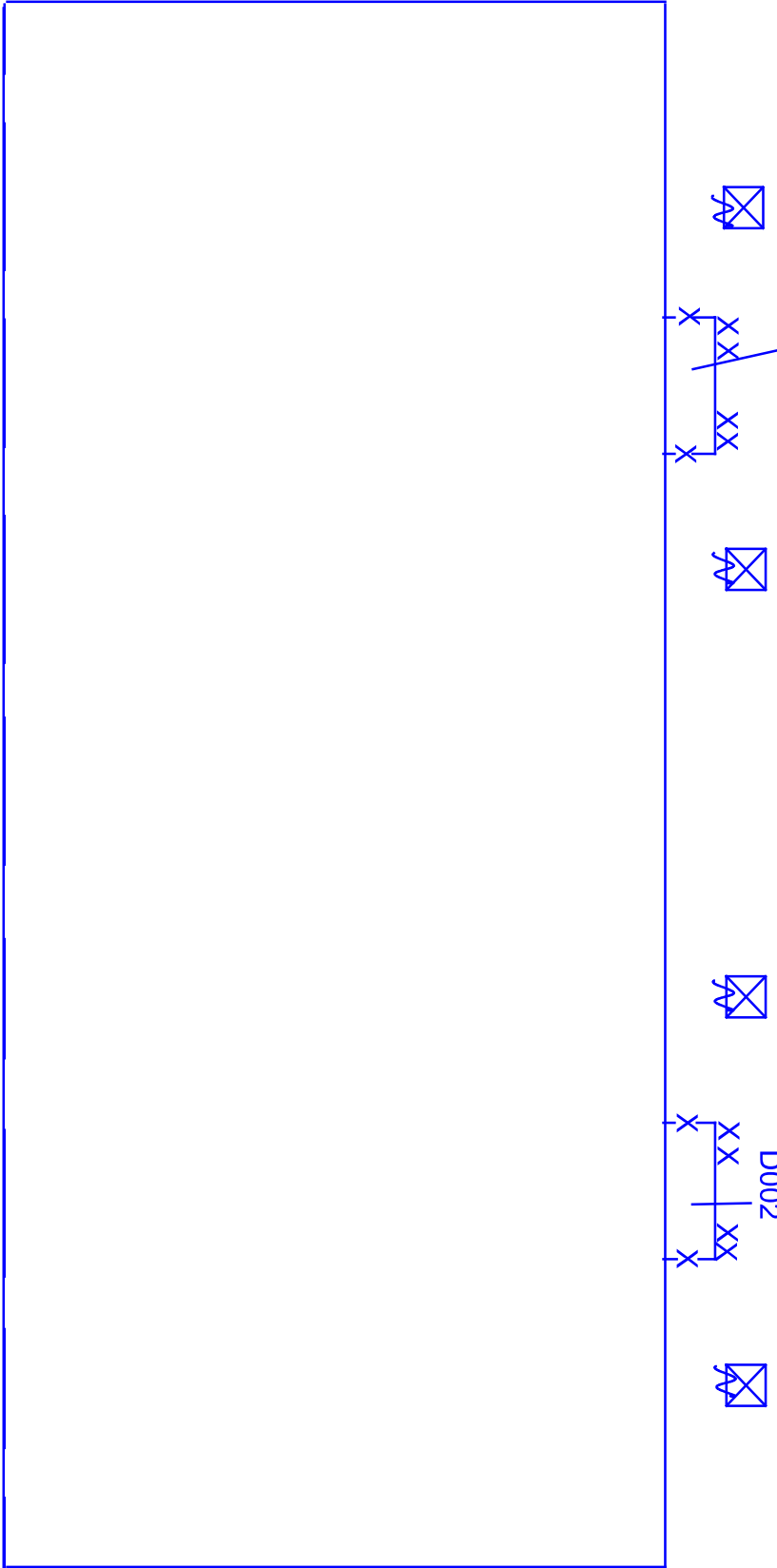
Site Address: Grovecenter Elementary School
775 North Lark Ellen Avenue
West Covina, CA 91790

Building D

Heater Room
D001

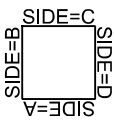
Exterior/Roof

Heater Room
D002



Legend

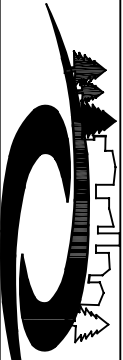
-  -1" Flexible Conduit
-  -AC Condensers
-  - Metal vent



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead Containing Materials Identified

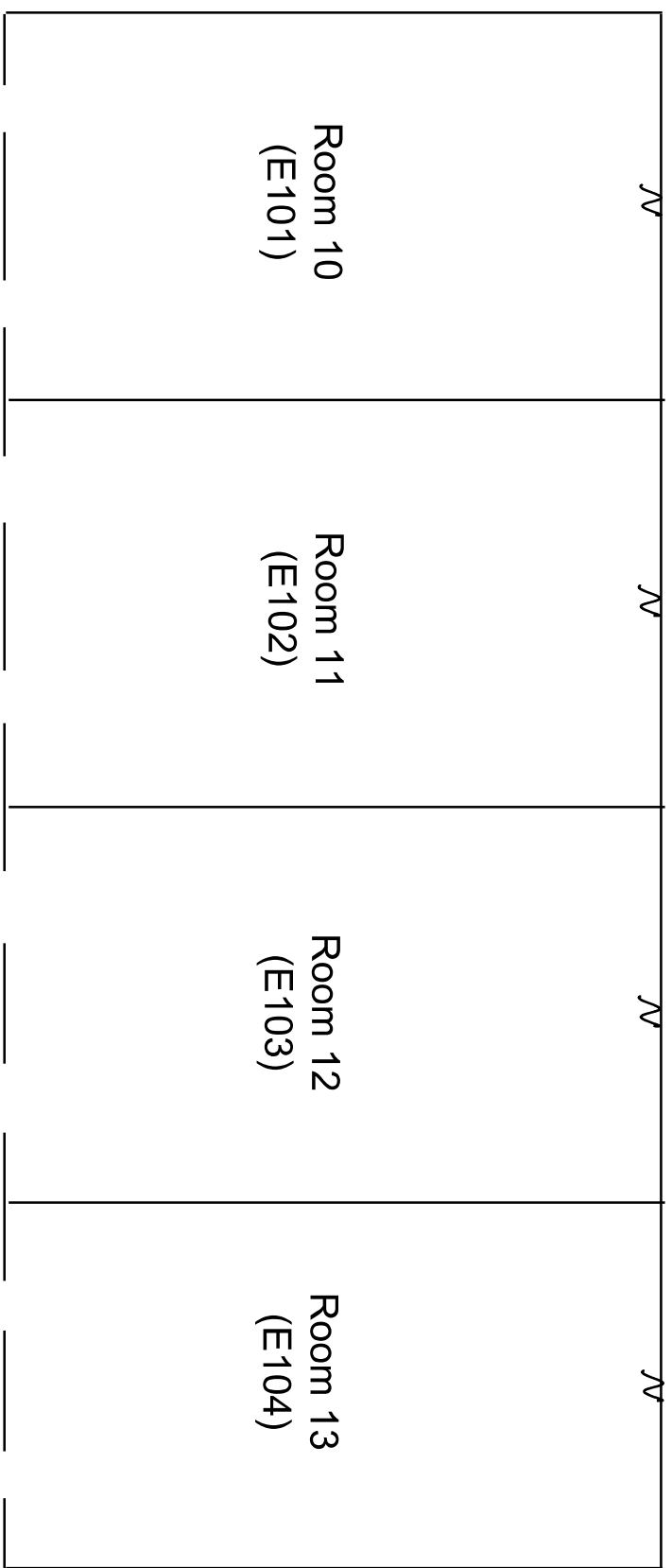


EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

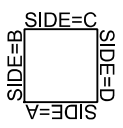
Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

Building E Interior



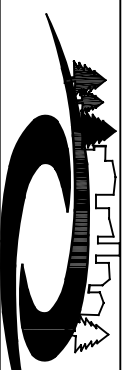
Legend
N - Ribbed Conduit



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead-Based Paint/ Lead-Containing Materials Identified



EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

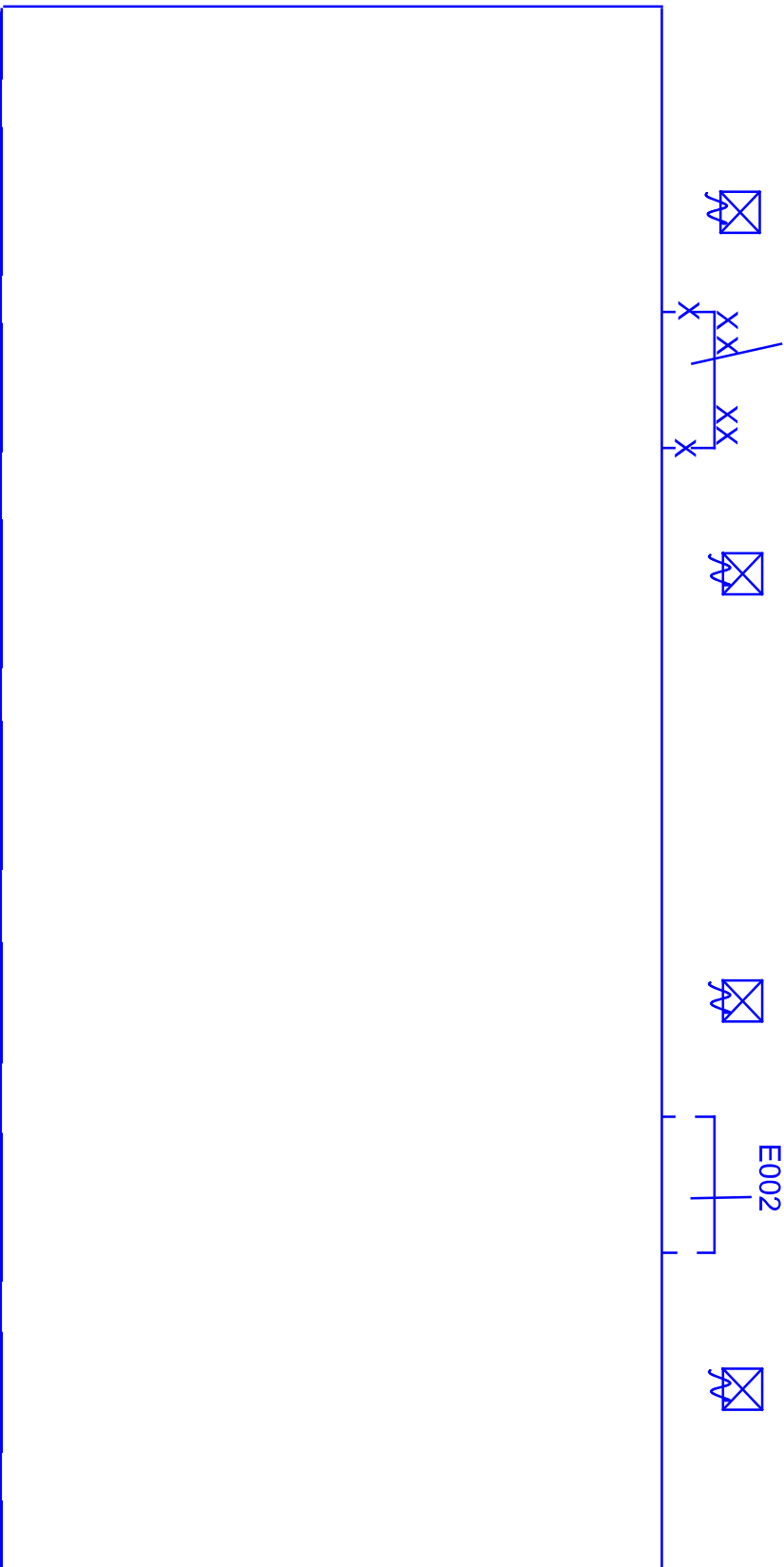
Site Address: Grovecenter Elementary School
775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

Building E Exterior/Roof

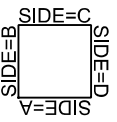
Heater Room
E001

Heater Room
E002



Legend

- M -1" Flexible Conduit
- ☒ -AC Condensers
- X - Metal vent

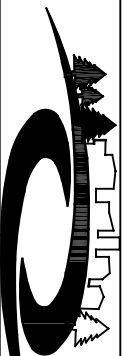


Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead Containing Materials Identified

EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED



Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

Building F

Heater Room
F001

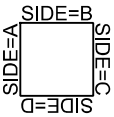
Exterior/Roof

Heater Room
F002



Legend

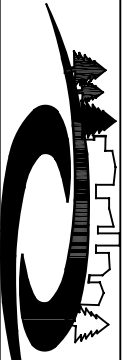
- N - 1" Flexible Conduit
- ☒ - AC Condensers
- X - Metal vent



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead Containing Materials Identified

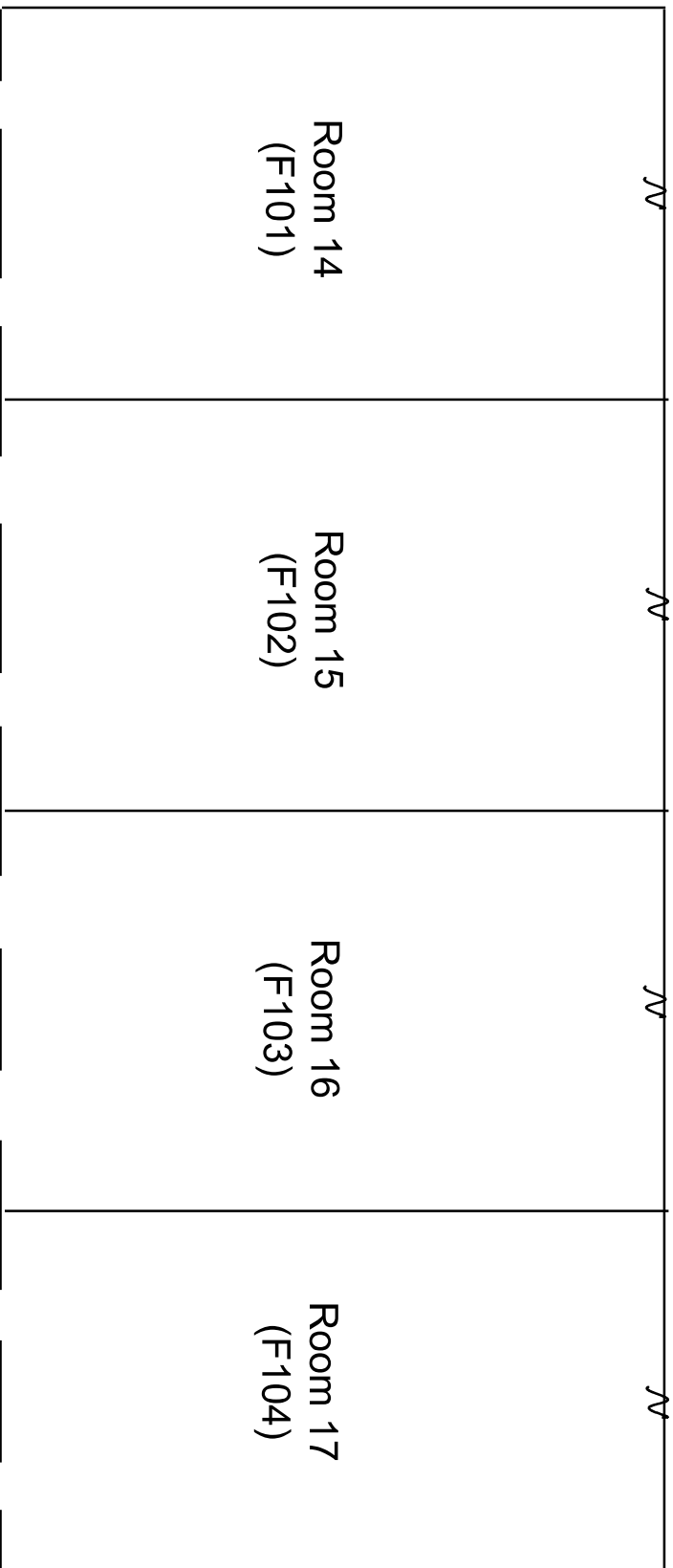


EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

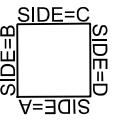
Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

Building F Interior



Legend
N - Ribbed Conduit



Client: Covina-Valley USD

Project #: 23-Z0172-0076

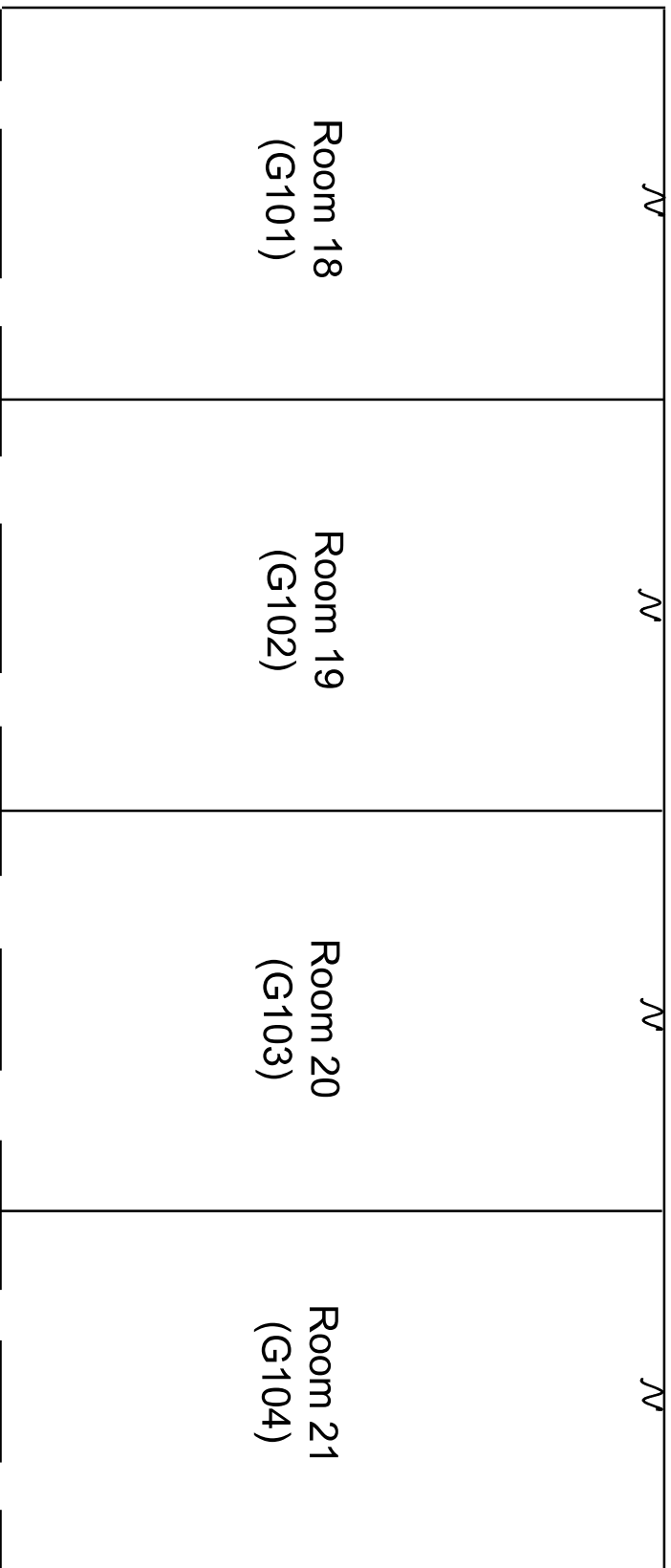
Info: Lead-Based Paint/ Lead-Containing Materials Identified

EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

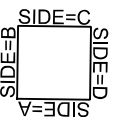
Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

Building G Interior



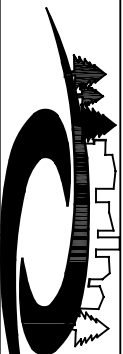
Legend
N - Ribbed Conduit



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead-Based Paint/ Lead-Containing Materials Identified



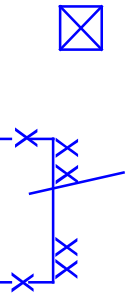
EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

Site Address: Grovecenter Elementary School
775 North Lark Ellen Avenue
West Covina, CA 91790

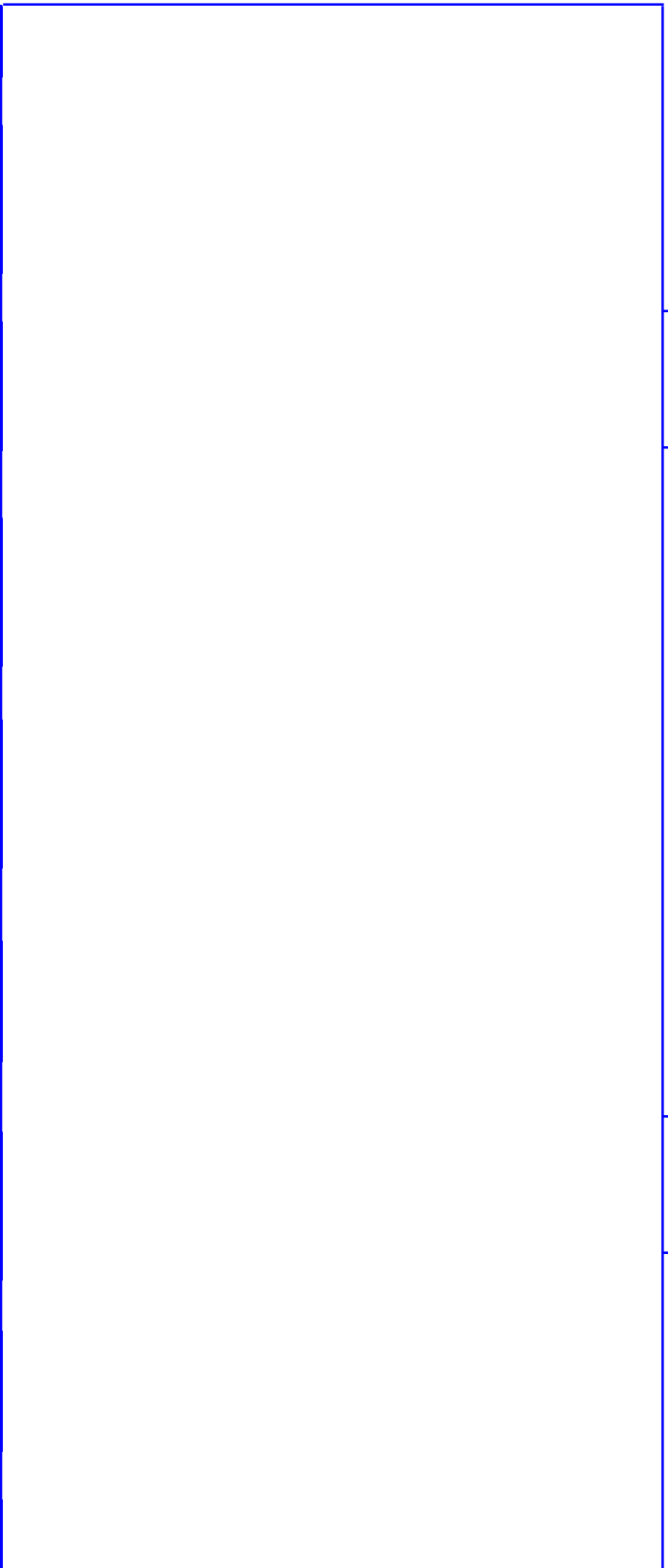
Drawing Not to Scale - © 2012

Building G Exterior/Roof

Heater Room
G001

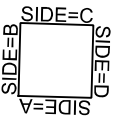


Heater Room
G002



Legend

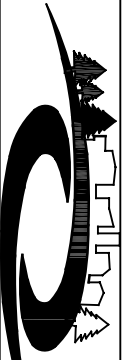
-  N - 1" Flexible Conduit
-  -AC Condensers
-  X - Metal vent



Client: Covina-Valley USD

Project #: 23-Z0172-0076

Info: Lead Containing Materials Identified



EXECUTIVE ENVIRONMENTAL
HEALTH & SAFETY SIMPLIFIED

Site: Grovecenter Elementary School
Address: 775 North Lark Ellen Avenue
West Covina, CA 91790

Drawing Not to Scale - © 2012

APPENDIX C – LEAD HAZARD EVALUATION REPORT

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

APPENDIX D – XRF PERFORMANCE CHARACTERISTICS SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: December 1, 2015

MANUFACTURER AND MODEL:

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

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm ² (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
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/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² 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/cm² 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/cm² 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/cm². 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/cm² 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/cm². 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.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm²)	Mean Reading Time (seconds)	Standard Deviation (seconds)
< 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/cm²), 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.