

Limited XRF-Lead Assessment

Newhart Middle School

25001 Veterans Way, Building 300, Southeast and Northwest Roofs

City of Mission Viejo

County of Orange

State of California

Project Number: Atch-230586

February 21, 2023



Prepared For:

Capistrano Unified School District

PRIVILEGED & CONFIDENTIAL



A-Tech Consulting, Inc.

www.atechinc.net (800) 434-1025

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Cover

LEAD

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Atch-230586
Limited XRF-Lead Assessment
25001 Veterans Way
Mission Viejo, California 92692

February 21, 2023

Capistrano Unified School District
32972 Calle Perfecto
San Juan Capistrano, California 92675

Attn: Mr. Steve Matteson, Jr.

Re: Newhart Middle School
25001 Veterans Way, Building 300, Southeast and Northwest Roofs
Mission Viejo, California 92692

Pursuant to your request, A-Tech Consulting, Inc. performed a Limited XRF-Lead Assessment at Newhart Middle School, 25001 Veterans Way, in Mission Viejo, California. The following report summarizes all findings and results of this inspection.

1.0 INTRODUCTION

A-Tech was contacted by Mr. Steve Matteson, Jr. with Capistrano Unified School District to confirm the presence or absence of lead. This report presents the results for the Limited XRF-Lead Assessment in the Building 300, Southeast and Northwest Roofs of Newhart Middle School located at 25001 Veterans Way, (subject property/site), in Mission Viejo, California. The limited inspection was performed in accordance with Environmental Protection Agency (EPA) and California Occupational Safety and Health (CAL-OSHA) requirements, utilizing United States Housing and Urban Development (HUD) protocols. The scope of services, inspection methodology and results are presented herein. The sampling was conducted by Lloyd Tangunan - CDPH Inspector/Assessor #LRC-00001950 on February 16, 2023. This report does not represent a HUD level inspection. This report is not intended to be a comprehensive assessment.

2.0 SCOPE OF ASSESSMENT

The purpose of this Limited XRF-Lead Assessment is to identify and assess lead containing material (LCM) present at the subject property with the potential for impact during upcoming renovation and/or demolition activities. The intent of the assessment is to ascertain the presence of lead-based paint at or above 1.0 mg/cm².

3.0 PROPERTY DESCRIPTION/HISTORICAL DATA

The subject property inspected consists of a two-story, school building with drywall/concrete interior and concrete/stucco exterior, built on a concrete slab foundation. At the time of the inspection, it was observed that the surfaces tested in the inspected areas are in intact condition. The build date is unknown.

4.0 INSPECTOR'S QUALIFICATIONS

The inspector who conducted the site sampling/assessment is a state certified California Department of Public Health (CA-DPH) Lead Inspector/Risk Assessor, has completed an EPA sponsored curriculum in the Lead Inspector and Risk Assessor Training, and has attended the manufacturer's radiation safety course for operation and handling of the XRF instrument.

At the time of this report, the California Department of Public Health, Childhood Lead Poisoning Branch, has implemented a State Certification and Model Accreditation Plan adopted from the Environmental Protection Agency (EPA).

5.0 TESTING METHODOLOGY

The method employed for testing painted surfaces was with an X-ray fluorescence (XRF) analyzer. A-Tech Consulting, Inc. utilized a Viken Pb200i X-Ray fluorescence (XRF) lead paint analyzer to sample paint for lead content. XRF Instrument serial #2075 was used for this project. The instrument was calibrated to the manufacturer's specifications and was also periodically verified against the National Institute of Standards and Testing (NIST) Standard Reference Material (SRM) 2579 lead film (1.0 mg/cm²). The instrument was in-control at all times for the wood zero standard and NIST SRM lead standard.

A visual inspection consisting of a walkthrough of the subject site was conducted to determine the presence of suspect LCM components that were readily accessible and/or exposed. This included the identification of suspect lead-based painted components, ceramic tile, glazed components, etc. and the determination of the condition of those components. All coated surfaces, including but not limited to painted, varnished, and glazed surfaces, were tested for lead content.

6.0 TESTING PROTOCOL

Testing was conducted in accordance with Chapter 7 of the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing as published by HUD in 2012. XRF readings were obtained on representative painted surfaces on each building component in each room equivalent. The HUD definition of lead-based paint is equal to or greater than 1.0 mg/cm². All XRF readings below the regulatory definition are considered negative and all readings at and above this level are considered positive.

7.0 SUMMARY OF RESULTS

According to the XRF findings, no components tested positive for the presence of lead at or above 1.0 mg/cm². Please refer to Attachment A, Lead XRF Table for detailed sample information.

8.0 CONCLUSIONS AND RECOMMENDATIONS

CAL-OSHA considers levels at 1.0 mg/cm² (5,000 ppm HUD) and greater to be an exposure risk to lead containing material and can result in a substantial worker exposure during construction, demolition, etc. CAL-OSHA's current level for objective data/negative determination is 600 ppm. However, anyone performing trigger tasks, regardless of the level of lead, as outlined in 29 CFR 1926.62 and Title 8 CCR 1532.1 can reasonably assume risk of lead exposure. Work activities which may lead to any amount of lead exposure must be conducted in accordance with safe lead work practices, current regulatory guidelines, and current proper protective equipment protocols. Additionally, this was not a comprehensive assessment of the building and any stabilization and/or removal of materials or areas not assessed would require additional sampling.

9.0 LIMITATIONS

The conclusions presented in this report are professional opinions based solely upon visual observations at the site and laboratory analysis of the tested samples. They are intended exclusively for the purpose outlined herein, and for the site location and project indicated.

This limited inspection was planned, developed, and implemented based on A-Tech's scope of services approved by the client. This limited inspection was conducted in compliance with current regulatory protocols. A-Tech utilized state-of-the-art-practices and techniques in accordance with regulatory standards, while performing this limited inspection. A-Tech's evaluation of the relative risk of exposure to lead, identified during this limited inspection, is based on conditions observed at the time of the limited inspection.

A-Tech cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology. The floor plans and actual test results for each of the tested areas are contained within this report. Lead quantities are estimates only (see Lead Tables-Est. Qty.) Exact quantities should be verified by the abatement contractor prior to stabilization/removal.

This assessment report is not specifications for lead abatement and it should not be used as a stand-alone lead abatement bid document. Recognizing that even the most comprehensive assessment may fail to detect lead at a particular site, this study was not intended to identify all potential LCM's present in the building or at the site for such reasons as the possible existence of buried, covered and inaccessible areas and features. A-Tech does not warrant that all sub-surface, wall cavity or other inaccessible materials were tested. A-Tech did not test any live electrical components or disassemble operational building equipment such as fans or HVAC components. These components may contain untested suspect LCM's. If any suspect LCM's not tested herein are discovered, they must be tested prior to impact.

A-Tech assumes no responsibility for the identification of suspect LCM's, which were not included in the client's scope of work or were concealed and/or inaccessible (i.e. locked rooms, under carpet, etc.) However, A-Tech makes every attempt possible to test all designated areas for lead (i.e. check under carpeting, inspect attic, crawl space, etc.). A-Tech assumes no responsibility for the identification of "atypical" LCM, used in the construction trade.

There are potential liabilities associated with the presence, and removal, of LCM. Precautionary measures, as outlined herein, should be taken in accordance with the guidelines set forth by the EPA, CAL-OSHA and other regulatory agencies.

Services performed by A-Tech were conducted in a manner above the care and skill ordinarily and currently exercised by members of the same profession that even the most comprehensive scope of services might fail to detect environmental liabilities on a particular site. Therefore, A-Tech cannot act as insurers and cannot "certify" that a site is free of environmental contamination.

No expressed or implied representation or warranty is included or intended in our reports, except that our services were performed, within the limits prescribed by the Scope of Services, with the customary thoroughness and competence of our profession.

This report is intended for the sole use of the contracted Client and its authorized representatives. The exchange of information was unique between A-Tech and the client regarding the mutually agreed upon scope of service. Unless explicitly authorized in this report, no third party is beneficiary to the contract or findings of this report. The unauthorized use or reliance of this document or the findings, conclusion or recommendations presented herein, by any other party or parties is at the sole risk of any such third party. For the same reasons, no warranties or representations, expressed or implied in this report, are provided to any such third party.

Information and opinions presented herein apply to the existing and reasonable foreseeable site conditions at the time of our investigation. They cannot necessarily apply to site changes of which this office is unaware and have not had the opportunity to review. Changes in the conditions of this property may occur with time due to natural processes or works of man on the subject property or on adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part by changes beyond our control.

A-Tech representatives are prepared to meet with your staff, to further discuss this project, upon your request. A-Tech trusts that the information presented herein provides the data you require. Should you have any questions or comments please contact A-Tech Consulting, Inc. at (800) 434-1025.

Respectfully submitted,
A-Tech Consulting, Inc.



Robert L. Williams, DPH, CAC, CIEC
Certified Lead Inspector/Assessor #LRC-00004572

XRF-Lead Sample Summary

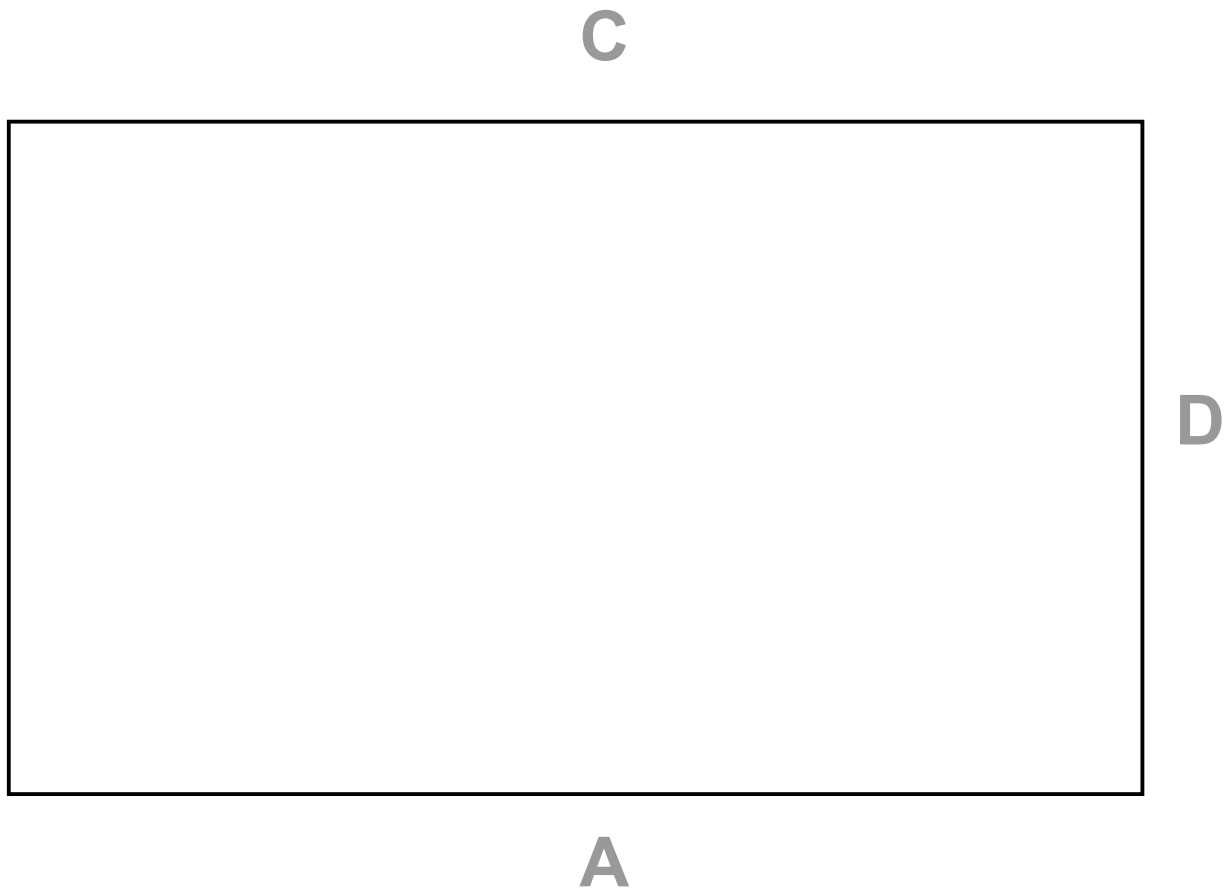
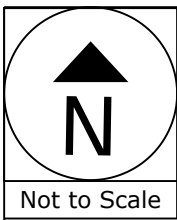
Location: Newhart Middle School, 25001 Veterans Way

Client Name: Capistrano Unified School District

Area: Building 300, Southeast and Northwest Roofs

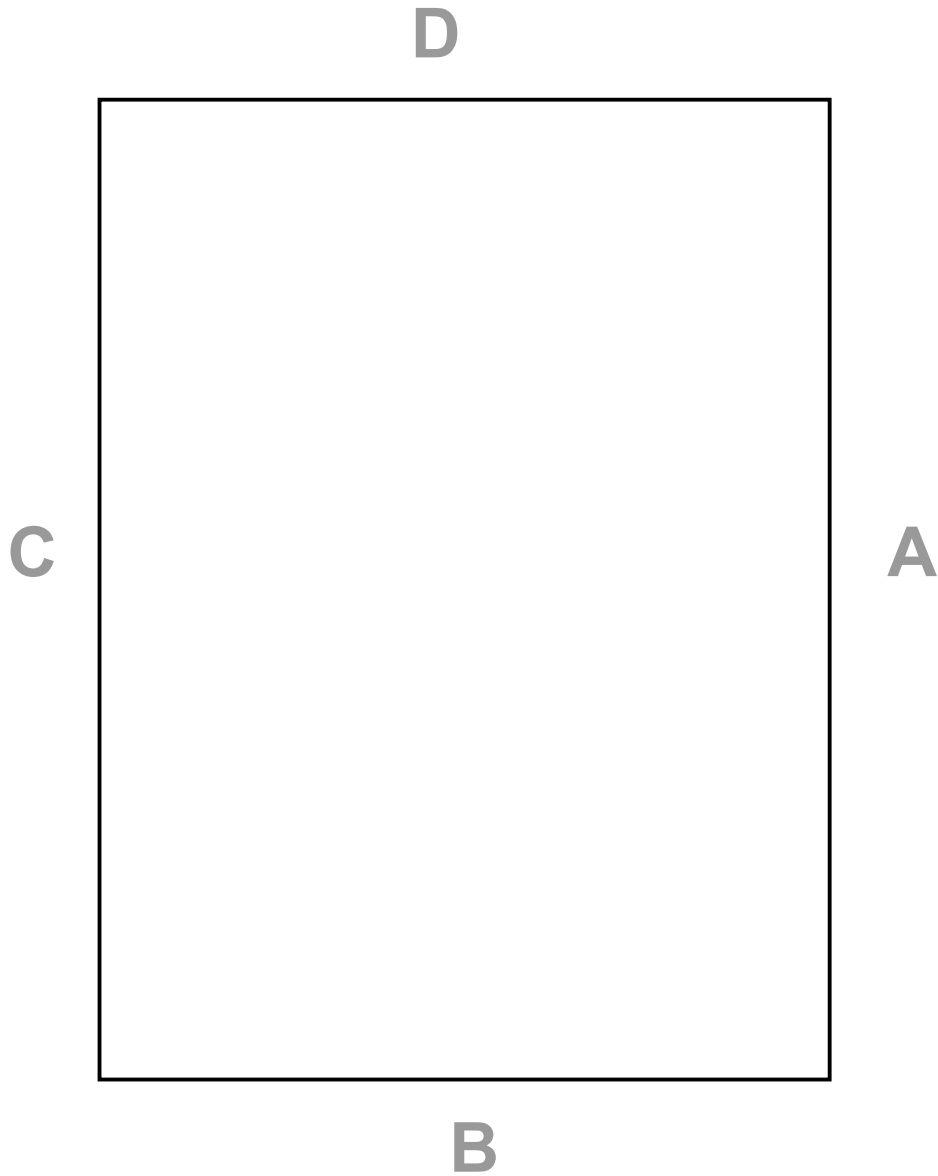
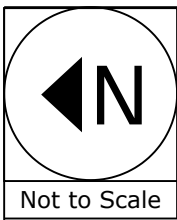
<u>Sample Number</u>	<u>Sample Location</u>	<u>Color</u>	<u>Substrate</u>	<u>Component</u>	<u>Side</u>	<u>Pos/Neg</u>	<u>Reading mg/cm²</u>	<u>Cond.</u>	<u>Access.</u>	<u>Est. Qtv.</u>
230586-XRF-0001	Calibration	-	-	NIST	-	-	0.9	-	-	-
230586-XRF-0002	Calibration	-	-	NIST	-	-	0.9	-	-	-
230586-XRF-0003	Calibration	-	-	NIST	-	-	1.0	-	-	-
230586-XRF-0004	Bldg. 300, Roof, Southeast Bldg., Roof, South Wall	Beige	Metal	Flashing	A	Negative	0.1	Intact	N/A	N/A
230586-XRF-0005	Bldg. 300, Roof, Southeast Bldg., Roof, South Wall	Beige	Concrete	Trim	A	Negative	0.2	Intact	N/A	N/A
230586-XRF-0006	Bldg. 300, Roof, Southeast Bldg., Roof, West Wall	Beige	Metal	Flashing	B	Negative	0.0	Intact	N/A	N/A
230586-XRF-0007	Bldg. 300, Roof, Southeast Bldg., Roof, West Wall	Beige	Concrete	Trim	B	Negative	0.0	Intact	N/A	N/A
230586-XRF-0008	Bldg. 300, Roof, Southeast Bldg., Roof, North Wall	Beige	Metal	Flashing	C	Negative	0.0	Intact	N/A	N/A
230586-XRF-0009	Bldg. 300, Roof, Southeast Bldg., Roof, North Wall	Beige	Concrete	Trim	C	Negative	0.0	Intact	N/A	N/A
230586-XRF-0010	Bldg. 300, Roof, Southeast Bldg., Roof, East Wall	Beige	Metal	Flashing	D	Negative	0.1	Intact	N/A	N/A
230586-XRF-0011	Bldg. 300, Roof, Southeast Bldg., Roof, East Wall	Beige	Concrete	Trim	D	Negative	0.0	Intact	N/A	N/A
230586-XRF-0012	Bldg. 300, Roof, Northwest Bldg., Roof, South Wall	Beige	Metal	Flashing	A	Negative	0.0	Intact	N/A	N/A

<u>Sample Number</u>	<u>Sample Location</u>	<u>Color</u>	<u>Substrate</u>	<u>Component</u>	<u>Side</u>	<u>Pos/Neg</u>	<u>Reading mg/cm²</u>	<u>Cond.</u>	<u>Access.</u>	<u>Est. Qty.</u>
230586-XRF-0013	Bldg. 300, Roof, Northwest Bldg., Roof, South Wall	Beige	Concrete	Trim	A	Negative	0.1	Intact	N/A	N/A
230586-XRF-0014	Bldg. 300, Roof, Northwest Bldg., Roof, West Wall	Beige	Metal	Flashing	B	Negative	0.0	Intact	N/A	N/A
230586-XRF-0015	Bldg. 300, Roof, Northwest Bldg., Roof, West Wall	Beige	Concrete	Trim	B	Negative	0.1	Intact	N/A	N/A
230586-XRF-0016	Bldg. 300, Roof, Northwest Bldg., Roof, North Wall	Beige	Metal	Flashing	C	Negative	0.0	Intact	N/A	N/A
230586-XRF-0017	Bldg. 300, Roof, Northwest Bldg., Roof, North Wall	Beige	Concrete	Trim	C	Negative	0.0	Intact	N/A	N/A
230586-XRF-0018	Bldg. 300, Roof, Northwest Bldg., Roof, East Wall	Beige	Metal	Flashing	D	Negative	0.1	Intact	N/A	N/A
230586-XRF-0019	Bldg. 300, Roof, Northwest Bldg., Roof, East Wall	Beige	Concrete	Trim	D	Negative	0.1	Intact	N/A	N/A
230586-XRF-0020	Calibration	-	-	NIST	-	-	1.0	-	-	-
230586-XRF-0021	Calibration	-	-	NIST	-	-	0.9	-	-	-
230586-XRF-0022	Calibration	-	-	NIST	-	-	0.9	-	-	-



Building 300, Roof(Northwest)

Floor Plan - Lead - Page 1 of 2	
Newhart Middle School 25001 Veterans Way Mission Viejo, California 92692	
Project #: Atch- 230586	Capistrano Unified School District



Building 300, Roof(Southeast)

Floor Plan - Lead - Page 2 of 2	
Newhart Middle School 25001 Veterans Way Mission Viejo, California 92692	
Project #: Atch- 230586	Capistrano Unified School District

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		Children living in structure?	
	<input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	<input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		<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

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Lloyd Hernandez Tangunan

Name

Certification No. **05-3891**

Expires on **11/17/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



Certificate Of Completion

Asbestos Building Inspector Refresher Course

DOSH #:CA-015-06

Lloyd Tangunan

ASIR1015220006N33096

Online Training

Principal Instructor

Michael W. Horner

Training Director

10/17/2022

Course End Date

10/16/2022

Exam Date

10/17/2022

Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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National Association of Training and Environmental Consulting

1100 Technology Circle, Suite A, Anaheim, CA 92805 • www.natecintl.com • 800-969-3228

Important Industry Contacts
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(916) 483-0572 Fax: 916-574-2993
Web: www.dlr.ca.gov or calosha.com
COPH/CLPPH: PHF (310) 620-5600
Web: www.cdph.ca.gov/programs/CLPPH
SCAHD: PHF (800) 396-3739
Fax: (800) 396-3342
BAHQD: PHF (415) 749-4762

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Asbestos Lead - Mold - HazWOPER
P.O. Box 25205 Anaheim, CA 92825-5205
(714) 678-2750, (800) 969-3228, Fax (714) 678-2757
www.natecintl.com

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Asbestos Building Inspector Refresher Course
Lloyd Tangunan
Expiration: 10/16/2023
Training Date: 10/17/2022
Certificate No: ASIR1015220006N33096
Michael W. Horner
Training Director

Certificate Of Completion

Asbestos Contractor/Supervisor Refresher Course

DOSH #:CA-015-04

Lloyd Tangunan

ASR1015220007N33099

Online Training

Principal Instructor

Michael W. Horner

Training Director

10/16/2022

Course End Date

10/16/2022

Exam Date

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Asbestos Contractor/Supervisor Refresher Course
Lloyd Tangunan
Expiration: 10/16/2023
Training Date: 10/16/2022
Certificate No: ASR1015220007N33099
Michael W. Horner
Training Director

Certificate Of Completion

Asbestos Management Planner Refresher Course

DOSH #:CA-015-08

Lloyd Tangunan

AMPR1015220003N33097

Online Training

Principal Instructor

Michael W. Horner

Training Director

10/17/2022

Course End Date

10/17/2022

Exam Date

10/17/2022

Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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National Association of Training and Environmental Consulting
Asbestos Management Planner Refresher Course
Lloyd Tangunan
Expiration: 10/17/2023
Training Date: 10/17/2022
Certificate No: AMPR1015220003N33097
Michael W. Horner
Training Director

Certificate Of Completion

Asbestos Project Designer Refresher Course

DOSH #:CA-015-10

Lloyd Tangunan

APDR1015220004N33098

Online Training

Principal Instructor

Michael W. Horner

Training Director

10/16/2022

Course End Date

10/16/2022

Exam Date

10/16/2022

Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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National Association of Training and Environmental Consulting
Asbestos Project Designer Refresher Course
Lloyd Tangunan
Expiration: 10/16/2023
Training Date: 10/16/2022
Certificate No: APDR1015220004N33098
Michael W. Horner
Training Director

CARVER SAFETY AND HEALTH CONSULTANTS

TRAINING CERTIFICATE

This is to certify that

LLOYD H. TANGUNAN

Has successfully completed 40 hours of training in Air Sampling and Evaluating Airborne Asbestos Dust (NIOSH 582)

Topics included:
NIOSH METHOD 7400
Federal Occupational Safety and Health Administration 29 CFR 1910 and 1915 and 1926

Serial No.:DC-001

November 1-8, 1994
Dates of Attendance

Carver Safety and Health Consultants
1526 Koba Street
Honolulu, HI 96817
Phone: (808) 848-1617

Douglas R. Carver
Doug Carver
M.S.P.H., Industrial Hygiene
M.S.P.H., Radiological Hygiene
President



American Council for Accredited Certification

hereby certifies that

Lloyd Tangunan

has met all the specific standards and qualifications of the certification process
and is hereby certified as a

CMC

Council-certified
Microbial Consultant

This certificate expires on October 31, 2023.

Charles F. Wiles

Charles F. Wiles, Executive Director

2110005

Certificate Number



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:

CERTIFICATE TYPE:

NUMBER:

EXPIRATION DATE:



Lloyd Tangunan

Lead Inspector/Assessor

IRC-00001950

8/26/2023

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

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Robert L. Williams, Sr

Name

Certification No. **96-1980**

Expires on **07/15/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Robert Williams

CERTIFICATE TYPE:

Lead Inspector/Assessor
Lead Project Monitor

NUMBER:

LRC-00004572
LRC-00004571

EXPIRATION DATE:

12/10/2023
12/10/2023

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

Certificate Of Completion
Asbestos Contractor/Supervisor Refresher Course

DOSH #:CA-015-04

Robert Williams

ASR091522001N33089

Online Training

Principal Instructor

Michael W. Horner
Training Director

9/21/2022	9/21/2022	9/21/2022	9/21/2023
Course Start Date	Course End Date	Exam Date	Expiration Date

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Certificate Of Completion
Asbestos Project Designer Refresher Course

DOSH #:CA-015-10

Robert Williams

APDR1001220003N33093

Online Training

Principal Instructor

Michael W. Horner
Training Director

10/12/2022	10/12/2022	10/12/2022	10/12/2023
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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Certificate Of Completion
Asbestos Management Planner Refresher Course

DOSH #:CA-015-08

Robert Williams

AMPR091522001N33087

Online Training

Principal Instructor

Michael W. Horner
Training Director

9/29/2022	9/29/2022	9/29/2022	9/29/2023
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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Certificate Of Completion
Asbestos Building Inspector Refresher Course

DOSH #:CA-015-06

Robert Williams

ABIR091522001N33086

Online Training

Principal Instructor

Michael W. Horner
Training Director

9/21/2022	9/21/2022	9/21/2022	9/21/2023
Course Start Date	Course End Date	Exam Date	Expiration Date

This course satisfies the education requirements for Asbestos accreditation under the Toxic Substances Control Act, Title II. This course has been approved by the Department of Industrial Relations, Division of Occupational Safety and Health of the State of California



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**American Council for
Accredited Certification**

hereby certifies that

Robert L. Williams, Sr.

has met all the specific standards and qualifications of the re-certification process,
including continued professional development, and is hereby re-certified as a

CIEC

**Council-certified
Indoor Environmental Consultant**

This certificate expires on June 30, 2023

Charles F. Wiles

Charles F. Wiles, Executive Director

1506014

Certificate Number

This certificate remains the property of the American Council for Accredited Certification.

